



Sharon L. Greenberger
President & CEO

sgreenberger@nycsca.org

May 21, 2009

The Honorable Michael R. Bloomberg
Mayor
City Hall
New York, New York 10007

Dear Mayor Bloomberg:

The New York City School Construction Authority (the Authority) has undertaken its site selection process for the following proposed school:

- New, Approximately 300-Seat Middle School, Brooklyn
- Block 36, Lots 1, 3, 14, 49, 52 & 53
- Block Bounded by Dock Street, Water Street, Front Street and Main Street
- Community School District No. 13
- Brooklyn Community Board No. 2

The proposed site contains a total of approximately 45,742 square feet of lot area located on the block bounded by Dock Street, Water Street, Front Street and Main Street in the Borough of Brooklyn. The site's owner has proposed a rezoning of the area within which the site is located to facilitate a new development on the site. Under the proposed project, the SCA would acquire a condominium interest for the school within the new mixed-use development that would be constructed on the site if the proposed rezoning is adopted. This condominium space would be used for a new, approximately 300-seat middle school facility serving students in Community School District No. 13.

The Notice of Filing of the Site Plan was published in the New York Post and the City Record on December 1, 2008. Brooklyn Community Board No. 2 was notified on December 1, 2008, and was asked to hold a public hearing on the proposed Site Plan. Brooklyn Community Board No. 2 held its public hearing on December 17, 2008, and subsequently submitted written comments in support of the proposed Site Plan. The City Planning Commission was also notified on December 1, 2008, and in a letter dated January 15, 2009 also recommended in favor of the proposed site.



The Authority has considered all comments received on the proposed project and affirms the proposed Site Plan pursuant to §1731.4 of the Public Authorities Law. In accordance with §1732 of the Public Authorities Law, the Authority is submitting the enclosed Site Plan to your Honor and the Council for consideration. The City Planning Commission served as State Environmental Quality Review Lead Agency for the proposed rezoning which includes the proposed school project (CEQR No. 09DCP025K). Enclosed are copies of the Negative Declaration issued by the City Planning Commission.

The Authority looks forward to your favorable consideration of the proposed Site Plan. If you have any questions regarding this Site Plan or would like further information, please contact me at (718) 472-8001 at your convenience.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in cursive script, appearing to read "Sharon L. Greenberger".

Sharon L. Greenberger
President and CEO

Encl.

c: Hon. Christine C. Quinn (w/o attachments)
Hon. Dennis M. Walcott, Deputy Mayor
Kathleen Grimm, Deputy Chancellor for Finance and Administration

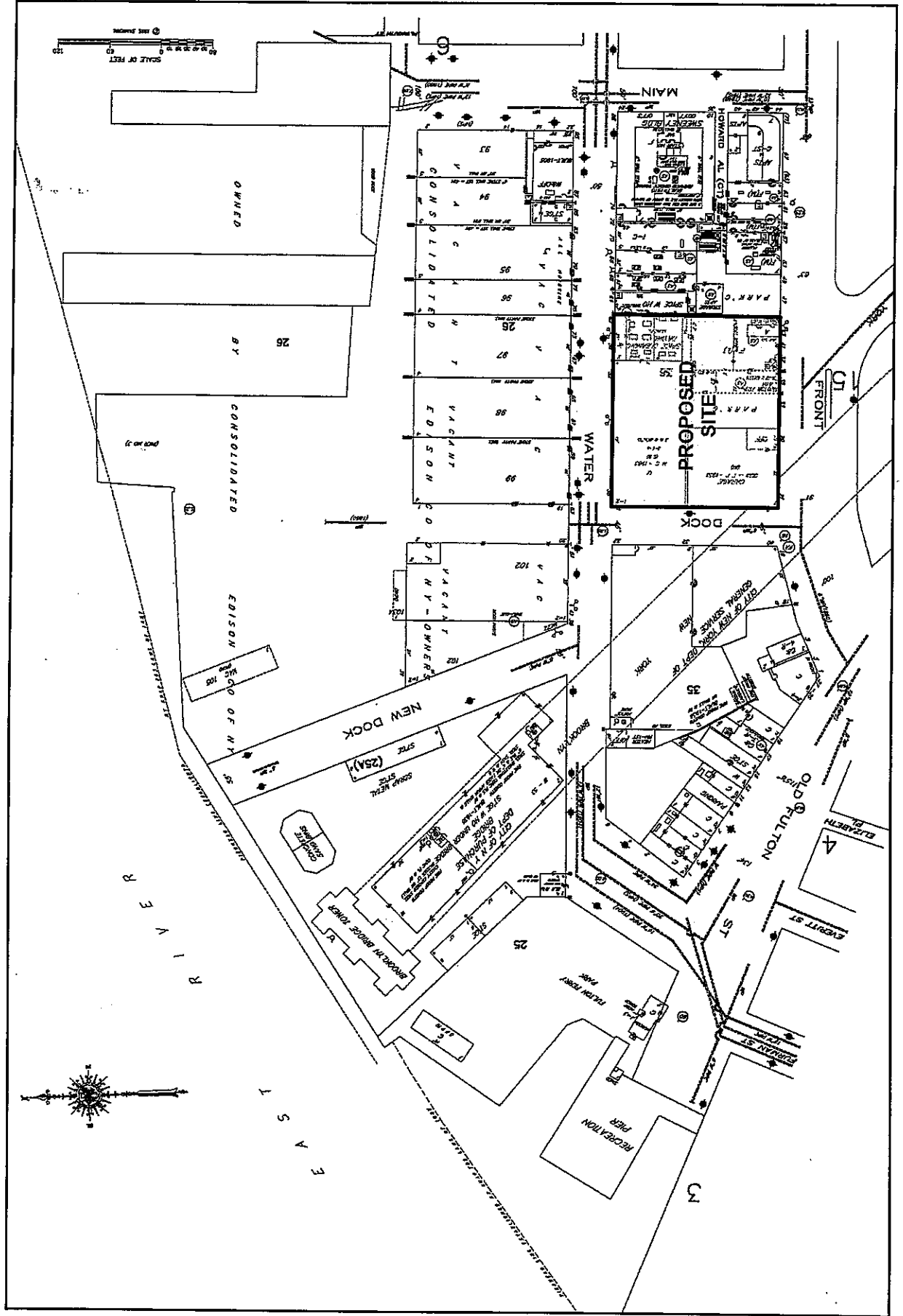


SITE PLAN FOR NEW, APPROXIMATELY 300-SEAT INTERMEDIATE SCHOOL FACILITY, BROOKLYN

Brooklyn Block 36, Lots 1, 3, 14, 49, 52 and 53
Community School District No. 13

School Construction Authority

§1731: 12/01/09-01/15/09
§1732: 05/21/09-06/10/09





CITY OF NEW YORK
Community Board No. 2

350 JAY STREET - 8TH FL.
BROOKLYN, N.Y. 11201

(718) 596-5410 FAX (718) 852-1461
cb2k@nyc.rr.com

MARTY MARKOWITZ
Borough President

JOHN DEW
Chairperson

ROBERT PERRIS
District Manager

January 21, 2009

Ross J. Holden, Esq.
Vice President and General Counsel
NYC School Construction Authority
30-30 Thomson Avenue
Long Island City, New York 11101

Dear Mr. Holden:

Community Board 2 has made a determination on the proposal by the School Construction Authority to develop an approximately 300-seat intermediate school in a new building to be constructed on the block bounded by Dock, Water, Front and Main streets, in the DUMBO neighborhood in Brooklyn. The community board held a public hearing on the matter on December 17, 2008.

The community board's Youth, Education and Cultural Affairs Committee voted unanimously (9-0-0) on December 18, 2008 to recommend support for the proposal. At its January 14, 2009 general meeting, Community Board 2 ratified this recommendation by a vote of 36 in favor, one opposed, no abstentions (36-1-0). A community board member who serves on the Youth, Education and Cultural Affairs Committee, and is employed by the Department of Education, recused herself from both votes.

Thank you for presenting the project at the public hearing, and for the opportunity to comment on the proposal.

Sincerely,

John Dew
Chairperson

cc: Hon. Marty Markowitz
Brooklyn Borough President
Hon. David Yassky
Hon. Letitia James
New York City Council

JD:RP

RECEIVED
2009 JAN 23 PM 2:15
NEW YORK CITY SCHOOL
CONSTRUCTION AUTHORITY



CITY PLANNING COMMISSION
CITY OF NEW YORK
OFFICE OF THE CHAIR

January 15, 2009

Sharon L. Greenberger
President and CEO
New York City School Construction Authority
30-30 Thomson Avenue
Long Island City, NY 11101-3045

Dear Ms. Greenberger,

This is in response to your letter of December 1, 2008 in which notice was given to the City Planning Commission of the proposed site selection of Block 36, Lots 1, 3, 14, 49, 52, and 53 in the borough of Brooklyn (Community District 2) for the construction of a 300-seat Intermediate School for Community School District 13.

In view of the need for additional intermediate school capacity in this area of Brooklyn, the City Planning Commission recommends in favor of the proposed site for a new school facility in Community School District 13.

Very Sincerely,

Amanda M. Burden

C: Ross J. Holden
Kathleen Grimm
Betty Mackintosh
Purnima Kapur

Amanda M. Burden, FAICP, Chair
22 Reade Street, New York, NY 10007-1216
(212) 720-3200 FAX (212) 720-3219
nyc.gov/planning



NOTICE OF FILING

NEW YORK CITY SCHOOL CONSTRUCTION AUTHORITY

Pursuant to §1731 of the New York City School Construction Authority Act, notice has been filed for the proposed site selection of Block 36, Lots 1, 3, 14, 49, 52 and 53, in the Borough of Brooklyn, for the development of a new, approximately 300-seat intermediate school facility in Community School District No. 13.

The proposed site is an approximately 45,742 square foot privately-owned assemblage of lots located on the block bounded by Dock Street, Water Street, Front Street and Main Street in the Borough of Brooklyn. The site's owner has proposed a rezoning of the area within which the site is located to facilitate a new development on the site. On behalf of the New York City Department of Education, the New York City School Construction Authority proposes to acquire a condominium interest for the school within the new mixed-use development that would be constructed on the site if the proposed rezoning is adopted.

Site plans and a summary thereof for the proposed action are available at:

New York City School Construction Authority
30-30 Thomson Avenue
Long Island City, New York 11101

Attention: Ross J. Holden

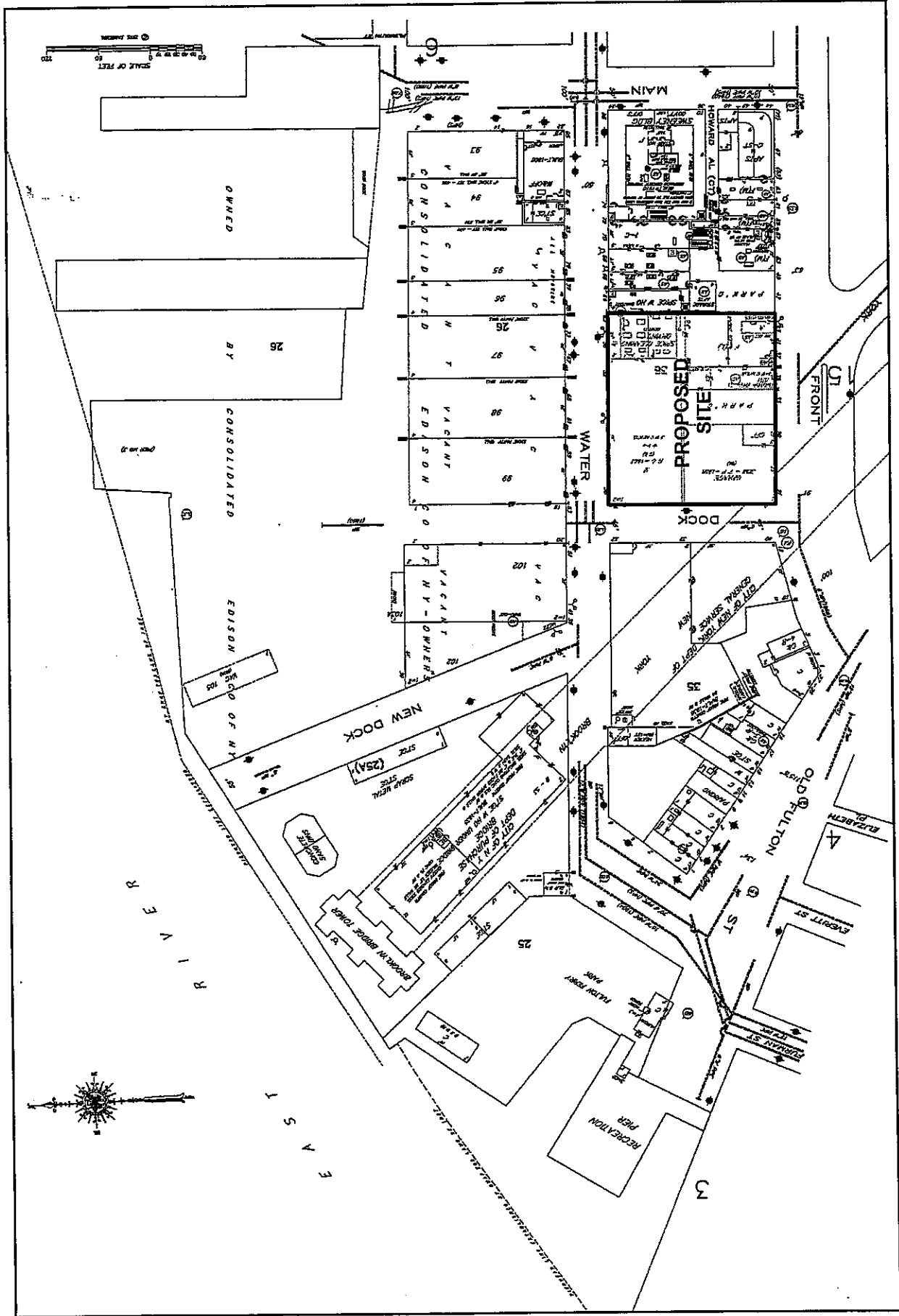
Comments on the proposed actions are to be sent to the New York City School Construction Authority at the above address and will be accepted until January 15, 2009.

For publication in the New York Post (5 Borough Edition) and the City Record on Monday, December 1, 2008.



SITE PLAN FOR NEW, APPROXIMATELY 300-SEAT INTERMEDIATE SCHOOL FACILITY, BROOKLYN
Brooklyn Block 36, Lots 1, 3, 14, 49, 52 and 53
Community School District No. 13

§1731: 12/01/08-01/15/09



ALTERNATE SITES ANALYSES
NEW, APPROXIMATELY 300-SEAT INTERMEDIATE
SCHOOL FACILITY

Block 36, Lots 1, 3, 14, 49, 52 and 53
Community School District No. 13, Brooklyn

The following locations were also considered as potential sites for a new intermediate school facility in Community School District 13:

1. **37 Hicks Street, Block 211, Lot 1:** This approximately 34,000 square foot property is owned by the City of New York and is under the control of the New York City Department of Education. It contains the three-story (plus cellar) P.S. 8 school building and surface areas used for staff parking and student play. The potential for construction of an addition to the existing school building (which was originally constructed in the early 1900s and is a contributing structure to the Brooklyn Heights Historic District) was assessed. It was determined that a small addition to the school on the approximately 5,000 square foot area used for staff parking was feasible. However, such an addition could not meet the instructional needs of intermediate students. Therefore, an addition to the P.S. 8 building is planned to address the school's growing enrollment at the primary level.

2. **72 Poplar Street, Block 211, Lot 15:** This approximately 13,000 square foot privately-owned property is located on Poplar Street mid-block between Hicks and Henry Streets. It contains a vacant building that was originally constructed as a police precinct, and is located within the Brooklyn Heights Historic District. Observations of the existing building indicated that it could not be converted for public school occupancy without substantial structural repairs and/or modifications to meet building code requirements. In light of the potential costs associated with the building conversion and the building's landmark status, the site was dropped from further consideration.

December 1, 2008



Kathleen Grimm
Deputy Chancellor for Finance and Administration
NYC Department of Education
52 Chambers Street
New York, New York 10007

**Re: New, Approximately 300-Seat Intermediate School Facility, Brooklyn
Community School District No. 13**

Dear Kathleen:

Pursuant to §1731 of the New York City School Construction Authority Act, notice is hereby given of the proposed site selection of Block 36, Lots 1, 3, 14, 49, 52 and 53, located in the Borough of Brooklyn, for the development of a new, approximately 300-seat intermediate school facility in Community School District No. 13. The proposed school facility would be located within the Dock Street DUMBO project, which is currently undergoing public review pursuant to the City of New York's Uniform Land Use Review Procedure.

By statute, the SCA is required to complete the site selection process before starting construction of new schools. This process begins with formal notifications to the Department of Education, City Planning Commission, and the affected Community Board. The notification initiates a thirty (30) day period within which the Community Board is required to hold a public hearing, after which it has an additional fifteen (15) days to submit written comments. Following completion of this 45-day period, the SCA can submit the proposed site for approval by the City Council and Mayor. Only after the City Council and Mayor approve the site can the SCA acquire the site.

Attached are copies of the Notice of Filing, the Site Plan, and the Alternate Sites Analyses for the proposed action. The SCA will accept public comments on this proposed action until January 15, 2009. All comments will be taken into consideration in the SCA's final decision regarding this matter. If you require any additional information, please do not hesitate to contact Ross at (718) 472-8220.

Sincerely,

Sharon L. Greenberger
President & CEO

NEW YORK CITY SCHOOL
CONSTRUCTION AUTHORITY

December 1, 2008



Mr. John Dew
Chairperson
Brooklyn Community Board No. 2
350 Jay Street, 8th Floor
Brooklyn, New York 11201

**Re: New, Approximately 300-Seat Intermediate School Facility, Brooklyn
Community School District No. 13**

Dear Mr. Dew:

Pursuant to §1731 of the New York City School Construction Authority Act, notice is hereby given of the proposed site selection of Block 36, Lots 1, 3, 14, 49, 52 and 53, located in the Borough of Brooklyn, for the development of a new, approximately 300-seat intermediate school facility in Community School District No. 13. The proposed school facility would be located within the Dock Street DUMBO project, which is currently undergoing public review pursuant to the City of New York's Uniform Land Use Review Procedure.

Section 1731.2 states that within thirty (30) days of this notice, a public hearing with sufficient public notice shall be held by each affected community board on any or all aspects of the Site Plan. You may request the attendance of representatives of the Authority or Department of Education at this hearing.

In addition, §1731.3 states that within forty-five (45) days of this notice, each affected community board shall prepare and submit to the Authority written comments on the Site Plan. Attached please find copies of the Notice of Filing, Site Plan, and the Alternate Sites Analyses for this proposed action. The Authority will accept public comments on this proposed Site Plan until January 15, 2009. All comments will be taken into consideration in the Authority's final decision regarding this matter.

If you require any additional information, please contact Ross J. Holden, Vice President and General Counsel, at (718) 472-8220.

Sincerely,

A handwritten signature in black ink, appearing to read "Sharon L. Greenberger".

Sharon L. Greenberger
President & CEO

c: Kathleen Grimm, Deputy Chancellor for Finance & Administration
Robert Perris, District Manager, Brooklyn Community District No. 2



December 1, 2008

Amanda M. Burden, AICP
Chairperson
City Planning Commission
22 Reade Street
New York, New York 10007

**Re: New, Approximately 300-Seat Intermediate School Facility, Brooklyn
Community School District No. 13**

Dear Ms. Burden:

Pursuant to §1731 of the New York City School Construction Authority Act, notice is hereby given of the proposed site selection of Block 36, Lots 1, 3, 14, 49, 52 and 53, located in the Borough of Brooklyn, for the development of a new, approximately 300-seat intermediate school facility in Community School District No. 13. The proposed school facility would be located within the Dock Street DUMBO project, which is currently undergoing public review pursuant to the City of New York's Uniform Land Use Review Procedure.

Attached please find copies of the Notice of Filing, Site Plan, and Alternate Sites Analyses for this proposed action. The Authority will accept public comments on this Site Plan until January 15, 2009. All comments will be taken into consideration in the Authority's final decision regarding this matter.

If you require any additional information, please do not hesitate to contact Ross J. Holden, Vice President and General Counsel, at (718) 472-8220.

Sincerely,

A handwritten signature in black ink, appearing to read "Sharon L. Greenberger". The signature is fluid and cursive, written in a professional style.

Sharon L. Greenberger
President & CEO

Attachments

c: Kathleen Grimm, Deputy Chancellor for Finance & Administration
Sarah Whitham, NYC Department of City Planning

December 1, 2008



The Honorable Christine C. Quinn
Speaker of the City Council
City Hall
New York, New York 10007

**Re: New, Approximately 300-Seat Intermediate School Facility, Brooklyn
Community School District No. 13**

Dear Speaker Quinn:

Attached please find copies of the site selection notification for the selection of Block 36, Lots 1, 3, 14, 49, 52 and 53, located in the Borough of Brooklyn, for the development of a new, approximately 300-seat intermediate school facility in Community School District No. 13. The proposed school facility would be located within the Dock Street DUMBO project, which is currently undergoing public review pursuant to the City of New York's Uniform Land Use Review Procedure.

This notification was sent to Brooklyn Community Board No. 2 and the City Planning Commission. The Notice of Filing for this site selection will be published in the New York Post and City Record on December 1, 2008, and the SCA will continue to accept public comments until January 15, 2009.

I have also attached the Site Plan and Alternate Sites Analyses for your review. If you require any additional information, please do not hesitate to contact Ross J. Holden, Vice President and General Counsel, at (718) 472-8220.

Sincerely,

A handwritten signature in black ink, appearing to read "Sharon L. Greenberger".

Sharon L. Greenberger
President & CEO

Attachments

c: Kathleen Grimm, Deputy Chancellor for Finance & Administration
Hon. Melinda Katz, Land Use Committee
Hon. Jessica Lappin, Subcommittee on Landmarks, Public Siting & Maritime Uses
Hon. David Yassky, District Councilmember
Gail Benjamin, Director, Land Use Division
Alonzo Carr, Land Use Division



December 1, 2008

The Honorable Marty Markowitz
President, Borough of Brooklyn
209 Joralemon Street
Brooklyn, New York 11201

**Re: New, Approximately 300-Seat Intermediate School Facility, Brooklyn
Community School District No. 13**

Dear Borough President Markowitz:

Attached please find copies of the site selection notification for the selection of Block 36, Lots 1, 3, 14, 49, 52 and 53, located in the Borough of Brooklyn, for the development of a new, approximately 300-seat intermediate school facility in Community School District No. 13. The proposed school facility would be located within the Dock Street DUMBO project, which is currently undergoing public review pursuant to the City of New York's Uniform Land Use Review Procedure.

This notification was sent to Brooklyn Community Board No. 2 and the City Planning Commission. The Notice of Filing for this site selection will be published in the New York Post and City Record on December 1, 2008, and the SCA will continue to accept public comments until January 15, 2009.

I have also attached the Site Plan and Alternate Sites Analyses for your review. If you require any additional information, please do not hesitate to contact Ross J. Holden, Vice President and General Counsel, at (718) 472-8220.

Sincerely,

A handwritten signature in black ink, appearing to read "Sharon L. Greenberger". The signature is fluid and cursive.

Sharon L. Greenberger
President & CEO

Attachments

c: Kathleen Grimm, Deputy Chancellor for Finance & Administration



December 1, 2008

The Honorable Martin Connor
New York State Senate, 25th District
District Office
250 Broadway, Suite 2011
New York, New York 10007

**Re: New, Approximately 300-Seat Intermediate School Facility, Brooklyn
Community School District No. 13**

Dear State Senator Connor:

Attached please find copies of the site selection notification for the selection of Block 36, Lots 1, 3, 14, 49, 52 and 53, located in the Borough of Brooklyn, for the development of a new, approximately 300-seat intermediate school facility in Community School District No. 13. The proposed school facility would be located within the Dock Street DUMBO project, which is currently undergoing public review pursuant to the City of New York's Uniform Land Use Review Procedure.

This notification was sent to Brooklyn Community Board No. 2 and the City Planning Commission. The Notice of Filing for this site selection will be published in the New York Post and City Record on December 1, 2008, and the SCA will continue to accept public comments until January 15, 2009.

I have also attached the Site Plan and Alternate Sites Analyses for your review. If you require any additional information, please do not hesitate to contact Ross J. Holden, Vice President and General Counsel, at (718) 472-8220.

Sincerely,

Sharon L. Greenberger
President & CEO

Attachments

c: Kathleen Grimm, Deputy Chancellor for Finance & Administration



December 1, 2008

The Honorable Joan Millman
New York State Assembly, 52nd District
District Office
341 Smith Street
Brooklyn, New York 11231

**Re: New, Approximately 300-Seat Intermediate School Facility, Brooklyn
Community School District No. 13**

Dear Assemblywoman Millman:

Attached please find copies of the site selection notification for the selection of Block 36, Lots 1, 3, 14, 49, 52 and 53, located in the Borough of Brooklyn, for the development of a new, approximately 300-seat intermediate school facility in Community School District No. 13. The proposed school facility would be located within the Dock Street DUMBO project, which is currently undergoing public review pursuant to the City of New York's Uniform Land Use Review Procedure.

This notification was sent to Brooklyn Community Board No. 2 and the City Planning Commission. The Notice of Filing for this site selection will be published in the New York Post and City Record on December 1, 2008, and the SCA will continue to accept public comments until January 15, 2009.

I have also attached the Site Plan and Alternate Sites Analyses for your review. If you require any additional information, please do not hesitate to contact Ross J. Holden, Vice President and General Counsel, at (718) 472-8220.

Sincerely,

Sharon L. Greenberger
President & CEO

Attachments

c: Kathleen Grimm, Deputy Chancellor for Finance & Administration



December 1, 2008

Ms. Melissa Plowden-Norman
President
Community Education Council No. 13
355 Park Place, Room 216
Brooklyn, New York 11238

**Re: New, Approximately 300-Seat Intermediate School Facility, Brooklyn
Community School District No. 13**

Dear Ms. Plowden-Norman:

Attached please find copies of the site selection notification for the selection of Block 36, Lots 1, 3, 14, 49, 52 and 53, located in the Borough of Brooklyn, for the development of a new, approximately 300-seat intermediate school facility in Community School District No. 13. The proposed school facility would be located within the Dock Street DUMBO project, which is currently undergoing public review pursuant to the City of New York's Uniform Land Use Review Procedure.

This notification was sent to Brooklyn Community Board No. 2 and the City Planning Commission. We have requested that Brooklyn Community Board No. 2 hold a public hearing on the proposed site selection within thirty (30) days of this notice, and the SCA will continue to accept public comments until January 15, 2009.

I have also attached the Site Plan and Alternate Sites Analyses for your review. If you require any additional information, please do not hesitate to contact Ross J. Holden, Vice President and General Counsel, at (718) 472-8220.

Sincerely,

A handwritten signature in black ink, appearing to read "Sharon L. Greenberger". The signature is fluid and cursive.

Sharon L. Greenberger
President & CEO

Attachments

c: Kathleen Grimm, Deputy Chancellor for Finance & Administration



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

OFFICE OF THE CHAIR

NEGATIVE DECLARATION

November 17, 2008

Project Identification

CEQR No. 09DCP025K
ULURP No. 090181ZMK, N090182ZRK,
090183ZSK, 090184ZSK
SEQRA Classification: Type I

Lead Agency

City Planning Commission
22 Reade Street
New York, NY 10007
Contact: Robert Dobruskin
(212) 720-3423

Name, Description and Location of Proposal:

Dock Street DUMBO Rezoning.

The proposal involves an application by Two Trees Management Corp., LLC (Two Trees) for a zoning map change, a zoning text amendment, and two special permits to facilitate a 323-unit, mixed-use development containing a 300-seat public middle school, local retail and a 465-space public parking garage on the western portion of the block bounded by Water Street, Dock Street, Front Street and Main Street (Block 36, Lots 1,3,14,49,52,53 and parts of lots 15,16 and 40) in the DUMBO neighborhood of Community District 2, Brooklyn.

The proposed development requires the following discretionary actions from the CPC:

- A zoning map amendment to rezone the western portion of Block 36 from M1-2 to M1-2/R8, extending an existing mixed-use district M1-2/R8A (MX-2) west to Dock Street.
- A special permit pursuant to Zoning Resolution (ZR) section 74-743 for public parking in excess of 150 spaces, with exclusion of garage floor space below an elevation of 23 feet from the definition of floor area.
- An amendment to ZR Section 74-743, adding a new subsection (6) to section 74-743 (a). The proposed amendment would authorize the CPC to modify requirements related to Section 23-86 (Minimum Distance between Legally Required Windows and Walls or Lot Lines) for a General Large Scale Development in Community District 2 in Brooklyn subject to the following findings:

- That the required minimum distance is provided between the legally required windows in the general large scale development and a wall or lot line on an adjacent property; and
- That the required minimum distance be provided by a light and air easement.
- A special permit pursuant to ZR Section 74-743 for a General Large Scale Development (GLSD) To:
 - Modify the height and setback regulations of Z.R. section 123-672. The modification would allow the proposed building to rise above its maximum base height of 85 feet without setbacks to a height of approximately 192 feet.
 - Modify the required rear yard requirements of Z.R. Sections 24-36 and 43-26. The modification would allow for the required rear yard equivalent.
 - Modify the required inner court requirements of Z.R. section 23-851. The modification would allow for a minimum distance of an inner court.
 - Modify requirements of Z.R. Section 23-861 pursuant to the proposed modifications to Z.R. Section 23-861 as described above. The modification would allow for a minimum distance between legally required windows and a side lot.

In addition the proposed project will require approval from SCA for the planned middle school. Possible future actions may also include financing from the NYC Housing Development Corporation (NYCHDC) for the residential component of the project.

The proposed actions would facilitate a proposal by Two Trees to develop an 18-story, 300,000 square foot mixed-use building. The proposed development would contain approximately 323 residential units, 20 percent of which would be affordable pursuant to the Inclusionary Housing Program. A 45,772 square foot, 300-seat, public middle-school is proposed on the second story of the project, with an entrance from Dock Street. Approximately 13,000 square feet of ground-floor retail space would be provided along Water and Front Streets. As proposed, the project would also include a 465 space, attended, partially below grade public parking garage.

The residential units would be arranged above a 2-story base, which would cover the entire lot and contain the ground-floor retail, school and parking components. Above the base, the residential component would be configured in an L-shaped tower with two heights-- a 9-story (96 foot) portion parallel to Water Street and an 18-story (183 foot) portion along the eastern edge of the site, perpendicular to Water Street. The primary

residential entrance would be located on Water Street and the school would be entered from Dock Street. The applicants propose to provide landscaped terraces on the roofs of the base of the building, the 9-story segment and the 18-story segment for use by residents of the building.

The proposed public parking garage would contain approximately 465 spaces within the cellar, first- and second-stories of the proposed development. The proposed garage would be fully attended and operate 24-hours a day, seven days a week. The parking garage would contain 129 required spaces accessory to the residential uses and 336 public parking spaces. The proposed entrance and exit for the garage would be accessed from Front Street, across an easement on the abutting zoning lot. Along Water and Front Streets, the garage would be separated from the street by retail uses. Where the garage meets the street lot line, it is intended that the façade would be glazed.

In connection with the proposed project the applicant has recorded two restrictive declarations concerning hazardous materials and archeology. The restrictive declarations contain provisions which would ensure that the proposed actions would not result in significant adverse hazardous materials or archeological impacts.

It should be noted that a similar project (CEQR No. 01DCP004K) was proposed on a portion of the currently proposed project site. The project was approved by the CPC, however, it was withdrawn by the applicant during the City Council's review period.

A portion of the proposed rezoning area (Lots 14 and 15) lies within the DUMBO Historic District, the City Landmark District. Lots 14, 15 and 16 are within the DUMBO Industrial District, the State and National landmark district. The two lots that are within both the rezoning area and the local DUMBO Historic District would be retained in their current use. One non-contributing building to the DUMBO Industrial District, Lot 14, would be demolished to facilitate the proposed development.

The southwest corner of the development site is located beneath the Brooklyn Bridge, a Local, State and National Historic Landmark. Because of this proximity, restrictions were placed on Lot 1 when it was sold by the City in 1966 that limit the height of structures on the lot to no less than 50 feet from the underside of the bridge and require the Department of Transportation's approval of the building design.

Statement of No Significant Effect:

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement, dated November 17, 2008, prepared in connection with the ULURP Application (090181ZMK, N090182ZRK, 090183ZSK, 090184ZSK). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

Supporting Statement:

The above determination is based on an environmental assessment which finds that:

1. The applicant has entered into a restrictive declaration with the Department of Environmental Protection (DEP) which requires that the applicant (and any future owner) undertake testing and sampling protocol to remediate any hazardous materials to the satisfaction of the DEP prior to the issuance of any building permit. Should the testing identify any significant hazardous materials issues requiring remediation, the restrictive declaration would obligate the applicant to perform the remediation work recommended by DEP. Pursuant to a letter from the DEP dated November 14, 2008, the DEP is in receipt of a signed copy of a DEP- approved restrictive declaration with proof of recording for the site. Accordingly, no significant adverse impact associated with the presence of hazardous materials on the project site is expected.

2. The applicant has entered into a restrictive declaration with the Landmarks Preservation Commission (LPC). As such all necessary archeological investigations, construction, and excavation activities on the Development site would be carried out in consultation with LPC, to ensure that any archeological resources are identified, evaluated, and treated following CEQR Technical Manual specifications. The applicant has entered into a restrictive declaration, which will require the applicant to, and without limitation meet all requirements for archeological identification, investigation and mitigation as set forth in the CEQR Technical Manual and the LPC Archeology Guidelines. With these measures in place, no significant adverse impact associated with archeological resources on Block 36, Lots 1,3,14,49,52, and 53 is expected as a result of the proposed actions.

3. Based on measured existing noise levels adjacent to the project site, the project site would require up to 35dBA of window wall attenuation in order to provide an interior noise environment of 45dBA or less. Under the provisions of the proposed Mixed-Use M1-2, R8A (MX-2) zoning, all new dwelling units are required to provide this level of window wall attenuation. Therefore, the noise attenuation required under the proposed zoning would provide the needed attenuation, and no significant adverse noise impacts would occur.

4. No significant effects on the environment which would require an Environmental Impact Statement are foreseeable.

This Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law (NYCRR part 617).


Dock Street DUMBO Rezoning
CEQR No. 09DCP025K
ULURP No. 090181ZMK, N090182ZRK, 090183ZSK, 090184ZSK
Page 5

Should you have any questions pertaining to this Negative Declaration, you may contact Jared Dubrowsky at (212) 720-3425.



Date: November 17, 2008

Robert Dobruskin, AICP, Director
Environmental Assessment & Review Division
Department of City Planning



Date: November 17, 2008

Amanda M. Burden, FAICP, Chair
City Planning Commission



TWO TREES

Management Co. LLC

May 21, 2009

Dear Members of the New York City Council Subcommittee on Zoning and Franchises:

Thank you for the opportunity to share our vision for Dock Street Dumbo with you this morning. We strongly believe that this project is a clear example of how the land use process can positively influence development, as it is the direct result of my family's decision to take a previous proposal for this site back to the drawing board to make it more contextual and more responsive to community needs. The Dock Street Dumbo project before you today is not only a well-designed, appropriate building for its important location next to the Brooklyn Bridge, but it also directly responds to the neighborhood's clearly stated desire for a new public middle school and affordable housing.

We are honored that our efforts have earned Dock Street the support of Councilmember James, Community Board #2, the New York City Planning Commission, Members of Congress, State legislators, tenant associations at nearby public housing developments, labor unions, parents, teachers, clergy, environmental groups such as the League of Conservation Voters, Transportation Alternatives and individuals and design professionals ranging from a former NYC Schools Chancellor to the Dean of the Pratt School of Architecture (among many, many others).

Since I know we have already provided you with a large volume of background materials and samples of just some of the hundreds of supportive letters and postcards we have received, I won't overwhelm you with too much additional paper today. However, I did want to make sure that you had copies of the attached fact sheet and rendering, Councilmember James' eloquent letter to her Council colleagues, an article yesterday in the Brooklyn Eagle supporting the school siting process, a few of the supportive editorials we have earned in the local media, and finally, a letter I sent to the "eleventh hour celebrities" now being trotted out by the project's opponents (who seem to have somehow developed opinions about this project without ever having been provided the objective facts of the plan).

Once again, my family and I are exceedingly proud of our track record in Dumbo and we are 100% confident that Dock Street Dumbo is the right building for this neighborhood that we love so much. As always, I would urge you to call me directly at 718-222-2500 should you have any questions or concerns about what we have proposed. Thanks so much for your consideration.

Sincerely,

Jed Walentas

DOCK STREET DUMBO

Two Trees Management Company is pleased to introduce **Dock Street DUMBO**, a proposed new mixed-use building in Dumbo. The project includes:

- A brand new, 45,700 square foot, state-of-the-art public middle school serving approx. 300 students.
- The first ever affordable housing units in Dumbo that will help preserve the diversity of the community.
- The first new LEED certified, environmentally-friendly green building in Dumbo.
- Local retail to activate the neighborhood's streetscape along Water Street and Front Street.
- 465 secure parking spaces to serve building residents and satisfy wider neighborhood demand as Brooklyn Bridge Park is developed.
- Thoughtful, contextual architecture that creates an ensemble with the nearby industrial warehouse-style buildings for which Dumbo is known.

KEY POINTS ABOUT THE DOCK STREET DUMBO PROPOSAL

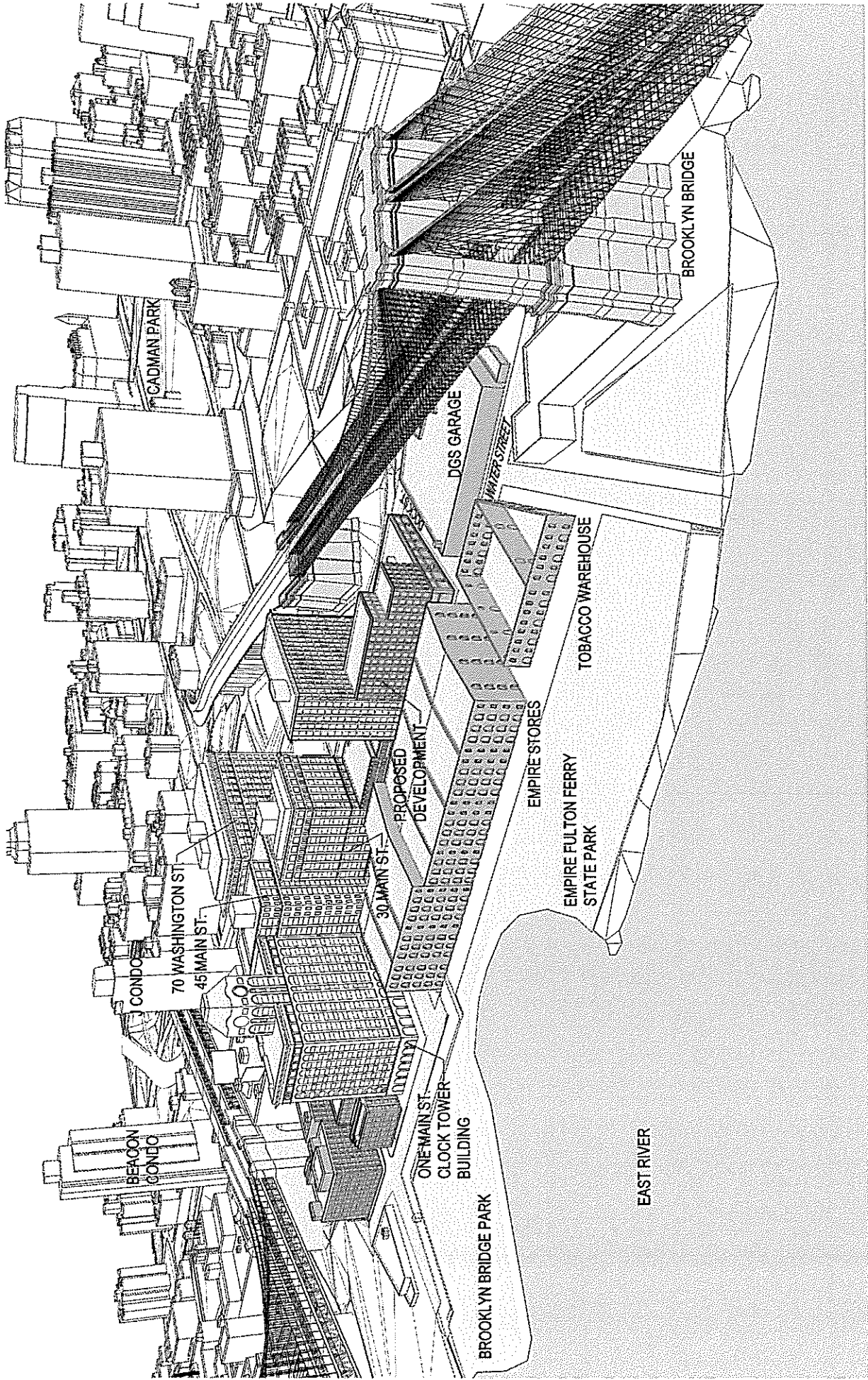
- The Department of City Planning and Landmarks Preservation Commission have determined as part of their environmental review that Dock Street DUMBO has no impact on nearby historic resources including the Brooklyn Bridge.
- From design experts such as the Pratt Dean of Architecture to local investigative journalists – who walked the streets around the Brooklyn Bridge and found that *“the result was objectively different from what opponents say”* – the consensus is that virtually no views will be impacted and that this is a contextual building that fits well within the Dumbo neighborhood setting.
- The NYC Department of Education and School Construction Authority (SCA) have considered all alternative sites proposed to them and found no other feasible location for a middle school in district 13. They are committed to moving forward with the proposed school at Dock Street. Funds are allocated in the SCA's five-year capital plan for the Dock Street site and they have begun their Dock Street site selection process which will proceed in coordination with the Dock Street DUMBO rezoning process.

DOCK STREET HAS EARNED OVERWHELMING COMMUNITY SUPPORT

The City Planning Commission voted in favor of the project as modified, Borough President Marty Markowitz approved it with recommendations and Community Board #2 voted overwhelmingly – 30 to 7 – in support of Dock Street Dumbo. In addition to these strong votes of confidence, Dock Street has earned support from a diverse coalition of community leaders, design professionals, residents and organizations, including:

- Councilmember Letitia James
- Assemblyman Hakeem Jeffries
- Assemblyman Joseph Lentol
- Congressman Edolphus Towns
- Rev. Dr. Mark V.C. Taylor, The Church of the Open Door
- Thomas Hanrahan, Dean of the Pratt Institute School of Architecture
- Dr. Frank Macchiarola, former President of St. Francis College and former NYC Schools Chancellor
- Henry Gutman, Brooklyn Heights resident and member of the Brooklyn Heights Association
- Alan Fishman, Chairman, Brooklyn Academy of Music and Brooklyn Heights resident
- Don Elliott, Former Chairman, New York City Planning Commission
- Father Michael Carrano, Assumption Parish
- Thomas F. Schutte, President, Pratt Institute
- Deborah Schwartz, President, Brooklyn Historical Society
- Deb Howard, Executive Director, Pratt Area Community Council
- Council of School Supervisors & Administrators, Local 1, AFL-CIO
- City Employees Union Local 237
- New York League of Conservation Voters
- Dock Street DUMBO also received dozens of handwritten letters and more than 900 postcards from area residents

For more information, renderings and views, visit www.dockstreetdumbo.com



Aerial View

DOCK STREET DUMBO TWO TREES MANAGEMENT BEYER BLINDER BELLE

LETTIA JAMES
COUNCIL MEMBER, 35TH DISTRICT
BROOKLYN

☐ DISTRICT OFFICE
67 HANSON PLACE
BROOKLYN, NY 11217
(718) 260-9191
Fax: (718) 260-9099

☐ CITY HALL OFFICE
250 BROADWAY, ROOM 1815
(212) 788-7081
FAX (212) 788-7712

letitia.james@cityofnyc.gov



THE COUNCIL
OF
THE CITY OF NEW YORK

CHAIR

CONTRACTS

COMMITTEES

ECONOMIC DEVELOPMENT

PARKS & RECREATION

SMALL BUSINESS

GOVERNMENT IN TECHNOLOGY

VETERANS

WOMENS ISSUES

**AN OPEN LETTER TO MY NYC COUNCIL COLLEAGUES
REGARDING MY SUPPORT FOR DOCK STREET DUMBO**

April 28, 2009

Dear Colleagues:

I am writing to share with you first-hand the reasons I am supporting an important and thoughtful development proposal in Downtown Brooklyn that is about to come before the City Council next month: Dock Street Dumbo. Dock Street is a mixed use project – featuring rental apartments, the area’s first ever affordable housing, and a much needed new middle school to be donated by the developer – proposed for the Dumbo neighborhood between the Manhattan and Brooklyn Bridges by Two Trees Management.

You should know that I’ve spent a great deal of time deliberating over the potential pluses and minuses of this project, because as you may be aware, while the proposed public school and affordable housing will serve my community and many of my constituents, the actual building will physically be located in another Council Member’s district. Therefore, before I chose to become involved and support the project, I needed to be sure this was an appropriate building and beyond 100% confident that this was the right thing to do.

Based on this criteria, I have proudly concluded that Dock Street Dumbo has earned my support and I hope that you might join me in approving this ULURP application. (And just for the record, lest anyone dare to suggest that these are the actions of a blindly “pro-developer” Council Member, let us not forget that for the past several years I have been a leader in the fight against the Atlantic Yards development. I subjected the Atlantic Yards proposal to this very type of objective analysis and – unlike Dock Street – concluded it was absolutely not an appropriate project).

I am fully aware of the concerns being expressed by some project opponents about the building’s proximity to the Brooklyn Bridge, so I have taken the time to walk the neighborhood to evaluate their issues and have consulted with numerous community leaders and residents. I’ve concluded quite comfortably that Dock Street Dumbo does

not pose any kind of “threat” to the Brooklyn Bridge, which is a position clearly shared by both the local Community Board (CB #2 approved the project nearly unanimously) and by the City Planning Commission, which overwhelmingly voted in favor of the project earlier this week. Dock Street also has been endorsed by numerous groups, individuals and media organizations, including Congressman Ed Towns, Assemblyman Hakeem Jeffries, City Employees Union Local 237, Council of School Supervisors & Administrators, Local 1, AFL-CIO, League of Conservation Voters, former Schools Chancellor Frank Macchiarola, the Dean of the Pratt School of Architecture, the Brooklyn Paper, the Brooklyn Daily Eagle, and many, many more.

Not only am I confident that this project will not cause any harm to the Brooklyn Bridge or the Dumbo community, but on the contrary, I think its new public middle school and affordable housing will generate a great deal of good for the residents of Downtown Brooklyn. I have attached a copy of an op-ed article I recently wrote in the Brooklyn Daily Eagle – “Dock Street Project Provides Rational Answer to Real Need” – that further explains my rationale for supporting the proposal and lays out the need for more of these types of thoughtful public-private partnerships across New York City. (I also have attached a couple of additional news clips from the local papers for your review as well.)

As I had concluded in my op-ed piece, “Tough times call not only for tough choices, but for smart choices. Dock Street DUMBO, with its donated middle school and affordable housing commitment, is exactly the kind of smart, innovative public-private partnership needed for the future of our communities.” As elected officials, we are called upon every day to make difficult (and sometimes even agonizing) decisions, but as long as we are true to ourselves and do what we believe is right for the people we represent, then we have done our jobs. Again, I know I have made the right choice and am proud to be supporting Dock Street Dumbo, and I hope you’ll consider doing the same when it comes before us next month.

Warm regards,

Letitia James

Brooklyn Daily Eagle

May 19, 2009

City Defends Choice of Dock St. School Site *Says Other Options Would Be Prohibitively Expensive*

By Dennis Holt

BROOKLYN BRIDGE PARK — In spite of all the speculative opinions about the perceived threat to the Brooklyn Bridge, and the views of and from the bridge, by a mixed-use development in DUMBO, one essential element to the project has been misrepresented, according to the city School Construction Authority (SCA).

This mixed-use project, which combines both market-rate and affordable housing, stores and parking, also contains space for a new public school of 300 seats. It has become known as the Dock Street DUMBO Project. Project opponents have conducted a “whispering” campaign that the SCA has not adhered to its legislatively mandated site-review and approval process for this school site.

This newspaper has obtained copies of memorandums and correspondence by SCA officials that are intended “to correct these misconceptions for the record,” as one letter to Amanda Burden, chairperson of the City Planning Commission, put it. The authority carefully reviewed and analyzed the proposed DUMBO site and submitted its acceptance of that site to Community Board 2 on Dec. 1, 2008 as required by Section 1731 of the Public Authorities Law. Also submitted to the community board on Dec. 1 was an analysis of alternative sites studied by the SCA.

These sites included the structure at 72 Poplar St., enlargement of P.S. 8 on Hicks Street, and the former Jehovah’s Witnesses industrial building at 360 Furman St. in Brooklyn Bridge Park. The privately owned 72 Poplar St., just down the street from P.S. 8, was studied. The report said, “SCA concluded that the existing building could not be converted for public school occupancy without substantial structural repairs and modifications to satisfy code requirements. Also lease rental payments would have been required, which made this financially infeasible.”

In an attempt to block the Dock Street project, the Brooklyn Heights Association prepared an extensive feasibility study about constructing an addition at P.S. 8 in Brooklyn Heights that would house both elementary and middle-school students. This seemed to surprise the SCA, since one report said, “It appears that a huge effort was made to develop that study.”

‘Not a Viable Reason’

The SCA study concluded that “this was not a viable option for many reasons.” Construction would involve partial demolition of the existing structure and complete demolition and reconstruction of the interior. The work would require the closing of the existing school building for a period of two to three years. More critically, the proposed addition is “estimated to exceed \$80 million,” about twice the amount the Dock Street school would cost. The SCA also studied the 360 Furman St. site. For one, the state and city agreements for Brooklyn Bridge Park expressly forbid the building of a school within the park, and the owner of the property subsequently withdrew his expression of interest.

But, as most understand, the major reason why the School Construction Authority favors the Dock Street project is money. As one report put it: “The most compelling attribute of the Dock Street project is that it will provide a core and shell structure for a school at minimal financial cost to the public. None of the other sites that the SCA explored presented such an economically advantageous situation. This is of critical importance because it will allow the SCA to leverage the limited resources in the Five Year Capital Plan and create new seats at the lowest possible cost.”

The project has finally reached the City Council. The Land Use Committee will hold a public hearing on May 21 and will probably vote on the measure on June 1.

The Brooklyn Paper

Editorial

January 29, 2009

Yes on Dock Street

This newspaper's editorial board has taken a strong position in support of David and Jed Walentases' proposal for a residential tower, plus a public middle school and roughly 70 units of below-market-rate housing, on Dock Street in DUMBO.

Nothing we heard at Tuesday night's well-attended public hearing at Borough Hall changed our belief that the Walentases have intelligently retooled the failed 2004 version of their project into something that will ultimately benefit DUMBO and Brooklyn Heights.

Yes, many of the roughly 60 opponents of the project who spoke on Tuesday made eloquent cases that the residential rezoning sought by the Walentases will ensure a nice profit for the family. And some still believe that the 18-story segment of the project would forever destroy views of the fabled Brooklyn Bridge, despite a Brooklyn Paper investigation that showed only a minor impact. That opponents made their case with flawed and inaccurate mock-ups of the Dock Street proposal — some showed off a 19-story building extending beyond the property line, while others put the Walentas building in the wrong place to emphasize its impact on the bridge — further undercut their case.

Few opponents acknowledged an important fact: the Walentases own the land and could build a tall building as-of-right, though it could not be residential. We have long held that landowners have the right to develop their properties, but if they seek a zoning change to enhance their profits, they need to come to the table and give the community something in exchange.

That's exactly what the Walentases have done on Dock Street. The inclusion of the middle school is a win for a community that has long argued for just such a facility within walking distance.

For too long, the School Construction Authority argued that a new middle school was not needed in Brooklyn Heights or DUMBO because the city had excess middle school seats district-wide. But now that the agency is finally listening to parents and elected officials about the need for seats locally, some locals want to turn down the Walentases' offer.

What is often forgotten when passions run high is that David Walentas is not a drive-by developer who wants to destroy DUMBO while grabbing a few quick bucks.

He spent the last 30 years, patiently and meticulously, building modern DUMBO from a warehouse district into one of the city's most-desirable neighborhoods, maintaining its architectural and historic integrity. He still lives on Main Street with his wife, Jane.

He's made millions, yes, but we hardly think his opponents, many of them well off residents of Brooklyn Heights, want to make the intellectually dishonest argument that risk-taking, responsible investors should be denied a profit.

And lest we forget, all of the buildings that have earned the ire of DUMBO residents and workers — including the ugly Beacon Tower that destroys the view of the Manhattan Bridge and the 33-story J Condo — were the ones NOT built by Walentas. While Walentas was nurturing arts groups and Mom and Pop stores, someone else brought in the generic Starbucks that DUMBO residents love to hate.

Time and time again, David and Jed Walentas have proven to be responsible stewards of their DUMBO holdings. Their Dock Street project should be approved.

Brooklyn Daily Eagle

April 8, 2009

Bridge 'Defenders'

Review and Comment

By Henrik Krogius

As remarked above, the likely departure of most of Jehovah's Witnesses and their work in the next several years will bring a corresponding increase in the ordinary residential population, especially in north Brooklyn Heights and the DUMBO-Vinegar Hill areas. Concern about such an increase is at the heart of opposition by the Fulton Landing, DUMBO and Brooklyn Heights neighborhood associations to an unrelated prospect, that of the planned Dock Street building. These groups have, however, not made their pitch on the basis of the population question and the related infrastructure and traffic issues this involves, having found instead an emotionally more arousing issue in the project's proximity to the Brooklyn Bridge. They argue that they want to "save the bridge."

Last week they got an imposing name to join in their protest – David McCullough, author of that wonderful book, *The Great Bridge*. One can well understand that McCullough has a proprietary feeling about the bridge, whose creation he celebrated so eloquently. Like many others drawn into the conflict by the sloganeering, though, he seems to have been caught up more by the idea than the reality.

Calling the project "visual vandalism" and comparing it to "an 18-story building in the Grand Canyon," he not only denigrated a contextual and sensitive design, but he also missed a truth about the Brooklyn Bridge that was attested to in his own book, namely that it was not conceived to be a stand-alone monument but to serve as a transportation link between Manhattan and Brooklyn, and in so doing to promote further development on both sides of the river.

A more apt comparison to the Grand Canyon would have been that of the Colorado River cutting an additional butte or mesa to go with those already there. The Dock Street project is in no way an alien intrusion on DUMBO in the way that the Beacon Tower and J Condo are; rather, it is a visual extension of the now-converted Gair and Sweeney industrial buildings that give DUMBO its character and that grew in that place precisely because of the business-generating intent of the Brooklyn Bridge. If David McCullough took the trouble to walk around and study the places from which the Brooklyn Bridge is visible, he would find that there is no public vantage point from which the Dock Street project blocks the view of the bridge. The comparative nearness of the Dock Street project from an early portion of the bridge walkway is also hardly unpleasant, certainly not "visual vandalism." An 18-story building near McCullough's unostentatious house in West Tisbury, Martha's Vineyard, would certainly be out of place, but here the scale of the elements involved is altogether different, and the planned addition is entirely in keeping with the existing fabric.

John Roebling's aim was, first of all, to create something that met a practical need, and in the process he designed something that was also beautiful. The bridge is, and will remain, beautiful, even as it continues to further the growth it was designed to encourage.

May 19, 2009



TWO TREES

Management Co. LLC

TO: Ken Burns
Gabriel Byrne
Ana Gasteyer
Helen Hunt
David McCullough
Ana Ortiz
Gary Sinise
Skipp Sudduth

RE: "Celebrity opposition" to Dock Street Dumbo project in Brooklyn

Dear Mr. Burns, Mr. Byrne, Ms. Gasteyer, Ms. Hunt, Mr. McCullough, Ms. Ortiz, Mr. Sinise and Mr. Sudduth:

I recently read an article that listed each of you as "celebrity opponents" of a mixed-use building my family has proposed in Dumbo, Brooklyn, and wanted to reach out personally to make you aware of some of the objective facts it appears you may not have been provided about the project. Since I know that we have never had the opportunity to brief you directly on the accurate and factual details of our proposal, one must assume that you have developed your conclusions on this project based at least in part on information provided to you by a small group of opponents. Unfortunately, as detailed in an independent investigative report by a local newspaper and confirmed in public comments from a member of the New York City Planning Commission, the information and renderings being disseminated by this opposition group are inaccurate and misleading.

As the primary developers of Dumbo, a neighborhood adjacent to the Brooklyn Bridge, we are incredibly sensitive to the importance of this iconic landmark. That is why we commissioned one of the nation's most respected, historically-sensitive architects (Beyer, Blinder, Belle – who were responsible for the Grand Central Terminal renovation) to design the building. It is also why we were so gratified when our Dock Street Dumbo project – which will include the area's first-ever affordable housing, as well as a much needed new public school – was found by the New York City Landmarks Preservation Commission to have *no impact on local historical resources, including the Brooklyn Bridge*.

We were extremely proud when we secured the overwhelming support of the local Community Board and were honored when the New York City Planning Commission approved this contextual and thoughtful design. Dock Street Dumbo has earned the support of City Council members, Congress members, State legislators, design professionals, tenant associations at nearby public housing developments, labor unions, parents, teachers, clergy, local business associations, environmental groups, affordable housing experts, a former Chancellor of the New York City Board of Education and the Dean of the Pratt School of Architecture (among many, many others). And though these individuals and groups may not have your power of the press or Hollywood celebrity cachet, each and every one of them took the time to look beyond the alarmist rhetoric to honestly evaluate the facts. When they did, they universally offered their support.

TWO TREES

Once again, I'm left to wonder how – without this same basic, truthful information – you were able to come to such a definitive conclusion about our project. I am also extremely curious as to whether the local opposition shared with you the fact that their group is led by a number of people who stand to lose their private views from their expensive condos. These individuals – who, it should be noted, were notified of this possibility in their contracts of sale – have unsurprisingly not publicly disclosed their personal interests in the matter, choosing instead to manufacture supposed "public harm" to the Brooklyn Bridge. As I noted earlier, an independent investigation by the *Brooklyn Paper* of the opponents' claims found no substantial impact whatsoever on public views of the Brooklyn Bridge and concluded "the result was objectively different from what opponents say."

Any truly fair, objective review of this project demonstrates that the only potential "public harm" here is the community's loss of a new public school and first-ever affordable housing if Dock Street Dumbo's dishonest, self-interested opponents prevail. In the interest of honest discourse, I hope that you will consider taking the time to learn about what we have *actually proposed* for this neighborhood we hold so dear. Please do not hesitate to contact me at 718-222-2500 should you wish further information or a detailed briefing on the project.

Sincerely,

A handwritten signature in black ink, appearing to read "Jed Valentas", with a long horizontal flourish extending to the right.

Jed Valentas
Principal
Two Trees Management Co.

Maia Wechsler
30 Main Street, Apt. 2B
Brooklyn, New York 11201

FOR THE RECORD

VOTE NO! TO DOCK STREET PROJECT - DUMBO, BROOKLYN

Honorable New York City Council Members:

I live in DUMBO, Brooklyn, at 30 Main Street, and I write to urge – in the strongest possible terms! – the City Council to vote against the construction of the Two Trees Dock Street Project.

The Dock Street Project is ill-conceived and would cause permanent and grave damage to the Brooklyn Bridge, one of the country's great and iconic landmarks by permitting a 18-story tower less than 100 feet from the historic bridge. This tower would loom over the Bridge and block views of it and from it. Moreover, the proposed building would have nothing in common with the historic architecture next to the Bridge. I cannot believe that the City Council would even consider permitting the construction of a massive and out-of-context building next to one of our crown jewels – the magnificent and historic Brooklyn Bridge. I beg you to reject the plan.

The damage to the City's heritage is not the only fatal problem with the Dock Street Project. The building and its proposed 450-car garage would also swamp our small, already overloaded neighborhood with more traffic and cars than we can handle. Dumbo is only about 20 square blocks, bounded by the East River on one side and on the others, the Brooklyn Bridge, Manhattan Bridge, BQE, and Navy Yard. With its one-way streets, short blocks, and limited points of access, the neighborhood is already very congested, and Main Street is often blocked with honking buses and trucks as it is. We can't accommodate another huge building, with hundreds more cars, buses, and trucks.

Thank you for listening, and I am counting on your opposition to a project that would cause so much harm to our heritage, New York City and DUMBO.



Maia Wechsler



DANIEL SQUADRON
SENATOR, 25TH DISTRICT

THE SENATE
STATE OF NEW YORK

CHAIR
CITIES COMMITTEE
VICE-CHAIR
SOCIAL SERVICES
COMMITTEES
CODES
CORPORATIONS, AUTHORITIES
& COMMISSIONS
EDUCATION
HOUSING, CONSTRUCTION
& COMMUNITY DEVELOPMENT
CULTURAL AFFAIRS, TOURISM,
PARKS & RECREATION
TRANSPORTATION
VETERANS

FOR THE RECORD

January 27, 2009

To Whom It May Concern:

I am writing in response to the proposed "Dock Street Development," which is an important issue for the 25th Senate district.

Our community has a dire need for a new middle school; it is also vitally important to preserve the character of the neighborhood and of the Brooklyn Bridge. In its current form, I believe this project unacceptably sacrifices one goal in pursuit of the other.

I understand the Community Board's support for components of the project, including affordable housing and LEED certification. I also understand that the community has put forth a comprehensive rezoning proposal which deserves serious consideration. I look forward to working with all interested members of the community towards a solution that meets the need for a new school, community preservation and responsible development.

If you have any questions or would like to discuss further, please do not hesitate to contact my Brooklyn Director, Ellen Whelan-Wuest. I am in the process of opening a Brooklyn office, but in the meantime you can reach Ellen at (212) 298-5565.

Sincerely,

Daniel Squadron
State Senator
25th District

May 21, 2009

**STATEMENT OF THE NEW YORK LANDMARKS CONSERVANCY BEFORE
THE ZONING AND FRANCHISES SUBCOMMITTEE OF THE CITY COUNCIL
REGARDING A NEW MIXED-USE BUILDING AT 10 DOCK STREET,
BROOKLYN**

Good day Chair Avella and members of the City Council. I am Andrea Goldwyn speaking on behalf of the New York Landmarks Conservancy. The Conservancy is a private, non-profit, independent, city-wide organization established in 1973. We offer a variety of programs intended to assist those who own and use historic buildings throughout the five boroughs of New York City. These activities include hands-on technical assistance and financial aid via low-interest loans and grants. And we advocate for landmarks and historic districts.

The existing zoning for this site allows manufacturing uses and could allow a building less sensitive to the community than the one proposed. The site is also not within an historic district. Because of these circumstances we do not oppose the building. However, as the developers are here today to request changes in what is allowed at the site, and because it is surrounded by two historic districts and an individual landmark, we would also like to make several requests.

The DUMBO Historic District is a charming neighborhood of 19th and early 20th century industrial buildings of different styles, uses, and heights. The proposed building is 170 feet plus mechanicals. That height would make it the tallest on its block, substantially taller than the 50 to 65-foot Empire Stores across Water Street, and taller than the other low-scale buildings that are immediately adjacent. The tower has been lowered from its original design by the City Planning Commission. Although the site is outside of the District, we believe that if it is further lowered, it would better relate to those adjacent structures as well as the mid-rise buildings nearby.

In addition, we would like to see improvements to the architectural details of this building so it would better reflect the character of the historic properties around it. The industrial buildings of DUMBO do not have overly-elaborate ornament, but they do possess simple attractive elements such as a high proportion of masonry to glass, multi-paned, recessed windows, and strong cornices. The brick, stone, and concrete facades often feature recessed and projecting masonry, such as ledges, corner blocks or quoins. All of these animate the otherwise austere structures and contribute to the District's sense of place. Although the general form of the new building is in response to the warehouses typical of the District,

we hope this tradition of high-quality, distinctive details will also be applied, so that the new building fits better into its context.

There is also a larger issue to discuss. Although the site is not part of a designated historic district, it is almost entirely surrounded by buildings and structures that are protected landmarks, and it will certainly have an impact on them. This inconsistency illustrates a difficult issue facing historic districts across the City: when large-scale development is built at the edge of a district, it threatens the character that originally distinguished the protected area. It is for this reason that we often ask the Council when it is reviewing historic district designations to include vacant lots at the edges of the districts so that new construction at these sites will receive guidance from the Landmarks Commission. And this is why we would ask the Council to urge the appropriate agencies to create contextual zoning in areas just outside of historic districts to encourage development of a more appropriate scale.

DUMBO has been tremendously successful in attracting a residential population to what was once a commercial area, largely because of the re-use of the historic industrial buildings and the stabilization of the picturesque Empire Stores. Since the developers of this site have been involved in that transformation for many years, we know that they are mindful of that precedent. They have presented a building that attempts to be sensitive to that character; we hope they will go further. There might not be a legal obligation for new construction that fits into the context of the existing built environment, but surrounded on all sides by its historic neighbors there is certainly an obligation to the community to have a respectful, well-designed new addition to DUMBO.

Thank you for allowing me the opportunity to present the Conservancy's views.

Testimony before City Council Zoning and Franchises Subcommittee
Joe Chan, Downtown Brooklyn Partnership

Thank you for this opportunity to testify, Chair Avella and members of the Zoning and Franchises Subcommittee. My name is Joe Chan, I am President of the Downtown Brooklyn Partnership, a not-for-profit economic development organization charged with advancing the economic development of the Downtown Brooklyn area. I am also a resident of Fort Greene, Brooklyn and lived in DUMBO between 2000 and 2006.

The Dock Street DUMBO project is a privately-sponsored development that also serves the public interest of the broader Downtown Brooklyn area.

First, the project presents an outstanding opportunity to create a new, state-of-the-art public middle school to serve the growing school-age population of Community School District 13. As a parent with one child attending public school in the area and another entering the public school system this September, I am very aware of the very significant need for middle school seats in the area. This project will address that need—by creating a school that will welcome students coming from area public schools into a modern, safe and accessible middle school location.

I also Chair a summer enrichment program that serves PS 307 and 287, two area schools that serve the Farragut and Ingersoll Houses. In recent years, these schools have made great progress. The administrators, teachers of parents of these schools need a sense of security that the secondary school options in the area will improve. A new school facility in the middle of one of New York City's most dynamic neighborhoods and across the street from one of New York City's flagship parks is certainly an encouraging prospect.

A second public need addressed by the Dock Street project is affordable housing. The affordable rental units planned for this project will be the first in DUMBO which, in recent years, has become home to Brooklyn's most expensive residential real estate.

The public and the private sector need to be more aggressive about creating affordable housing in the Downtown Brooklyn area. While City-owned sites within the area have and will be leveraged to create low and moderate-income units, the challenge to plan for and build affordable housing becomes greater when sites are privately-owned. In this case, we have a private developer who is initiating a mixed-income project that will add to DUMBO's diversity, as well as the availability of affordable housing in Community Board 2. This type of project should be encouraged.

Other benefits of the project that we support are the inclusion of street-level retail on Water and Front Streets and the creation of off-street parking.

In conclusion, the Dock Street project offers important public benefits to a wide and diverse community of current and future Downtown Brooklyn area residents and their children. Acknowledging that, the Downtown Brooklyn Partnership strongly supports the project and believes that the development of the Dock Street project will be a positive addition to the DUMBO community and the surrounding neighborhoods.



**Testimony of Richard H. Drucker, Senior Vice President for External Affairs
Brooklyn Navy Yard Development Corporation**

City Council Hearing on the Dock Street Dumbo Project

May 21, 2009

The Brooklyn Navy Yard Development Corporation (BNYDC) is a not-for-profit local development corporation that manages the Brooklyn Navy Yard (the Yard) industrial park on behalf of the City of New York. As Dumbo's neighbor, BNYDC supports the proposal by Two Trees Management Company for the Dock Street project because it will have a positive economic impact on the community, including the Navy Yard.

The Brooklyn Navy Yard's mission is to create industrial jobs, develop underutilized areas within the Yard to attract more businesses, and modernize the Yard's infrastructure, including its 40+ buildings that continue to be used for their original industrial purpose.

The Yard currently has 4 million leasable square feet and has been fully occupied for the last four years by more than 250 businesses that cumulatively employ over 5,000 people. The growing business sectors in the Yard include film, food, fine arts, furniture, biotech/life-sciences and green manufacturing. As a result of this track record of success, BNYDC has launched the Yard's largest building campaign since World War II. Within the next two years 1.7 million square feet of industrial space will come on line. Thanks to the Bloomberg Administration over \$200 million in City Capital funds are being invested in basic infrastructure. These investments have leveraged over \$250 million in private investment including major expansions to Steiner Studios and B&H Photo.

There is a direct connection between the kinds of businesses that grow and thrive in DUMBO and the Navy Yard. The continued development of DUMBO as a place to both live and work will continue to support and help create small business in the Navy Yard.

In addition, having affordable housing near the Yard is an important factor that is considered by prospective tenants in locating in the Navy Yard. First-class affordable housing near the workplace makes it easier for businesses to find proficient employees. The Dock Street Dumbo project will create affordable housing urgently needed in our community. The project will also accommodate a much-needed public middle school in a neighborhood where there is an acute shortage of schools today.

BYNDC has made a major commitment to sustainability as a part of its expansion. This commitment includes the building of our nation's first multi-tenant, multi-story LEED certified green industrial building and numerous historic renovation and adaptive reuse projects. We are pleased to learn that the Dock Street Dumbo project will also be a LEED certified green building.

For all of these reasons I strongly support Two Trees Management Company's Dock Street Dumbo project.



111 Front Street, Suite 258 Brooklyn, New York 11201
TEL 718.237.8700 FAX 718.237.7797 www.dumbonyc.org

NEW YORK CITY COUNCIL
CITY OF NEW YORK
PUBLIC HEARING
THURSDAY, MAY 21, 2009
10:00 AM
COUNCIL CHAMBERS
CITY HALL
NEW YORK, NEW YORK

THANK YOU FOR THE OPPORTUNITY TO SPEAK IN SUPPORT OF TWO TREES MANAGEMENT COMPANY'S DOCK STREET DUMBO PROJECT. MY NAME IS KATE KERRIGAN, AND I AM THE EXECUTIVE DIRECTOR OF THE DUMBO IMPROVEMENT DISTRICT, WHICH MANAGES THE DUMBO BUSINESS IMPROVEMENT DISTRICT (BID). OUR ORGANIZATION SUPPORTS THE SMALL BUSINESSES, PROPERTY OWNERS AND RESIDENTS OF DUMBO, BROOKLYN. WORKING IN COORDINATION WITH OUR ELECTED LEADERSHIP AND THE BLOOMBERG ADMINISTRATION, WE PROMOTE SHOPPING AND DINING IN DUMBO, WE MARKET AND PRODUCE SPECIAL EVENTS AND MANAGE CAPITAL PROJECTS THAT DRIVE FOOT TRAFFIC TO DUMBO'S FINE STORES AND RESTAURANTS, BEAUTIFUL PARKS AND HISTORIC STREETS.

THE DUMBO IMPROVEMENT DISTRICT IS PROUD TO SUPPORT TWO TREES' DOCK STREET DUMBO PROJECT FOR THE FOLLOWING REASONS:

- 1) IT WILL ENHANCE OUR VITAL DISTRICT BY PROVIDING MORE RENTAL HOUSING, AT BOTH MARKET AND AFFORDABLE RATES, THEREBY

INCREASING FOOT TRAFFIC NECESSARY TO HELP SUPPORT DUMBO'S ECLECTIC RETAIL MIX.

- 2) THE DOCK STREET DUMBO PROJECT WILL ADDRESS THE SHORTAGE OF PARKING, AN ISSUE FOR ALL NEW YORKERS AND MORE IMPORTANTLY A CONCERN IN DUMBO.
- 3) THE PROJECT PROPOSES THE ADDITION OF A PUBLIC MIDDLE SCHOOL, FINALLY PROVIDING A VIABLE, WELL LOCATED AND EXPEDITIOUS SOLUTION TO THE DEMAND FOR SUCH A SCHOOL. INDEED, OPENING A PUBLIC MIDDLE SCHOOL IN DUMBO HAS BEEN A TOP PRIORITY FOR COMMUNITY BOARD TWO AND THE DUMBO NEIGHBORHOOD ASSOCIATION FOR MANY YEARS.
- 4) WITH THE MUCH NEEDED, HISTORIC ROAD RECONSTRUCTION NOW UNDERWAY IN DUMBO, THIS RESPONSIBLE MIXED USE PROJECT, DESIGNED BY THE RENOWNED ARCHITECTURAL AND DESIGN FIRM OF BEYER, BLINDER, BELLE, WILL ENHANCE THE CITY'S INVESTMENT IN OUR STREETS.
- 5) DOCK STREET DUMBO AFFIRMS THE HISTORIC LANDSCAPE FROM WHICH IT ARISES. AS ONE INTIMATELY FAMILIAR WITH DUMBO'S PUBLIC VIEW CORRIDORS – OUR ORGANIZATION BUILDS, CHAMPIONS AND MAINTAINS MANY OF DUMBO'S BELOVED PUBLIC SPACES -- DOCK STREET DUMBO WILL SERVE TO COMPLIMENT OUR BEAUTIFUL SKYLINE AND THE GREAT BRIDGE ITSELF.

6) FINALLY, THE PROJECT IS COMMITTED TO BUILDING GREEN WITH A
STATED INTENT TO SEEK LEED CERTIFICATION, A DECISION WE APPLAUD.

IN SUM, THE DOCK STREET DUMBO PROJECT IS A NEW, APPROPRIATE,
CONTEXTUAL AND COMPELLING ADDITION TO OUR DYNAMIC NEIGHBOOD.

THANK YOU.

Testimony of Congresswoman Nydia M. Velázquez
Two Trees Proposed Dock Street Tower Development and DUMBO Rezoning
May 21, 2009

Good afternoon and thank you for the opportunity to comment on this proposal. As a Member of Congress who represents a large majority of New York City's waterfront communities that span from South Brooklyn to North Brooklyn to Western Queens, I have become very familiar with the term REZONING and its process. I know firsthand that zoning is a tool that can alter the characteristics of neighborhoods, and its impact must be carefully considered. Unfortunately, the rezoning in DUMBO is not proceeding in a comprehensive way. We have had successive "spot-rezonings" in DUMBO starting at Main Street years ago, and now we have block on Dock Street and the separate rezoning of a 12-block area in DUMBO's eastern section.

An earlier version of the Dock Street residential development tower proposed by Two Trees was rejected in 2004 due to community outcry over obstruction of views of the historic Brooklyn Bridge. The current proposal is for the same site, though now the tower covers an enlarged area and the proposal includes the promise of 20 percent affordable housing and space for a middle school. While affordable housing and a school would certainly provide good community benefits, the question remains: Is this the right site for a tower?

The developer owns a lot of property in DUMBO and has enjoyed steady increases in property values thanks in part to such amenities as Empire Fulton Ferry State Park and the larger, 85-acre Brooklyn Bridge Park under construction. Now, it has plans to yield greater returns by building a residential tower next to a national landmark. Views of the Brooklyn Bridge will certainly bring in much higher rents, but it remains to be seen why the building needs to be 17-18 stories.

The Dock Street site is currently home to St. Ann's Warehouse. Thanks to the developer, this building houses vital performing arts space. Unfortunately if this new proposal proceeds, St. Ann's would need to relocate elsewhere and we could possibly lose this resource for the community altogether. Two Trees has yet to come up with an acceptable alternative for accommodating St. Ann's that would not burden the community or diminish our valuable arts resources.

As for the affordable housing, there is a rezoning of a 12-block area to the east going on right now. I do appreciate the attention given by the Department of City Planning to the need to create affordable housing. However, it is my contention that the affordable housing provisions included in the draft plan must be strengthened in the larger rezoning area. We need provisions that protect tenants, especially in the areas where there will be more development pressure.

I would like City Planning to study the impacts for potential displacement of tenants in the approximately 200 residential units that the DUMBO Neighborhood Association identified in the proposed rezoning area. These residential units are some of the last work-live affordable spaces left in DUMBO. The rezoning would most likely cause them to be upgraded to market-rate housing as they are not protected by rent control or stabilization laws. Even with the inclusionary bonus projected to create 11 percent or 99 units, this could represent a significant net loss of "affordable" housing in DUMBO.

We should have a mandatory inclusionary zoning with 20 percent guaranteed affordable housing standard as a starting point, and incentives for developers willing to go further to provide and preserve affordable housing in the rezoning area. We certainly should not rely on one development such as Dock Street to provide the bulk of affordable housing in the neighborhood.

Additionally an MX-2 zone in the larger rezoning area, a special district to encourage investment in mixed industrial and residential uses, is not adequate. We have seen that when residential development is allowed to compete with industrial, residential invariably wins out. This will have the effect of displacing active industrial and non-retail commercial uses and businesses. I support the Neighborhood Association's recommendation of an "inclusionary industrial" zoning that would create ground-floor opportunities for such businesses.

Returning to the issue at Dock Street, we should not be working to help a developer who owns most of the property in DUMBO overdevelop the Dock Street site. Instead, we should look at the neighborhood as a whole to identify the best places to create new affordable housing and schools. We can still have affordable housing and even a school if we do real city-planning and the rezoning of the DUMBO area right, without encumbering the Great Bridge.

Years ago, a portion of the Purchase Building under the Brooklyn Bridge was proposed to be adaptively reused as an education/information welcome center (with only the building's rear bays removed) for the planned Brooklyn Bridge Park. In 2005, it was decided that the whole building had to go, even though it was a contributing building in a City historic district. The building was slated for demolition, despite the community's objection. The compromise was thrown out for the prestige of the signature view under the park's namesake bridge, and if it was between the Bridge and the WPA era building, in the words of the Brooklyn Bridge Park Development Corporation President at the time: "The bridge should win."

In this case too, the bridge should win.

FOR THE RECORD

Dear Council Member,

I am writing to express my opposition to the Dock Street Development Project.

When the Brooklyn Bridge was finally built and completed, it was that generation's equivalent of a Man landing on the Moon. John Roebling, the architect, was their Neil Armstrong and all of it belonged to the citizens of Brooklyn, their pride and joy. When Brooklynites sometimes felt that inferior sense to Manhattanites, they would just point to their bridge, the Brooklyn Bridge. The Bridge took 14 long Years and hundreds of lives to build as they sailed over blocks of limestone, one by one from Red Hook. It was truly a Brooklyn experience from start to finish.

In 1964 the Brooklyn Bridge was designated a National Historic Landmark and today the bridge was given the distinction of the #6 Man Made National Treasure on the eve of its 125th Birthday. This list is inclusive of Mount Rushmore, the Golden Gate Bridge, Washington Monument and Empire State Building. When you google image all of the fore mentioned, you will see the respect and honor bestowed upon all of them from the structures that surround their grandeur.

We understand that it can be said that New York is a different place, a growing, thriving, city. Some of us may say that's a good concept or some may feel it's a negative philosophy that has been abused time and time again, all in the name of progress. What ever side of the aisle you sit on when it comes to the topic of preservation vs. progress, one thing we should all be sure of is that the Brooklyn Bridge is something that can not be bargained with or worse, negotiated for private businessmen dangling carrots in front of us all in the name of "progress". This project has done nothing but divide a community and made some forget what the bridge is in fact all about i.e. the greatest feat of it's time. She has carried on the same passion ever since the day she was completed 125 years ago. Just look at the thousands that cross it on a daily basis and not to get from point A to point B but to take in the truly joyous experience of crossing the bridge. This is why she was designed with a walkway and not just a roadway.

The Brooklyn Bridge is the overriding passion of New Yorkers, global citizens, filmmakers, photographers and the nearly 12,000 individuals that signed our petitions against this project. It should be noted that when I personally raised signatures, I made it clear that this was a building that consisted of luxury rentals but also a potential middle school and affordable housing so not to misinform. The quick, non hesitant response was overwhelmingly, "NOT HERE, Not next to this bridge, somewhere else". This clearly goes to our point, which is if you separate the issues and look at this purely from a land-use perspective; you will realize this building does not make sense at this site. It would in fact be blasphemous to John Roebling's vision and those who died and gave their lives building this Historic, National Monument.

Once the issues are separated, we should arrive back to where we where when this concluded in 2004 which was when our leaders clearly stated this building be built no higher than 80 ft. as to respect the iconic gateway to our bridge. When the two issues

With your help, we'll be able to maintain a respectful environment for dog owners and other building residents alike. Should we continue to receive complaints, then the Board of Managers will take further action to preserve the rights and quiet enjoyment of the building's residents.

Thank you so much for your cooperation.

Sincerely,



Keith Holden

Management Executive

Two Trees Management Co., LLC

FOR THE RECORD

The Brooklyn Bridge isn't just a Bridge, it defines an entire city.
In many cases represents New York in the eyes and minds of so many visitors to our great city.

Everyone loves something:

Weather it is the memories the have, looking at photos, being with the one they love.

I am here because one of the things I love the most is the Brooklyn Bridge.

I am one of the many other people and tourists who love the Brooklyn Bridge.

People love walking over it.

The new hot photo is the Brooklyn Bridge.

You with your friends on the bridge.

Don't forget about the bridge photo's with the bridge in the back ground.

All the T.V shows, car adds and any advertisement....with the Brooklyn Bridge.

The Brooklyn Bridge represents New York it's strength, beauty and unity.

I don't know how or why we could put a building in such close proximity that will wreck it and forever change the city's landscape.

I understand that this area has been all new development but when is enough, enough?

Thousands and thousands of people will have memories and visions tainted and thousands more will always wonder why..The answer is greed.

I truly believe by putting this building this close to the bridge would be affecting the awe of the bridge and the city.

In all the photo's we would have this tall out of place building.

For people walking over the bridge, they will be practicality looking into peoples living area's.

When is enough, enough in this world?

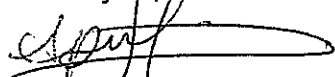
Why do we build more when so much is vacant?

Why would we hurt the people... by not letting them love what they love....

What we all love..

The Brooklyn Bridge!

Thank you,



April Tartaglia



FOR THE RECORD

TWO TREES

Management Co. LLC

June 2, 2008

Residents of 70 Washington Street Condominium
70 Washington Street
Brooklyn, New York 11201

RE: Keeping 70 Washington Dog Friendly

Dear Residents:

Management is receiving numerous complaints about the conduct of certain dogs and their owners in the building. While we are addressing each situation individually and sending notices to these residents, we believe it's important to outline some simple guidelines that will ensure we remain a dog friendly building and that we respect the rights of all building residents.

Minimize Excessive Barking

Please be considerate of the fact that your puppy/dog may be barking during the day or night when you're not home and could be disrupting the quiet enjoyment of those around you. Should you receive complaints from your neighbors, please do what you can to minimize excessive barking.

Keep Your Dog on a Leash

Each resident has a different comfort level with animals (due to fear, allergies, etc). Please refrain from allowing your dog to roam the hallways without leashes and be sure that your dog is on a leash at all times when in any common area of the building.

Curb and Clean Up After Your Dog

Please take your dog beyond building limits to relieve themselves and clean up after them no matter where they go in the neighborhood. With the warmer weather ahead, any urine on the sidewalks, planting beds or directly outside of our building will detrimentally affect the enjoyment of all residents and affect the appeal for perspective residents.

Refrain from Brining Dogs on the Roof

For the safety of your dog and all residents in the building, dogs are not permitted on the roof.

were separated this time around in 2008, the land use committee voted against this project and in fact voted 10-1 (two abstentions) for a R7B **Up Zoning** i.e. 75 feet, no higher than the Bridge's roadway and in line with 2004 recommendation. Let's not forget, this so called redesign is asking for 18 stories, not the proposed 16 stories in 2004. At this point during this critical stage of the ULURP process, the developer can not give us anymore than a concept staged for maximum rezoning.

This "Concept" called Dock Street sets a poor precedent. The precedent leads to this; Five to ten years from now, numerous developers have built larger, taller buildings, pointing towards Dock Street as the benchmark. It is 2015 and we now have numerous Condos, luxury rentals on both sides of the roadway that encroach the grandeur of the bridge. All of these buildings promised mixed use and green facilities. The Brooklyn Bridge is now an underwhelming Structure, polluted by condos, luxury rentals and a few dangling carrots. Our leaders and citizens of Brooklyn and around the world now refer to this as "Misguided Progress" on par with Robert Moses' BQE and West Side Highway concept that was to be built through the West Village. Let us remember that a little old lady stopped that project. A truly David versus Goliath struggle. God Bless her!!!!

It must be pointed out that the French did not and would not allow this to happen next to the Eiffel Tower. They truly understand and respect her National and Global Significance. Washington D.C. did not allow anything to encroach upon the Washington Monument. San Franciscans with all of their economic and political instability would not allow such an encroachment of any sort next to the Golden Gate Bridge all under the guise of "Tough Economic Climate". I can continue to point to numerous structures and bridges i.e. The Chain bridge in Budapest, Charles Bridge in Prague, The Tower Bridge in London and even our very own George Washington Bridge.

If this gets built, the entire world will look at all Americans and especially Brooklynites and say "Shame on you". You have again dishonored and disrespected your history and heritage. As Brooklynites, for better or for worse, we inherited this bridge and bear the burden and responsibility of protecting her.

I will conclude with these final thoughts:

1) Nothing should rival the Brooklyn Bridge a mere 70-80 ft. from her and the height of her towers. Let us not be confused by the misguided concept drawings on the Dock Street Website or the Apples to Orange's comparison to buildings of similar stature that in fact sit several hundred's of feet further from the bridge. This mistake already occurred in the 1970's on the Manhattan side of the Bridge with the Verizon Building. How often do we see photographers purposely include the Verizon building when they look west and point their cameras through the Bridge and into Manhattan? Not too often. Would we now have to Photo Shop out Dock Street when pointing towards the Brooklyn side? This same mistake can not again occur in the Borough that dons this Global Icon's name.

May 21, 2009

FOR THE RECORD

Dear City Council Members,

I have attended many public hearings on the proposed obstructions of the Brooklyn Bridge by Two Trees initially in 2004 and most recently in connection with the Dock Street project. The Brooklyn Bridge is arguably the most notable icon of New York and one of the most famous sites in the United States. It has appeared in countless photographs and movies for all to see. People from all over the City and the world recently took part in the 125th anniversary celebration. They came from all over to witness the magnificence of the Bridge which has stood unobstructed for all of this time.

After an earlier defeat in 2004, Two Trees is back before this Council yet again seeking the rezoning of certain parcels of land located in the DUMBO section of Brooklyn. Over the past 10 years or so, Two Trees has converted several former industrial buildings into residential condominiums. They almost single handedly transformed a desolate area into a budding community which has attracted many would-be suburbanites. My husband, our two children and I would likely have moved out of the City 5 years ago were it not for the then recent conversion of the Sweeney Building by Two Trees.

However, unlike the conversion of the Sweeney Building and several other buildings in the neighborhood, the Dock Street proposal involves a new construction, one that would be an 18 story building approximately 70 feet from the Brooklyn Bridge. In its attempt to rezone certain parcels of land, Two Trees' has catered to as many politicians as possible by agreeing to include a 465 parking garage, some below market rental units (I believe 20%) and has even agreed to throw in two floors for a new middle school.

In my opinion, it is completely unthinkable to even consider a building on the proposed site – would Washington D.C. allow a building of this stature to go up 70' from the Washington Monument? Would Paris allow a building like this to go up 70' from the Eiffel Tower? Below are a few additional reasons why Two Trees' request should be denied:

First, Dumbo is a tiny section of Brooklyn with nothing more than a few one-way streets, no traffic lights and almost no infrastructure to support its current population, let alone an additional 18 story building, let alone one with a school which would add even more congestion than the residential overload from such a huge building itself. For years there have been issues with the commercial vehicles and NYC Buses that pass through the neighborhood because of the congestion they cause to the area daily. During dismissal time of the existing school on Washington Street, the additional congestion caused by the buses at that time creates significant traffic jams. Adding such a large building plus a school will only make the traffic issues that much more problematic. This is irresponsible city planning and for the environment in this small area.

Second, nearby Public School 8, as well as many other spaces in the area, are viable options for a new middle school. Additionally, P.S. 8 could use additional funding to address its growing student body. According to recent reports appearing in the local papers (<http://dumbonyc.com/2009/03/19/david-yassky-presses-school-authorities-on-dock-st-school-alternatives/>), the Department of Education and the School Construction Authority have not properly evaluated alternate locations for a new middle school, even though a number of better options have been proposed to date. The issues raised by Council Member David Yassky in that article are extremely disturbing and warrant a full investigation. Our elected officials have a

responsibility to faithfully discharge the duties of their office, not neglect them in response to a self serving "donation" by a local developer. If Two Trees would like to make a legitimate donation, it could make a financial contribution to the School Construction Authority or donate space in one of its existing buildings, such as the one on the corner of Jay and Water Streets, which was once occupied by ABC Carpet and Home. That particular location is much more suitable for a school than two floors of a rental apartment building.

Third, in this day of renewed social responsibility and focus on upholding high ethical standards on the part of business leaders and politicians, it is ironic that a developer is offering a skeleton of a school in exchange for permission to destroy the views of the Brooklyn Bridge. At best, the offer of a "school" could be characterized as a veiled bribe to our local officials who have been elected to represent the interests of the people by Two Trees, and at worst, it *is* an outright bribe in plain view. There is little to no difference between this offer and an offer of several million dollars in unmarked bills by another developer who wants to build an equally objectionable project that is neither wanted nor fits within the character of the community. I am shocked that so many have been distracted by such trickery. Since when did an 18 story building become a fair trade for a school that could exist in a number of other already identified locations?

Finally, it has been brought to my attention that certain members of this Council have received sizeable campaign contributions from Two Trees directly and/or from friends and family members of Two Trees. The fact that a recipient of campaign contributions can cast a vote on the Dock Street project is unthinkable, unethical and if it is not, should be illegal. Attorney General Cuomo is in the middle of a two year investigation of alleged pay-to-play actions on the part of certain individuals involving kickbacks in connection with the investment of NY pension dollars. Perhaps his office should launch an investigation into the allegations that have been raised in connection with the Dock Street application. Additionally, immediate actions should be taken by this Council to remove any members who have received campaign contributions from casting a vote on the Dock Street project and launch a full investigation into this matter. This process appears to have been corrupted by Two Trees and our elected officials cannot stand by and allow Two Trees to benefit from that corruption.

In closing, I want to ask each of you "How can our elected officials allow the greed of a single developer to deprive our City and country of such an icon? Your predecessors have protected the Brooklyn Bridge for over 125 years. Now it is time you stood up and did the same by voting "No" to the Dock Street project. The future of the Brooklyn Bridge is in your hands. Do not let the destruction of its glory be part of your legacy.

Thank you for the opportunity to speak.

Sincerely,

Jennifer Richardson
30 Main Street, 7F
Brooklyn, New York 11201
917-519-3940

NATIONAL
TRUST
FOR
HISTORIC
PRESERVATION*

New York City Council – Land Use Committee

Dock Street Proposal
May 21, 2009

Roberta Lane, Program Officer and Regional Attorney
Roberta_lane@nthp.org

The National Trust for Historic Preservation strongly opposes the Dock Street proposal, and we respectfully ask that the Land Use Committee issue a negative recommendation on the project's pending ULURP application.

The National Trust for Historic Preservation was chartered by Congress in 1949 to lead the country's preservation movement. We have 270,000 members across the country, and over 30,000 in the state of New York. In focusing on and opposing the Dock Street proposal, we are very pleased to be in the company of renowned historian David McCullough -- one of our former trustees -- as well as local preservation and neighborhood groups.

In 2007, our organization was so concerned about the threats facing the profoundly significant historic resources on Brooklyn's Industrial Waterfront that we included that area on our list of America's 11 Most Endangered Places. Brooklyn's waterfront has an array of treasures worthy of preservation, but the Brooklyn Bridge is the jewel in the crown, a graceful icon of immense national value.

In our view, by breaking into the visual space that defines the bridge and sets it off from the rest of the city, the current Dock Street proposal would erode the public's ability to experience and enjoy the bridge. The siting and scale of the proposed development would significantly encroach upon the bridge's historic profile, damaging signature views of the Brooklyn Bridge from vantage points all over the city.

We are also deeply concerned that this project would rise in a sliver of space that was left out of the two local landmark districts on either side. Those districts acknowledge and protect the cohesive historic scale and character of that area. It is perplexing and extremely regrettable that in the heart of a large area that merited landmark protection, and alongside a beloved National Historic Landmark, a spot was left vulnerable to the inappropriate and insensitive development disallowed in the rest of the districts.

We recognize that the development has been crafted to offer various community benefits, but it is also apparent that these amenities could be conferred through alternate plans that would not diminish some of Brooklyn's greatest assets.

If ever there were a spot to carefully manage scale and design of new construction, it is at this exceedingly sensitive site. The character of highly unique historic districts and the profile of a national icon are at stake.

Thank you.

Fulton Ferry Landing Association

28 Old Fulton Street Brooklyn NY 11201

Re: Rezoning of 10 Dock Street, Dumbo, Brooklyn

I am speaking to you this morning on behalf of the Fulton Ferry Landing Association.

For more than 125 years, the Brooklyn Bridge has been an integral part of our culture. Movie and literary heroes and heroines have met on the Bridge, or raced across it to meet their destiny in Manhattan or Brooklyn. So ingrained in our consciousness is the concept of the Brooklyn Bridge, that when someone says "Oh yeah? Then I've got a bridge to sell you," we all know what bridge they are talking about.

It is the fundamental icon of our City and our nation. It remains a symbol of American ingenuity and perseverance, built by visionaries at the cost of many lives. It represents what can be achieved by those who dream.

Today a private developer seeks approval for an oversized development that will destroy much of what makes this structure so unique and beloved, and conspires with the School Construction Authority to sacrifice a vital part of our cultural heritage in a process that has been closed to community input or public scrutiny. We call upon you, our public officials, to reject the product of these closed-door negotiations, and to protect this symbol of New York.

Let us be very clear: opposition to this project is not opposition to a new school, development of the site, or its conversion to residential use. In fact, we have sought a new school, and campaigned for contextual rezoning. But it IS opposition to achieving these goals at the sacrifice of one of the 10 most recognizable man-made structures in the world, and to permit

private developers to treat this special place--standing alone and rising above its surrounding--as if it was just another development site in midtown.

No other civilized country would permit this type of development to encroach upon and dominate its most sacred landmarks, whether we are talking about the Taj Mahal or the Eiffel Tower. Would any of these countries trade the uniqueness of these structures for some classroom space when it is available elsewhere?

We ask you to think not just of the convenience of this generation, but of the needs of future generations who will make the odyssey to experience this special place, the Brooklyn Bridge.

The core issue is whether this Council and this City will act as proper custodians of a national treasure, or abdicate that responsibility in a manner New Yorkers will regret for decades to come.

Joan Zimmerman, President



Testimony of the Municipal Art Society
Before the Zoning and Franchises Subcommittee of the City Council
By Melissa Baldock, Kress/RFR Fellow for Historic Preservation and Public Policy
ULURP Review of the Dock Street Development, DUMBO, Brooklyn
May 21, 2009

I am Melissa Baldock, Kress/RFR Fellow for Historic Preservation and Public Policy for the Municipal Art Society, speaking on behalf of MAS. The Municipal Art Society is a private, non-profit membership organization that fights for intelligent urban planning, design, and preservation through education, dialogue and advocacy.

MAS has long scrutinized development adjacent to the Brooklyn Bridge that would affect the Bridge's integrity and alter views both of and from the Bridge. It was therefore in light of the effects the Dock Street development will have on the Brooklyn Bridge – one of our city's, if not our country's, most significant and identifiable architectural treasures – that MAS' Preservation Committee reviewed the ULURP actions before the subcommittee today.

The Brooklyn Bridge is an indisputable icon of New York City, and protecting it from encroaching large-scale development is of utmost importance. The Brooklyn Bridge is no ordinary historic structure; it has been afforded the highest level of recognition and protection in the United States, that of National Historic Landmark status. It is one of only 11 National Historic Landmarks in Brooklyn, and as such, is recognized as being of "exceptional value to the nation" as a whole. The Dock Street development, therefore, is not just a DUMBO issue, or even just a Brooklyn or New York City issue – it is an issue that has drawn attention from people throughout the United States and beyond because the Brooklyn Bridge is a quintessential American symbol.

The height, bulk, and configuration of this proposed 18-story building directly adjacent to the Brooklyn Bridge is simply not acceptable. The Environmental Assessment Statement for this project justifies the height of the new development by comparing it to other historic buildings in the neighborhood. It claims that the new development will "relate in height and bulk to several of the taller loft buildings in the area." However, these buildings are not located directly adjacent to the Bridge, and it is this proximity that makes the proposed development so objectionable.

By contrast to other buildings of similar height in DUMBO, the proposed Dock Street development site directly abuts the Brooklyn Bridge, with a portion of it actually running underneath the Bridge. The 18-story portion of the proposed development, although set back somewhat from the Bridge, is still too close to the Bridge's span. As a result, the development

will affect views of the Bridge from DUMBO's streets, and will mar the iconic views of DUMBO, the Manhattan Bridge, and the East River from the Bridge.

The Brooklyn Bridge is one of the city's most visited tourist destinations. In a city where tourism is such an important part of our economy, we should question why we would allow one of the City's greatest experiences – that of walking across the Brooklyn Bridge – to be so irrevocably and detrimentally altered. We look to the City Council members to recognize the harm that this development will do to the Brooklyn Bridge and to reject the requested zoning changes.

FOR THE RECORD

Lucy Koteen
138 Lafayette Ave
Brooklyn, NY 11238

The Brooklyn Bridge is not only a great monument that belongs to New York City but to the United States and to the whole world. It is a symbol of people joining together and its physical structure is beautiful to gaze upon and the bridge is a brilliant engineering feat. It is the image that has been painted and photographed thousands of time. It appears frequently in many movies to represent New York City and especially Brooklyn. Ironically, it is the image that is used over and over by developers to intice buyers to Brooklyn.

No person and certainly no developer has the right to deface the image of this Brooklyn icon and to alter its image after 142 years of noble service to us in Brooklyn and to people all around the world. Or is it ok, when the developer spends more than \$100,000 to lobby City officials to destroy that which no government has the right to grant to a developer? Is it ok when the developer can hire the prior City Councilman to do their lobbying in a brilliant example of why evolving doors should be illegal? It is hard to fathom the kind of shortsighted planning process that would permit this defamation. A developer waves a school and a handful of moderately priced apartments in front of a planning body and they roll over for him. Piece by piece monuments that belong to all of us, will easily dwindle away until all that we have left will be monuments to greed and the holy shrine called profit. Should we expect a building to go up in front of the Statue of Liberty that will block its view, next?

It is illogical to think that this is the only place and the only way to get a school built? As was made public, the School Construction Authority and the developer in a backroom negotiation, conspired a deal for the Walentas development. The lobbyists worked to shut down alternative site explorations. Is this City now going to turn over the business of building all our public institutions to developers so that public facilities will be held ransom until the developer gets the location and money making deal that he desires? If the City wants to see low cost housing in DUMBO then they can work with a not-for-profit organization to see that developed.

Just as Two Trees lobbyist, Joni Yoswein, told Jed Walentas that she hoped the School Construction Authority would "do the right thing and shut down this option publicly," I hope the City Council will do the right thing and shut down the Walentas project one thing and for all.

Say no to the Walentas project and yes to a history that should never be for sale.

alexis bittar

May 7, 2009

Hon. Christine Quinn
Speaker, New York City Council
City Hall
New York, NY 10007

Dear Speaker Quinn,

I would like to voice my support of the Dock Street Dumbo project that the City Council is in the process of reviewing. I have operated my jewelry design business out of Dumbo since 2003 and have remained in the neighborhood as my business has grown and expanded. Over the last several years I have witnessed Dumbo evolve from a quiet neighborhood that few people ever visited into a vibrant neighborhood that attracts creative businesses, artists and families wanting to live and work here in the long term.

I believe that Dock Street Dumbo shows a commitment to the type of community that Dumbo has become over the last several years. Namely, a community dedicated to maintaining diversity, an appreciation for small businesses and creative endeavors and an interest in preserving the unique quality of this neighborhood that brought so many of the residents and businesses who are in the area today. The retail space that is part of the project will provide much needed services to the residents of the neighborhood and to those of us who work here on a daily basis. The affordable housing portion of the project will give the working class individuals and families who are a very important part of the fabric of this community the opportunity to live in the neighborhood.

This truly is a project that blends many of the needs of the neighborhood in a building that is aesthetically pleasing and in context with the style and size of buildings in the rest of the neighborhood. As an artist, it is clear to me that the developer gave a great deal of consideration to the size and style of the building it decided to propose for the project. The multi-level design is artistic and eye-catching, while at the same time, the height, façade and style of the building fit seamlessly into the surrounding architecture. The proposed design is clearly considerate of the public's interest in maintaining open views from and of the Brooklyn Bridge and I believe it will be a structure that people walking or riding across the Bridge will appreciate for its design. The Dock Street project will be a tremendous benefit to the neighborhood and I ask that you approve the rezoning of Dock Street so that it can become a reality.

Thank you for your consideration.

Sincerely,

Alexis Bittar



*Pratt Institute
200 Willoughby Avenue
Brooklyn, NY 11205*

*School of Architecture
Office of the Dean*

*Telephone:
718 399-4304*

*Facsimile:
718 399-4315*

May 14, 2009

The Honorable Christine Quinn
Speaker, New York City Council
City Hall
New York, NY 10007

I am writing in strong support of the Dock Street Dumbo Building proposed for the Dumbo neighborhood by Two Trees Development. Not only does this project bring needed residents and services to the neighborhood, but it is also an exceptionally well-designed project.

As both a professional architect and Dean of the School of Architecture at Pratt Institute, I have intimate knowledge of this extraordinary neighborhood. Our institute has satellite studios in the neighborhood. Many of our faculty live and practice their creative disciplines here, and our school has conducted numerous research projects here, examining both its physical and social contexts. Dumbo is a uniquely vital place; it is a creative haven and a magnet for visitors as well as a blend of historic landmarks including the beloved Brooklyn Bridge and new public spaces such as the evolving waterfront park. Two Trees Development has been instrumental in helping create this special neighborhood, and their Dock Street project will both enhance and improve this wonderful mix of old and new.

The project itself is the culmination of years of careful planning, patient attention to the needs of the community and the highest quality of architectural design. The building mass has been thoughtfully positioned on a large site in order to have no visual impact on the Bridge but rather align with and engage the adjacent loft buildings. At the base of the building a public school completes the block in a humane and contextual manner, and provides a crucial resource for the neighborhood for many, many years to come. Finally, the character of the building design is intended to be a part of the neighborhood, and this is reflected in the material selections, window sizes and architectural details.

In sum, this is exactly the type of project that exemplifies the best of what New York can do. A public and private partnership - working together to enhance and improve one of our most important neighborhoods in the city, while preserving and respecting one of the great historic treasures of the world - has created a project that should be celebrated for all of the good things it does. It is richly deserving of my strong and unqualified support, and I am pleased to offer it at this important public hearing.

Sincerely,

Thomas Hanrahan, Dean
School of Architecture
Pratt Institute

May 21, 2009

Dear Tony Avella and Members of the Zoning and Franchises Committee:

In addition to the preservation of our global icon and national history, community groups have expressed other, equally important concerns, in particular the potential homeland security issues resulting from having this residential complex, which may also house a middle school, only 80 feet from and rising approximately 130 feet above the Brooklyn Bridge road surface. It is no secret that the Brooklyn Bridge remains a likely target for international terrorists. According to the FBI, in July of 2008 a Pakistani neuroscientist and Al-Qaeda operative, Aafia Siddiqui, was detained in Afghanistan and had in her possession a hit list of famous New York landmarks, including the Brooklyn Bridge. During a March 2007 hearing at the U.S. Naval Base at Guantanamo Bay, Cuba, 9/11 planner Khalid Sheikh Mohammed admitted, "I was responsible for surveying, planning, and financing for the bombing of suspension bridges in New York," (Verbatim Transcript of Combatant Status Review Tribunal Hearing for ISN 10024, U.S. Department of Defense, Revised as of March 15, 2007). In the United States vs. Lyman Faris, it was revealed that Lyman Faris, a naturalized American citizen working for Al-Qaeda, studied the feasibility of using gas cutters to cut through the cables of the Brooklyn Bridge. It is unthinkable to ponder the role this proposed building could play in a terrorist attack given its proximity to the bridge; it is even more unthinkable to ponder the impact to this building, and to the children inside a middle school that may be placed in the development, should an attack occur.

A letter dated November 18th, 2008, which I am also submitting to you as public testimony, was written to State Senator Michael Balboni, deputy secretary for public safety and homeland security, expressing the grave security concerns. His response, which I have also attached for your review, was quite disturbing, essentially passing the buck to the New York City Police Department. A follow up letter, which I am also submitting to your committee, was then sent to Commissioner Ray Kelly, further highlighting these security concerns. We have yet to receive a response from the Commissioner or the NYPD.

Shortly after Two Trees announced their intentions to build Dock Street DUMBO, the DUMBO Neighborhood Alliance (DNA) launched SAVETHEBROOKLYNBRIDGE.ORG, a Web site to raise awareness about the true impact the proposed building would have on the neighborhood. Among other things, visitors of the site can voice their opposition by signing an online petition against the development. As of May 15, 2009, we have collected 1,712 online signatures, of which:

- 1,369 are New Yorkers
- 937 are Brooklyn residents
- 465 live in DUMBO
- 228 work in DUMBO

Note that these online signatures are in addition to the nearly 12,000 paper signatures the DNA has also collected in opposition of this development. Additionally, residents have sent nearly 8,000 postcards to mayor Bloomberg and Speaker Quinn in the last two weeks, expressing opposition to the development.

Today, you will hear from just a handful of organizations which have come out in support of this project. It should be noted that:

- The DUMBO BID, which has come out in support, was founded by and funded by Jed Walentas.
- The Pratt Institute has also come out in support of this project. Interestingly, Mr. David Walentas is a member of their Board of Trustees.
- The Brooklyn Historical Society has also come out in support of this project. Interestingly, Mr. David Walentas is a member of their Board of Trustees as well.

In closing, I urge you to listen to the will of the people, and act in the best interest of the entire community – DUMBO, Brooklyn, and New York City – by voting against Dock Street DUMBO.

Thank you.

MUCHNICK, GOLIEB & GOLIEB, P.C.

ATTORNEYS AT LAW

200 PARK AVENUE SOUTH
NEW YORK, NEW YORK 10003

(212) 315-5575
FACSIMILE: (212) 977-5133

November 18, 2008

Senator Michael Balboni
Deputy Secretary for Public Safety
Homeland Security
Executive Chamber
State Capital
Albany, New York 12224

Re: Potentially Dangerous Development Proposal

Dear Senator Balboni:

I am a resident of a section of Brooklyn, New York commonly referred to as DUMBO, the west side of which runs along the East River between the Brooklyn and Manhattan Bridges. I am also a member of a subcommittee of the DUMBO Neighborhood Association which has been organized to contest the size and proximity to the Brooklyn Bridge of a development proposal (the "Dock Street Project") submitted to the Brooklyn Department of City Planning by Two Trees Management Corp. Briefly, the proposal is for the construction, within 70 feet of the Brooklyn Bridge, of a 17 or 18 story mixed-use building with a middle school on the bottom floors and residential rental units in the balance of the building.

While the Dock Street Project presents a number of non-security related issues to which our organization strenuously objects,¹ we also believe that a building of this size, placed 70 feet from the Brooklyn Bridge, presents a serious security problem. I am writing in the hopes that you will arrange for Homeland Security to take a look at this project from a security perspective and let me know whether or not our concerns are valid. I look forward to hearing from you at your earliest convenience.

Cordially,



Barry W. Silverstein
Of Counsel
bsilesq@aol.com

Enclosure

¹ Attached is a copy of a joint statement issued by three neighborhood associations regarding this project



STATE OF NEW YORK

DAVID A. PATERSON
GOVERNOR

MICHAEL BALBONI
DEPUTY SECRETARY FOR
PUBLIC SAFETY

December 2, 2008

Barry W. Silverstein
Muchnick, Golieb & Golieb, P.C.
200 Park Avenue South
New York, NY 10003

Dear Mr. Silverstein:

I am in receipt of your letter dated November 18, 2008 detailing possible security concerns with regard to the "Dock Street Project", more specifically, you seek guidance from the Office of Homeland Security in determining the validity of your concerns.

Perhaps the most valuable lesson we have learned in the years since 9/11 is that every resident can help in the fight against terrorism and that vigilance is the most effective asset to increasing public safety.

Your situation would be best addressed by the New York City Police Department which has a division that is dedicated to investigating and identifying possible security concerns.

Please contact the NYPD Threat Assessment Unit at (718) 615-7506.

Sincerely,

Michael Balboni
Deputy Secretary for Public Safety



45 Washington Street | Box 123 | Brooklyn, NY 11201 | www.dumbo-dna.org

Commissioner Raymond W. Kelly
New York City Police Department
1 Police Plaza
New York, NY 10038

May 13, 2009

Dear Mr. Kelly,

I am a resident of a section of Brooklyn, NY commonly referred to as DUMBO, the west side of which runs along the East River between the Brooklyn and Manhattan Bridges. I am also the President of the DUMBO Neighborhood Alliance (DNA), a non-profit, all volunteer organization, representing the interests of hundreds of residents in our community.

For over the past year and a half, DNA has been vociferously contesting the size and proximity to the Brooklyn Bridge of a development proposal, know as "Dock St. Project," submitted to the Brooklyn Department of City Planning by Two Trees Management Corporation. The proposal is for the construction, within approximately 80 feet from the Brooklyn Bridge, of an 18 story, mixed-use building, with a proposed middle school on the bottom floor and rental units in the balance of the building.

While the Dock St. Project presents a number of non-security related concerns, which DNA strongly objects to, we strongly believe that a building of this size, only 80 feet from and rising approximately 130 feet above the Brooklyn Bridge road surface, presents a very serious security problem. It is no secret that the Brooklyn Bridge remains a likely target for international terrorists. According to the FBI, in July of 2008 a Pakistani neuroscientist and Al-Qaeda operative, Aafia Siddiqui, was detained in Afghanistan and had in her possession a hit list of famous New York landmarks, including the Brooklyn Bridge. During a March 2007 hearing at the U.S. Naval Base at Guantanamo Bay, Cuba, 9/11 planner Khalid Sheikh Mohammed admitted, "I was responsible for surveying, planning, and financing for the bombing of suspension bridges in New York," (Verbatim Transcript of Combatant Status Review Tribunal Hearing for ISN 10024, U.S. Department of Defense, Revised as of March 15, 2007). In the United States vs. Iyman Faris, it was revealed that Iyman Faris, a naturalized American citizen working for Al-Qaeda, studied the feasibility of using gas cutters to cut through the cables of the Brooklyn Bridge. It is unthinkable to ponder the role this proposed building could play in a terrorist attack given its proximity to the bridge; it is even more unthinkable to ponder the impact to this building, and to the children inside a middle school that may be placed in the development, should an attack occur.

DNA has relayed our security concerns in public testimony to Community Board 2, Borough President Marty Markowitz and City Planning Commissioner Amanda Burden. Yet city, state or federal homeland security officials have addressed none of our security concerns. We have yet to see a security analysis or expert testimony regarding the precarious location of the proposed Dock St. Project. In November 2008, DNA wrote to State Senator Michael Balboni, Deputy Secretary of Public Safety, and NYS Homeland Security. His response, in December 2008, deferred comment to the NYPD Threat Assessment Unit (correspondences attached).

DNA is disturbed by the lack of attention to this matter. We are concerned about our landmark and the safety of our residents as it pertains to this proposed development. I am writing to request you urgently prioritize this matter and to provide a detail assessment to DNA and the citizens of New York City of the potential security impact this development will pose. New York City Council is scheduled to vote on this project within 3 weeks. It is imperative that a threat assessment is conducted prior to this vote. I hope to hear from you at your earliest convenience.

Thank you.

Sincerely,

Gus Sheha
President
DUMBO Neighborhood Alliance
gshaha@earthlink.net
917-742-6072



FOR THE RECORD

Opponents to Brooklyn Bridge-Threatening Dock Street Development State Their Case at New York City Council Hearing

New York, NY, May 21, 2009 – On the day that the New York City Council holds a public hearing on a controversial real estate venture known as Dock Street, a litany of preservationists, historians, politicians and citizens issued statements urging the halt of this 17-story building that would tower immediately adjacent to the Brooklyn Bridge and forever alter this world beloved New York skyline.

The case against Dock Street was made before the City Council at City Hall in downtown Manhattan by a group that included renowned documentary filmmaker Ken Burns, New York City Council Members David Yassky, Tony Avella and Bill de Blasio, Gus Sheha and Doreen Gallo, President and Executive Director of the DUMBO Neighborhood Alliance (DNA), as well as executives from groups such as The Municipal Art Society and The National Trust for Historic Preservation.

Here are a few select statements from the opponents to Dock Street that are being entered into the record:

- "In unexpected and wonderful ways, the Brooklyn Bridge captures the essence of the human spirit and it has become an enduring symbol in American culture of strength, vitality, ingenuity and promise. Especially in times like these, NOTHING, literally, should get in the way of that beautiful work of art." – **Ken Burns, Filmmaker**
- "In his initial proposal for the Bridge, written in 1867, the brilliant John A. Roebling, its designer, said that the finished work would stand down the years as a testament to the community that built it. That was 142 years ago. And there the bridge stands today, just as he said, a testament to those who built it. Let what is decided now, in the year 2009, be a testament of our appreciation for this rarest of structures, the gratitude we feel as we enjoy it, the pride we take in it." – **David McCullough, Historian, Two Time Pulitzer Prize Winning Author**
- "The Brooklyn Bridge is a grand and graceful icon of immense national significance – the jewel in Brooklyn's crown. Striking views of the Brooklyn Bridge represent America's engineering prowess and limitless vision, as much as they also symbolize Brooklyn's great stature and history." – **Richard Moe, President of the National Trust for Historic Preservation**
- "MAS has long scrutinized development adjacent to the Brooklyn Bridge that would affect the Bridge's integrity and alter views both of and from the Bridge. The Brooklyn Bridge is an indisputable icon of New York City, and protecting it from encroaching large-scale development is of utmost importance." – **Municipal Art Society of New York**
- "I am vehemently opposed to the Two Trees' development project next to the Brooklyn Bridge, which is not only a City treasure, but a national one as well. Its panoramic view must not be destroyed! We should be doing everything in our power to preserve this historic jewel for future generations." – **Tony Avella, Chair of the Zoning and Franchises Sub-Committee**
- "The Brooklyn Bridge is not only the heart, soul and centerpiece of my neighborhood, but a dramatic icon of the New York spirit that has been featured in countless films, television shows and works of art." – **Gus Sheha, President of the DUMBO Neighborhood Alliance (DNA)**
- "Part of the magnificence of the Statue of Liberty is the pristine nature of its surroundings – on an island, in the middle of the East River, with no other tall structures on the island." – **Kristian Roebling, Direct Descendent of Brooklyn Bridge Designer John A. Roebling and Builder Washington Roebling**

(Opponents to Dock Street Statement, Pg 2)

- "This huge building will dwarf the Bridge on the Brooklyn side, causing irreparable damage to the Bridge's singular and majestic presence. This architectural and pioneering feat of 19th century engineering stands as a testament to American ingenuity and persistence, an iconic symbol of Brooklyn and the City itself." – **Gabriel Byrne, Actor**
- "I am a native New Yorker, born and raised in this magical city of ours. Little by little we watch as what is wonderful and unique about the city is paved over and homogenized. Please stop that from happening here. You have the opportunity to preserve something so beautiful and to create a great and important legacy of your own." – **Ana Ortiz, Actress and DUMBO Resident**

To date, more than a dozen high-profile local and national preservation groups, historians, architects and celebrities have made statements of vigorous opposition to this building project which will forever alter New York's legendary landscape. These include **The National Trust for Historic Preservation, The Municipal Art Society of New York, The Roebling Chapter of the Society for Industrial Archeology, The Historic Districts Council, The Society for the Architecture of the City**, Pulitzer Prize-winning historian and author **David McCullough** and **Kristian Roebling**, descendant and spokesperson for the family of the bridge's designer and builder **John A. Roebling**. National and local celebrities including **Gabriel Byrne** of *The Usual Suspects* and HBO's *In Treatment*, **Helen Hunt** of *As Good as It Gets* and *Mad About You*, **Gary Sinise** of *The Green Mile* and *Forrest Gump*, **Ana Gasteyer** of *Saturday Night Live* and *Mean Girls*, Emmy Award winning documentary filmmaker **Ken Burns** of *Brooklyn Bridge* and *The Civil War* fame and **Skipp Sudduth** of *Third Watch* and *Law & Order* have also lent their voices to the cause. More than **12,000 individual citizens** have voiced their objection via petitions, letters, postcards, emails and phone calls to governing bodies including the Department of City Planning, Mayor Bloomberg and the City Council.

To save the Brooklyn Bridge--whether or not you live in New York City--contact New York City Council Speaker Christine Quinn: (212) 788-7210 / cquinn@council.nyc.gov and Mayor Bloomberg by calling 311 or faxing (212) 312-0700. If you live in New York City, please contact your local member of the Council. Find your representative here: <http://council.nyc.gov/html/members/members.shtml>.

For more information on the efforts being made to save The Brooklyn Bridge, please visit: www.dumbo-dna.org or www.savethebrooklynbridge.org

Media Contacts:

Cataldi Public Relations
Sal Cataldi or Kaitlin Lindsey
Office: (212) 244.9797 Cell: (516) 236.3817
sal@cataldipr.com
kaitlin@cataldipr.com

Friday, May 21, 2009

Dear Chairman Avella and Members of the Zoning and Franchises Subcommittee,

Shortly after Two Trees announced their intentions to build Dock Street DUMBO, the DUMBO Neighborhood Alliance (DNA) launched SAVETHEBROOKLYNBRIDGE.ORG, a Web site to raise awareness about the true impact the proposed building would have on the neighborhood. Among other things, visitors of the site can voice their opposition by signing an online petition against the development. As of May 15, 2009, we have collected 1,712 online signatures, of which:

- 1,369 are New Yorkers
- 937 are Brooklyn residents
- 465 live in DUMBO
- 228 work in DUMBO

Note that these online signatures are in addition to the nearly 12,000 paper signatures the DNA has also collected in opposition of this development. Additionally, residents have sent nearly 8,000 postcards to mayor Bloomberg and Speaker Quinn in the last two weeks, expressing opposition to the development.

I urge you to listen to the will of the people, and act in the best interest of the entire community – DUMBO, Brooklyn, and New York City – by voting against Dock Street DUMBO. Please respect and preserve the Brooklyn Bridge by opposing this project.

Here are some of the hundreds of comments that have been posted on the site:

I walk over the Brooklyn Bridge twice a day, to work and back, all the while taking photos for tourists and enjoying the view that makes the entire world want to come visit. Part of this process is also walking down past Grimaldi's to the dock. The thought of this truly exceptional and unique experience being obstructed by an enormous and inappropriate building makes me truly question why I would continue to live in a place that has lost the exact characteristics that brought me to this neighborhood in the first place. We have a unique opportunity to preserve something special. Please do not let this happen, for the sake of every New Yorker and tourist that considers this to be one of the reasons they live or visit here. It's like building a big building next to the Eiffel Tower – just completely ridiculous, and should be out of the question. Thank you.

- Gillian, Brooklyn

It would be a horrible tragedy if City Council approves this monstrosity. Construction of this building would permanently ruin significant view corridors that are supposed to be protected under the City and State Environmental Quality (CEQR and SEQR) review processes. I will fight this project!!

- Stacey, Brooklyn

My grandmother walked the Bridge on the day it was opened. I walk it at least twice a year. A building that obstructs our view of the Bridge will be an eyesore. We don't need more of those.

- Susan, New York

Please don't build a wall of buildings along the waterfront (look at the Trump Westside disaster). It gives the river to the chosen few.

- *Monina, Massachusetts*

The bridge belongs to everyone, not to developers. It is time to stop handing over our valuable resources to developers and to have sustained, community-based planning. Developers promising schools is the wrong way to have public schools built.

- *Lucy, Brooklyn*

I cannot believe that there is serious consideration for a building that is going to diminish the dignity and grandeur of the Brooklyn Bridge, an historic icon. New York City should think long and hard about the legacy they will leave if they approve this project.

-*Rhonda, Brooklyn*

It would be unconscionable for the City of NY to allow a building of this scale next to the bridge. The proposed building should be denied and limitations should be spelled out by the city before any revised proposal is submitted.

- *Will, New Orleans, LA*

I was born and lived for the first 22 years of my life in Brooklyn, NY, when the Dodgers played there. When I return to visit, I often am within sight of the bridge. Please don't let my memory and this national landmark to be defiled.

-*Stephen, McFarland, WI*

Just returned with my girlfriend from a tour of New York. Without question, our favorite time was walking the Brooklyn Bridge. I can hardly believe that someone would be so greedy as to ruin the view of this bridge, for the pleasure of a rich few. If we decide to make a return tour of New York, one factor will be the splendor of this great landmark. Don't build that building!! Or move it back 1000 feet.

- *Gordon, Salt Lake City, UT*

Save the view of the Brooklyn Bridge so when my children are older they can "see" the same view in person that we have hanging on our wall. A beautiful pic of the bridge given to us as a wedding gift. This is what history and memories are made of!!!!

- *Mary & Patrick, Atlanta, GA*

I was born and raised in Brooklyn and lived at South Third St. I may not be living there now, but my heart is still there, and always will be... so I agree to leave our bridge alone and don't do anything that might disrupt it. I'm trying to move back, and if and when I do, I would like to see it the way I left it – standing strong and tall.

- *Gloria, Connecticut*

I was born and raised in Brooklyn and logged at least tens of thousands of miles on that bridge alone as an avid cyclist and photo junky. I now live in California but make it back east at least 3 times a year just to trek over my ole' friend...the Brooklyn Bridge!!!

- *Kelly, California*

First, I don't have a view that will be affected. My reason for objecting is that in any other great world city this would not even be a discussion. Really, 50 feet from the Eiffel Tower or Coliseum – not a chance. The Brooklyn Bridge has been exactly that for more than 125 years.

- *Joel, Brooklyn*

I grew up in Greenpoint, Brooklyn in the 60s. I can appreciate what the building of high-rise condos and co-ops can do to the "horizons" of a neighborhood. Once the concrete goes up, the community has forever lost its unique look. To do this to a New York as well as American icon is not forgivable. Let's bury some developer's greed by stopping this project.

- *Theresa, New York*

As a proud new resident of DUMBO, I am so very hopeful that we do not allow the understated elegance, history, and culture of this neighborhood be forfeited to over-development via this project. If approved, I am sad to think I will surely move to a new Brooklyn neighborhood that I can proudly call home.

- *Yoko, Brooklyn*

I live in Cobble Hill, where Two Trees has also made strenuous efforts to break the landmarks law and ignore the wishes of the people who have to live with their charmless, bulky structures. They need to learn how to work with the neighborhoods, and, until they do, their plans need to be halted.

- *Jeffrey, Brooklyn*

This new building will obstruct views of the Manhattan Bridge and the Empire State building from both Brooklyn Heights and the Brooklyn Bridge. DUMBO does not need more large buildings. Let Brooklyn keep its character!

- *Nicole, Brooklyn*

With so many empty developments that have already blotted out the air and light, not to mention views of historic New York, this project is outrageous. Enough!

- *Enid, Brooklyn*

I live in Arkansas, but the Brooklyn Bridge is beloved by my family and it would be a shame to see it lessened by this proposed building. We have too few national treasures like the bridge and we don't need another high rise luxury apartment building with no soul. Please add my voice to the petition to prevent this high rise building's approval.

- *Charlotte, Springdale, AR*

How can they think of spoiling such a beautiful and world-famous structure? I visit NY 4 or 5 times a year for long weekends, spending lots of tourist money. I don't think I'll feel like visiting any more if NY is that stupid.

- *Veronica, Union Springs, NY*

I read about the proposed project in Newsweek Magazine. For the first time in my life, I walked across the Brooklyn Bridge on 12/28/08. I am a career Landscape Architect. I appreciate the value and importance of our National Icons and the preservation of "viewsheds" that provide visual access to them for all people. No development of any kind should be permitted that would alter or impact the existing urban setting of the Brooklyn Bridge. It seems ludicrous that such a proposal would garner any support whatsoever.

- *Frederick, Ponte Vedra Beach, FL*

Brooklyn will always be home. I grew up there, then attended college at Rensselaer Polytechnic Institute – whose alumni include Washington Roebling. A replica of his blueprint drawing of The Bridge graces the wall of my office. The Bridge is a personal symbol but also a world symbol, a monument to American achievement and aspiration. Greed played no part in its creation. Greed must not be allowed to ruin it. Stop this desecration.

- *Michael, Riverside, IL*

This country has to start valuing its history or we are not going to have any history left to appreciate, study and understand. Destroying this, or any historical landmark, reflects negatively on the US and its value system. Let's not let this happen!!

- *Doyle, Boone, NC*

If this building is approved it will be a shameful loss to not only Brooklyn, Manhattan and the people of New York, but also to the entire country. Please do the right thing and preserve these historic views of and transition area to this precious national landmark!

- *Cynthia, Franklin, TN*

I bring all my out of town friends to walk the bridge. Losing the vistas will hurt tourism and the cities bottom line.

- *Charles, New York*

Mayor Bloomberg! How could you have allowed this to get this far along?? You've already alienated much of Brooklyn by disregarding our feelings about the Atlantic Yards Project. If you want to get re-elected better stop this disgraceful project!

- Lila, Brooklyn

Really, is there nothing that's not up for grabs in NYC anymore? A national treasure is to be defaced so that a developer can feed his bottomless pit of an ego and stash more dough in his already-bursting piggy bank? Please! Instead of digging a foundation for this debacle, let's dig into our hearts for an appreciation of the history and artistry at stake. Perhaps then we as a community will choose to do the moral thing.

- Susan, Brooklyn

Do not build this ill-conceived project next to the Brooklyn Bridge. To do so would diminish the historic and unique character of the bridge and surrounding neighborhood. The fact that this project has gotten this far speaks volumes about how corrupt and greedy New York developers have become.

- Jason, Delray Beach, FL

The plan to construct a building next to the Brooklyn bridge would be a terrible mistake. The fact that this building would encroach on the bridge itself would compromise forever the historic integrity of new york city. PLEASE CONSIDER OTHER OPTIONS!

- Benjamin, Brooklyn

Enough already with giving free reign to developers. What made Brooklyn so attractive is being blocked out by one charmless box after another. Are we trying to pay homage to East Germany? We can do better than that, stop the boxes now. Start with the one proposed by the Bridge.

- Timothy, Brooklyn

The view of the bridge and skyline is one of the most remarkable aspects of Brooklyn — not something that should be thrown away for commercial development. Don't make the same mistake as the Verizon building on the opposite shore...

- Jed, Brooklyn



BROOKLYN HEIGHTS ASSOCIATION, INC.

55 Pierrepont Street, Box 17D, Brooklyn, New York 11201 (718) 858-9193 Fax (718) 875-5607
organized 1910

OFFICERS

May 21, 2009

President

Tom van den Bout

Brooklyn Heights Association Statement before the City Council Zoning Subcommittee Hearing on the Dock Street Rezoning Proposal

Vice Presidents

Nancy Bowe
Neil Calet
Jane C. McGroarty

My name is Judy Stanton. I am the Executive Director of the Brooklyn Heights Association, on whose behalf I am speaking. The Brooklyn Heights Association, which was founded in 1910, is the oldest continually functioning community association in the City of New York. Our membership includes approximately 1100 dues paying households in Brooklyn Heights. We submit the following statement in our role as a representative voice for the Brooklyn Heights community.

Treasurer

Dick Dadey

Secretary

Claire Mirarchi

The Brooklyn Heights Association opposes the Dock Street rezoning application because it would permit a building that is completely out of scale with adjacent structures, most notably the great Brooklyn Bridge, an Individual NYC Landmark and 8th Wonder of the world, and the historically significant 19th century warehouses, known as the Empire Stores, on Water Street.

Board of Governors

Melissa Roper Barnett
Nancy Bowe
Alexandra Bowie
Neil Calet
Saundra Cornwell
Dick Dadey
Martha Bakos Dietz
Donald Fraser
Meredith Hamilton
Alex Herrera
Alison Hill
Michael McCarthy
Brian McGorry
Jane C. McGroarty
Diane Miller
Claire D. Mirarchi
Steve Rothman
Alexandra H. Russello
Martin L. Schneider
Susan E. Shepard
Mary Pat Thornton
Tom van den Bout
Gerard F. Vasisko
Barbara Zimmerman

Our Association has approached the Dock Street proposal with two overarching goals: to preserve the space around the Brooklyn Bridge AND to identify the best possible site for a quality middle school in District 13. These must be treated as two very separate considerations.

Regarding the zoning change: Two Trees Management Corp, the developer, seeks a zoning change to permit residential and community facility uses at an overly dense, non-contextual scale of R8. We do not object to rezoning but we do object to the size of the tower being proposed.

A 212-foot building on Dock Street will overwhelm its immediate surroundings and wall off any sense of the historical transition from the five-story scale Fulton Ferry Landing to the higher early 20th Century scale further east in DUMBO. The area around the Brooklyn end of the Bridge is a space that the Brooklyn Heights Association has sought to preserve and protect. We refer to it as "the Bowl". It is because of the bowl that the Brooklyn Tower of the Bridge stands magnificently alone, framed only by the sky. This open space welcomes thousands of visitors to Brooklyn from all over the world.

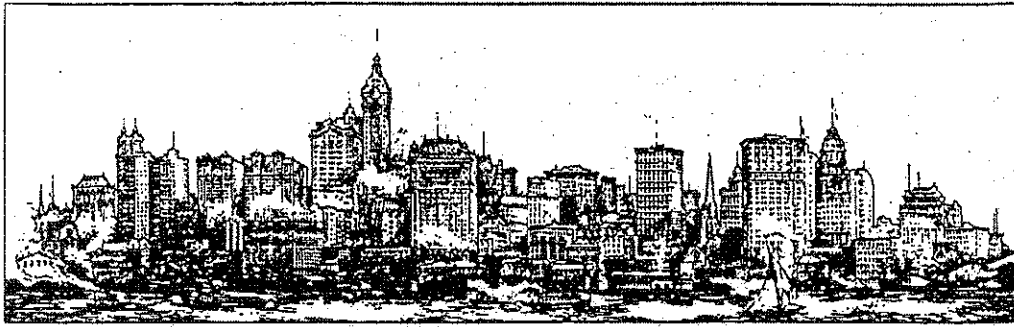
Executive Director

Julia Stanton

Office Manager

Irene Janner

The proposed high-rise will degrade the view of the Bridge Tower whether you are standing on the Bridge or approaching from the river or from the streets below. If the Dock Street high-rise is built as proposed, the stand alone majesty of the Brooklyn



THE SOCIETY FOR THE ARCHITECTURE OF THE CITY

Dock Street – DUMBO Development

City Council Zoning Committee Hearing, May 21, 2009

LU 1073-2009 Zoning Map Amendment, changing from an M1-2 District to an M1-2/R8 and establishing a Special Mixed Use District (MX-2). (C090181ZMK)

LU 1074-2009 Zoning Resolution, Special Permit to allow a public parking garage with a maximum capacity of 465 spaces including 129 accessory spaces, and to allow 37,599 square feet of floor space up to a height of 23 feet above base plane level (C090183ZSK)

LU 1075-2009 Zoning Resolution, Special Permit to facilitate a mixed use development on property located on the easterly side of Dock Street between Front Street and Water St. (C090184ZSK)

In the Dock Street – Dumbo Development we are looking at a tremendous loophole in New York's ability to protect landmarks.

The Brooklyn Bridge—one of our greatest works of engineering and certainly the most beautiful, most loved, and most internationally known—is protected as an individual landmark. The Dumbo – Dock Street Development would rise outside the bridge's landmark site, and in the present circumstance the Landmarks Preservation Commission does not have the power to regulate a massive development so as to prevent it from blocking views *of* the bridge, blocking views *from* the bridge, and ruining any views it does not obstruct by looming *over* the bridge at close quarters.

The LPC issued a Certificate of No Effect which relates only to a peripheral issue, an inconsequential demolition in the Fulton Ferry Historic District. This certificate should not be cited as if it meant that the proposal was found to have no visual impact.

The City Planning Commission reacted to public outrage by making insufficient modifications, such as reducing the tower height from 183 feet to 170 feet.

Now only the City Council can preserve what generations have taken for granted: the freedom to admire the Brooklyn Bridge standing in open space, public, open airspace that lets the people of the city see the great monument that Roebling built for them.

45 CHRISTOPHER STREET APT. 2E, NEW YORK, N.Y. 10014 (212) 741-2628

Ronald Kopnicki, President • Matt McGhee, Treasurer • Christabel Gough, Secretary

The Society for the Architecture of the City, Inc. publishes the review, *Village Views*

You & Dianne

a. Thank you Chair & Council Member Yastko for leading ^{Down} ^{state} ^{we} ^{need} ^{to} ^{about} ^{on} ^{middle} ^{school}

5. I applaud many of the components of Doct. Street such as it's Green Design and 20% Affordable Housing. ^{HOWEVER}, I have SERIOUS CONCERNS,

1. the proposal has the community contentiously divided on an issue that we're all really on-board with -- a much needed middle school. Whether or not there was intent, the process has made this a major wedge issue. When you look at a Dept. of Ed. map it's pretty obvious it's needed. We need to get every one focusing back on the issue of a needed school without the scare tactic of "take or leave it." ^{Let's look at all alternatives including the luxury condos footprints in BBP.} That's not democracy nor community.

SCA ~~2~~ Developers ^{Keep} get your peanut butter out of our chocolate.

2. the Brooklyn Bridge is a symbolic treasure, an architectural and engineering institution if you will. Once you lose the view corridors of a magical ^{and inspirational} form that is recognized worldwide -- it's gone. I lived it in a mountain town in Colorado with the same fight for out of scale rezoning and it resulted in a great loss of a most beautiful view corridor. These losses spiritually tax the very reason many come to live in and see downtown Brooklyn or mountain towns. ^{It's the reason I returned to historic Brooklyn not Manhattan & must say I've walked & rollerbladed the bridge hundreds of times and it's a beautiful different experience on the Brooklyn side than the Manhattan side.} Treasure them and protect them. Developers ^{Keep} get your high-rise luxury condos out of our view corridors.

I'm not sure there is

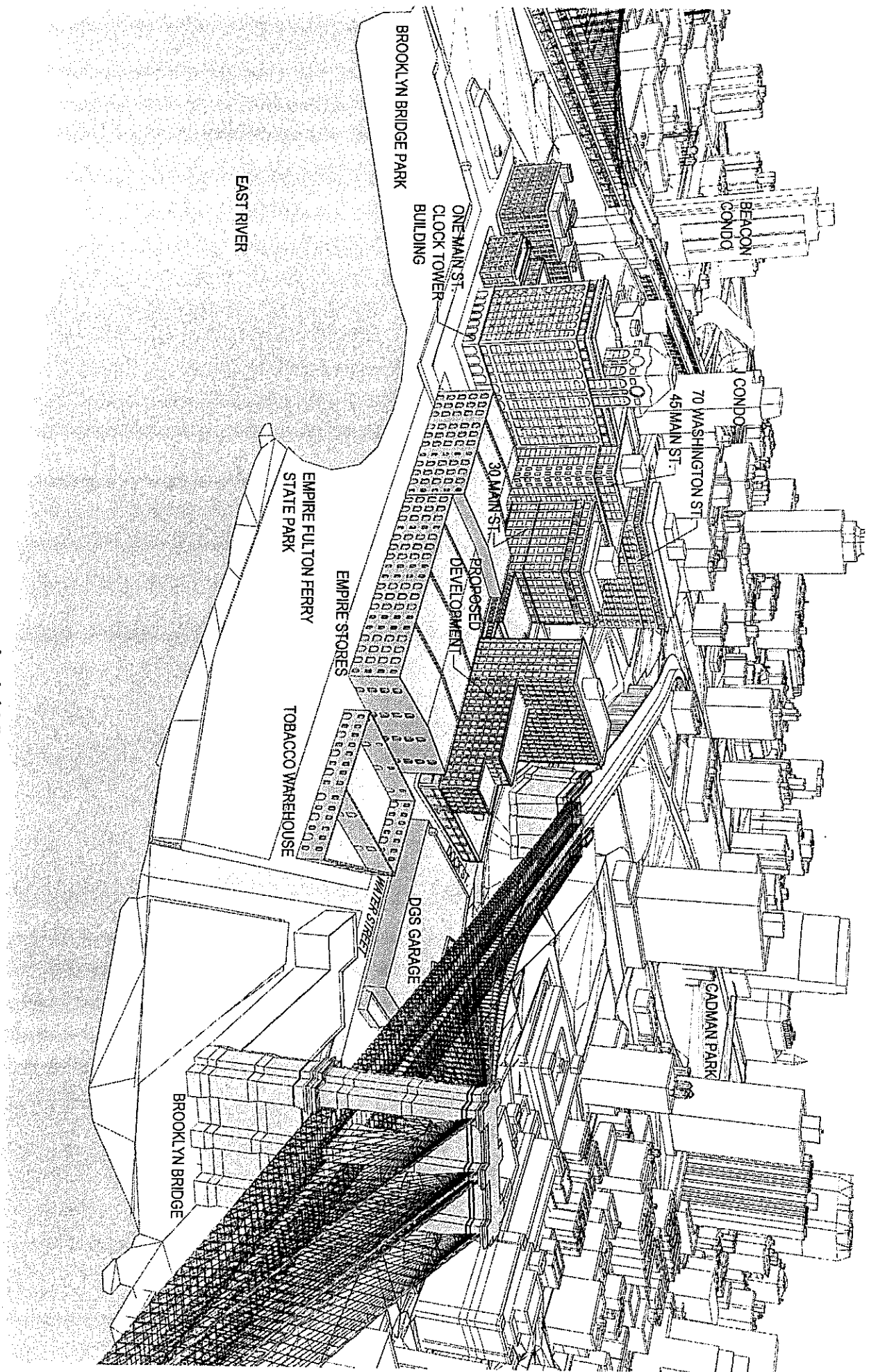
3. there's ~~simply~~ not enough capacity in the single allotted floor.

Let's identify a space where the new middle school has the capacity to absorb its in district feeder schools. ^{making all kids} The ¹⁰⁰ ~~sixty~~ or so seats per grade will be the next thing to divide the community, when ^{most} of our kids can't get a seat. NYC get us the capacity needed for our children's future without dividing us and sending families ^{middle} school, scrambling to the suburbs.

The project goes with all the rezoning.

It's not theoretical.

Doug Rivian
1 Grace Ct Apt. 1C
Brooklyn NY (1170)



Aerial View

DOCK STREET DUMBO

TWO TREES MANAGEMENT

BEYER BLINDER BELLE

PROJECT BENEFITS

- Contextual Design
- Optimal Massing

- Massing moved furthest on site from bridge
- Maximum height limited to 170 FT
- Step down on Water Street

◦ Optimal Uses

Public Middle School	45,772 SF	1.0 FAR
Residential (approx. 240 market rate and 60 low income rental units)	222,945 SF	4.87 FAR
Parking (465 auto and abundant bicycle spaces)	106,056 SF	[.82 FAR] <i>[not counted as ZFA]</i>
Retail (extension of retail corridors along Water Street and Front Street)	12,733 SF	.63 FAR
TOTAL	281,450 SF	6.15 FAR**

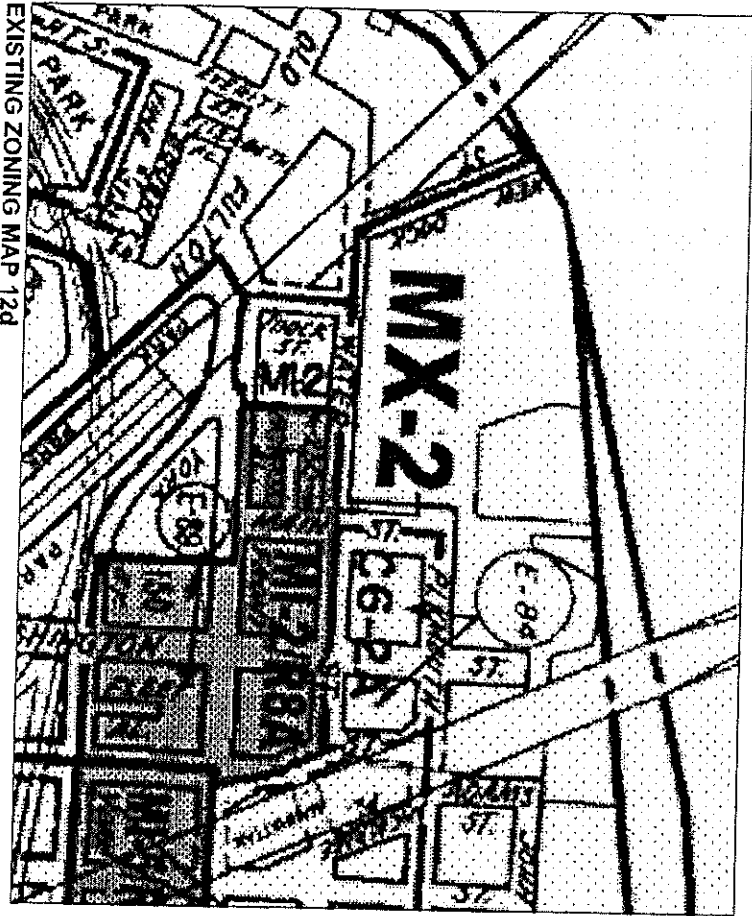
** Less than 6.5 FAR permitted maximum

- Compatible program to benefit Brooklyn Bridge Park
- LEED certified building
- Local jobs (MWLBE program)
- Model public-private partnership

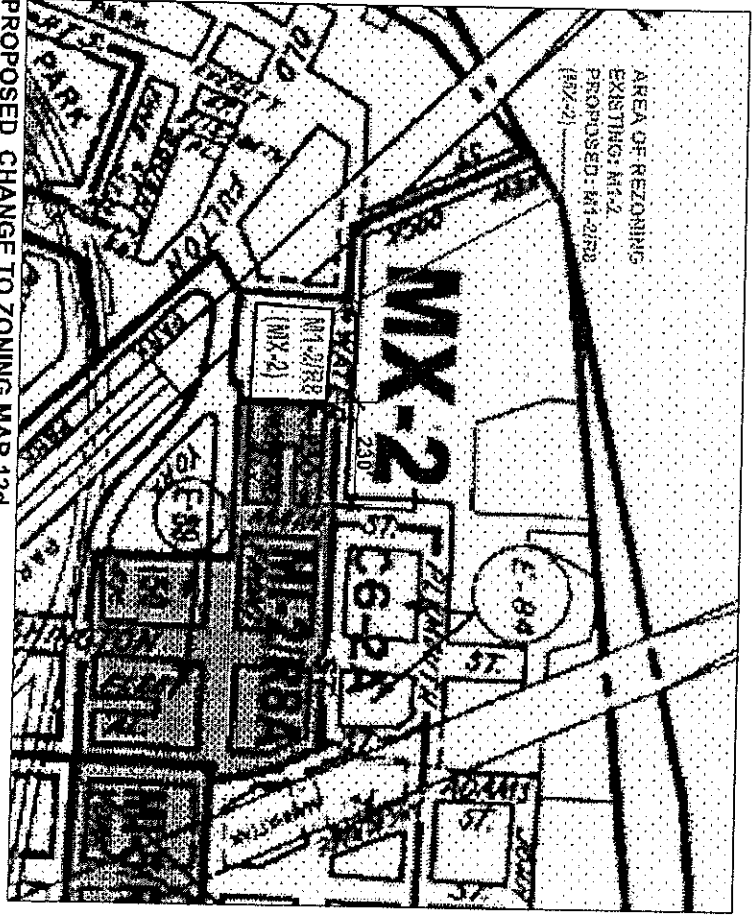
Dock Street DUMBO

PROJECT SUPPORT

- ✓ Approved by local Community Board #2 in a 30 to 7 vote
- ✓ Approved by Brooklyn Borough President with recommendations
- ✓ Approved by City Planning Commission as modified
- ✓ Strong written support and public testimony from
 - Elected officials
 - Community leaders
 - Local residents
 - Local parents
 - DUMBO businesses
 - Community and citywide organizations
 - Design professionals



EXISTING ZONING MAP 12d



PROPOSED CHANGE TO ZONING MAP 12d

Proposed Zoning Map Change
 DOCK STREET DUMBO TWO TREES MANAGEMENT BEYER BLINDER BELLE

Dock Street DUMBO

ZONING APPROVALS REQUESTED

ZONING MAP AMENDMENT

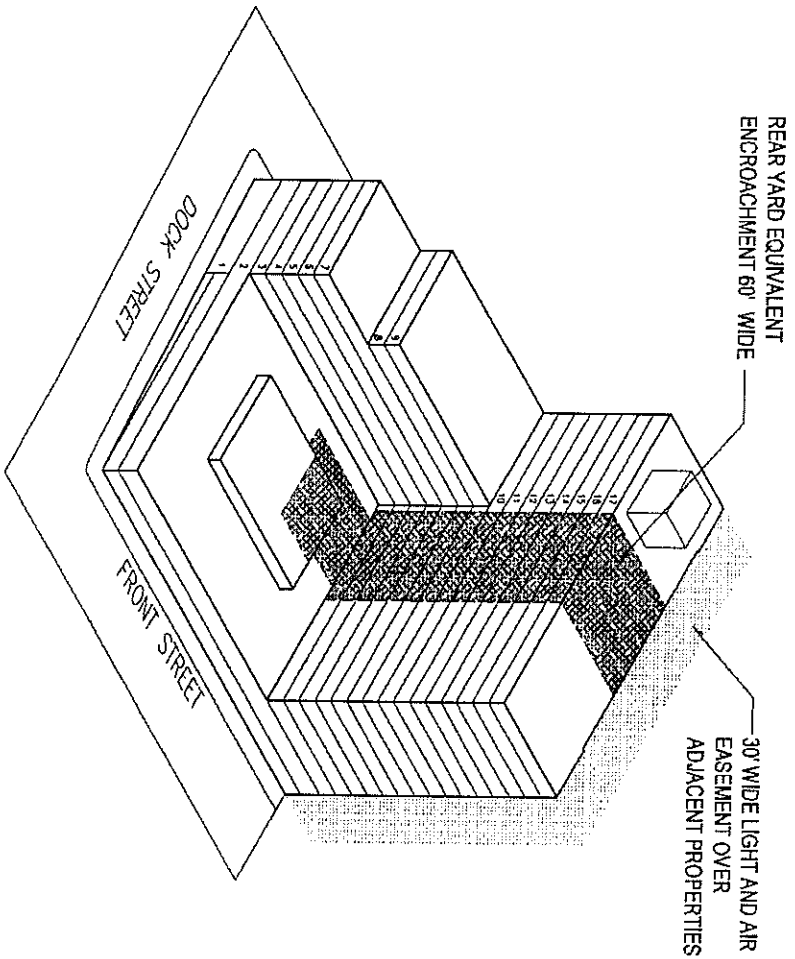
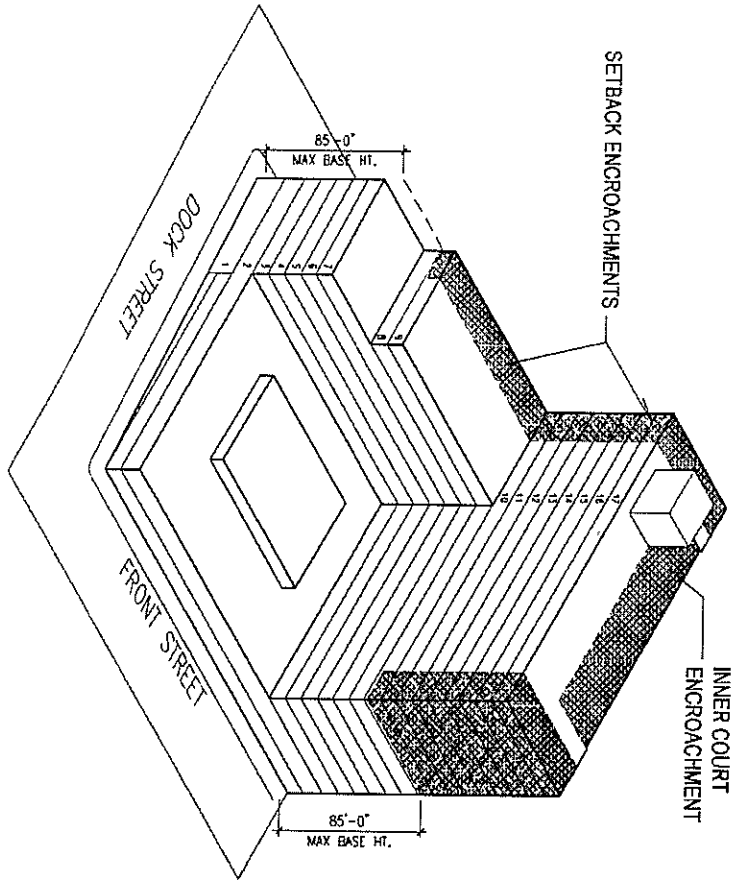
- M1-2 to M1-2/R8 (MX-2)

SPECIAL PERMITS/WAIVERS

- Parking permit to allow 465 space public parking garage
- Modification of height and setback requirements to enable contextual design
- Waiver of rear yard equivalent to enable massing furthest from bridge
- Waiver of minimum distance between side lot line and legally required windows to enable massing furthest from bridge

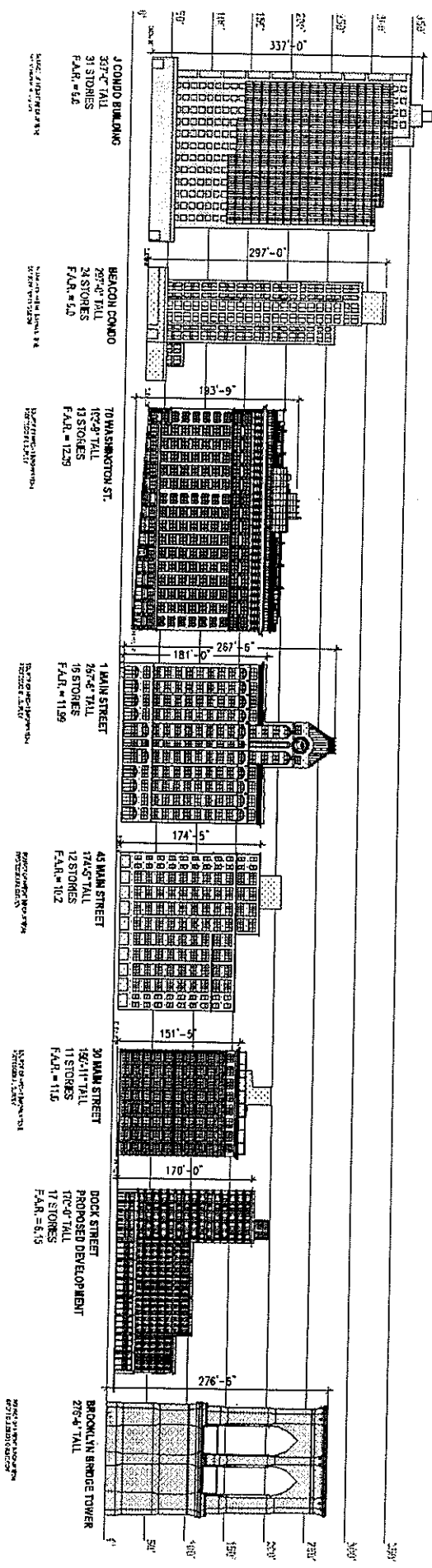
NYC SCHOOL CONSTRUCTION AUTHORITY

- Public notice filed December 1, 2008



Encroachment Diagrams

DOCK STREET DUMBO TWO TREES MANAGEMENT BEYER BLINDER BELLE



Comparative Building Heights in DUMBO

DOCK STREET DUMBO TWO TREES MANAGEMENT BEVER BLUNDER BELLE

**TESTIMONY OF THE REAL ESTATE BOARD OF NEW YORK
INC. CONCERNING THE PROPOSED DOCK STREET DUMBO
PROJECT (090181ZMK, 090183ZSK, 090184ZSK)**

May 21, 2009

Good morning. The Real Estate Board of New York, Inc. is a broadly-based trade association of nearly 12,000 owners, developers, brokers and other real estate professionals active in all 5 boroughs of New York City. We urge you to support the Dock Street DUMBO project which is before you today.

DUMBO was one of the first neighborhoods to receive the innovative "MX" or mixed used designation which has allowed it to redevelop into a popular area with residential, office, arts, retail and other uses. It is an example of a successful reuse of a waterfront neighborhood. It is also a neighborhood that would benefit from the proposed Dock Street building. We believe that the proposed rezoning from M1-2 to M1-2/R8 (MX-2) and the special permits are appropriate.

It's clear that this particular developer has contributed much to the revitalization of DUMBO. It's also clear that they have done tremendous public outreach and have been very responsive to community and government input in designing Dock Street. The building has been designed in terms of height, layout and materials to fit into the neighborhood context and to be set back from the Brooklyn Bridge.

This project will be a "green building" built to receive LEED certification. It will also provide 65 units of permanently affordable housing ensuring that the special qualities of DUMBO will be available to more people. The public middle school to be included will serve approximately 300 neighborhood children.

The Real Estate Board of New York urges you to fully support this project. It's great for DUMBO and great for Brooklyn. Thank you.



March 2, 2009

Dear Constituents:

Several hundred Brooklynites like you have written to me, presented testimony, and/or attended my January 27 land use hearing at Brooklyn Borough Hall on the Two Trees proposal for the development of its property known as 10 Dock Street in DUMBO. Pursuant to the New York City Charter, on February 25, 2009 I submitted my advisory recommendations for this proposal to the City Planning Commission and the City Council. I have enclosed a copy of the report for your review.

Your comments were very helpful in informing me of the community's issues and shaping my recommendation. *Most importantly, as is the case with all of my policy decisions, I am guided by the stated concerns of our community and my experience with the City's land use (ULURP) processes.*

The community has effectively spoken loud and clear about its concerns. I most whole-heartedly agree that the iconic views of the Brooklyn Bridge must be protected and that the open feeling created by what the community has termed the "bowl" surrounding the bridge must be preserved. My primary consideration in reviewing these land use actions was based on what was expressed repeatedly — that the Brooklyn Bridge would be adversely impacted by the proposed building. This was exactly what I expressed in my comments on the 2004 proposal; and, I am reinforcing that concern in response to the project as presented to me in 2009.

Therefore, I recommended that the City Planning Commission and the City Council support only the concept of residential, retail and parking at this site. However, let me be very clear, I do not support this current project. In fact, I have rejected the proposed building as it is currently configured.

As I noted, my goal is to respect the Brooklyn Bridge— by not allowing a "rival" structure to rise too close to it and to preserve public views; the open "bowl;" and, a continued smooth transition from Fulton Ferry Landing to DUMBO.

A very important matter that I had to consider, however, is what the developer may currently construct under the existing manufacturing zoning. I asked my architectural and planning staff to carefully examine this matter. They reported to me that the developer is able under current zoning (known as "as of right") to build a very tall hotel — in excess of twenty stories tall to within 70 feet of the bridge. Alternatively, the developer could construct a hotel at a lower height, but making up for lost height by providing additional building length to be so wide that it would block more even views from the bridge than the currently proposed building! If I rejected the Two Trees proposal outright, followed by

March 2, 2009

Page -2-

possible rejections by the City Planning Commission (CPC) and the City Council, the result could be that development could proceed with zero community input. However, based on what I have experienced over my tenure as borough president, it is more likely that the proposal will proceed through CPC and finally the City Council with minimal modifications occur. Rarely does the City Council overrule or significantly modify the recommendations of CPC. It is unacceptable to me when it comes to the iconic Brooklyn Bridge to have such uncertainty when there is an opportunity to steer the developer to revise plans voluntarily.

However, because Two Trees is seeking zoning changes, public officials like me have the ability to ask for design changes that significantly protect more views than an as-of-right project. So, after reviewing the applications and public testimony, my staff spent weeks conducting “digital modeling” and simulation and personally visiting the site to calculate all design options.

In order to preserve public views — I have called for the tower be made more slender—reducing it to 57 percent of its proposed girth. I have not — as has been incorrectly reported — called for “more height.” Indeed I have done no such thing. What I have acknowledged is that if Two Trees makes the building narrower and in effect “gives back” much of the view from the bridge — they would then have the option, *according to what is allowed by zoning* — to build the narrower structure up to 25 stories. Thus, in combination with my recommendations, if Two Trees pursued the height allowed by zoning, the project would still be reduced by nearly **35,000 square feet**. Such height would approach the height of the “Clock Tower” building at One Main Street.

My recommendations allow for much better views than the proposed building — from many more vantage points — of Manhattan, the Manhattan Bridge, and the Brooklyn waterfront— and of course, the Brooklyn Bridge. This is the balance we were trying to strike.

In order to respect the bridge and preserve the sense of the “bowl” — I recommended the following: that the tower be set back 70 feet from Front Street— increasing the distance from the Brooklyn Bridge from 98 feet to 150 feet; that the building’s wing along Water Street be reduced by two floors (which is consistent with my 2004 recommendation) so that it would be not higher than 80 feet; and; I have asked that the section along Front Street be lowered to 85 feet. Such heights are below the height of the bridge’s walkway.

As I have done with every single residential zoning application that has come before me — I have also asked for affordable housing. The developer has pledged to include it — but my recommendation calls for a legal mechanism to “lock in” the 20 percent affordable housing units promised.

Lastly, regarding the developer’s pledge to include a middle school at the site — which I know was of interest to many families — this was not part of the official application before my office.

I certainly applaud Two Trees’ willingness to build a school — whatever their motivation was — thus I have recommended that the Department of Education consult with Community Education Council 13, Community Board 2, and local elected officials — to analyze the current capacity levels of surrounding elementary and middle schools in order to ascertain which grade configuration will best serve the needs of the community two years prior to the projected occupancy of school space within the dock street project, as well as investigate other available spaces for the location of a school in the neighborhood.

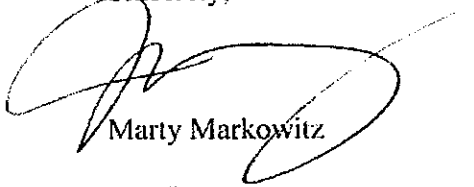
March 2, 2009

Page -3-

I hope that you will take the time to read the recommendation report and the accompanying graphics. I am proud of the work and care that went into this recommendation.

I believe my recommendation absolutely reflects the opinions expressed at my public hearing and written submissions provided to me. My goal was very clear of striving towards the best possible outcome to safeguard the residents of DUMBO while doing my best for the Brooklyn Bridge. I tried my very best. My hope is that CPC and the City Council will be guided by the recommendations that I have set forth so that what is approved reflects the community to the fullest extent.

Sincerely,

A handwritten signature in black ink, appearing to read 'Marty Markowitz', is written over a large, light-colored scribble or watermark.

Marty Markowitz

Name	District	Contact Person	Contact Number	Email	Contacted	Response
Robert Liber		Gail Benjamin	212-788-7310			Met with Gail Benjamin and Quin's deputy- were hostile and adversarial. Quin will support Dock St
Christine Quin						We met with Tish. She is supporting Dock St
Leticia James						
Eril Diblasio		Tom Gray			CALLED	Met with Tom Gray. Diblasio is against Dock St. Will work on his colleagues.
Melinda Katz	29/Queens	Dorothy	718-944-8950		JAY WILL CALL	I think she will support Dock St., even though she did not say it.
Maria del Carmen Arroyo	17/Bronx	Syomara	718-402-6130	schlez@council.nyc.gov	EMAILED REQUEST	
Tony Avelia	19/Queens		718-747-2137		NO	Will vote against Dock St.
Maria Baez	14/Bronx	Domingo Flores	718-294-3950	diflores@council.nyc.gov	EMAILED REQUEST	Meet Chief of Staff - Will vote with Yassky & Avelia but Quin & Mayor may sway vote
Charles Barron	42/Brooklyn	Ms. Cook	212-788-6857	mcook@council.nyc.gov	EMAILED REQUEST & CALLED	He is leaning towards not supporting the project but will talk to Rev. Taylor
Leroy G. Contha, Jr	27/Queens	Felicia Jackson	718-778-3700		FELICIA WILL CALL	Very receptive; has been following the stories in the press.
Elizabeth Crowley	30/Queens	MaurantKata	718-366-3900		YES	Met with the Councilwoman; she will vote against Dock St
Inez E. Dickens	9M/Manhattan	Erma Pfeifer	212-978-4505	erma.pfeifer@gmail.com	EMAILED REQUEST - They will call us	Will not meet with us but will vote with Yassky & Avelia
Janet R. Garodnick	4M/Manhattan	Tim Laughlin/Justine	212-918-0580	tim.laughlin@council.nyc.gov	EMAILED REQUEST & EMAILED	Monday April 27th 2pm 250 Broadway
Eric N. Gioia	26/Queens	Mary Kate Zukewicz	718-383-9566	kleah@gmail.com	EMAILED REQUEST & Left message	Spoke to Mary Kate. Gioia will not meet but wants all information; Jill will try to get meeting
Sara M. Gonzalez	39/Brooklyn	Doug Heilmann/Wally Avarado	718-439-9012	sgonzalez@council.nyc.gov	EMAILED REQUEST	Monday, May 18th @ 2PM - 250 Broadway
Vincent Ignazio	51/Staton Island	Joan/Suzan	718-984-5151		SUSAN WILL CALL	Call Suzan on Friday May 18th
Robert Jackson	7M/Manhattan	Shelly	212-928-1322		MAILED A REQUEST	Councilman will not meet with us. She was rude and very obnoxious. Jill trying to get meeting
Jessica S. Lappin	5M/Manhattan	John Moore	212-788-6885		JOHN WILL CALL	Tue. May 12th 9:30am at 250 Broadway 18th Floor.
John C. Lu	20/Queens	Sylvia Moore	718-898-9747 ext110	sylvia.moore@council.nyc.gov	EMAILED REQUEST	HAS NOT RETURNED CALLS... RUNNING AGAINST YASSKY
Miguel Martinez	10/Manhattan	Bonnie	212-788-7022	bduen@council.nyc.gov	LEFT A MESSAGE	call the afternoon of 5/12
Rosie Mendez	2M/Manhattan	Barbara Sherman	212-788-7053	bsherman@council.nyc.gov	EMAILED REQUEST	She will vote against Dock St. She said not necessary to meet.
Annabel Palma	18/Bronx	Tania Ochoteco	718-792-1140	tania.schoteco@gmail.com	EMAILED REQUEST	Met with the Councilwoman; she seemed very supportive. Very open and sweet.
Joel Rivera	15/Bronx	Jana Miller	718-842-8100	jana.miller@council.nyc.gov	JANNA WILL CALL	Call Jana on Friday May 18th
Larry B. Seabrook	12/Bronx	Diana Figueroa	212-788-6873	diana.figueroa@council.nyc.gov	LEFT A VOICEMAIL	call the afternoon of 5/12
Helen Sears	25/Queens	Aissa Polack	718-803-6373	apolack@council.nyc.gov	ALLISSA WILL CALL	Meet with councilwoman on May 14th, 3pm @ 250 Broadway
Albert Vain	36/Brooklyn	Dottie Conway	212-788-7354		FAXED REQUEST	He will support Dock St.

MEETING

Gale A. Brewer	212-788-6975	Gabrielle	GValiese@council.nyc.gov
Lewis A. Fidler	718-241-9330	John Schnider	jschnider@council.nyc.gov
James F. Gennaro	718-217-4969	Kosta	costanycc@gmail.com May 12th, @ 1pm @ 250 Broad
Vincent J. Gentile	718-748-5200	Michael Sciaraffo 212-788-7363	
Alan J. Gerson	212-788-7722	FAXED 212-788-7727	
Julissa Ferreras	718-651-1917	Jay	
Melissa Mark-Viverito	212-828-9800	Jacqueline Snatana isantana@council.nyc.gov mviverito@council.nyc.gov	
G. Oliver Koppell	718-549-7300	akeefe@council.nyc.gov Aya	
Kenneth Mitchell	718-556-7370		
Kendall Stewart	718-951-8177		
Michael C. Nelson	718-368-9176		
James S. Oddo	718-980-1017		
Domenic M. Recchia, Jr	212-788-7045		
Diana Reyna	718-963-3141		
Eric Ulrich	718-318-6411		
James Vacca	718-931-1721		
Peter F. Vallone, Jr	718-274-4500		
David I. Weprin	718-465-8202		

Kurt Dimitriadis – 5/21/2009 Public Testimony – Two Trees
Dock Street Development Proposal

My name is Kurt Dimitriadis and I have worked with real estate developers since 1996. I am all for responsible development. Our great city needs to house the families and institutions that will create a bright future for New Yorkers. We have to do so responsibly. I believe that any structure so close to an engineering marvel, a historical site, and an international treasure should not go over the height of the roadway of the bridge.

Even without complex models and calculations, one can clearly see that changing a lot zoned from a light-manufacturing FAR of 2 -- to an FAR of 6.5 – residential -- is a HUGE BONUS for the developer. Why should we compromise the Brooklyn Bridge for such extreme private gain?

With respect to the proposed school, developers should not influence or even try to influence where, when and how schools are built to gain zoning changes or variances. This sets a bad precedent. We must keep public education transparent, and open to competitive bidding. The proposed middle school would cost taxpayers approximately \$43 million, yet no cost benefit analysis was conducted on the Dock Street site or any of seven proposed alternate school sites. It is the duty of elected

officials to better investigate these matters before important zoning-related decisions are made.

With respect to the proposed affordable housing to be included in the development, Two Trees is taking advantage of tax abatements which give the developer access to subsidized financing and tax reductions in exchange for affordable housing units. It's the developer taking advantage of public subsidies and not generosity.

In addition, it has been reported in the media that the developer, Two Trees and their top staff have doled out thousands of dollars in campaign donations to certain members of this Council since the Dock Street project was re-proposed in 2007. It has also been reported in the media that Two Trees has spent more than \$400,000 lobbying the City since Jan. 2007, with much of the money going towards trying to sway support for the Dock Street project. If this zoning change gets approved, it sets another alarming precedent: well-connected developers receive preferential treatment and are rewarded for their speculation, donations and lobbying efforts. This curtails competition among developers, encourages monopolies and ultimately, decreases the quality of housing while increasing housing prices.

To avoid the appearance of impropriety and conflicts of interest, those members of this Council who have accepted

significant donations from this developer and its associates should abstain from voting on whether or not to approve the developer's requested zoning change.

Zoning regulations were established to protect the citizens and their quality of life, and should not be changed by the lobbying of wealthy developers. Please protect us. More than 11,000 of us have signed against this out-of-scale development - we do not have the resources that this developer has. Please help preserve a national and international treasure, the Brooklyn Bridge.

Thank you.

May 21, 2009
City Council Meeting Testimony
Joy Kanwar

My name is Joy Kanwar. I am a resident of DUMBO and I teach at Brooklyn Law School.

I believe that the biggest concern about this project is how close it will be to the Brooklyn Bridge. This eighteen story tower will be ^{approximately} ~~less than~~ 90 feet from one of the greatest symbols of the city ever built. Whether or not you believe the debate is really about whether Brooklyn needs a middle school here, I urge you to take a long view of what this means to the community, NYC and the world.

Testimony as provided by Christine Barker, Msc Ecotoxicology

The University of California recently conducted the first national study of health risks associated with a school's proximity to major roadways.

Findings were presented in the September 2008 issue of the Journal of Environmental Planning and Management.

Sergey Grinshpun, PhD, principal investigator of the study and professor of environmental health at UC., states:

“This is a major public health concern that should be given serious consideration in future urban development, transportation planning and environmental policies. To protect the health of young children with developing lungs, new schools should be built further from major highways.”

“Especially,” he points out, “since that school-age children spend more than 30 percent of their day on school grounds.”

Research has shown that proximity to major highways—and thus environmental pollutants, such as aerosolizing diesel exhaust particles—can leave school-age children more susceptible to respiratory diseases later in life.

But this is not news...

The state of California has *already* passed a law prohibiting the building of new schools within 500 feet of a busy road.

The Dock Street Middle School would be 70 feet from The Brooklyn Bridge, and directly above a garage.

New Jersey is moving a bill through the legislature to require highway entrance and exit ramps to be at least **1,000** feet from schools.

From the web site of The United States Environmental Protection Agency (USEPA) on recommended school conditions:

IAQ (Indoor Air Quality) is important for health, economic, and **legal** reasons. Indoor air pollutants can cause discomfort, and reduce school attendance and productivity. Moreover, they can “cause or contribute to short- and long-term health problems, including asthma, respiratory tract infection and disease, allergic reactions, headaches, nasal congestion, eye and skin irritations, coughing, sneezing, fatigue, dizziness and nausea.”

The EPA has the right to shut down or relocate a school it considers potentially damaging to children’s health.

From the American Journal of Epidemiology (Aug. 2007) —

Women who lived in regions with high carbon monoxide or fine-particle levels — pollution caused mainly by **vehicle traffic** — were 10 to 25 percent more likely to have a preterm baby than women who lived in less polluted areas. This was **especially true** for women who breathed polluted air during the first trimester or during the last months and weeks of pregnancy.

Two Trees has done a splendid job of attracting families to Dumbo and profited wildly from them. The Dock street project will substantially increase traffic to the neighborhood, and deleteriously affect air quality in the neighborhood.

The EAS document prepared for Two Trees addresses air quality, but cites data from a NYCDEC monitoring station in the South Bronx, as alarmingly, there is **not one** air monitoring station in Brooklyn.

So, we don’t actually know what existing conditions are. And as the Two trees EAS grossly underestimates additional traffic

congestion, we can't rely on their predicted effects of the Dock Street Project on air quality.

The Two Trees' EAS notes that "Vehicular Emissions from the Brooklyn Bridge Traffic may affect the *receptors* located on the proposed development, *especially receptors* located at or near the same elevation as the Brooklyn Bridge.

In toxicology, a "receptor" is the organism being affected by a toxin.

Two Trees does not acknowledge that **the school will be at the level of the Brooklyn Bridge** or that **these "receptors" are, in fact, children.**

Models were used to predict that potential air quality impacts from vehicular traffic are not considered to be significant. For the garage, the EAS states that the pollutants from a 465 car garage will cause pollutant levels to be elevated near the vents outside the garage. Let's recall that the receptors, or children, will be above said garage.

Estimates of CO dispersion were based on EPA's equation for dispersion of pollutants from a stack. A 'garage' is *not* a 'stack.' And no where did the EAS estimate how many cars would be leaving and entering the site. There is an expression all mathematical modelers are familiar with...garbage in, garbage out.

According to the New York State Department of Environmental Conservation (DEC), most of the City's air pollution comes from its streets. The majority of this pollution is coughed out of tailpipes.

According to the Environmental Protection Agency (EPA):

68 residents per million are at risk of getting lung cancer from air toxins in New York, compared to the national

average of 41 per million.

And From an extensive study by Dr. George Thurston at NYUs Langone medical school:

“Air pollution produces consistent adverse health consequences across the various populations and locations we researched. For example, on a high-ozone, air-pollution day, New York City hospital admissions for respiratory causes rise approximately 20% above otherwise expected figures.”

NYC children are already exposed to elevated levels of air pollutants. Is it ethical to sandwich them between a garage and a bridge during critical development years, so that a development company can profit from a site they knew had limited development rights when they purchased it?

The following are Excerpts taken from the EPA’s website, citing criterion for Evaluating Site’s for Schools:

Selecting a design team that understands and embraces indoor air quality issues is a critical element of designing schools.

The EPA recommends selecting a design team that focuses on the needs of the children. According to all current data on placement of schools, this middle school will be in an environment that will hinder learning and likely cause long term respiratory effects.

Two Trees is a development company focused on profits. Entrusting them with the long term fate of *children* is criminal.

PACC



May 21, 2009

Hon. Christine Quinn
Speaker of the City Council
City Hall
New York, NY 10007

Re: Dock Street DUMBO project

To: the Honorable Speaker Christine Quinn

Pratt Area Community Council wishes to thank the Speaker and the City Council for the opportunity to testify today in favor of the Dock Street DUMBO project to be developed by Two Trees Development Corporation. The project is the first to provide affordable housing in the DUMBO area and would enhance the availability of affordable apartments to all Community Board 2 residents with 61 affordable units in the project. We believe the developer has made substantial changes to the project to address the concerns of many residents as to the obstruction of views to the Brooklyn Bridge. We applaud the the design which follows the principals of contextural zoning in matching the height and bulk of adjacent buildings in the area. Thank you again for the opportunity to participate in this hearing and request that this body vote in favor of the project.

Sincerely,

A handwritten signature in cursive script that reads "Deb Howard".

Deb Howard
Executive Director

Joan L. Craig
28 Old Fulton Street #8G
Brooklyn, New York 11201-1399
joanlcraig@earthlink.net

May 19, 2009

VIA E-Mail

Honorable Christine C. Quinn
Speaker, City Council
email: cquinn@council.nyc.gov

Honorable Tony Avella
Chair, Zoning Subcommittee
email: avella@council.nyc.gov

Honorable Melinda Katz
Chair, Land Use Committee
email: katz@council.nyc.gov

Honorable David Yassky
New York City Council Member- District 33
email: yasskydockst@gmail.com

Re: C 090181 ZMK, C 090183 ZSK, C 090184 ZSK, Dock Street, Brooklyn

Dear Council Members:

I am a longtime resident of Fulton Ferry Landing, having moved here from Brooklyn Heights. I urge you to vote against the rezoning and related variances and exceptions sought in the above-referenced application. If allowed to proceed, the proposed construction would irrevocably destroy the Fulton Ferry and DUMBO neighborhood's historic character and resources. Additional irreparable damage would be done to the public perception of how things work in our city government in that it would give the appearance that private developers can achieve their aims at the expense of the taxpayers through backroom deals with city public authorities and outside of public bidding and request for proposal processes.

**The building the Walentas propose would destroy the very neighborhood
David Walentas is credited with having revitalized.**

Those of us who were drawn here many years ago, were drawn by what no other place could offer— the majesty of the Brooklyn Bridge amidst a great, grand mix of Civil War era coffee warehouses and spice factories—which emitted a wonderful mix of the aroma of coffee and nutmeg; light industry; printers; artists and artisans. The print shops are now gone, the aromas of the coffee warehouses and spice factory have forever faded, and many of the artists and artisans have been forced out (the very ones who gave the area the cachet the developer used to attract newcomers to the high-end housing he has created, some of which is in wonderfully adaptive reuse of existing bulk buildings, some in less impressive and far less contextual new construction). The one thing we have left--we residents of OUR neighborhood, we members of the larger Brooklyn community, and we who come from all over the world to visit this unique place--is the visual delight it so wonderfully offers up. When we walk over the bridge, we can see Brooklyn as it once was, inhabited by the people of today. Walking down to the bridge, we get heart-stopping views of the bridges—of the towers and necklaces of the Brooklyn and Manhattan Bridges, echoing one another—as we look to and under the Brooklyn Bridge roadway and above the buildings that now occupy the space where the proposed project would now stand. Meandering down Water Street, a narrow cobblestoned street, we move from the darkness created by the buildings on Main Street into the burst of brilliant sunlight that accompanies the lower-scaled historic buildings that stand where the developer wants to build his project.

A prime ingredient of our neighborhood's character is this contrast between the existing massive buildings that rise up towards the Manhattan Bridge and the low, historically significant buildings that are nearer to the Brooklyn Bridge and that line the waterfront and make up the Fulton Ferry Landing Historic District. Its soul, on its Brooklyn Bridge side, is born of the contrasts one experiences as one moves from the

May 19, 2009

Re: C 090181 ZMK, C 090183 ZSK, C 090184 ZSK, 194 Dock Street, Brooklyn

Page 2 of 5

massive buildings, with their cavernous, shadowed streets, into the light and air that now exists in the proposed project area, giving an unfettered and heart stopping view of the majestic Brooklyn Bridge towers.

All this would be lost. Gone. Interjecting an imposing structure that would be even taller than those on the other side of it would destroy the neighborhood's character. Even the proposed nine-story portion would cast a shadow that would darken Water Street and the park structures across the street from it and block the street level view corridors from York, Front and Old Fulton Streets that offer the uplifting views of the sky and the Manhattan Bridge that are another vital part of our neighborhood's character.

Lost, too, would be the former foundry that now stands at 56 Water Street and is on the National Register of Historic Places, which would be demolished in order to make way for a tower that will loom over the narrow street and historic Empire Stores.

**The proposed building is wholly at odds with, and would destroy,
the character of the neighborhood.**

The building proposed by the developer would stick out jarringly and block irreplaceable views from both the bridge and from the street. The 9-story component, though more in line with DUMBO, would nonetheless cast a shadow that would permanently darken Water Street and would block the breathtaking views of the sky and Manhattan and Brooklyn Bridges one gets from the street. The proposed tower is wholly out of place—it would be the tallest building in the neighborhood. Instead of being in the midst of the taller buildings of DUMBO, it would be adjacent to what is the lowest part of DUMBO and, even more disturbing, insert a massive wall between the two arms of the very low-rise Fulton Ferry Landing Historic District.

With all due respect, developer's assertions that it would be in context with DUMBO, while seductive, are untrue. In its excellent analysis of the developer's earlier, smaller, proposal, the Historic District Council [HDC], a nonprofit "advocate for New York City's designated historic districts, individual landmarks, and neighborhoods and sites meriting preservation," observed:

. . . in the FEIS, it is clear that buildings of six stories or less predominate within the study area in terms of both actual building numbers and the areas of their coverage. . . .
. . . . The Gair Buildings should not be used as a datum line to determine the appropriate height of new buildings in DUMBO. These tall early reinforced concrete buildings are very different from the predominately low-rise, brick industrial buildings that characterize the vast majority of buildings in the neighborhood . . . [While] these tall, bulky buildings visually dominate many of their lower neighbors and may "represent" the neighborhood to passersby, but they do not reflect the historic built reality experienced by those who have worked, and now live, in what is now call DUMBO. If the proposed building stood next to the historic taller buildings, we would not be making the argument we are making today. It does not, however. It will rise from the edge of the neighborhood that maintains the relatively low-rise scale that dominates DUMBO's streets. This scale is incredibly important to the area's historic, as well as present-day, character. [from HDC's STATEMENT TO THE CITY PLANNING COMMISSION IN RESPONSE TO THE FINAL ENVIRONMENTAL IMPACT STATEMENT FOR 36-62 WATER STREET, BROOKLYN, August 20, 2004.

HDC's recommendations from then should be adopted here:

We continue to urge . . . an appropriate zoning change for this parcel. We join the many community groups and citizens who believe that a rezoning to M1-2/R6A could bring additional residences and businesses to the neighborhood in a manner that could profit both the developer and the community. With so many soft sites in DUMBO, we fear for

May 19, 2009

Re: C 090181 ZMK, C 090183 ZSK, C 090184 ZSK, 194 Dock Street, Brooklyn

Page 3 of 5

the worst if the applicant's rezoning application is granted. We wonder where the rezoning will stop - it will be hard . . . to justify not granting similar zoning to future applicants if the current application is approved. . . . [from HDC's STATEMENT]

The applicant seeks extreme zoning changes and special permits, based on disingenuous assertions that they are necessary to make the building consistent with others in the neighborhood.

The developer seeks waivers and zoning changes, claiming that are required to make the building consistent with the neighborhood's other buildings. It is clear, however, especially given the revision to its original proposal, that the proposed building is designed not so much to be contextual as solely to maximize the developer's profits. No setback? Well, that would make it like the other buildings in DUMBO, we are told. This and similar assertions don't even pass the laugh test and should not be a basis upon which to base any decision on the developer's application. If the developer truly wanted to build a building that was in keeping with the prevailing character of DUMBO, it would have proposed a building that was no greater than 4 to 6 stories and that would not have proceeded after the demolition of 56 Water Street, an historically significant property.

While the developer's desire to get every bit possible out of its investment is an understandable, albeit not laudable, impulse, it must not be condoned by elected public officials, where to do so would be at the expense of the interests of the present and future generations of the community at large.

Statements in support of the project have come from those having a direct financial interest in it or from parties making a command performance for a benefactor to whom they are indebted, or from those who believe that this is the only way to get an intermediate school for area residents.

To make matters worse, the means by which the promise of a school has been held out is at the expense of the taxpayers' and citizens' right to an open and transparent school-siting process.

This district of buildings and their developers is more importantly, a neighborhood and a community. It is our community and you are our elected representative. The community does not want this project. Someone from outside of our community who is not acquainted with its historic significance may well not understand how devastating this building would be to it. We who live here and others who love this area do understand. Every community association in, or adjacent to DUMBO (the DUMBO Neighborhood Association, the Fulton Ferry Landing Association and the Vinegar Hill Association) is opposed to the project, as is the Brooklyn Heights Association and the Cobble Hill Association. This Historic District Council is against it. Every member of the community I have spoken to is against the burdens it would put on the neighborhood and the irreparable damage it would do to the historic resources of the neighborhoods and the Brooklyn Bridge.

The limited support the developers have garnered for the project has come largely, if not entirely, from those who are willing to make what the New York Times, in an article of January 20, 2009, aptly dubbed "a proposal that has, for many residents, tinges of a Faustian bargain."

One contingent consists of those having an economic connection to the developer, or from persons who will profit directly from it. The testimony of art groups counting on free space, attesting to the good deeds of the developer (which we do not dispute), was pointedly missing a statement of clear support for what the developer wants to do in this project. Commercial tenants getting free or low-cost space are hardly free agents. Neither are institutions that benefit from the financial contributions of those in whose favor they are offering support. Rather, their appearances must be viewed not so much support for this particular project as command performances for a benefactor to whom they are indebted.

The other contingent consists of those who believe the project is the only way to get an intermediate school in the area. Having spent nearly \$500,000 in lobbying costs alone, David and Jed Walentas of Two Trees Management claim it will include raw space for a public middle school. Apart from the fact there is no

May 19, 2009

Re: C 090181 ZMK, C 090183 ZSK, C 090184 ZSK, 194 Dock Street, Brooklyn

Page 4 of 5

guarantee such a promise would ever be fulfilled, the means by which the offer is being made is the result of a negotiation process that in and of itself should stop the project in its tracks.

While local community associations have sought a middle school, it does not appear that the School Construction Authority ("SCA") has fully explored alternative sites. To the contrary--documents obtained under the Freedom of Information Law, raise the specter that the SCA abrogated its responsibility to taxpayers to conduct above-the-board, good faith and transparent dealings. Specifically, it appears that while it was telling the community that there was no need for an intermediate school, SCA was engaged in long-running and in effect, single-source, discussions with the Walentas. Moreover it did so while dismissing out-of-hand other possible sites. For instance, in a December 8, 2008 e-mail addressing a proposal from another party, SCA's Chief of Staff/Executive Director stated "Now I know that if we don't do the Walentas project that we don't really want to do anything else over there, but I think we have to follow up on this just so we can say that the Walentas project is such a good deal." Other documents show the developer coaching the SCA in its public responses.

At the very least, there is the appearance of impropriety that should in and of itself stop this project in its tracks. Reporting on this aspect of the project demonstrates the damage already done to the public's faith in governmental operations. (See, e.g., <http://dumbonyc.com/2009/03/19/david-yassky-presses-school-authorities-on-dock-st-school-alternatives/> ; http://brooklynpaper.com/stories/32/12/32_12_gk_dock_school.html ; <http://brooklynheightsblog.com/archives/7848> ; and the documents and press reports linked to therein).

The taxpayers are entitled under law to the best deal and to not have foisted upon them a series of zoning exemptions that would irreparably harm two historic districts and a national treasure because a private developer was able to gain the support of the School Construction Authority in backroom deals outside of the public bidding or request-for-proposal processes.

We call upon you, as public officials, to reject the product of these closed-door negotiations.

Any alteration to the site should one that is sensitive to the character of the community and truly extraordinary.

I also urge you to consider what if the project would preclude. Any alteration to the site presents the opportunity to do something wonderful. This project would foreclose that opportunity. Even if the proposed building were "not so bad" (which I do not concede) it would not be sufficient to warrant the zoning change sought. The site demands "something extraordinary." As presented, the proposed project would turn what was emerging as a vibrant and architecturally exciting neighborhood into a Lefrak-like housing project. While such a project has its contextually appropriate time and place, that time is not now, that place is not here. Whatever is done here and now is key to the future of our neighborhood, which is also the home of one of our greatest national monuments, the Brooklyn Bridge.

Unlike the hotel the developer had proposed years ago for another site in DUMBO, his current proposal can hardly be called "urban design excellence." This site is alongside the Brooklyn Bridge, across from historic stores and a waterfront park. It is part of the waterfront area. If there ever were a significant site, this is it. If ever a visionary plan and design excellence were called for, it is now. To warrant as significant an amendment of the zoning for the site as the developer seeks, the developer should be required to propose a far more nuanced and visionary structure than the one that the developer proposes to build under its current plan. That proposal should not be such as would interfere with the view corridors to the bridges from the street, or cast Water Street into the darkness of shadows, or loom over the waterfront park and Empire Stores. That proposal should also be superb in its own right.

It is indeed a tall order, but not unreasonable, as whatever is built here will chart the course of this city's treasure's future. It will set the tone. It will create a precedent for all that follows.

May 19, 2009

Re: C 090181 ZMK, C 090183 ZSK, C 090184 ZSK, 194 Dock Street, Brooklyn

Page 5 of 5

Let it not be something that will stand as a monument to the time when a body of public officials placed the interests of a developer ahead of the principles and strategies of good city planning and the interests of the community. Instead, let it be a wonderful one, one that will truly enrich and enliven the neighborhood, one that might become a landmark in its own right

Unless and until such a proposal is presented, any development should be limited to as-of-right development under the existing zoning for the site.

Accordingly, I urge you to deny the applications relating to what has become known as the Dock Street project.

Thank you.

Sincerely,

Joan L Craig

FOR THE RECORD

Nelson Hancock
222 Washington Avenue
Brooklyn, NY 11205
917-783-9520

May 15, 2009

Dear Speaker Quinn,

In reading his letter:
I am writing to support ^{the} Dock Street Project in Dumbo. Dumbo needs affordable housing and it needs a middle school.

I write as a parent of young children, acutely aware of the shortage of good middle school options in Brooklyn, and as an entrepreneur, who ran an art gallery in Dumbo for 4 years (2004-2008). I am currently a faculty member and administrator at Pratt Institute in Brooklyn and maintain my own photography business as well.

I live blocks from the proposed Atlantic Yards project and opposed that project for a number of reasons: it was vastly out of scale with the surrounding neighborhood, it would have restricted through traffic by de-mapping streets, eminent domain was invoked to remove people from their homes and businesses and it included no provisions for the surge in population, i.e. no schools. In Clinton Hill, where I live, and Fort Greene, residents were flabbergasted that such a project would fly through so many committees so fast. The Dock Street Project, on the other hand, is an entirely different proposal. It fits with the neighborhood, in scale and aesthetics. It includes a school, a much-needed school, in a neighborhood without a single school of any kind that I am aware of. And it provides for modest growth in what is an exciting gem of a neighborhood in Brooklyn.

Until recently, I walked past the Dock Street site every day on my way to work, and to be perfectly honest, I was skeptical when I learned what the plans were. I have paid close attention to this issue, I attended two public meetings on the subject, reviewed various opinion pieces and renderings. My business was one long block away from the site. I have decided to support the project because it provides for modest and realistic growth and presents a model of development that combines public and private interests in a manner that should be emulated elsewhere in Brooklyn.

As a small business owner, parent, and member of the art community in Brooklyn, I am sensitive to maintaining the very qualities of Brooklyn that have made it such an attractive choice for me and many others. I started a family here and a business

as well. I moved to Brooklyn from Manhattan because it was more affordable and was a more appealing place to raise children. I have read the reports on both sides regarding the impact that Dock Street will have on the Brooklyn Bridge and simply don't agree that this building is going to change the visual or social experience of living or working in Dumbo, and don't see that it will impact the impressive views of the Brooklyn Bridge that we all enjoy.

Dumbo really needs affordable housing and it really needs a school. I hope that you will support the Dock Street Project. It is an innovative effort, a public-private collaboration, and is being led by a developer who actually lives in the neighborhood being developed.

Thank you for your consideration.

Sincerely yours,

Nelson Hancock

HENRY B. GUTMAN
13 PINEAPPLE STREET
BROOKLYN, NEW YORK 11201

*Believe
of
Henry
Gutman*

FOR THE RECORD

December 17, 2008

Mr. John Dew, Chair
Brooklyn Community Board 2
350 Jay Street, 8th Floor
Brooklyn, NY 11201

Two Trees Dock Street Project

Dear John:

As you know, for many years I have been deeply involved in a number of civic projects within Brooklyn Heights and the adjoining communities, including the effort to build Brooklyn Bridge Park, and I have served on the boards of a number of the related community organizations. In writing today in support of the Two Trees Dock Street Project, I do so strictly in my individual capacity and not as a representative of any organization with which I am affiliated, some of which I understand have taken positions opposing the Project.

I believe strongly in the principles for which the Brooklyn Heights Association and other community groups have fought over the years. I believe strongly in protecting our landmark buildings and neighborhoods, the spectacular views from and of the iconic Brooklyn Bridge and our unique waterfront and harbor. But I also believe that the needs of the people who live in our communities must be taken into account too. In this case, those needs tip the balance in favor of approving the Dock Street Project.

There is no question that a new middle school and affordable housing are compelling needs of the community which the Dock Street Project will help to meet. It is also clear that the developers have substantially changed the design of the Project since the 2004 proposal which I, along with many others, opposed, and they have addressed many of the objections that were raised at that time. While all of us might be able to imagine other ways to create a new middle school or to build affordable housing, none of those alternatives are concrete and immediate, and in the current economic environment -- where both the

City and the State face unprecedented budgetary challenges and are cutting back on essential services – to turn down the opportunity to address these needs now in the hope that something better may emerge in the future seems unwise.

My views on this issue are also deeply influenced by my own personal experience, spanning more than a decade, of attempting to build a new YMCA in downtown Brooklyn. For more than 20 years, what was then known as the Brooklyn Central YMCA was a branch without a physical home. ~~Dedicated staff and volunteers provided much needed programs for thousands of young people using borrowed and rented space in school cafeterias, church basements and elsewhere. As a member and then long-time Chair of the Board of Directors of that organization, I understood that our most important mission was to find or build a suitable facility for this homeless YMCA branch. It is no exaggeration to say that there was not a vacant lot, abandoned church or defunct health club in downtown Brooklyn we did not consider in our effort to find a home for our YMCA.~~ Today, at the corner of Court Street and Atlantic Avenue, there is a beautiful new YMCA ~~(now called the Dodge YMCA, named for a major donor)~~ that is serving the needs of thousands of Brooklyn residents representing the full demographic diversity of our Borough. That facility exists precisely because we entered into an agreement with Two Trees Realty pursuant to which our YMCA was built as part of a new apartment building – precisely the type of public/private, mixed use partnership proposed by Two Trees at Dock Street.

In these difficult economic times I believe that such partnerships will only become increasingly important as we look for creative ways to meet the needs of our communities. While the Dock Street Project may not be perfect, the needs it addresses, in my view, outweigh any of the concerns that have been expressed by those in opposition to the Project, and in the absence of concrete realistic alternatives, the Project should be approved.

Very truly yours,



Henry B. Gutman

cc: Mr. Robert Perris
District Manager



CITY EMPLOYEES UNION LOCAL 237
AFFILIATED WITH THE
INTERNATIONAL BROTHERHOOD OF TEAMSTERS



216 WEST 14TH STREET NEW YORK, N.Y. 10011-7296
212-924-2000 • www.local237.org

GREGORY FLOYD
President

RICHARD HENDERSHOT
Vice President

RUBEN TORRES
Secretary-Treasurer

PATRICIA STRYKER
Recording Secretary

STEVEN GORDON
NOREEN HOLLINGSWORTH
EDMUND KANE
Trustees

May 21, 2009

Speaker Christine Quinn
New York City Council
City Hall
New York, NY 10007

Dear Speaker Quinn:

On behalf of the Teamsters Local 237 and the more than 24,000 municipal employees I so proudly represent, I am writing to express our strong support of the Dock Street DUMBO mixed use development project proposed by Two Trees Management. This project -- with its proposed school, affordable housing and green construction is the exact type of thoughtful, innovative development we should be advocating for in communities across New York City. Local 237 is especially proud to support this project because it:

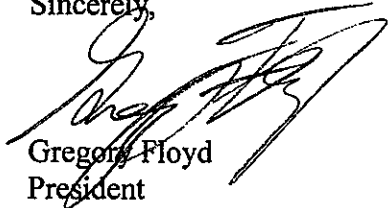
- Provides our numerous union members who live in Brooklyn's 13th School District with a brand new, state of the art public middle school for their children. I can think of nothing more important than our children's futures and Two Trees' offer to provide the City with this new school at almost no cost is something we cannot simply afford to pass up.
- Creates critically important new public school middle seats at a time when our New York City schools desperately need them. Local 237 is honored to be the voice of our brave and talented school safety agents and the Dock Street DUMBO school will benefit them by helping to reduce the growing overcrowding problem facing so many of our public schools.
- Offers the first-ever, permanently affordable housing in DUMBO. The lack of affordable housing opportunities for New York City's municipal employees is a growing crisis, and it is extremely encouraging to see that Two Trees has voluntarily committed to including a 20% affordable housing component as part of Dock Street DUMBO.



It is becoming increasingly clear that we will never be able to address the growing problems of school overcrowding and affordable housing in New York City unless we come together in support of innovative and unique mixed-use projects like Dock Street DUMBO.

For those reasons, I hope the New York City Council will join us and vote in favor of this project.

Sincerely,

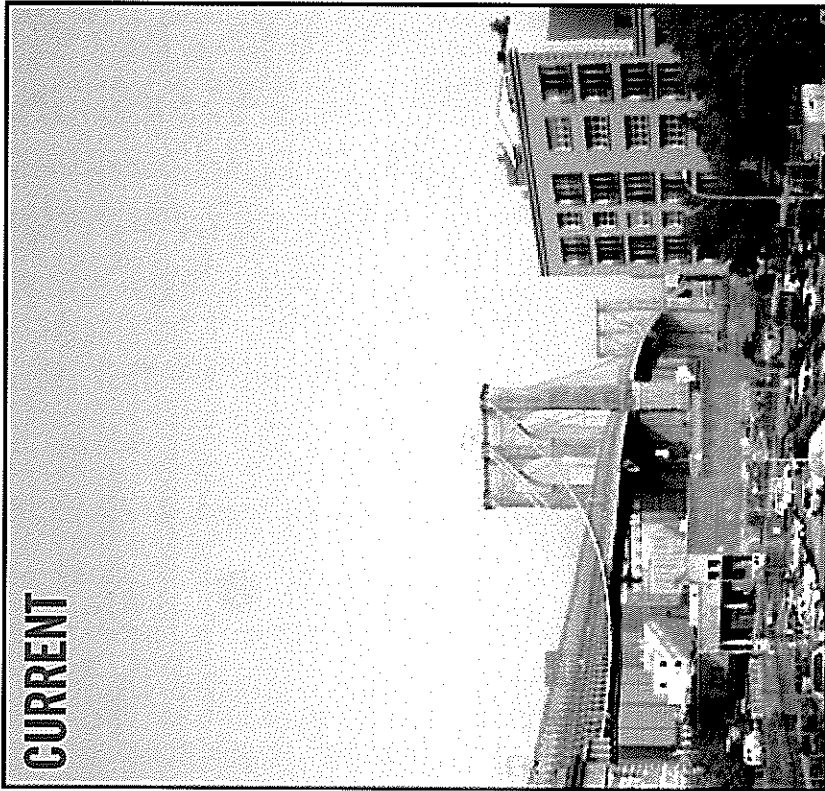
A handwritten signature in black ink, appearing to read 'Gregory Floyd', written over a printed name and title.

Gregory Floyd
President

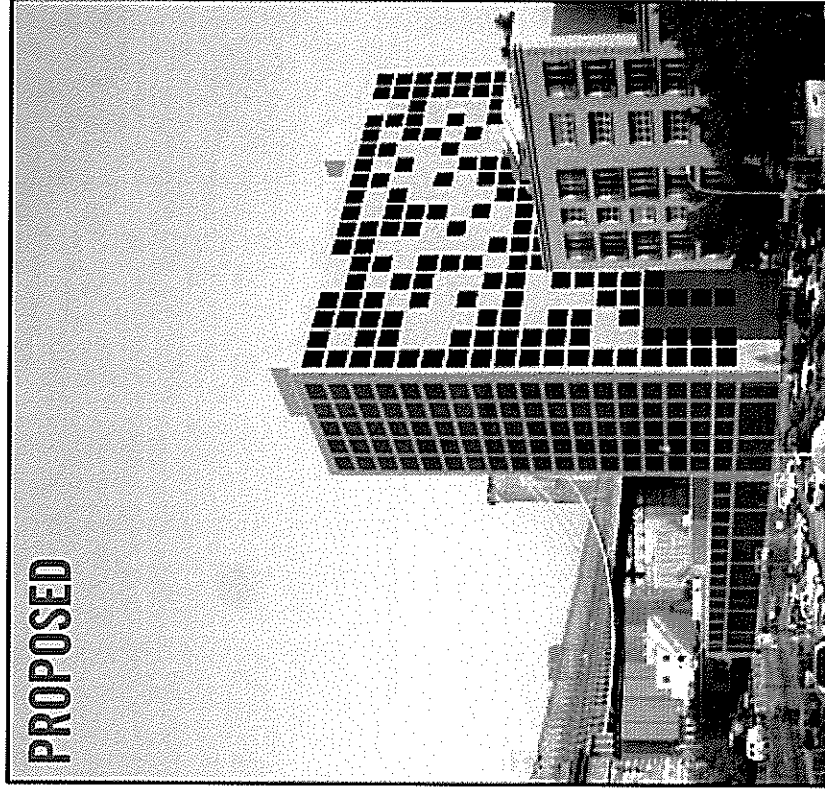
cc: New York City Council Members

SAY "NO" TO DOCK ST. DUMBO

CURRENT



PROPOSED



SAVE THE BRIDGE, STOP THIS BUILDING!

DUMBO-DNA.ORG | SAVETHEBROOKLYNBRIDGE.ORG

Two Trees Management Company's proposed Dock Street High-Rise Tower and the Impact on the Brooklyn Bridge: The Community Perspective

The **DUMBO Neighborhood Association**, Brooklyn Heights Association, **Fulton Ferry Landing Association**, **Vinegar Hill Neighborhood Association**, **Cobble Hill Association**, **Boerum Hill Association** and **Fort Green Association** are **united in opposition** to the proposed rezoning of the Dock Street development site to R8. Our opposition to this proposal is also shared by renowned historian and two-time Pulitzer Prize winner and author of *The Great Bridge*, David McCullough, renowned cinematographer and creator of the documentary *The Brooklyn Bridge*, the National Trust for Historic Preservation, the Municipal Art Society, the Historic Districts Council, the Roebling Chapter - Society for Industrial Archeology and Society for Architecture for New York City.

We urge City Council to oppose the project in its current form because:

- **The project is too tall.** Community Board 2 unanimously opposed a similar high-rise building planned for this site in 2004 because it was out of scale in height and density for this location. In this current application, the land-use sub-committee of Community Board 2 voted 7-6 against this application. Furthermore, they recommended by a vote of 10-1 to limit the height of any development in this area to no higher than the Brooklyn Bridge Roadway, a zoning classification of R7B. Under the current proposal, the tower is even taller than the 2004 proposal. The highest portion of the proposed development is projected to be 212 feet high (187 feet plus 25 feet for mechanicals).
- **The Dock Street building, if built, will block out the views to and from the Brooklyn Bridge.** The developer may say this is a different building than the previous proposal, but its potential impact on the Brooklyn Bridge is very much the same as it was in 2004. It would permanently diminish and detract from the grandeur of the Brooklyn Bridge and compromise the viewshed from the walkway.
- **The project is out of scale with its surroundings.** The site is in a transition area and abuts two historic districts, Fulton Ferry Landing and DUMBO. The buildings in Fulton Ferry Landing are primarily low-rise 19th century rowhouses and warehouses which create a "bowl" around the Brooklyn Bridge. They gradually increase in height and density to the north and rise to the early 20th century former industrial buildings of DUMBO closer to the Manhattan Bridge. This proposed large-scale R8 project will abruptly interrupt this progression and is completely out of context.
- We strongly believe that **no building higher than the roadway of the Brooklyn Bridge should be permitted on Dock Street.**
- **We support the inclusion of a District 13 middle school and affordable housing** within a Dock Street development. However, the building must be no higher than the roadway of the Brooklyn Bridge.

All of our organizations support a Dock Street development that meets the following criteria:

- **The project must be contextual to its immediate site while allowing the desired uses.** Our communities will gladly support an R7B designation for this site because it would be no higher than the roadway of the Brooklyn Bridge, and the school is a permitted use. We agree that a top-quality middle school facility in District 13 is needed. This is an issue that would be addressed with the community's comprehensive DUMBO rezoning plan that recommends R7B for this site.
- **This proposed rezoning in the DUMBO neighborhood should be viewed more comprehensively.** For over a decade, Community Board 2 and the DUMBO, Fulton Ferry Landing and Vinegar Hill neighborhood associations have called for comprehensive planning for this entire waterfront area. Like the recent efforts to appropriately rezone large swaths of CB2's own Fort Greene and Clinton Hill neighborhoods, a much greater responsiveness to the residents and sensitivity to the distinct historic patterns of the buildings and neighborhoods is needed.

This important decision about the future of the Brooklyn Bridge AND our kids' education merits a transparent process. For 4 years, a middle school task force has worked closely with Councilman David Yassky to convince the School Construction Authority (SCA) and the Department of Education (DOE) we needed a middle school in downtown Brooklyn. For 4 years we were told by the SCA and DOE that we did not need a middle school. We are concerned with the lack of transparency and failure to disclose details in the SCA's middle school site selection process and financial terms. There has been too little community engagement. We owe it to our kids to select the most accessible, most cost effective, and best site for a middle school for the families of District 13. The Dock Street site is not our neighborhoods' only option for a new middle school location. Multiple sites have been considered, including a detailed feasibility study of expanding PS 8 to a preK-8 school on its own property. All the options should be fully explored through a transparent, public process. Other sites suggested by the school subcommittee by the DUMBO Neighborhood Alliance include:

- 1 Brooklyn Bridge Park: approximately 70,000 sq. ft
- 72 Poplar Street (Defunct Police Station): approximately 50,000 sq. ft.
- 205 Water Street: approximately 35,000 sq. ft
- 130 Livingston Street (MTA) : approximately 70,000 sq. ft.
- 186 Remsen Street: approximately 50,000 sq. ft.
- Defunct St. Charles Catholic School: approximately 70,000 sq. ft.

TABLE OF CONTENTS

<i>DUMBO Neighborhood Alliance Official Testimony</i>	<i>1</i>
<i>Renderings of the Dock St. proposal</i>	<i>2</i>
<i>Neighborhood Associations' Joint Statement</i>	<i>3</i>
<i>Groups Opposing Dock St.</i>	<i>4</i>
<i>Deconstructing the Dock St. Myths</i>	<i>5</i>
<i>Brooklyn Borough President's Dock St. Recommendation</i>	<i>6</i>
<i>David McCullough, Renowned Author & Historian</i>	<i>7</i>
<i>SCA's Flawed School Selection Process</i>	<i>8</i>



45 Washington Street | Box 123 | Brooklyn, NY 11201 | www.dumbo-dna.org

May 21, 2009

To Chairman Tony Avella and all Members of the Zoning and Franchises Subcommittee:

It is a pleasure to have the opportunity to testify before you regarding the ULURP application known as Dock Street, located in DUMBO, Brooklyn. The DUMBO Neighborhood Alliance (DNA), formerly known as the DUMBO Neighborhood Association, is a non-profit, all volunteer organization representing the interests of hundreds of residents and property owners in the DUMBO area. Our roots can be traced back to the early 1990s when DUMBO first began to be converted from exclusively industrial use to work/live spaces for many artists and entrepreneurs.

DNA's core mission is to preserve, protect and plan for DUMBO's future to the best of our ability. This has included using whatever tools available to achieve that goal – including zoning reform, listing the neighborhood on the National and State Register of Historic Places, New York City landmark designation and acquisition and creation of new parkland.

Over the last ten years, DUMBO has been dramatically transformed. Longtime industrial manufacturers, warehouses and businesses have been replaced with thousands of new residential units, and retail stores at street level. While much of this has occurred in existing buildings that were adaptively-reused, which we resoundingly support, new high-rise construction that is out of scale – such as 100 Jay Street and 85 Adams Street – has threatened to destroy a delicate balance that was supposed to be codified and reinforced with our designation in November 2007 as a New York City Historic District.

That is why, on behalf of the DNA's executive board, our members and thousands of our supporters, we would like to express our **firm opposition** to the Dock Street application submitted by Two Trees Management. The DNA is joined in this steadfast opposition by the Brooklyn Heights Association (BHA), the Fulton Ferry Landing Association (FFLA), the Vinegar Hill Neighborhood Association, the Cobble Hill Association, the Boerum Hill Association, and the Ft. Greene Association.

Let us be clear: We are not against development in DUMBO. However, we consider the DNA's comprehensive contextual rezoning plan for DUMBO, Fulton Ferry Landing and Vinegar Hill - which we are submitting to you today - to be a blueprint for responsible and sustainable development in our neighborhood. The plan was created in response to what we believe has been the piecemeal efforts and spot zonings initiated or approved by the Department of City Planning over the last decade at the request of large stakeholder developers, like Two Trees, and not to the residents, small property owners and business owners of DUMBO.

The DNA's contextual rezoning plan recommends an R7B zone for the Dock Street site. This would allow for a building with a 40 to 60-foot street-wall and a 75-foot maximum height, which is below the Brooklyn Bridge walkway. We believe that the R7B zone will allow for reasonable and contextual development at the Dock Street site. It actually increases the "As-Of-Right" Floor Area Ratio (FAR), as the current M1-2 zoning has a 2.0 FAR while the R7B has a 3.0 FAR.

While the arguments that have been made by Two Trees justifying the 6.5 FAR they are seeking for their proposed 18-story tower are partially based upon the present M1-2 zone's Community Facilities 4.8 FAR, the types of community facility uses allowed under the current M1-2 zoning does not allow for a school. In fact, it basically only allows religious buildings, like a monastery; hospitals; cemeteries; and golf courses. An R7B zone would allow for a school at the Dock Street site in an "As-Of-Right" development scenario.

You may recall that in 2004 Two Trees Management was seeking zoning changes and code waivers to develop a 16-story luxury rental building on the parcel of land which lies directly below and adjacent to our internationally renowned landmark, the Brooklyn Bridge. Our community groups – along with our elected and appointed officials – united in opposition. The public outcry over the detrimental impact of the development on the Brooklyn Bridge and adjacent historic neighborhoods persuaded local politicians to reject the controversial development. Consequently, the developer failed to gain the requested zoning changes and waivers.

Since this failed attempt at building an out-of-scale mega-project next to the Brooklyn Bridge, Two Trees has changed their strategy. They hired a prominent architectural firm; included what they describe as public benefits, such as a shell for a school and "affordable" housing in an attempt to divide public opinion. Most importantly, Two Trees has "spent \$400,385 to lobby the city in 2007 and 2008," according to the Brooklyn Paper, January, 27, 2009, in an attempt to gain support from various elected officials. Hence, Two Trees has once again filed a request for zoning changes and waivers to pave the way for an 18-story luxury rental building at the same site.

This, even larger proposed development – with its many components, including special permits, waivers and over 200 percent increase in FAR – is not a simple up-zoning. We believe that it is exceptional in its request for a 212-foot tall building, including the bulkhead, in an immediate area where most buildings are between 20 and 80 feet in height. The proposed context of this development - height, scale and density - is just plain wrong for its location, and should be denied on that basis alone. However, there are other things that are needed to be taken under consideration.

As in the 2004 proposal, this structure will adversely affect one of our most identifiable national treasures – the Brooklyn Bridge – by impeding the 360 degree panoramic views from both ways of the pedestrian walkway as well as blocking the view of the bridge from street level. The Brooklyn Bridge currently enjoys the presence of a broad expanse of low-lying structures at street level; these two to four-story buildings form a "bowl" – a component of the original Roebling design to ensure the continued dominance of the Brooklyn Bridge as the "gateway" to Brooklyn – which dramatizes its visual impact from every direction. Protecting the "bowl" of the Brooklyn Bridge is critical to its continued international importance as a visual icon, as is the reinforcement of the lower-rise scale of the surrounding buildings in the immediate vicinity of the bridge with appropriate contextual zoning. All of the buildings within at least a 200 foot radius from the Brooklyn Bridge walkway are below the walkway level, and most of those are at least several stories shorter. Allowing a 212-foot tower and bulkhead that looms over our streets and competes with the Brooklyn Bridge will, without a question, destroy this context, the view-shed and the experience of the Brooklyn Bridge.

Additionally, the proposed 96-foot high wing of this development facing Water Street will also compromise the landmarked Civil War Era Tobacco Warehouse and Empire Stores, located in the Empire Fulton Ferry State Park, and further erode the historic resources of the fragile Brooklyn waterfront. In 2007, the Brooklyn waterfront was placed on the National Trust for Historic Preservation's *11 Most Endangered Places in America*.

Also, as in the failed 2004 proposal, this structure will cast sizable shadows on the Brooklyn Bridge Park, across historic and landmarked DUMBO, Fulton Ferry Landing and the Brooklyn Bridge itself. As in the failed 2004 proposal, this structure will eliminate the DUMBO skyline from the bridge walkway and from many viewing points in lower Manhattan.

DNA believes that any structure that rises above the Brooklyn Bridge walkway will ruin the context of our historic neighborhood, a neighborhood which was the site of:

- George Washington's headquarters during the 1776 battle of Brooklyn;
- Robert Fulton's 1814 historic introduction of the steam ferry The Nassau;
- the print shop where, in 1855, Walt Whitman set the type for his famous collection of poems, *Leaves of Grass*;
- where in 1860, an unfamiliar long shot presidential candidate, Abraham Lincoln, disembarked from a "Beecher Boat," and strolled up the road to listen to a Sunday sermon by the celebrated abolitionist, Reverend Henry Ward Beecher, brother of the famed author, Harriet Beecher Stowe;
- where in 1883 an immigrant dreamer and civil engineer named Johann August Roebling, with the help of his workers, many of whom subsequently perished, defied the critics and catapulted the United States of America into the age of industrial modernity with the completion of the Brooklyn Bridge;
- where mid-19th century historic warehouses and manufacturing buildings that gave rise to the industrial fortitude of our country still exist;
- and where early-20th century industrialist Robert Gair, who manufactured paper bags and corrugated cardboard boxes, built the factory structures that still exist and are presently being given a new lease of life through adaptive re-use and landmark status.

Clearly, the point we are making is rather direct: this is not some ordinary development site in a random part of New York City. It is one of the most important locations in the history of the development of New York City, New York State and the United States and should not be treated as just another place to build another luxury rental tower.

DNA's belief that the proposed rezoning and subsequent 18-story building will have an overwhelmingly negative impact on the surrounding neighborhoods of DUMBO and Fulton Ferry Landing, as well as on the Brooklyn Bridge itself, is supported not just by the local neighborhood associations but by local elected officials and some of the most important city-wide and national preservation organizations and individuals. These include the Historic Districts Council, the grassroots advocate for New York City's historic neighborhoods; the Roebling Society - Chapter for Industrial Archeology; the Municipal Arts Society; Society for the Architecture of NYC; David McCullough, renowned lecturer, historian and two-time Pulitzer prize writer and author of *The Great Bridge*; Richard Moe, President of the National Trust for Historic Preservation; Ken Burns, cinematographer and creator of the documentary, *The Brooklyn Bridge*; and Kristian Roebling, direct descendant and spokesperson for the Brooklyn Bridge designer John Roebling and builder Washington Roebling.

All of these organizations and individuals have stated their unequivocal opposition to this

proposed development. Furthermore, DNA has undertaken a petitioning campaign that has garnered nearly 12,000 paper signatures and over 1,700 electronic signatures from our neighbors, fellow citizens and concerned individuals from across New York City and State, the United States and the World, who have stated that they are against impinging on the grandeur of the Brooklyn Bridge and marring the historic character of our neighborhood. Recently, a postcard campaign initiated 2 weeks ago has led to nearly 8,000 postcards being sent to Mayor Bloomberg and Speaker Quinn from individuals expressing opposition to the proposed Dock St. project rising above the bridge walkway.

Other opposition to this proposed development has occurred during the ULURP process. The land-use subcommittee of CB2 voted against this project and moreover, by a vote of 10-1, supported the DNA's proposed R7B zone for Dock Street, recommending that the height of this development not exceed the walkway of the bridge. At Borough President Marty Markowitz's public hearing, out of the 100 speakers who testified, 70 expressed their opposition to the project. The Borough President, despite a highly public campaign initiated by the applicant to confuse the public and city council stating otherwise, inevitably disapproved this application as filed and gave his own recommendations.

The real reason we are once again debating the merits of this development is not because this proposal was "redesigned" from the originally conceived 2004 failed proposal, as the developer maintains. We are here today because Two Trees Management wants the public to believe that a community-desired middle school can only become a reality if the public accepts an 18-story, out of context tower that encroaches on the Brooklyn Bridge and smothers our historic neighborhood. Two Trees Management also wants the public to believe that this the only space for a middle school in the entire district. DNA believes this location may be less than ideal for a school. It would be located on a Federally-designated flood zone, above the developer's proposed 465-car garage sited below a potential terrorist target – the Brooklyn Bridge.

Additionally, we believe that this is not a great location for any school, as it would be situated in a difficult-to-reach location as children would have to cross several precarious intersections of this heavily trafficked area (BQE & Brooklyn Bridge Exits) to reach their destination. Furthermore, the level of pollution resulting from the heavy vehicular movement in and around this location may pose additional health risks to our children. We recognize the importance of private sector involvement in the education of our children but approving this kind of spot zoning while a developer dangles the carrot of a leased shell is morally and ethically not the kind of public-private partnership that we believe is desirable.

An extensive investigation conducted by Councilman Yassky's office, which includes information revealed by a FOIL request, validated DNA's worst fears. DNA has always been concerned about the credibility of the school site selection process with regards to the proposed Dock Street development. Repeated letters to the SCA requesting their analysis and their Environmental Assessment Study (EAS) at the Dock Street location have gone unanswered. The lack of transparency and protocol renders the process ineffectual and flawed.

There is definitive evidence that the SCA and DOE never truly conducted a thorough evaluation and vetting of alternative and pre-existing locations for a middle school including 1 Brooklyn Bridge Park; 205 Water Street; the MTA building (which currently sits empty) located at 130 Livingston Street; 186 Remsen Street; the now defunct St. Charles Borromeo Catholic School building on Sydney Place; and the well-thought out proposal to expand the existing PS 8 facility. The absence of a proper cost-benefit analysis of all alternate sites by this quasi-government agency highlights the lack of consideration and fiduciary obligation to the tax-paying public, particularly during these troubled economic times. Even more disturbing are the inconsistencies

in the SCA statements relating to the need for a middle school and inappropriate communication between the SCA and Two Trees Management officials. These communiqués raise serious questions as to the dubious dealings of the SCA and Two Trees and a private developer's undue influence over what is supposed to be a public process.

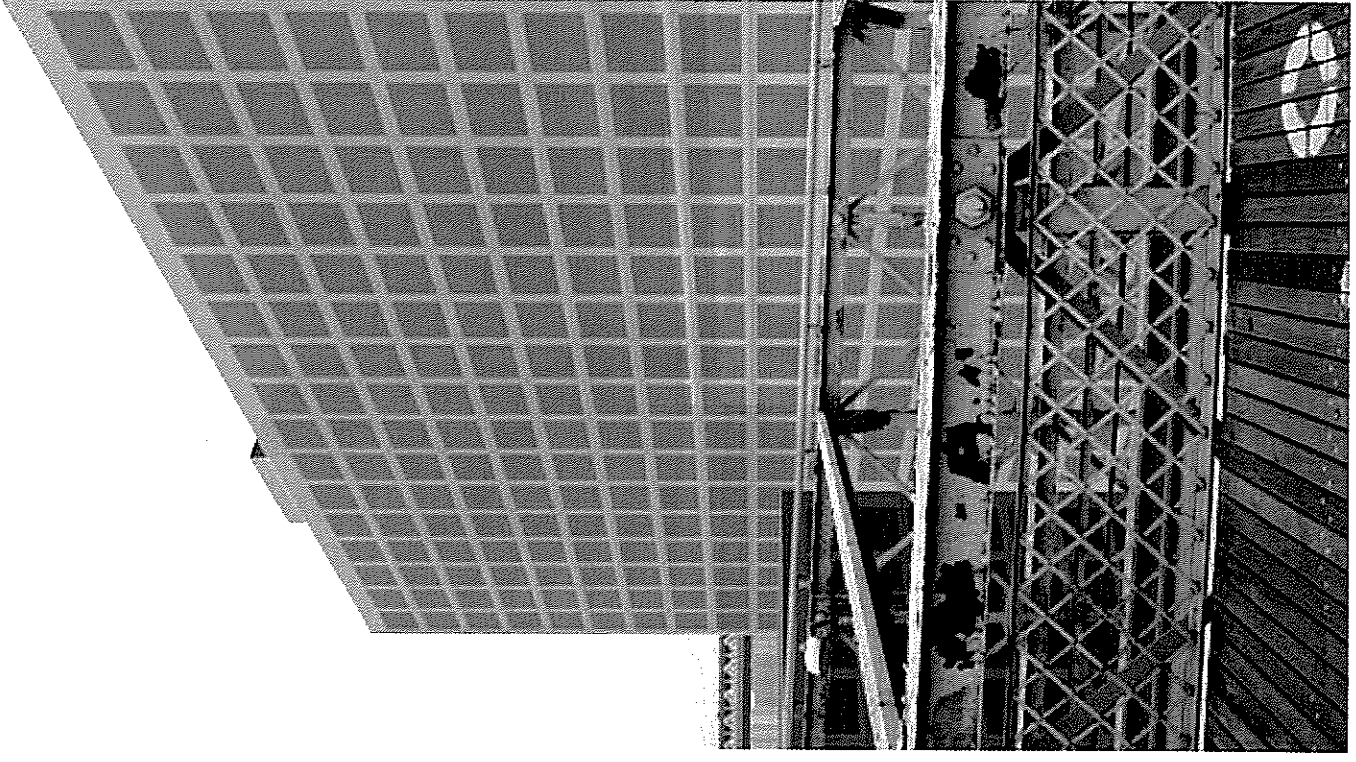
We are confident that reason and rational thought will prevail in the hearings at the Zoning Subcommittee, Land Use Committee and full City Council. We implore you to recognize that we, as taxpayers, residents and citizens of New York City have a collective obligation to prevent the desecration of our National monuments; to respect and support our local, State-wide and National history; and, most importantly, protect the symbols of our National identity. If we as a city should approve this project as proposed by Two Trees, we believe that it will dishonor not only the generation who gifted the world this beacon of human ingenuity but also the generations that have maintained and preserved this critical symbol of the United States' inventiveness, might and work ethic. We ask that you support us, our neighbors and the host of historic preservation and civic organizations in the pursuit to preserve our National, State and local landmarks – the Brooklyn Bridge, our historic districts and the peace and security of all the citizens in this neighborhood and beyond. We ask that you make the right decision and say **NO** to Dock St.

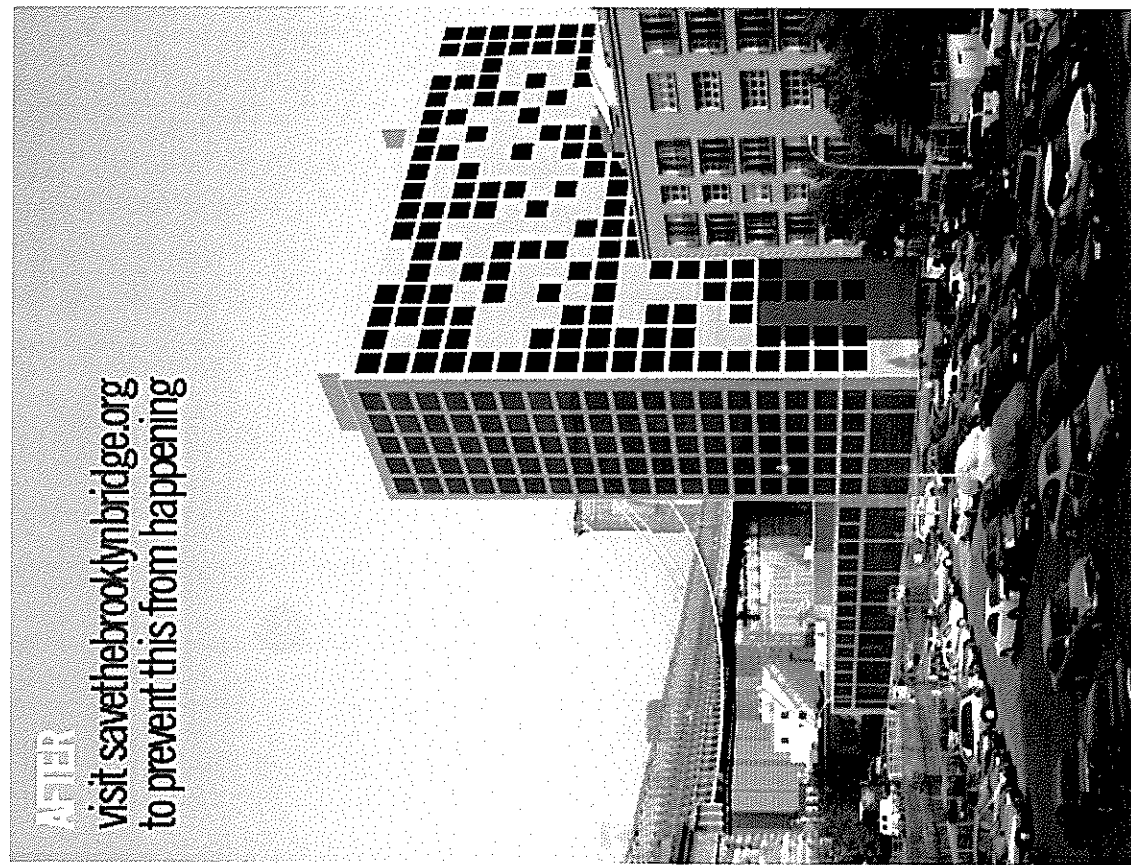
Thank you for your time.

The DUMBO Neighborhood Alliance (DNA)









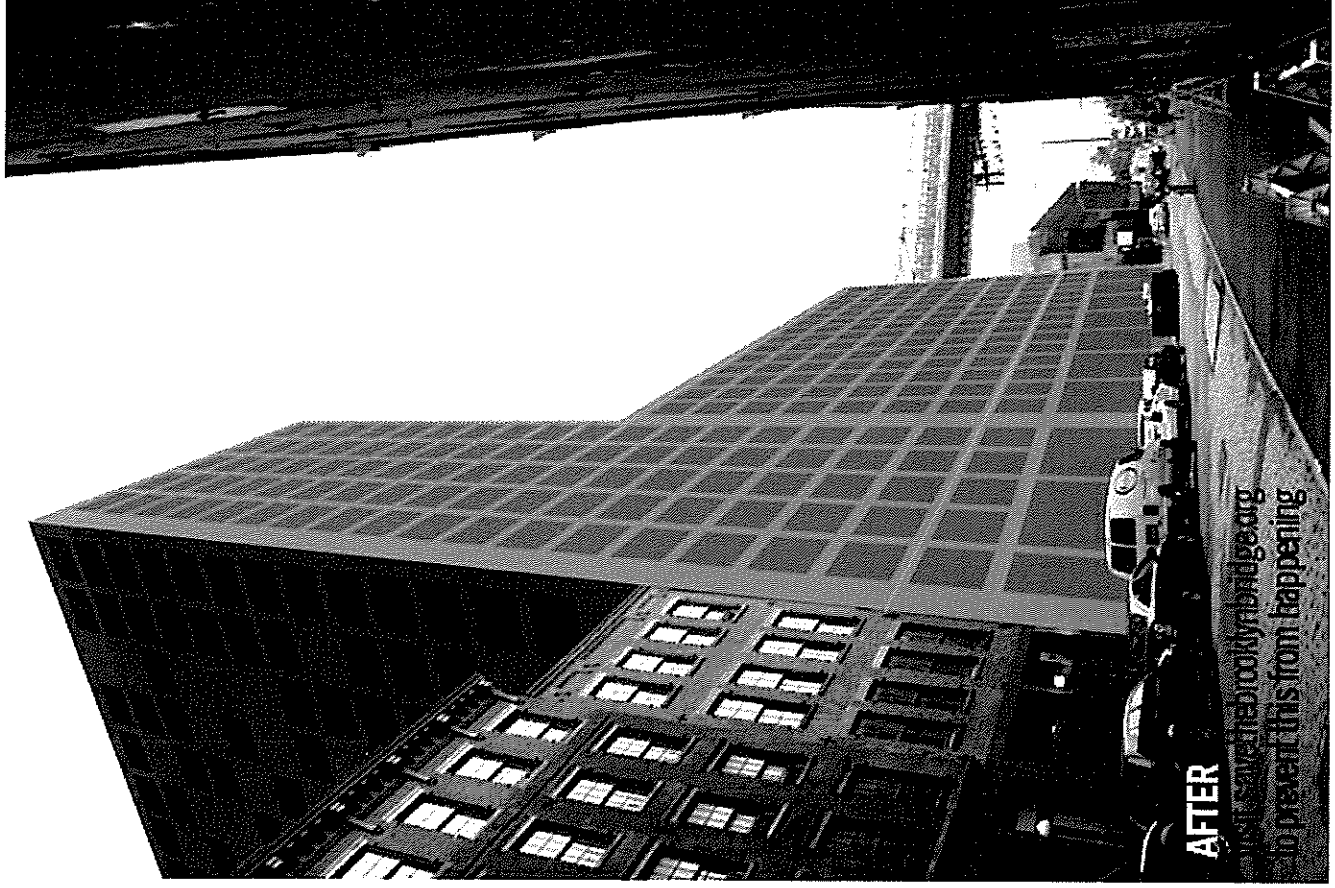
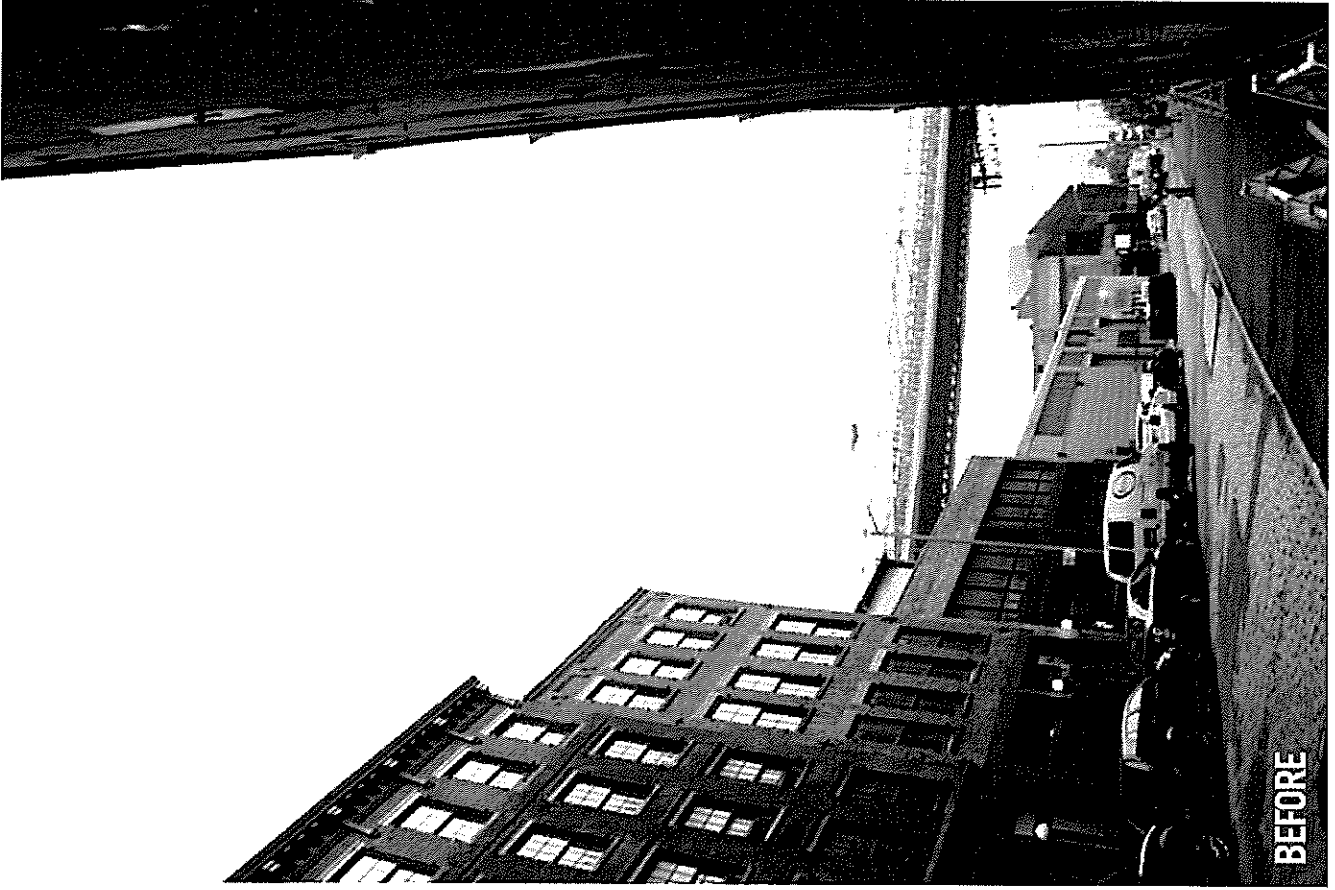
BEFORE



AFTER

visit savethebrooklynbridge.org
to prevent this from happening





JOINT STATEMENT OF THE BROOKLYN HEIGHTS ASSOCIATION, DUMBO
NEIGHBORHOOD ASSOCIATION, FULTON FERRY LANDING ASSOCIATION &
VINEGAR HILL ASSOCIATION

RE: DOCK STREET DUMBO PROJECT

The Dumbo Neighborhood Alliance, Fulton Ferry Landing Association and the Brooklyn Heights Association (collectively, the “Associations”) have joined together in opposition to the proposed development by Two Trees Management Corp. at the intersection of Water and Dock Streets, adjacent to the Brooklyn Bridge. Approximately three years ago, Two Trees Corp withdrew its application to build a similar high-rise building on this site after local elected officials and the Associations raised an array of objections to the proposal. Despite the inclusion of a school and affordable housing units, the defects of this new project are essentially the same as those that resulted in the failure of the previous project. The proposed high-rise project will have a substantial negative impact on the surrounding historic neighborhoods, is completely out of scale with adjacent structures, and fails to recognize its unique and historically significant urban context. Moreover, it will profoundly diminish the views from and of the Brooklyn Bridge, one of our City’s – and, indeed, our nation’s – most important monuments to architecture and engineering.

The “Bowl”:

The site is positioned at a key transition zone between the five-story row house scale of the Fulton Ferry Landing Historic District to the west, its squat and massive Empire Store complex to the north, the assembly of DUMBO Gair Buildings to the east, and the Brooklyn Bridge Anchorage to the south from which springs the diagonal span of the bridge northwest to Manhattan. The view of this entire span must be protected. The area around the Brooklyn Bridge forms a vast spatial “bowl”, allowing residents and visitors from around the world views of and from this global landmark. This open urban space welcomes the bridge and its thousands of visitors to Brooklyn with open arms as it spans from Manhattan. Interrupting this, the proposed building sits completely within this “bowl”, cutting off views from the bridge of the waterfront and the Empire Stores, and views of the bridge from the DUMBO streets. The building would be substantially closer than any other building of its height to the bridge, in either Brooklyn or Manhattan, and would effectively eliminate the “bowl” completely on this side of the bridge. Meanwhile, for those moving along the bridge towards Manhattan, especially pedestrians and cyclists, the proposed building significantly diminishes panoramic views of the Manhattan skyline and Manhattan Bridge.

The “Density”:

The project as proposed does not reflect the low-density scale of this part of Dumbo and the Fulton Ferry neighborhood to the west. “The area proposed for rezoning is framed by the context of the four-to-six story buildings located at 64-72 Water Street and the Civil war era Empire Stores and Tobacco Warehouse in Brooklyn Bridge Park located directly across the street from the subject site. This area serves as a transition zone between the taller concrete industrial buildings found along Main Street to the 2-to-3 story buildings in Fulton Landing which are in character with an R6B contextual zoning designation.”¹

¹ Borough President Marty Markowitz’s Recommendation Report to the City Planning Commission regarding 38 Water Street, dated 7/1/04

“The Size”:

Two Trees is requesting a number of modifications and exemptions to zoning requirements, all of which combine to create a building that is simply too tall and too large for this site.

a. Proposed Zoning Designation: This site should act as a transition from DUMBO to Fulton Ferry rather than a wall. We maintain, as we and many others did in connection with the developer’s prior proposal, that any new building on this immediate area should be no higher than 80’. Only by limiting the height of any building on this site to below the height of the Brooklyn Bridge span, can the sweeping views one enjoys of the river and Manhattan from the Brooklyn Bridge be preserved. The proposed R8 zoning without a contextual designation would enable the developer to build a structure that breaks the gradual transition from DUMBO to Fulton Ferry and impairs the viewscape from and of the bridge.

b. Proposed Floor Area Exemptions: The proposal seeks to exempt over 92,000 sq.ft.of space from the floor area calculations. While a public middle school is in great demand for our communities, we do not believe that this need should be met at the expense of the character of our neighborhoods or historic integrity of the bridge.

c. Proposed Modifications to Setback Requirements: The proposal seeks a complete exemption from setback requirements. We maintain that this site should act as a transition zone between DUMBO and Fulton Ferry. The required setbacks would maintain some level of integrity to street wall heights that characterize the low, historic buildings of Water Street and the Fulton Ferry Historic District.

d. Proposed Modifications to Rear Yard Requirements: The proposal requests that no rear yard be required. The intention of rear yard requirements is to maintain a minimum of light and air in our dense urban fabric. This already dense block would benefit greatly from compliance with these regulations.

e. Special Permission from DOT to Encroach on 70’ Bridge Limit: There is no substantive reason why, at such an early stage in the process, this issue cannot be solved architecturally rather than requiring DOT’s permission to compromise its regulation. We believe that any such compromise would not only be premature, but could also set a dangerous precedent for future development and for the security of the bridge.

To mitigate the above concerns, the Associations contend that any development at Water and Dock Streets must recognize the unique historic character and context of the area with a building (including HVAC and other equipment) that is no higher than 80’ in height, contributes to the character of both DUMBO & Fulton Ferry Landing, and has special consideration for the historic views from and of the Brooklyn Bridge.

August 10, 2007



45 Washington Street | Box 123 | Brooklyn, NY 11201 | www.dumbo-dna.org

Groups Opposing Dock St.

Neighborhood Organizations:

DUMBO Neighborhood Alliance (DNA)
Brooklyn Heights Association (BHA)
Fulton Ferry Landing Association (FFLA)
Vinegar Hill Association
Cobble Hill Association
Boerum Hill Association
Ft. Greene Association

Preservation Organizations:

The National Trust for Historic Preservation, Washington D.C.
The Municipal Art Society, New York, NY
The Historic Districts Council, New York, NY
The Roebling Society, Chapter for Industrial Archeology, New York, NY
The Society for Architecture of New York City, New York, NY

Historians & Academics:

David McCullough, lecturer, historian, Pulitzer Prize winning writer and author of *The Great Bridge*
Richard Moe, President of the National Trust for Historic Preservation
Ken Burns, renowned cinematographer and creator of the documentary *The Brooklyn Bridge*
Kristian Roebling, descendent and spokesperson of the designer and builder of the Brooklyn Bridge, John and Washington Roebling

Elected Officials:

Councilman David Yassky
Councilman Bill de Blasio
New York State Senator Daniel Squadron
Congresswoman Nydia Velazquez

Public:

A petition against Dock St. received nearly **12,000** signatures
A postcard drive resulted in **8,000** cards being sent to Mayor Bloomberg and Speaker Quinn by individuals opposed to Dock St.

Say NO to Dock St. and support the will of the people!

Deconstructing the Dock St. Myths

Issue	Myth	Fact
Affordable Housing	<ul style="list-style-type: none"> Two Trees is generously providing the first affordable housing units in DUMBO. 	<ul style="list-style-type: none"> Two Trees is taking advantage tax abatements which gives the developer access to subsidized financing and tax reductions in exchange for legally mandated affordable housing units. It's the law... not generosity. "Affordable" has not been defined; affordability may still be out of reach for the most needy.
Middle School	<ul style="list-style-type: none"> Two Trees is generously offering a 300 seat middle school for DUMBO children at no cost to the city or taxpayer. 	<ul style="list-style-type: none"> The proposed middle school would cost taxpayers \$43 million yet no cost benefit analysis was conducted on the Dock St. site or any of seven proposed alternate school sites. There is no binding obligation for the developer to include a school in the final project. The proposed school would be located on top of a federally designated flood zone. The proposed school would sit on top of the developer's 465 car garage. The proposed school would sit right below the Brooklyn Bridge, a known terrorist target. The proposed school would be situated next to the most heavily trafficked area in NYC, the Brooklyn Bridge and the BQE. The proposed school would be a district wide school, open to all students of the district, not just DUMBO. Proposed 300 seats do not meet the education needs of the downtown Brooklyn area. Repeated requests for the SCA's and DOE's Environmental Impact Study and alternate school site feasibility studies have been ignored.
Design & Context	<ul style="list-style-type: none"> Dock St. has been redesigned to incorporate community criticism from the failed 2004 proposal. 	<ul style="list-style-type: none"> The proposed development has been moved a mere 12 feet further from the Bridge than in the failed 2004 proposal. The proposed development would stand 2 stories higher than the 2004 proposal. All buildings in the surrounding area are 20-80 feet high;

<p>Design & Context</p>	<ul style="list-style-type: none"> • Dock St. is contextual to its surroundings. 	<p>Dock St. would be over 200 ft high with mechanicals.</p> <ul style="list-style-type: none"> • All of the buildings within a 200 ft. radius of the walkway of the Brooklyn Bridge are below the walkway level.
<p>Support</p>	<ul style="list-style-type: none"> • Dock St. proposal has received wide-spread support, including from the local Community Board. • President of Pratt Institute has thrown his support behind this project. • The Brooklyn Historical Society supports this development. 	<ul style="list-style-type: none"> • At Community Bd. 2 public hearing those who spoke in opposition to the project outnumbered those in support by more than 2:1 • Most of those who spoke out in favor made clear that their support was based on the school, an aspect of the proposal now revealed to be full of flaws. • Community Bd. 2 land-use subcommittee voted against Dock St. and furthermore, by a margin of 10-1, voted to adopt a recommendation that no structure rise above the bridge walkway. • At Borough President Markowitz's public hearing, 72 out of 100 speakers spoke in opposition to the project. • 12,000 individuals have signed a petition against Dock St. • DUMBO Neighborhood Ass., Fulton Ferry Landing Ass., Brooklyn Hts. Ass., Vinegar Hill Ass., Cobble Hill Ass., Boerum Hill Ass., and Ft. Green Ass., have stated their opposition to the project. • The Municipal Art Society, the Historic Districts Council, the Roebling Chapter – Society of Industrial Archeology, Society for Architecture in NYC, the National Trust for Historic Preservation, Renowned author David McCullough filmmaker Ken Burns, and Kristian Roebling, Roebling family descendant, are all opposed to Dock St. • Councilman David Yassky, Councilman Tony Avella, and Councilman Bill de Blasio are opposed to Dock St. • State Senator Daniel Squadron and Congresswoman Nydia Velázquez oppose the Dock St. project. • The Principal of Two Trees Management sits on the boards of both Pratt and the Brooklyn Historical Society. • Principals, associates, representatives and employees of Two Trees have spent over \$400,000 in two years lobbying city officials to support Dock St.



March 2, 2009

Dear Constituents:

Several hundred Brooklynites like you have written to me, presented testimony, and/or attended my January 27 land use hearing at Brooklyn Borough Hall on the Two Trees proposal for the development of its property known as 10 Dock Street in DUMBO. Pursuant to the New York City Charter, on February 25, 2009 I submitted my advisory recommendations for this proposal to the City Planning Commission and the City Council. I have enclosed a copy of the report for your review.

Your comments were very helpful in informing me of the community's issues and shaping my recommendation. *Most importantly, as is the case with all of my policy decisions, I am guided by the stated concerns of our community and my experience with the City's land use (ULURP) processes.*

The community has effectively spoken loud and clear about its concerns. I most whole-heartedly agree that the iconic views of the Brooklyn Bridge must be protected and that the open feeling created by what the community has termed the "bowl" surrounding the bridge must be preserved. My primary consideration in reviewing these land use actions was based on what was expressed repeatedly — that the Brooklyn Bridge would be adversely impacted by the proposed building. This was exactly what I expressed in my comments on the 2004 proposal; and, I am reinforcing that concern in response to the project as presented to me in 2009.

Therefore, I recommended that the City Planning Commission and the City Council support only the concept of residential, retail and parking at this site. However, let me be very clear, I do not support this current project. In fact, I have rejected the proposed building as it is currently configured.

As I noted, my goal is to respect the Brooklyn Bridge— by not allowing a "rival" structure to rise too close to it and to preserve public views; the open "bowl;" and, a continued smooth transition from Fulton Ferry Landing to DUMBO.

A very important matter that I had to consider, however, is what the developer may currently construct under the existing manufacturing zoning. I asked my architectural and planning staff to carefully examine this matter. They reported to me that the developer is able under current zoning (known as "as of right") to build a very tall hotel — in excess of twenty stories tall to within 70 feet of the bridge. Alternatively, the developer could construct a hotel at a lower height, but making up for lost height by providing additional building length to be so wide that it would block more even views from the bridge than the currently proposed building! If I rejected the Two Trees proposal outright, followed by

March 2, 2009

Page -2-

possible rejections by the City Planning Commission (CPC) and the City Council, the result could be that development could proceed with zero community input. However, based on what I have experienced over my tenure as borough president, it is more likely that the proposal will proceed through CPC and finally the City Council with minimal modifications occur. Rarely does the City Council overrule or significantly modify the recommendations of CPC. It is unacceptable to me when it comes to the iconic Brooklyn Bridge to have such uncertainty when there is an opportunity to steer the developer to revise plans voluntarily.

However, because Two Trees is seeking zoning changes, public officials like me have the ability to ask for design changes that significantly protect more views than an as-of-right project. So, after reviewing the applications and public testimony, my staff spent weeks conducting “digital modeling” and simulation and personally visiting the site to calculate all design options.

In order to preserve public views — I have called for the tower be made more slender—reducing it to 57 percent of its proposed girth. I have not — as has been incorrectly reported — called for “more height.” Indeed I have done no such thing. What I have acknowledged is that if Two Trees makes the building narrower and in effect “gives back” much of the view from the bridge — they would then have the option, *according to what is allowed by zoning* — to build the narrower structure up to 25 stories. Thus, in combination with my recommendations, if Two Trees pursued the height allowed by zoning, the project would still be reduced by nearly **35,000 square feet**. Such height would approach the height of the “Clock Tower” building at One Main Street.

My recommendations allow for much better views than the proposed building — from many more vantage points — of Manhattan, the Manhattan Bridge, and the Brooklyn waterfront— and of course, the Brooklyn Bridge. This is the balance we were trying to strike.

In order to respect the bridge and preserve the sense of the “bowl” — I recommended the following: that the tower be set back 70 feet from Front Street— increasing the distance from the Brooklyn Bridge from 98 feet to 150 feet; that the building’s wing along Water Street be reduced by two floors (which is consistent with my 2004 recommendation) so that it would be not higher than 80 feet; and; I have asked that the section along Front Street be lowered to 85 feet. Such heights are below the height of the bridge’s walkway.

As I have done with every single residential zoning application that has come before me — I have also asked for affordable housing. The developer has pledged to include it — but my recommendation calls for a legal mechanism to “lock in” the 20 percent affordable housing units promised.

Lastly, regarding the developer’s pledge to include a middle school at the site — which I know was of interest to many families — this was not part of the official application before my office.

I certainly applaud Two Trees’ willingness to build a school — whatever their motivation was — thus I have recommended that the Department of Education consult with Community Education Council 13, Community Board 2, and local elected officials — to analyze the current capacity levels of surrounding elementary and middle schools in order to ascertain which grade configuration will best serve the needs of the community two years prior to the projected occupancy of school space within the dock street project, as well as investigate other available spaces for the location of a school in the neighborhood.

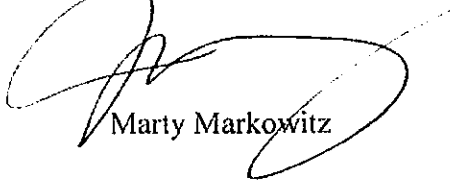
March 2, 2009

Page -3-

I hope that you will take the time to read the recommendation report and the accompanying graphics. I am proud of the work and care that went into this recommendation.

I believe my recommendation absolutely reflects the opinions expressed at my public hearing and written submissions provided to me. My goal was very clear of striving towards the best possible outcome to safeguard the residents of DUMBO while doing my best for the Brooklyn Bridge. I tried my very best. My hope is that CPC and the City Council will be guided by the recommendations that I have set forth so that what is approved reflects the community to the fullest extent.

Sincerely,

A handwritten signature in black ink, appearing to read 'Marty Markowitz', is written over the typed name. The signature is fluid and cursive, with a large loop at the end.

Marty Markowitz

January 28, 2009

Mr. Marty Markowitz
Borough President
209 Joralemon St.
Brooklyn, NY 11201

Dear Mr. Markowitz:

No 18-story building, no large, new imposing structure of any kind ought to be allowed to crowd the Brooklyn waterfront close to the Brooklyn Bridge. It would be a grave mistake. The present modest scale of the neighborhood -- the human scale of the neighborhood there beside the river -- ought never be violated, for it is essential to the dignity and grandeur of the Bridge.

Dignity and grandeur are rare in the modern cityscape. And rare, too, is the prestige of history. And when all of that is present in one majestic, emblematic work, as it is so supremely in the Brooklyn Bridge, nothing should be permitted to diminish and compromise the effect.

Nor should the consequences of what is at stake be seen as a regional matter, the business of Brooklyn only. The Brooklyn Bridge belongs to all America. It has been photographed and filmed more than any structure ever built in our country. It has been the subject of epic poetry, and of great art. It is itself a great work of art, as well as a technical triumph, the moon shot of the nineteenth century.

The Brooklyn Bridge rises up out of a troubled, extravagant, often greedy and self-indulgent era not unlike our own, as ringing testimony to human ingenuity and the human spirit.

Brooklyn's Bridge is our bridge, all of us. It is a national treasure and we must do our parts as custodians. Please, please let us take this responsibility to heart.

Nothing should be permitted to upstage it, or needlessly crowd its space. Would we wish to see an 18-story building go up beside the Statue of Liberty? Or Independence Hall? Or the Lincoln Memorial?

In his initial proposal for the Bridge, written in 1867, the brilliant John A. Roebling, its designer, said that the finished work would stand down the years as a testament to the community that built it. That was 142 years ago. And there the bridge stands today, just as he said, a testament to those who built it.

Let what is decided now, in the year 2009, be a testament of our appreciation for this rarest of structures, the gratitude we feel as we enjoy it, the pride we take in it.

None of us had a hand in building it. None of us contributed a thing to its architectural grandeur or its pioneering technology. None of us were injured in the effort, or suffered from the bends for our labors beneath the river, or died in accidents. They did all that, those men and women of that vanished time. And they built superbly. They set an example of how things can be done right. They built to last.

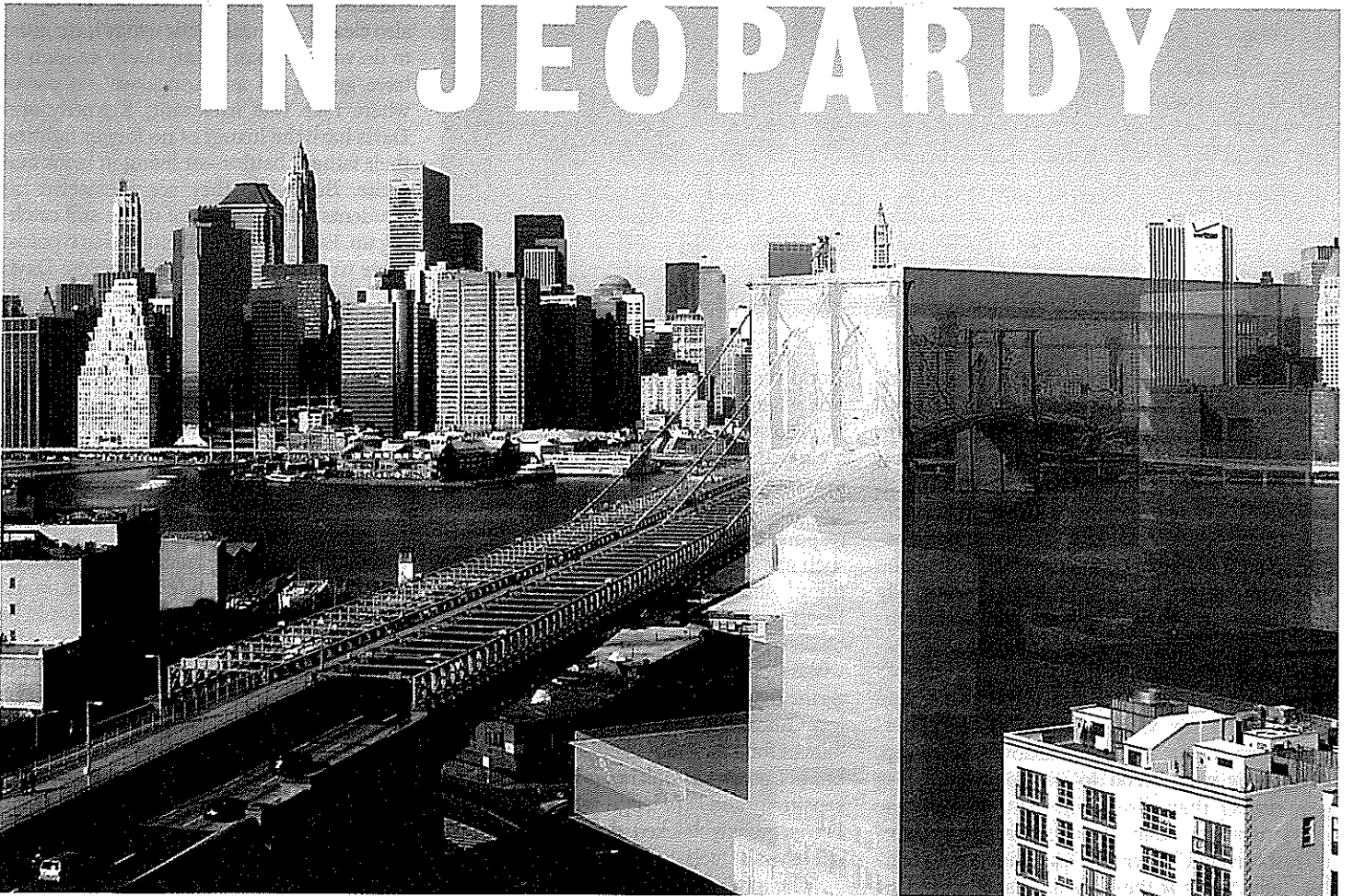
We honor and respect them and their surpassing Brooklyn Bridge and let the decisions we make stand as testament to the larger community of our own time that loves the old Bridge as no other in the land.

Sincerely,

David McCullough



A MASTERPIECE IN JEOPARDY



By DAVID MCCULLOUGH

THE MOST LONG-LASTING OF GREAT AMERICAN WORKS, the structure destined “to convey some knowledge of us to remote posterity,” said a New York writer long ago, was “not a shrine, not a fortress, not a palace, but a bridge.”

That was in the spring of 1883, 126 years past, when the completed Brooklyn Bridge opened to the most exuberant public celebration of the era, complete with the president of the United States, Chester A. Arthur, leading the grand parade on foot from New York to Brooklyn over the bridge high above the East River.

“The Great Bridge” was news everywhere. It was the moon shot of its time, a brave, surpassing technical triumph, and more. For it was besides a great work of art and a thrilling overture to the high-rise city in America. Its giant granite towers stood taller by far than anything on the New York skyline, taller indeed than any structure in all of North America then. Over the years it has been photographed more than anything ever built by Americans. It has been the inspiration for songs, poems, paintings, no end of personal reminiscences and the

well as the view from the bridge looking toward Brooklyn—in other words, the view for just about everyone except those living in the apartments. To permit such a project so close to the bridge would be a shameful, inexcusable mistake. There is no other way to say it.

Would we wish to see an 18-story building go up beside the Statue of Liberty, or next to Independence Hall in Philadelphia, or beside the Washington Monument? Of course not.

Would the city of Paris permit an 18-story building beside the Arc de Triomphe or Notre Dame? Unthinkable.

Citizens groups in Brooklyn have rallied in a spirited campaign to stop the project. To date, more than 12,000 signatures have been collected in protest. The National Trust for His-

THE BIOGRAPHER OF THE GREAT BROOKLYN BRIDGE ON HOW A PROPOSED NEW BUILDING COULD RUIN AN ICON OF AMERICAN INGENUITY.

setting for scenes in movies. It has remained New York’s most famous, best-loved landmark.

Above all it has stood through good times and bad as a majestic symbol of affirmation, still there, still spanning the river for all to see and enjoy, to cross by automobile or bicycle, or stroll on a fine day over its one-of-a-kind boardwalk.

To my mind a walk over the Brooklyn Bridge is an American experience not to be missed, a Northeastern, big-city equivalent, if you will, of being on the rim of the Grand Canyon.

Americans of every kind, every race and color, worked on it. Its designer, the brilliant John A. Roebling, was an immigrant from Germany. His son Washington Roebling, its builder, had been a hero in the Civil War, the first man on Little Round Top at the Battle of Gettysburg. Washington Roebling’s wife, Emily Warren

Roebling, who served as his unofficial assistant engineer and life support when he was incapacitated, ranks among the most remarkable American women of her time.

The granite of the towers came from Connecticut and Maine. The steel, from Pittsburgh. In the 14-year struggle to build the bridge, work in the caissons below the river, accidents of all kinds, took the lives of more than a dozen men and left many more crippled for life.

In the years since, its importance has seldom ever been doubted or seriously challenged. The sanctity of its own space has been unviolated by and large. Until lately. Now, alas, plans are proceeding to build an 18-story luxury apartment building within a hundred feet of the bridge on the Brooklyn side. (A vote in the process is expected this week.) The building, as proposed by the Two Trees Management Co., would stand 184 feet high and just about ruin the view of the bridge from on shore, as

toric Preservation has taken a strong public stand. “No new structure should be permitted to crowd or upstage the Brooklyn Bridge,” says Richard Moe, the head of the trust. “This is a matter of importance not just to New York and Brooklyn, but for all who care about our national treasures.”

In his initial proposal for the bridge, John Roebling wrote that it would forever testify to the character of the community that built it. And so it does. The question now is how we in our time will measure up as a community, we who have the responsibility for deciding. How many from around the country will join the protest? Is commercial gain to supersede our affection for the bridge, not to say our obligation as citizens to preserve and protect an enduring American masterpiece? Let us hope not.

“The Great Bridge,” MCCULLOUGH’s history of the building of the Brooklyn Bridge, first published in 1972, has never been out of print.

THE OPPOSITION’S VIEW: *One rendering of a proposed building next to the Brooklyn Bridge*

The Brooklyn Paper

Your Neighborhood — Your News®

June 7, 2008 / News / Not Just Nets / Brooklyn Heights–Downtown / DUMBO development

City: We don't need a middle school in DUMBO — now

By Sarah Portlock

The Brooklyn Paper

A DUMBO developer's plan to build a controversial 18-story apartment tower with the carrot of a new middle school was handed a setback last Wednesday when a top schools official said that the neighborhood actually doesn't need a school right now.

The potential middle school would be on the ground floor of developers David and Jed Walentas's controversial Dock Street tower, but School Construction Authority executive Elizabeth Bergin told a packed room of parents from Brooklyn Heights' PS 8, "Right now, in this district, we do not identify a need" for a middle school.

If the city does not need a middle school, the Walentases would face a much more difficult path to building their dreamed-of tower, which is opposed by Councilman David Yassky (D-Brooklyn Heights) and the Brooklyn Heights Association because it would block some views of the iconic Brooklyn Bridge.

The Walentases, who have threatened that they can build a much taller tower without city approval, offered the middle school in hopes of making an offer that the cash-strapped Department of Education could not refuse.



If the agency needs such a facility in DUMBO, that is.

Schools in District 13, which includes Brooklyn Heights, Downtown, DUMBO, Vinegar Hill, and part of Fort Greene, currently operate at 66 percent capacity, according to Comptroller William Thompson. The elementary-level PS 8, which is becoming increasingly popular with Brooklyn Heights parents, was the exception, at 118 percent capacity.

“Much of the sharp increase in population that City Planning projects for Brooklyn Heights, Downtown, DUMBO, and Vinegar Hill from 2000 to 2010 has yet to occur,” Thompson said in his May report, which called on the city to be open to deals like the one being offered by the Walentas.

But at the May 28 meeting, some parents worried that the construction of the 45,000-square-foot, 300-seat school in DUMBO would hurt their chances to have a school built elsewhere within the district in the future.

In response, Bergin said the construction agency will release its next five-year construction and financial plan in November and the agency is studying “pockets” of overcrowding within school districts instead of overall crowding. At that time, a more final decision will be made about the location and possibility of a new school.

Bergin said the city is “very interested in this process” on Dock Street.

Jed Walentas, who presented the project at the meeting, said his company, Two Trees Management, would invest \$8 million to \$10 million to build the school's floor and outer walls, though the city would have to build out the classrooms themselves. The Department of Education would then rent out the space for \$1, according to one proposed deal.

Educators are intrigued by the idea of a school within a residential building.

“Schools really create community, and having your kids in your neighborhood, going to school in your neighborhood, [and] having kids on the sidewalks, that creates a warm feeling in an urban landscape,” said Allison Pell, principal at the Urban Assembly Academy of Arts and Letters, a new middle school in Fort Greene.

Noting DUMBO's vast arts community, Pell added, “How great would it be to think DUMBO was a place where education and the arts were aligned and intertwined?”

It could be very great — if PS 8 parents decide to get on board.

“We have members on both sides of this very, very passionate debate,” said Dan Rosenbaum, chairman of the PS 8 PTA's middle school committee.

“It's one thing to not look a gift horse in the mouth, but you want to be sure that it's not going to bite you,” he said.

©2008 *The Brooklyn Paper*

← PARK SLOPE: POLL: Park Slope parking situation

RED HOOK: Is it last call at LeNell's? →



December 12, 2008

John White
Chief Operating Officer
Portfolio Development

150 Chambers Street
New York, NY 10007

Dear Principal Greco:

Thank you for your interest in a grade expansion for the 2009-2010 school year. Your request to expand your school from PK-5 to PK-8 has not been approved.

We assess all grade reconfiguration requests through an analysis of resources (budget, space), performance, organizational capacity, and enrollment demand. Since capital dollars are a limited resource, grade reconfigurations cannot be contingent on facilities investment.

At this time, there is an insufficient demand for middle school seats in your district or immediate area for a middle school component at your school. Additionally, your proposal would generate a middle school that would serve a class on a grade and we strongly feel that this would not be financially sustainable in future years.

If there are any changes in these or other conditions in the near future, the Office of Portfolio Development would be glad to revisit your grade reconfiguration request.

Please note that the decision about this grade reconfiguration request will be posted online at: <http://schools.nyc.gov/Offices/Portfolio/default.htm>. You may direct parents and your school community to this site for further details.

Thank you for your commitment to New York City public schools.

A handwritten signature in black ink, appearing to read "John White".

John White
Chief Operating Officer

CC: Martine Guerrier, Office of Family Engagement and Advocacy
Erin Stevens, Office of Intergovernmental Affairs
Elaine Goldberg, Community Learning Support Organization
James Quail, Community Superintendent District 14

Wondering if a New School in Brooklyn Is Worth Blocking the View



Piotr Redlinski for The New York Times

SITE SELECTION A high-rise apartment tower has been proposed to replace warehouses in foreground. Opponents say it would have a jarring effect on the skyline.

By CHRISTINE HAUGHNEY

Published: January 20, 2009

The latest development dispute in Dumbo involves a proposal that has, for many residents, tinges of a Faustian bargain.



Piotr Redlinski for The New York Times

THE BUILDER Jed Walentas, a real estate developer, says that an 18-story building would not be obtrusive, and that a smaller one is unfeasible.

Many among them want a local middle school for their children. But they are not sure they want it badly enough to accept its proposed packaging — an apartment tower that would block views of their neighborhood's most prized landmark, the Brooklyn Bridge.

That is what would happen if a developer, the Two Trees Management Company, wins approvals to build the 18-story tower just east of the Brooklyn Bridge. The project, called Dock Street Dumbo, would include the new school, as well as shops and apartments that many residents say would add vibrancy to a stretch of warehouses.



Piotr Redlinski for The New York Times

THE OPPOSITION Andrew Stengel of Dumbo said, "Only the possibly myopic would think that's in the context with the immediate surroundings."

The proposed L-shaped building, with frontage on Dock, Front and Water Streets, would have 260 market-rate rental apartments and 65 moderate-income rentals. That, along with the school — a structure that would be paid for by Two Trees — could win support for the plan in Dumbo, short for Down Under the Manhattan Bridge Overpass, a former artists' community in Brooklyn that has lost much of its cheaper housing in recent years.

But the proposed building has also drawn many critics who say that it is too tall for its location. It would be nine stories higher than the Brooklyn Bridge and alter the view for nearby residents, as well as for tourists, shoppers, and the 132,000 drivers and thousands of pedestrians that the Department of Transportation estimates cross the bridge each day.

Some bloggers have compared the proposal to placing a skyscraper next to the Eiffel Tower.

"Only the possibly myopic would think that's in the context with the immediate surroundings," said Andrew Stengel, a Dumbo resident who voted against the plan at a community board meeting last Wednesday.

As he stood in blistering cold at the site on Friday, Mr. Stengel pointed his gloved hands toward the four-story warehouse across the street and the low-rise buildings to the east. "The development has to make sense in the context," he said.

Tom van den Bout, an architect and president of the Brooklyn Heights Association, said his group also opposed the building, and not just because of its height. While most Dumbo buildings curve beneath the Brooklyn Bridge like a bowl, he said, the Two Trees building would jut out jarringly against the skyline.

"It could be a much more gentle presence within that vast urban space," he said.

Opponents gathered by the bridge on a recent snowy day to protest the building, carrying signs declaring "Brooklyn Bridge Not for Sale." At a community board meeting a few days later, 30 members voted in favor of the plan while 7 voted against it.

The next step in the zoning-change process is action by the borough president, Marty Markowitz. He is holding a hearing on Tuesday and is looking forward "to hearing all sides of the issue," a spokesman, Mark Zustovich, said. If the plan moves smoothly through the approval process, the project could be completed by 2012, the developer, Jed Walentas, said.

Mr. Walentas, a principal in Two Trees Management, said that building a shorter structure would not be "economically feasible," according to a letter that he sent to Community Board 2 a year ago.

Mr. Walentas's company is well known in Dumbo, where it has built 610 residential units, all of them luxury ones. In an interview at his Dumbo office, Mr. Walentas said his firm had worked hard to make the proposed building blend with the skyline, trying to be "respectful" of the bridge and give it enough distance from his building "to breathe."

In 2004, an earlier version of the plan was rejected by Community Board 2. In the intervening years, Two Trees has been working to revise the plan. The company bought more land nearby and redesigned and relocated the building to make it less visible to people on the bridge. Two Trees also proposed the school.

In the 2004 plan, 200 feet of the building would have faced the bridge. Under the revised plan, only 55 feet of the building does so. The latest plan also places the building farther from the bridge's signature cables and towers, which residents and tourists love to photograph.

"The architecture and design is far better and the building fits far better with the neighborhood," Mr. Walentas said.

Some residents support the building because it would include the new school. Carlo Trigiani, who works for a real estate investment trust, said that he was not sure that he wanted to send his 7-year-old son, Luca, to any local middle school, but that there are few other nearby options.

One of the middle schools where his neighbors send their children is in Coney Island, about 12 miles away. There is also a specialized performing-arts school in Fort Greene, but Mr. Trigiani said he did not expect that his son would go there because he is more interested in "athletics and math."

Other Dumbo residents who would welcome a local school still worry about the building's height. And they see an alternative. The Brooklyn Heights Association commissioned a study that proposed expanding the neighborhood's elementary school, Public School 8, to make room for middle school students.

Amy Linden, a Brooklyn Heights resident with a 9-year-old daughter, Seren, said that she would like a school nearby. But she does not like how the developer has tied the proposed school to her skyline.

"It's painful for me because I know the city needs middle-school seats," she said while getting her daughter ready for music lessons. "Sometimes you have to stand up for something. People need to stand up for the Brooklyn Bridge."

The Brooklyn Paper

Your Neighborhood — Your News®

March 20, 2009 / News / Not Just Nets / Brooklyn Heights—Downtown / DUMBO development

Did city lie about its Dock Street plans?

By Gersh Kuntzman

The Brooklyn Paper

The School Construction Authority was not being honest last June when it stated publicly that it did not “identify a need” for a new middle school in Brooklyn Heights or DUMBO because the comment came while the agency was in the midst of negotiating with a DUMBO developer to build just such a school.

That’s the most stunning news buried in dozens of pages of just-released documents made public by the SCA after a freedom of information request by Councilman David Yassky (D-Brooklyn Heights), who is an opponent of a project by David and Jed Walentas of Two Trees Management to build an 18-story tower and public middle school on Dock Street near the Brooklyn Bridge.

“It’s always troubling when government agencies, which are accountable to the public, are doing one thing in private yet saying something else in public,” said Yassky, referring to School Construction Authority executive Elizabeth Bergin’s comment, reported by The Brooklyn Paper, that the agency saw no need for a middle school even as it was negotiating with Two Trees to build just such a school.

Yassky cited a May 20 letter from Two Trees to the School Construction Authority which provided the development company’s “best and final offer for the Dock Street DUMBO middle school.”

The letter, signed by Jed Walentas, begins, “We appreciate your continued interest in working with us to develop a new public middle school.”

Former City Councilman Ken Fisher, who was hired by Two Trees to help steer the controversial project through the ongoing public approval process, said that Two Trees’ May 20 letter is no smoking gun.

“They said what they said publicly because they were not fully on board with us at that time,” he said. “They were still negotiating with us. They wanted us to give them our best offer and then see if we had support for the project. Only after we had done that, they said OK” in late 2008.

The just-released documents — mostly e-mails from School Construction Authority officials to Two Trees, plus entertainingly candid internal documents — include plenty of less-



Beyer Blinder Belle

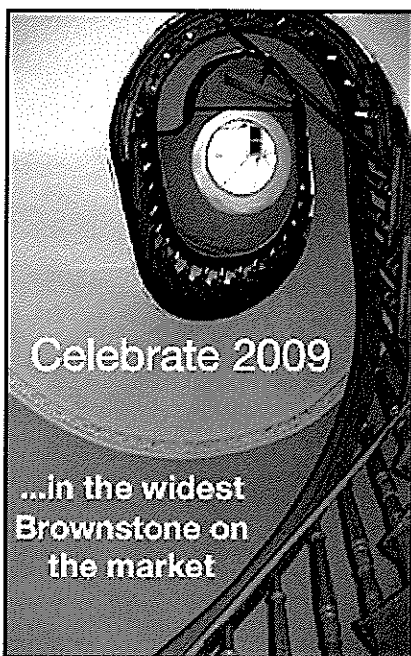
The school portion of David and Jed Walentas's Dock Street proposal was being negotiated by the city even as officials said publicly that they did not see a need for such a facility in Brooklyn Heights or DUMBO.

explosive correspondence that nonetheless bolster a case made by Dock Street opponents that the School Construction Authority did not fully consider alternative sites for a middle school besides the Walentas's proposal.

The agency has long said that it has fully considered all alternative sites for the school that have been suggested by Yassky, including expanding the current K-5 program at PS 8 on Hicks Street into a K-8 school.

But the documents reveal that the School Construction Authority has only looked at two alternatives: PS 8 and the former police precinct on Poplar Street.

And an internal SCA e-mail dated Dec. 8 casts doubt on the depth of the agency's analysis of a third site. In the e-mail, from Lorraine Grillo to Kenrick Ou, Grillo dismisses Yassky's request that the agency consider a newly discovered alternative at 205 Water St.



"David Yassky referred this guy to me because he has property in Brooklyn on Water Street between Bridge and Jay," the memo said. "Now I know that if we don't do the Walentas project that we don't really want to do anything else over there, but I think we have to follow up on this just so we can say that the Walentas project is such a good deal."

Again, Fisher dismissed the significance of the Grillo memo.

"There are other documents in the package that show that they did evaluate proposals submitted to them and that they rejected them because they simply were not as good as our proposal," Fisher said.

"It's disappointing that anyone would say that the SCA hadn't considered alternatives. They considered them and rejected them. In the case of the Dec. 9 memo, the SCA knows that any other developer was going to charge them for land and for the core and shell of the school. Two Trees is not charging for either.

"That makes all the other alternatives less attractive to SCA than Two Trees," he said.

Yassky disagreed: "My reading of that memo is that they have no interest in fully considering other alternatives. They have not proven that they have looked seriously enough at Water Street or the PS 8 expansion."

Yassky was reminded that Two Trees says it offering the school for free — a savings that the SCA has said is equivalent to nearly \$50 million in construction costs.

“Two Trees is paying for the core and shell of the school,” Yassky said. “The SCA still has \$43 million in its budget for a school. All I’m saying is that if they put out a request for proposals, they might find a developer willing to do it for even less than Walentas.”

The 205 Water St. site is owned by Harry Kotowitz, who has repeatedly declined to reveal the extent of his offer to the School Construction Authority. Fisher said that Kotowitz’s offer would cost the SCA more money because “he’s not offering anything for free like Two Trees is.”

Others pointed out that in 2006, Kotowitz was widely criticized — including by David Yassky and the anti-Walentas DUMBO Neighborhood Association — for tearing down the historic building that once stood at that site.

Will Havemann, a spokesman for the Department of Education, said the agency is “doing its due diligence” at the 205 Water St. site, but added that “at this time, we still believe that the Dock Street project is the most cost-efficient proposal.”

In other interesting news from the document dump:

- The full extent of the Two Trees lobbying campaign becomes a bit clearer. Several times over the past six months, Jed Walentas or Laura Bailyn wrote directly to School Construction Authority officials to urge them to get on the same page as the company.

On Nov. 24, for example, Bailyn wrote to a variety of city officials to urge the School Construction Authority to publicly repudiate Yassky’s call for a middle school at the PS 8 site.

“The Department of Education and the SCA need to make clear to the community that Dock Street is the only site under consideration ... and only because of the Two Trees donation is there even the possibility of the school. ... If this is not done, the PS8 or other alternative will gain currency.”

A month later, a Two Trees lobbyist, Joni Yoswein, told Jed Walentas that she hoped the School Construction would “do the right thing and shut down this option publicly.”

Walentas forwarded — most likely by accident — Yoswein’s e-mail to School Construction Authority President Sharon Greenberger, who wrote back, “We have said consistently that we support this project [and that] a K-8 addition at PS 8 is not feasible.”

Then, later in the day, though, Greenberger sent an e-mail to a member of her staff that reflected her frustration with Two Trees’ demands.

“How dare they state ‘the SCA should do the right thing,’” she wrote. “This is their project to carry, not ours.”

The upshot of the massive document dump remains unclear, however. Walentas’s Dock Street project has been generating support during the public review process. It has already been approved by Community Board 2 and Borough President Markowitz, though his support was conditioned on setting back the residential portion of the building further from the Brooklyn Bridge.

The City Planning Commission is expected to approve the project, setting up a frenzied debate in the City Council, where Yassky and colleague Bill DeBlasio oppose it and Councilwoman Letitia James (D–Fort Greene) supports it.

NEW YORK POST

DUMBO STUMBLE

By RICH CALDER

April 1, 2009 --

Swayed by a developer's plan to include a new middle school in a controversial condo project, the city agreed to spend \$43 million funding it "without doing its due diligence" and reviewing alternate sites for new classroom space, a local councilman charges.

Councilman David Yassky cited internal city e-mails and memos showing the School Construction Authority was less than truthful when it insisted as late as last June that there is no need for a new school in the tony DUMBO-Brooklyn Heights area.



EmblemHealth
The plan that works.

Instead, internal memos and e-mails show the agency had already decided weeks earlier to let father-son developers David and Jed Walentas include a middle school in their planned 18-story apartment tower rather than consider alternate sites for a school proposed by neighborhood groups and Yassky.

"The SCA is supposed to aggressively try getting the best deal for citizens, but this proves they only seriously looked at one proposal," said Yassky (D-Brooklyn), who represents the area.

The \$200 million Dock Street plan did not include a school when it was shot down during the city's land-use review process in 2004. Critics contended then, as now, that it would block historic views of the Brooklyn Bridge.

But the resubmitted plan has won favor among some people in the waterfront neighborhoods because of the resurgence of a local elementary school, PS 8, which in the last five years has seen a sharp up-tick in neighborhood kids enrolling.

[Learn more >](#)

Parents of those children want a nearby middle school for their children to attend after they graduate the K-6 school. And while the SCA says it looked at other sites to ensure the most cost-effective school is built, documents suggest otherwise.

Coverage underwritten by Group Health Incorporated, Health Insurance Plan of Greater New York and HIP Insurance Company of New York

For instance, an e-mail dated Dec. 8 from SCA Executive Director Lorraine Grillo to another staffer shows the lack of attention a Water Street site suggested by Yassky actually received compared to the Walentas' plan for nearby Dock Street in DUMBO.

"Now I know that if we don't do the Walentas project that we don't really want to do anything else over there, but I think we have to follow up on this just so we can say that the Walentas project is such a good deal," the e-mail says.

Yassky said he "wants answers" as to why the SCA and some other city officials have been so supportive of the Dock Street project. But other critics say the answers lie in following the money.

Records show the Walentases' firm, Two Trees Management, spent \$409,323 lobbying the city since Jan. 2007, with much of the money going towards trying to sway support for the Dock Street project.

Officials for the company - including the Walentases - have also dished out \$29,700 in campaign donations over this period to Councilwoman Melinda Katz and another \$19,800 to Council Speaker Christine Quinn.

Katz, a Queens Democrat running for comptroller, heads the council real estate committee, which must eventually decide whether to put Two Trees' request for a necessary zoning change before the full council, which Quinn heads, for final approval.

Department of Education spokesman William Havermann said the Dock Street project "is the most economical option" for a neighborhood school because DOE "would receive the land and the core and shell of the school building at no costs," saving taxpayers "tens of millions of dollars."

Although the City Council routinely supports the wishes of the local council member on land use matters, it remains split on this project despite Yassky's objection.

Laura Bailyn, the project manager for Two Trees, defended the donations to Quinn and Katz, saying the firm "is proud to support" elected officials "who we believe are doing a good job."

She said "we are honored to have the opportunity to provide neighboring families with the first-class school they deserve."

rich.calder@nypost.com

Home

NEW YORK POST is a registered trademark of NYP Holdings, Inc. NYPOST.COM, NYPOSTONLINE.COM, and NEWYORKPOST.COM are trademarks of NYP Holdings, Inc. Copyright 2009 NYP Holdings, Inc. All rights reserved.

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)
Name: REV. DR. MARK V.C. TAYLOR

Address: 201 GOLD ST

I represent: THE CHURCH OF THE OPEN DOOR

THE COUNCIL *not yet*
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: 5/21/09

(PLEASE PRINT)
Name: Jennifer Richardson

Address: 33 main st, 7F, Brooklyn, NY 11201

I represent: Dumbo residents, I am a DUMBO resident

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)
Name: Wendy Froede

Address: The Brooklyn 260 Henry St.

I represent: _____

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)
Name: Amanda Barrow

Address: 79 Bridge St

I represent: Dumbo Neighb. ASSO

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: May 21st, 2009

(PLEASE PRINT)
Name: PAUL GRAZIANO

Address: 146-18 32ND AVENUE, FLUSHING, NY 11354

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)
Name: Jennifer Riley

Address: 70 Washington St SA 11201

I represent: My self + T. Kelly Wilson

Address: same

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: GUS Shepha

Address: 42 Main St.

I represent: DNA

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: May 21 2009

(PLEASE PRINT)

Name: Doreen Gallo

Address: 177 Water ST Brooklyn NY 11201

I represent: DUMBO Neighborhood Alliance

Address: 45 Washington St # 123
Brooklyn NY 11201

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: May 21st 2009

(PLEASE PRINT)

Name: GRACE FRIEND

Address: 70 Washington St

I represent: DNA

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Richard Diucker

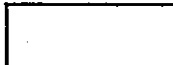
Address: 63 Flushing Ave Unit 300 Brooky, 11231

I represent: Brooklyn Navy Yard

Address: 63 Flushing Ave

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: MAY 21, 2009

(PLEASE PRINT)

Name: Steve Spivack

Address: 70 Washington St.

I represent: DNA

Address: 70 Washington St.

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Shmuel Buchholz

Address: 70 Washington St.

I represent: DNA

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 5/21/09

(PLEASE PRINT)

Name: TOM FRUIN

Address: 85 E 3RD ST #C4

I represent: MYSELF

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Robert James

Address: 16 MAIN ST.

I represent: GALAPAGOS ARTSPACE

Address: 16 MAIN ST, BROOKLYN
11211

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 5/21

(PLEASE PRINT)

Name: Evan Thies

Address: 234 N. 12th St. Apt #1F

I represent: Candidate for City Council, 33rd District

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. DOCK STREET Res. No. _____

in favor in opposition

Date: 5/21/09

(PLEASE PRINT)

Name: WILLIAM BIRMINGHAM

Address: 30 MAIN ST. 8F BROOKLYN NY

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 5/21/9

(PLEASE PRINT)

Name: JOHN O'MALLEY

Address: 138 MONTAGUE ST, 5, BROOKLYN

I represent: DUMBO Neighborhood All

Address: D.U.M.B.O.

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 5/21/09

(PLEASE PRINT)

Name: BRAD SAMUELS

Address: 20 JAY ST. BROOKLYN NY

I represent: SITU STUDIO

Address: SAME AS ABOVE

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: KURT DIMITRIADIS

Address: 70 WASHINGTON STR AP 12K

I represent: MYSELF

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: May 21, 2009

(PLEASE PRINT)

Name: JANE KOJIMA

Address: 111 FRONT ST. #258 BK, NY

I represent: DUMBO IMPROVEMENT DISTRICT

Address: 111 FRONT ST #258 BK, NY

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Dock St Res. No. _____

in favor in opposition

Date: May 21, 2009

(PLEASE PRINT)

Name: Carol VAN Guilder

Address: 570 Lexington Ave NY NY

I represent: Real Estate Board of NY

Address: 570 Lexington Ave NY NY

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)
Name: MICHAEL M THOMAS
Address: 66 WATER ST BROOKLYN 11201
I represent: MYSELF

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: May 21, 2009

(PLEASE PRINT)
Name: Bruce Silverglade
Address: 77 Front Street
I represent: Gleason's Gym
Address: 77 Front Street

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: May 21 2009

(PLEASE PRINT)
Name: KATE KERRIGAN
Address: 111 Front St. Suite 250 Bklyn NY
I represent: Dumbo Improvement District
Address: (see above)

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Karla SCHICKLE

Address: 253 Cumberland St. Brooklyn

I represent: Willie Mae Rock Camp For Girls

Address: 45 Main St. Brooklyn

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 5/21/09

(PLEASE PRINT)

Name: PHILLIP ESSER

Address: BROOKLYN

I represent: DUMBO NEIGHBORHOOD ASSN

Address: BROOKLYN

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 5-20-09

(PLEASE PRINT)

Name: PETER LAWRENCE

Address: 30 MAIN ST, 3A BKLYN NY 11201

I represent: RICE

Address: 81 WASHINGTON ST
BKLYN NY 11201

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Jennifer Rully

Address: _____

I represent: Kelly Wilson

Address: 46 Quincy St. Boston, MA

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 5/2/09

(PLEASE PRINT)

Name: Mary Sheridan

Address: 111 E. 7th St NY, NY

I represent: TRANSFERS LOCAL 237

Address: 216 W. 14th St NY, NY

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

Name: SHIZOP SANDOZ

Address: 70 W 11th St New York

I represent: DUMBO NEIGHBORHOOD

Address: (DUMBO) ALLIANCE

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 5-21-09

(PLEASE PRINT)

Name: PAVEL KRAUS

Address: 55 WASHINGTON ST.

I represent: KRAUSTUDIO

Address: 55 WASHINGTON #311
BROOKLYN NY

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: JOHN ZIMMERMAN

Address: 28 OLD FULTON BROOKLYN 11201

I represent: FULTON FAMILY LANDING ASSOC

28 OLD FULTON

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 05/21

(PLEASE PRINT)

Name: MARDEN DAVID BARDOZA

Address: 70 WASHINGTON STREET #100

I represent: _____

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

Name: Melissa Boblock (PLEASE PRINT)

Address: 132 St Marks Pl

I represent: Municipal Art Society

Address: 457 Madison

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 5/21/09

Name: JOE CHAN (PLEASE PRINT)

Address: 15 METROTECH CENTER, BKLYN, NY 11201

I represent: PRESIDENT, DOWNTOWN BROOKLYN PARTNERSHIP

Address: 15 METROTECH CENTER, BKLYN, NY 11201

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: May 21, 2009

Name: KEN BORN (PLEASE PRINT)

Address: 59 MAPLE GROVE RD WALPOLE, NH

I represent: MYSELF

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: MARC VEREBLEY

Address: 70 Washington St. Brooklyn NY

I represent: myself

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 5-21-09

(PLEASE PRINT)

Name: Diane J Lewis

Address: 247 Front St #3

I represent: DUMBO

Address: 247 Front St. Vinegar Hill

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Roberta Lane

Address: 7 Fenwick Hall Marketplace, Boston, MA

I represent: National Trust for Historic Preservation

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. C090181 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: KURT EVERHART

Address: 406 W. 44th ST #8

I represent: Thomas Haverham

Address: Pratt Institute 61 ST. James Place Brooklyn

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. C090181 ^{ZNYK} Res. No. _____

in favor in opposition

Date: 5/21/09

(PLEASE PRINT)

Name: Natasha LEWIS

Address: _____

I represent: ALEXIS BITTAR

Address: 45 main street, INC.

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 5/21/09

(PLEASE PRINT)

Name: EDSON SILVA

Address: 153 W. 9 ST, BKLYN, NY 11231

I represent: FRANK MACHIAPOLA

Address: 225 ADAMS ST, BKLYN, NY 11201

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 5/21/09

Name: Kate Sullivan (PLEASE PRINT)

Address: 20 Jay St, 802, Brooklyn, NY

I represent: Oasis Children's Services

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Dock Street Res. No. _____

in favor in opposition

Date: _____

Name: Josh Nachowitz (PLEASE PRINT)

Address: 304 Park Pl Bklyn NY

I represent: NY League of Conservation Voters

Address: 27 Bow St

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Dock Street Res. No. _____

in favor in opposition

Date: May 21 2009

Name: CHRISTABEL GOUGH (PLEASE PRINT)

Address: 45 CHRISTOPHER ST NYC 10014

I represent: SOCIETY FOR THE ARCHITECTURE OF THE CITY

Address: 45 CHRISTOPHER ST NYC 10014

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 5/22/09

(PLEASE PRINT)

Name: BRETT LEWIS

Address: 70 Washington St., Apt. 6D

I represent: TS & Parent

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 5/21/09

(PLEASE PRINT)

Name: DAN CRAIG

Address: 28 OLD FULTON ST BROOKLYN 11201

I represent: FULTON FAMILY LANDING ASSOC

Address: 28 OLD FULTON

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: May 21 2009

(PLEASE PRINT)

Name: Peter Thurstino

Address: 2 Water Street Bklyn

I represent: Pete's Downtown Restaurant

Address: 2 Water Street Bklyn

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: 5/21/09

Name: PAUL BUTLER (PLEASE PRINT)

Address: 55 Washington Street

I represent: Empire One Telecom

Address: 55 Washington Street

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: 5/21/09

Name: BILL STEIN (PLEASE PRINT)

Address: 28 OLD FULTON BROOKLYN NY 11201

I represent: FULTON FERRY LANDING ASSOCIATION

Address: SAME AS ABOVE

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

Name: Carlo Triciani (PLEASE PRINT)

Address: 129 Columbia Heights Brooklyn

I represent: PS 8 Parents

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 5/21/09

(PLEASE PRINT)

Name: Kathleen Gilvain

Address: ~~92 Plymouth St~~ 475 Kent Ave

I represent: Smart Mellon Studios

Address: 92 Plymouth St Brooklyn

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Deb Howard

Address: 238 Adelphi St.

I represent: Pratt Area Community Council

Address: 201 Dekalb Ave. Bk 11205

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 5/21/09

(PLEASE PRINT)

Name: BREDA KENNEDY

Address: 1711 RUSSELL ST #202

I represent: BROOKLYN N.Y. CITY

Address: SOME PRIVATE CITIZEN

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 5/21/09

(PLEASE PRINT)

Name: Tiffany Rospbery

Address: 893 Myrtle Ave Apt 2B

I represent: Greg Floyd Local 221

Address: 211... 14th Street 10011

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: David Frarkin

Address: 285 Bleecker St. NYC

I represent: Sarah Walko - Triangle Arts

Address: 20 Jay St. BKlyn

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition Dock St. Project

Date: May 21, 2009

(PLEASE PRINT)

Name: ROULA FOKAS

Address: 42 Main Street Brooklyn NY 11201

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 5.20.9

(PLEASE PRINT)

Name: Stewart Thorndike
Address: 78 Charles St NY NY 10014

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 5/21/09

(PLEASE PRINT)

Name: Bonnie Campbell on behalf of
Address: _____

I represent: Mark Gutman

Address: 13 Pineside street Bklyn NY 11204

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 05/21/2009

(PLEASE PRINT)

Name: Mr. Matthew D. Baclini
Address: 33 Lexington Avenue, Brooklyn NY 11238
I represent: The Brooklyn Academy of Music
Address: 30 Lafayette Avenue, Brooklyn NY 11217

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

Name: Donald H. ELLIOTT (PLEASE PRINT)

Address: 18 Pierrepont St.

I represent: myself

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

Name: CHRISTINE BARKER (PLEASE PRINT)

Address: 158 8th AVE #3 NY NY 10011

I represent: DNA

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 5/21/09

Name: Joy Kanwar (PLEASE PRINT)

Address: 70 Washington St. DUMBO Brooklyn

I represent: myself

Address: _____

◆ Please complete this card and return to the Sergeant-at-Arms ◆

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 5/21/09

(PLEASE PRINT)

Name: MARIO NERI

Address: 1715 Rt 910 Cold Spring Ny

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 5/21/09

(PLEASE PRINT)

Name: ~~Barbara~~ Joseph for Congressman Towns

Address: 77 Raunt St 2nd fl.

I represent: Congressman Towns

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Allan Joseph for Congressman Towns

Address: _____

I represent: Congressman Towns

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Dock Street Project

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

Name: Denise Peterson
(PLEASE PRINT)

Address: 309 Lafayette Ave. BK 11238

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

Name: WARTY GREENBAUM & EILEEN MISLOVE
(PLEASE PRINT)

Address: 55 WASHINGTON ST.

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

Name: Lucy KOTEN
(PLEASE PRINT)

Address: 138 Lafayette Av 1 11238

I represent: Self

Address: _____

◆ Please complete this card and return to the Sergeant-at-Arms ◆

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 5/21/09

(PLEASE PRINT)

Name: Ellen Whelan-Wuest

Address: _____

I represent: ^{State} Senator Daniel Squadron

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: BRIAN BLOOM

Address: 70 WASHINGTON ST # 70

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Daniel Arnow

Address: _____

I represent: _____

Address: _____

◆ Please complete this card and return to the Sergeant-at-Arms ◆

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 5/21/09

(PLEASE PRINT)

Name: Steven Zupp

Address: 70 Washington St, Brooklyn

I represent: private citizen

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU 1073-2009 Res. No. _____

in favor in opposition

Date: 5/21/09

(PLEASE PRINT)

Name: In Anne Simon, NYS Committee Woman, 52 AD

Address: 293 Pacific St, Bklyn 11217

I represent: 52 AD - district leader

Address: 356 Fulton St Brooklyn, NY 11201

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Doug Biviano

Address: 1 Grace Ct 7C Brooklyn 11201

I represent: Doug Biviano for Brooklyn (city council candidate)

Address: 1 Grace Ct Apt. 1C Brooklyn 11201

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Dock St - Dumbo Res. No. _____

in favor in opposition

Date: May 21, 2009

(PLEASE PRINT)

Name: Carl Hvn

Address: 25 Elm Pl. #200, Bklyn NY 11227

I represent: Brooklyn Chamber of Commerce

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Gloria Ramirez

Address: 2105 E. 14th, Brooklyn, NY 11229

I represent: CSA

Address: 16 Court Street, Brooklyn, NY 11241

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

(Libra) Date: 5-21-09

(PLEASE PRINT)

Name: Daniel Wiley

Address: _____

I represent: Congresswoman Nydia Velázquez

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 5/21/09

(PLEASE PRINT)
Name: SIMEON Spantoff

Address: _____

I represent: Historic District Council

Address: 232 E. 11 St NY 10003

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: May 21, 2009

(PLEASE PRINT)
Name: Deborah Hallen

Address: 24 Monroe Place #8D

I represent: need for a middle school

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)
Name: Caroline Parks

Address: _____

I represent: Speaking on behalf of Almondine

Address: _____ Baker

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Dock Street Res. No. _____

in favor in opposition

Date: 5/21/09

(PLEASE PRINT)

Name: DAVID SMETAWA

Address: 70 Washington Ave Apt. 11-I

I represent: Lawson and David Smetana

Address: same

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 1074

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: JARED DELVA VALLE

Address: 70 Washington St.

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: May 21, 2009

(PLEASE PRINT)

Name: JANEKON MAELDMAN

Address: 230 W 11th St # Bklyn NY 11201

I represent: ROSEFINNER WAREHOUSE

Address: 11th St Water St

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Natalie Ungari

Address: 75 Oxford St., Brooklyn

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Marco PERRY

Address: 501 Hicks St Apt 106

I represent: ~~222 Ave St Brooklyn NY 11201~~
RED PERSA

Address: 70 Jay St, Brooklyn, NY 11201

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Larry Leonard

Address: 3 Colby Lane

I represent: Front St Pizza

Address: 80 Front St

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

Name: Henry Martinez Reed (PLEASE PRINT)

Address: 111 Front St

I represent: Henry Gross Galleries

Address: 111 Front St. Bklyn NY 11201
Suite 226

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 5/27/09

Name: SARAH WALIKO (PLEASE PRINT)

Address: 20 SIX STREET

I represent: TRIANGLE ARTS ASSOCIATION

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 5/21/09

Name: Zannah Mass (PLEASE PRINT)

Address: 40 Clinton St Bklyn 11201

I represent: Two Trees

Address: 45 Main St Bklyn 11201

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: SUSAN FELDMAN

Address: 38 WATER ST. BK, NY 11201

I represent: ST. ANNE'S WAREHOUSE

Address: 38 Water St

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 5/21/09

(PLEASE PRINT)

Name: Sharikelle Vinson

Address: 38 Fleet Walk

I represent: Imperial

Address: 120 WALK ST

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 5-21-09

(PLEASE PRINT)

Name: Abdul Malik

Address: 5 Fleet Walk (Imperial Projects)

I represent: _____

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

Name: Ed Brown (President) (PLEASE PRINT)

Address: _____

I represent: Ingersoll Tenants Assoc.

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

Name: LINDA JOHNSON (PLEASE PRINT)

Address: _____

I represent: Fort Greene section of BKLYN

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

Name: Jacques Torres (PLEASE PRINT)

Address: _____

I represent: Jacque Torres Choe

Address: Water St Brooklyn



Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: Aug 21, 2009

(PLEASE PRINT)

Name: Ross J Holden

Address: New York City School Construction Authority

I represent: 30-30 Thomson Avenue

Address: Long Island City, NY 11101

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Dock St Res. No. _____

in favor in opposition

Date: 5/21

(PLEASE PRINT)

Name: Karl Fisher

Address: 250 Park Ave NYC

I represent: Two Trees

Address: 45 Main St Bklyn

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Dock St Res. No. _____

in favor in opposition

Date: 5/21

(PLEASE PRINT)

Name: Laura Cheng

Address: 45 Main St Bklyn

I represent: Two Trees

Address: same

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. Duck St Res. No. _____

in favor in opposition

Date: 5/21

(PLEASE PRINT)

Name: JACK Boyer

Address: 41 E 11 NY NY

I represent: TWO TRES

Address: 45 MAIN ST BK

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Claire Mirarchi

Address: 55 Willow Street

I represent: Brooklyn Heights Assoc.

Address: 55 Pierrepont St Bkln

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: JUDY STANTON

Address: 55 Pierrepont St Brooklyn

I represent: Brooklyn Heights Assoc.

Address: 55 Pierrepont Street

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. Dock St Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: _____

Address: _____

I represent: _____

Address: _____

▶ Please complete this card and return to the Sergeant-at-Arms ◀

JAY Schippers
10 Pierrepont St
Self