

From: [Alexia Nazarian](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Support - 870-888 Atlantic
Date: Tuesday, March 8, 2022 2:56:57 PM

Good afternoon,

I'd like to register my support for the development at 870-888 Atlantic Avenue in Brooklyn. I live a few blocks away from this site and am looking forward to building more housing in my community and welcoming new neighbors. If anything, **I believe the project should be denser** and allow for more units. We should be maximizing the opportunity for housing, and specifically affordable housing on this site and in all developments in this city. I'd also like to request to **eliminate parking** in this building. Cars make our streets dangerous, and it's not necessary to have parking in an area that is incredibly well served by transit.

My parents fled their respective countries (Lebanon during the Civil War, Argentina during the Dirty War), and were able to make a home here. Millions of people, from Venezuela to Afghanistan and now Ukraine are seeking refuge. I am sure many would love to start a new chapter here in New York. But the sad reality is that this city is far too expensive for people even making the median income. New Yorkers love to say that refugees are welcome here, but sadly, we can't. The lack of affordable housing here makes headlines weekly, and we treat it as an elusive mystery rather than what it is, which is a policy failure.

We must take a holistic view of our housing needs as a city and build as many units as possible, undeterred by NIMBYs, who will make any excuse even as ludicrous as needing open space in a neighborhood literally named for its neighboring park.

Many thanks for your consideration.
Alexia Nazarian

From: [Alexia Nazarian](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Re: Support - 870-888 Atlantic
Date: Tuesday, March 8, 2022 3:02:43 PM

Also, I am a member of Open New York.

On Tue, Mar 8, 2022 at 2:56 PM Alexia Nazarian <alexia.nazarian@gmail.com> wrote:

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My parents fled their respective countries (Lebanon during the Civil War, Argentina during the Dirty War), and were able to make a home here. Millions of people, from Venezuela to Afghanistan and now Ukraine are seeking refuge. I am sure many would love to start a new chapter here in New York. But the sad reality is that this city is far too expensive for people even making the median income. New Yorkers love to say that refugees are welcome here, but sadly, we can't. The lack of affordable housing here makes headlines weekly, and we treat it as an elusive mystery rather than what it is, which is a policy failure.

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Many thanks for your consideration.
Alexia Nazarian

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Alexia Nazarian


From: [Arianna Fishman](#)
To: [Land Use Testimony](#); [District35](#)
Subject: [EXTERNAL] Prospect Heights constituent supporting 870-888 Atlantic Ave
Date: Tuesday, March 8, 2022 5:17:34 PM

Hi there, I am a Prospect Heights resident in Council District 35, writing in support of 870-888 Atlantic Ave at 40% AMI. I believe this development, and all like it, should completely affordable housing, with no market rate units, or supportive housing.

Thank you,
Ari

From: [Bobby Gorrill](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] I Support the 870-888 and 1034-1042 Atlantic Ave Rezonings
Date: Sunday, March 6, 2022 12:07:22 PM

.Dear Committee Members,

I would like to express my support for two rezonings proposed for Atlantic Avenue, at 870-888 and 1034-1042. These new residential developments will contribute desperately needed housing supply in a rapidly gentrifying part of Brooklyn. Bed-Stuy and Crown Heights are experiencing racialized displacement in large part because of NYC's housing shortage; as so few newly constructed units are available, wealthier newcomers move into existing units instead, bidding up rents and displacing long time residents. Building new housing will siphon away some of the demand that is currently displacing existing residents.

I would suggest that the council only map the "deeply affordable" MIH Options 1 and 3 for these rezonings. The income-restricted housing units - especially those geared towards households earning 40% of AMI - will offer new housing options for long time working-class residents of Bed-Stuy and Crown Heights.

Of course, adding new privately-owned mixed-income housing is insufficient for addressing the housing crisis in Central Brooklyn and elsewhere in New York City. We must fully fund rental assistance, build new permanent supportive housing and support the work of community land trusts. But as we build power for deeper solutions we must also address the dire housing shortage facing us in immediate terms. I again urge you to support the rezonings at 870-888 Atlantic Ave and 1034-1042 Atlantic Ave.

Thank you for your time,
Bobby Gorrill

From: [David Jorba](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 870-888 Atlantic / testify / Against
Date: Saturday, March 5, 2022 10:55:57 AM

Hi,

I am against the development at 870-888 Atlantic Ave because it is not taking into account the many deficiencies the neighborhood has. It also aggressively impacts the access to the sun light for my building (873 Pacific) and reduces our privacy to nothing. The size of the building is not adequate and it is totally disproportionate to our building and the rest of the buildings in our area.

Best Regards,
Susana.

From: [David Jorba](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 870-888 Atlantic Ave / Testimony Against
Date: Saturday, March 5, 2022 10:05:07 AM

Hi,

I am against the development at 870-888 Atlantic Ave because it will completely ruin the space between our building and Atlantic avenue. We live at 873 Pacific and the building will be directly in front of our living rooms. The size of the building and the proximity of it will generate a permanent shadowed dark space. Our privacy will be completely violated and the value of our property ruined just to make another real estate company richer.

On top of that, the neighborhood is in desperate need of trash cans, street cleaning, pharmacies, hardware stores and other services. Adding more big buildings with dozens of apartments to this area is only going to ruin the lives of those who live here and also make it worst in terms of having a cleaner place to live.

Best Regards,
David.

From: [Katherine Lewandowski](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Testimony in support of 870-888 Atlantic
Date: Tuesday, March 8, 2022 2:54:54 PM

Hello,

I had hoped to testify in favor of the proposed development today but unfortunately the meeting was in the middle of the workday. I don't understand how you think that a community's voice can be fairly represented by holding 3.5 hour long meetings in the middle of the day. Especially in a wealthy neighborhood like Prospect Heights, it means those most able to testify are the independently wealthy who have become rich by creating housing shortages that in turn have driven up the value of their homes to millions and millions above what they paid for them a decade ago. It's shameless and it's somehow done under the guise of "community engagement" .

That said, as a Crown Heights resident living on the border of CB 8 and 9, I am **STRONGLY** in support of this building. It should be as big as possible and include NO parking.

We are facing a climate catastrophe and the only way out is by making cities where people can take public transit and ride bikes affordable and open to whomever wants to live in them. We cannot allow housing scarcity to drive up prices to the point where only the rich can live here and everyone else is forced to move to car dependent suburbs and states where they drive around burning Russian oil. This is a moral imperative which far and away exceeds any potential loss of view or sunlight that homeowners in 4 million dollar townhomes are concerned about.

More housing results in less demand results in lower rents. Pandemic rent decreases followed by recent rent surges should make this abundantly clear.

Thank you for considering my testimony,

Katherine Lewandowski
Crown Heights, Brooklyn



284 Park Place
Brooklyn, NY 11238

646.847.9720
www.phndc.org

To: Subcommittee on Zoning and Franchises
Re: 870-888 ATLANTIC AVENUE REZONING

March 8, 2022

The Prospect Heights Neighborhood Development Council (PHNDC) hereby submits testimony regarding the 870-888 Atlantic Avenue rezoning application:

PHNDC's mission is to create a safer, more just and sustainable neighborhood. As a part of that mission, we are concerned about housing displacement and market pressures on housing and affordable rents in our locality. Census data over the last ten years has shown that the increase in the population of Prospect Heights consistently surpasses the increase in the number of housing units. Over the same time period, the neighborhood population has become less diverse. These trends contrast with the beliefs of Prospect Heights residents (as evidenced by surveys taken by PHNDC) that a socially and economically diverse community contributes to a better quality of life and vitality of the neighborhood.

First and foremost, PHNDC supports a neighborhood-wide rezoning as contemplated in CB8's M-CROWN proposal ("M-CROWN"). We believe that M-CROWN is the best strategy to attain the stated desires of the Prospect Heights community for an equitable and logical development of areas of Prospect Heights and Crown Heights historically zoned as low-density manufacturing districts, which development preserves diversity, avoids displacement and encourages the creation of well-paying quality jobs for area residents without a college degree. We share the Community Board's frustration with the lack of progress on the implementation of M-CROWN by the Department of City Planning after many discussions regarding the same since 2018.

However, we also recognize that the Applicant's proposal presents an opportunity to approve such private application in a manner that is consistent with the M-CROWN framework. As such, in lieu of the C6-3A district proposed by the Applicant, PHNDC supports the rezoning of Block 1122, Lots 10, 11, 12, 14, 15 and 16 to a C6-2A district, with all lots mapped under MIH options 1 and 3. Additionally our support is conditioned upon the Applicant making a binding commitment with respect to the Development Site (a) to restrict use of a minimum of 4,700 square feet of floor area to Use Groups 7B,

8B, 9A, 11, 16A, 16D, 17B, and 18A; (b) to offer the required affordable apartments under MIH Option 3; and (c) to limit building height to 15 stories. The foregoing is consistent with the second option (clause (a)) outlined in CB8's letter to the Department of City Planning dated November 24, 2021, which accompanied the Community Board Recommendation regarding the Applicant's private application.

Under the "deep affordability" MIH option 3, the Applicant would create 42 permanently affordable apartments at an average of 40% of AMI. The inclusion of such deeply affordable housing at the Development Site at 870 Atlantic Avenue will help promote social and economic diversity in Prospect Heights. Furthermore, the 4,700 square feet of light industrial use-restricted floor area will attract the type of businesses that provide living-wage, skill-building jobs accessible to individuals without a college degree.

We believe the Applicant's proposed development, subject to the supported parameters set forth above, captures the sentiments behind and goals of M-CROWN to address the need for more affordable housing (particularly at the lowest area median income bands) and more living-wage jobs in Prospect Heights and the rest of Brooklyn Community District 8.

Thank you for the opportunity to submit this testimony.

Sincerely,



Dr. Saskia Haegens
Vice Chair
Prospect Heights Neighborhood Development Council

From: [Reginald H. Bowman](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] In favor of Rezoning Application 870-888 Atlantic Avenue
Date: Tuesday, March 8, 2022 10:26:27 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@cyber.nyc.gov as an attachment (Click the More button, then forward as attachment).

On Tuesday, March 9th, at 11:00 am, the Zoning and Franchise Subcommittee of the City Council will hear a rezoning application for 870-888 Atlantic Avenue. The proposed Project Area consists of Block 1122, Lots 11, 12, 14, 15, 16, 21, 26, and p/o 10, and the development site is 20,000 sf on a 100'x200' plot located on Lots 21 and 26.

- NYC is in a housing crisis
- We can't afford to delay the construction of new housing
- This project will bring deeply affordable apartments to the building, and will upgrade the area
- Partnering with the private sector has helped move these projects along faster
- The Atlantic Avenue corridor is key to the future of Brooklyn and upgrading its infrastructure is important to a post pandemic recovery.
- Population will continue to grow in the area, increasing demand.
- Use anecdotes – families are waiting for this type of housing to come online – you know families in these situations.
- The project would allow for 57-69 permanently affordable units, providing a higher percentage of affordable units at deeper affordability than the prior rezonings within the M-Crown Study Area.
- This project has already been approved by the Community Board and the former Borough President and our current Mayor, Eric Adams.
- Bottom line, we need more housing, and more affordable housing and we need to do all we can to get this housing online as fast as possible

Mr. REGINALD H. BOWMAN
Sent from my iPad

From: [Salvatore Franchino](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written testimony in Support of 888 Atlantic Ave
Date: Wednesday, March 9, 2022 8:51:51 AM

Hello,

I support the proposed creation of 228 homes (69 of which are below-market) at 888 Atlantic Avenue because:

- I love living in New York, and I know our city's future is dependent on attracting more people to the city and growing our population
- Building more homes in transit rich neighborhoods allows more people to live affordable, low-carbon, car free lives
- Increasing density and building mixed income housing like this in rich neighborhoods can reduce racial and economic segregation
 - Please note that this neighborhood is whiter and wealthier than the city average
 - Prospect Heights also has less density than Crown Heights; increasing density in this white neighborhood can reduce further POC displacement in Crown Heights
- Building at this particular, underutilized location will add vibrancy without displacement at the site level

Please support this project. Housing delayed is housing denied, so I ask that CM Hudson withdraw her request for the developer to resubmit the application.

I live in Brooklyn CB 1, which has added more homes than almost anywhere else in the city. I ensure you that more new homes is a win, not a burden.

Regards,

Salvatore Franchino

From: [William Meehan](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Support 870-888 Atlantic Avenue
Date: Saturday, March 5, 2022 10:11:48 PM

To the Committee on Land Use and Zoning:

As a homeowner in Prospect Heights, I urge the committee and the broader council to please support the rezoning of this block for residential and mixed-use commercial. The existing industrial buildings and car lot are an eyesore, and they're an inappropriate use of land just one block from the C train and a short walk from Atlantic-Pacific. The proposed development is very attractive, and it will be a good companion for the new buildings at the corner of Vanderbilt and Atlantic. I hope that these new residences will add momentum to Borough President Reynoso's goal of transforming Atlantic Avenue from a surface highway into a livable boulevard.

I really appreciate that the proposed development contains MIH units for dozens of low-income families, and that its construction does not require evicting anyone from their homes. I hope that the council will ensure that the income levels offered will allow the most needy to gain access to our neighborhood, with its good access to jobs and its excellent amenities like the Vanderbilt and Underhill Open Streets.

Thank you,
William Meehan