



New York City Council
Subcommittee on Zoning & Franchises
250 Broadway
New York, NY 10007

May 16, 2017

Re: 13-15 Greenpoint Avenue Text Amendment Application (N 160282 ZRK - L.U. 635)

Testimony: NO recommendation with modifications

I am Steve Chesler, Chair of **Friends of WNYC Transmitter Park**, a Greenpoint-based community open space advocacy group with a growing membership currently at 50 local residents who are deeply connected to all in our historically rich neighborhood, finds the core ask in this application very troubling in respect to maintaining the **integrity of Transmitter Park**. WNYC Transmitter Park is a **small green open space**, comprised of **less than 2 acres of land**. It is the **only passive open space in north Greenpoint**, one which our community holds **sacred** where children and parents play and **all people (not only those in luxury towers) have isolated quiet access** to air, sunshine, grass, gardens, and the riverfront. Promised as part of the **open space requirement** designated within the **Infamous 2005 Greenpoint Williamsburg rezoning resolution**, this park together with others along the waterfront, both existing and in development, were assessed as necessary to **mitigate** against the onslaught of out of scale building development and **thousands of people** predicted to and are now populating the neighborhood as a result of that resolution. **13-15 Greenpoint Avenue's** building design proposal vies to proliferate this onslaught. Having **adjoined five adjacent properties** this will enable a structure to be built intensely **out of context** in this historic area - an **11-story tower adjacent to this tiny park**. It will **cast massive shadows** on a quarter of the park including the playground as much as **6 hours a day**. Furthermore, their original proposal **removes any separation between the private property and the park** which will make this park will feel like the **development's front yard**. **Intrusive vast lobby & commercial glass windows** facing the park will **allow for peering** throughout the entire park. **Noise pollution** is a potential hazard generated by a proposed **restaurant with outdoor seating** in the commercial space and the building mechanicals and apartment A/C units. So, as this design was originally presented the development **owners will achieve immense cost savings** with one building core and **immense added value** of the main wall facing the park and a taxpayer funded yard, riverfront & Manhattan skyline views, while the local tax-paying **community will receive a degraded park with no benefit in return**.

In conclusion, as Friends of WNYC Transmitter Park finds this proposal in general to be an **existential threat to the integrity of WNYC Transmitter Park**, we urge a **NO**

recommendation on this application **unless** through whatever means the City Council has at their disposal, the **following modifications / conditions are met:**

- The **residential** section of the building must be **setback** no less than **30' from the park** border & the Greenpoint Avenue **commercial** section of the building must be setback no less than **20' from the park** border.
- The developer must create a **solid man-made wall** the maximum height allowed, spanning the **entire length of the residential and commercial properties** abutting the park border. A soft green row will be too permeable to sight and sound, and too soft a separation between the two spaces.
- A 10' wide **planting zone be created** with trees be planted the full length of the residential and commercial open spaces **between the building and the park border** no greater than 25' apart, not closer than 10' on center, and with natural ground cover. If the commercial space contains outdoor seating, a pergola must be created containing non-invasive planting species.
- **No balconies** be allowed on the park-facing wall of the building.
- **Outdoor** seating area shall be **precluded from amplified sound or live musical instruments.**
- **Commercial** space park-facing **roof edge** must contain 6' tall at start **plantings 75%** evergreen species.
- **No individual HVAC units** for every apartment unit. Central system with the lowest noise levels possible.
- Require that prior to the issuance of a building permit that evidence be filed with DOB that an **amount**, to be determined by the City Council, **be deposited** in the account of Open Space Alliance for North Brooklyn For the Benefit of Friends of Transmitter Park, to use **towards maintenance, programming, and/or otherwise upgrading the Park such as converting the old building into a passive nature center and community space.**
- Proposed **affordable housing allocation be made mandatory** and administered by a local non-profit.
- Due diligence be made regarding **consideration of renewable energy utilization, energy efficiency and sustainability methods.**

Let set a good new precedent on the waterfront, not proliferate a bad one.

Steve Chesler, Chair
Friends of WNYC Transmitter Park
Greenpoint, Brooklyn
stevechesler@me.com
transmitterpark.org
917-804-1313

WNYC
Transmitter Park



WNYC
Transmitter
Park

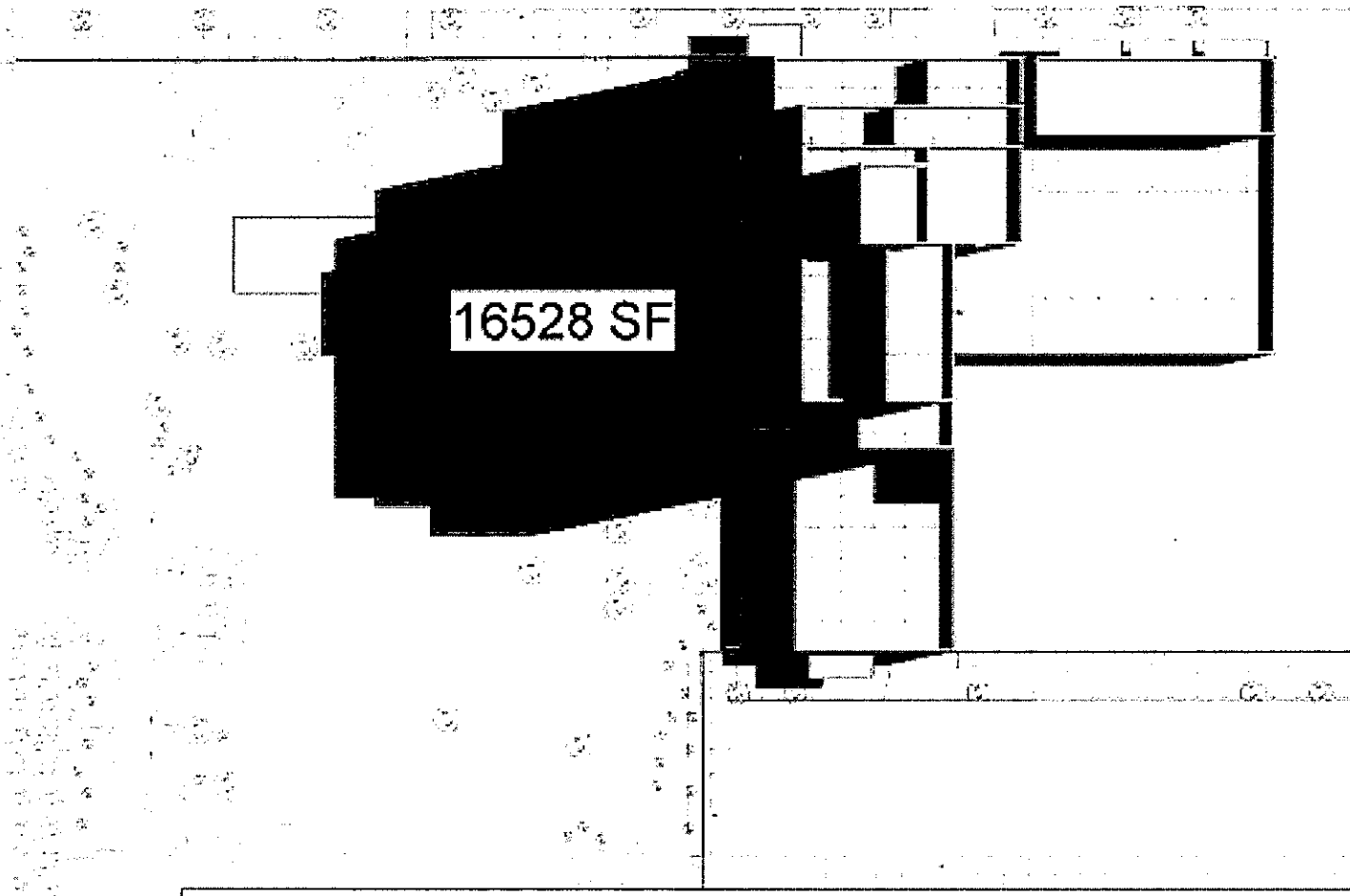


13-15 Greenpoint Ave Proposed



13-15 GPA Shadow Study Excerpt

East River (West)



1 SHADOW STUDY JUNE 21 AT 8 AM
1/32" = 1'-0"



New York City Council
Subcommittee on Zoning & Franchises
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13-15 Greenpoint Avenue Text Amendment Application
(N 160282 ZRK - L.U. 635)

SEPARATION WALL EXAMPLES

Friends of WNYC Transmitter Park
Greenpoint, Brooklyn
transmitterpark.org

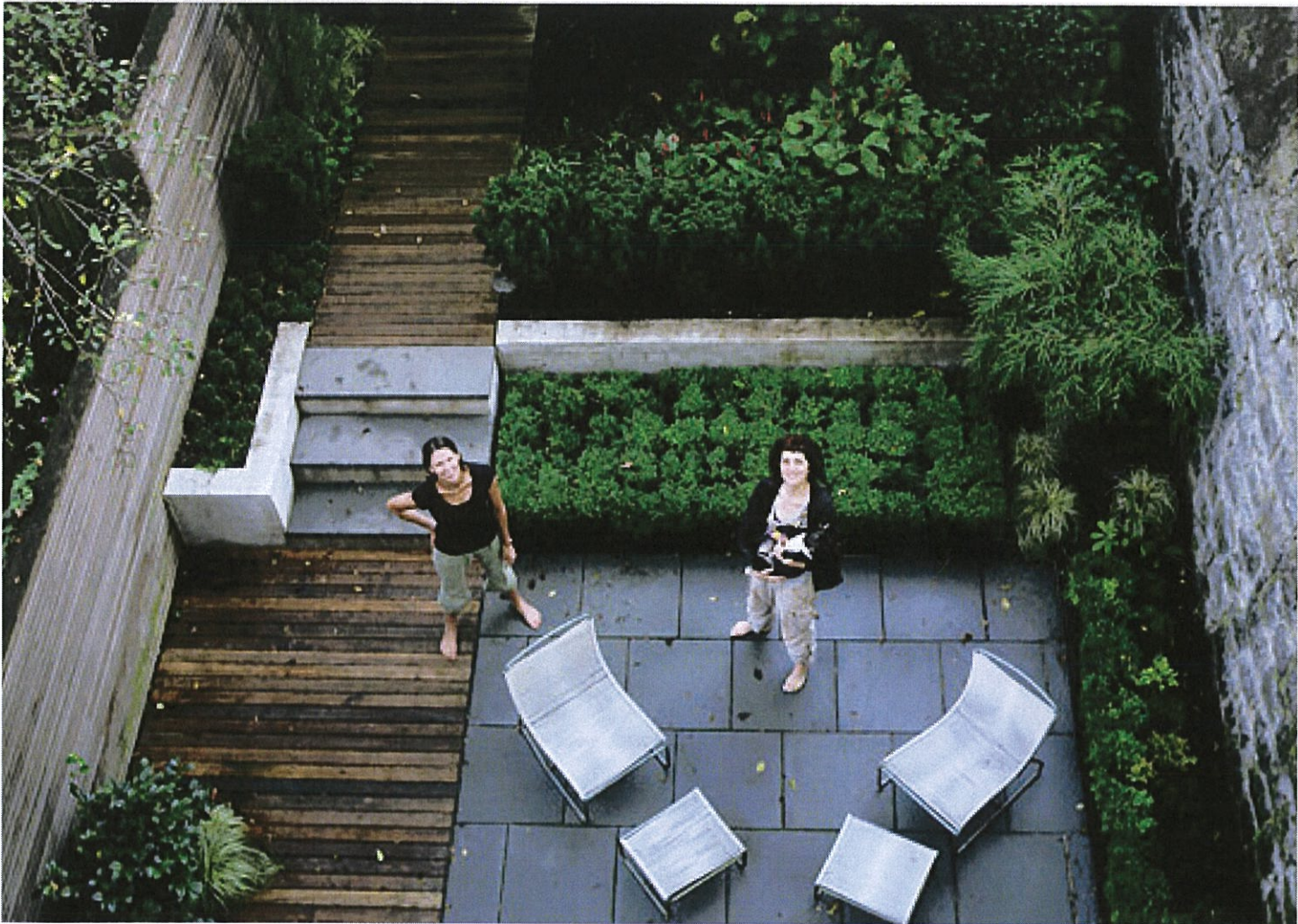
Steve Chesler
Chair
stevechesler@me.com
917-804-1313

Sante Miceli
Steering Committee
santemiceli@yahoo.com
646-456-6050

Friends of WNYC Transmitter Park
Wall Examples - Inspiration for 13-15 Greenpoint Ave Separation Barrier



Friends of WNYC Transmitter Park
Wall Examples - Inspiration for 13-15 Greenpoint Ave Separation Barrier



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Friends of WNYC Transmitter Park
Wall Examples - Inspiration for 13-15 Greenpoint Ave Separation Barrier



Teardrop Park - Battery City



Friends of WNYC Transmitter Park
Wall Examples - Inspiration for 13-15 Greenpoint Ave Separation Barrier





Presentation to:
New York City Council –
Subcommittee on Zoning and Franchises

May 16, 2017

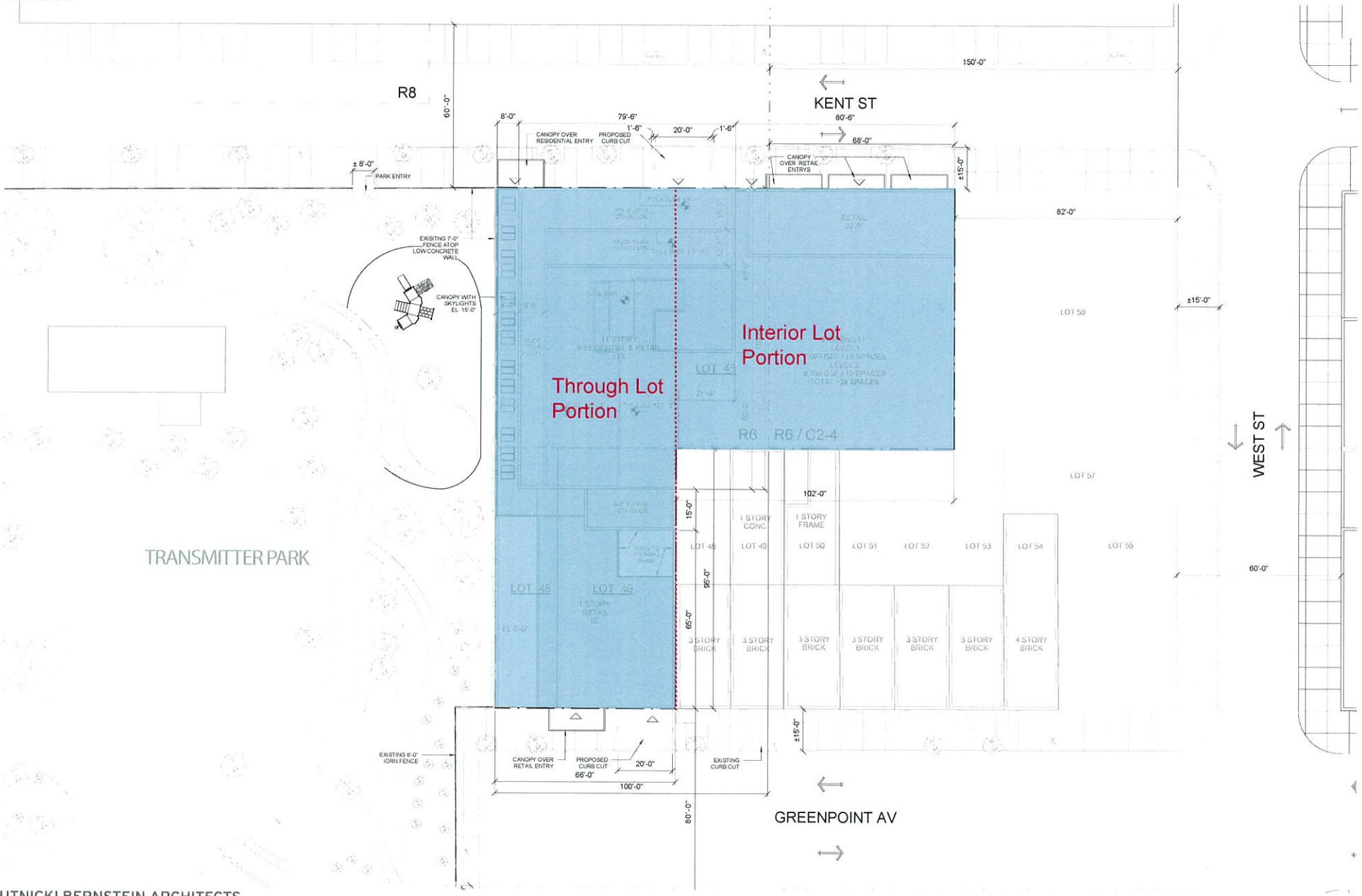
13-15 Greenpoint Avenue / 26 Kent Street

(Block 2556, Lots 45 and 46)

Zoning Text Amendment (N 160282 ZRK)

26 KENT STREET

BROOKLYN, NY



KUTNICKI BERNSTEIN ARCHITECTS

26 KENT STREET

BROOKLYN, NY

AS OF RIGHT - PERSPECTIVE FROM TRANSMITTER PARK
LOOKING SOUTH WEST

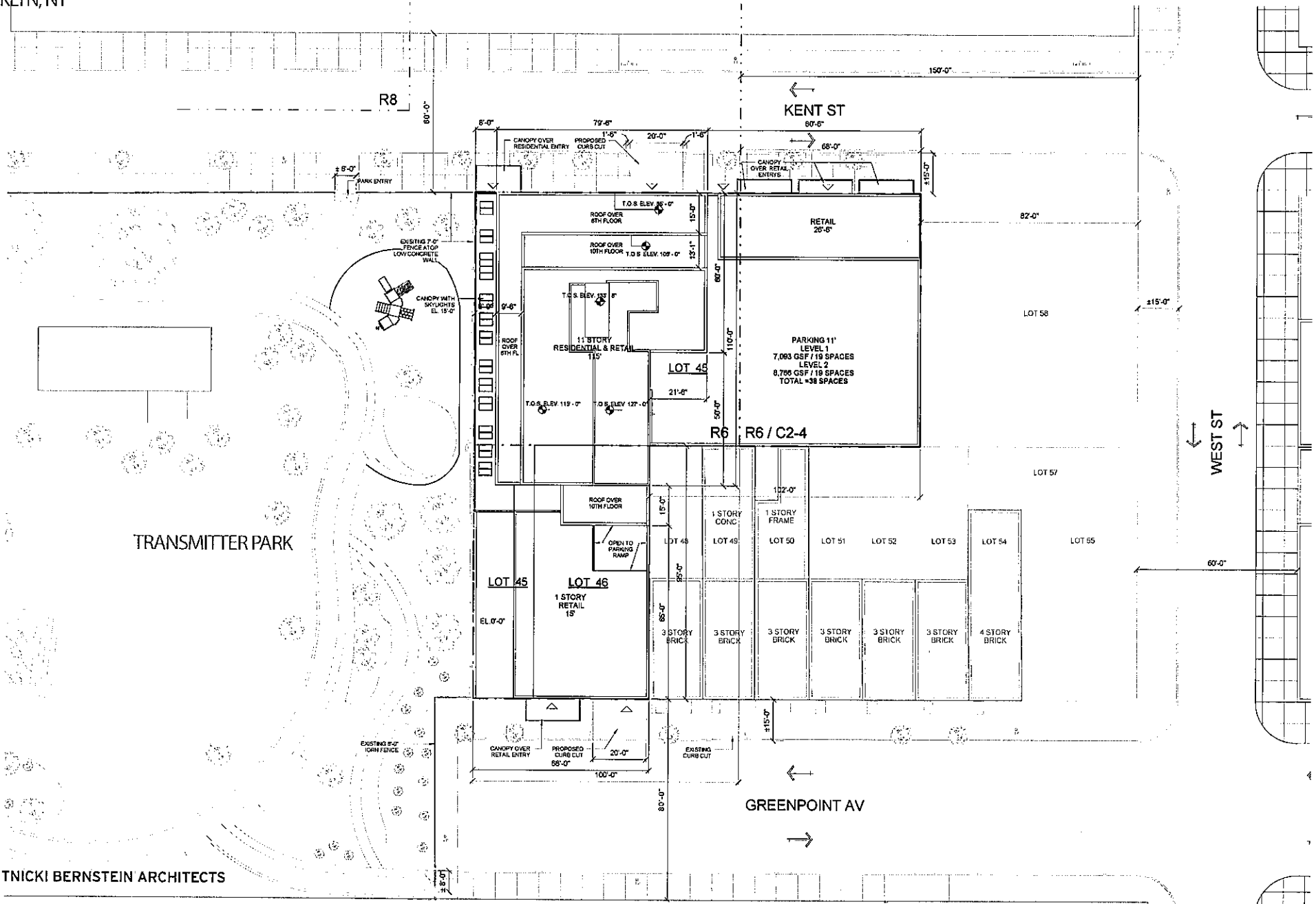


KUTNICKI BERNSTEIN ARCHITECTS

26 KENT STREET

BROOKLYN, NY

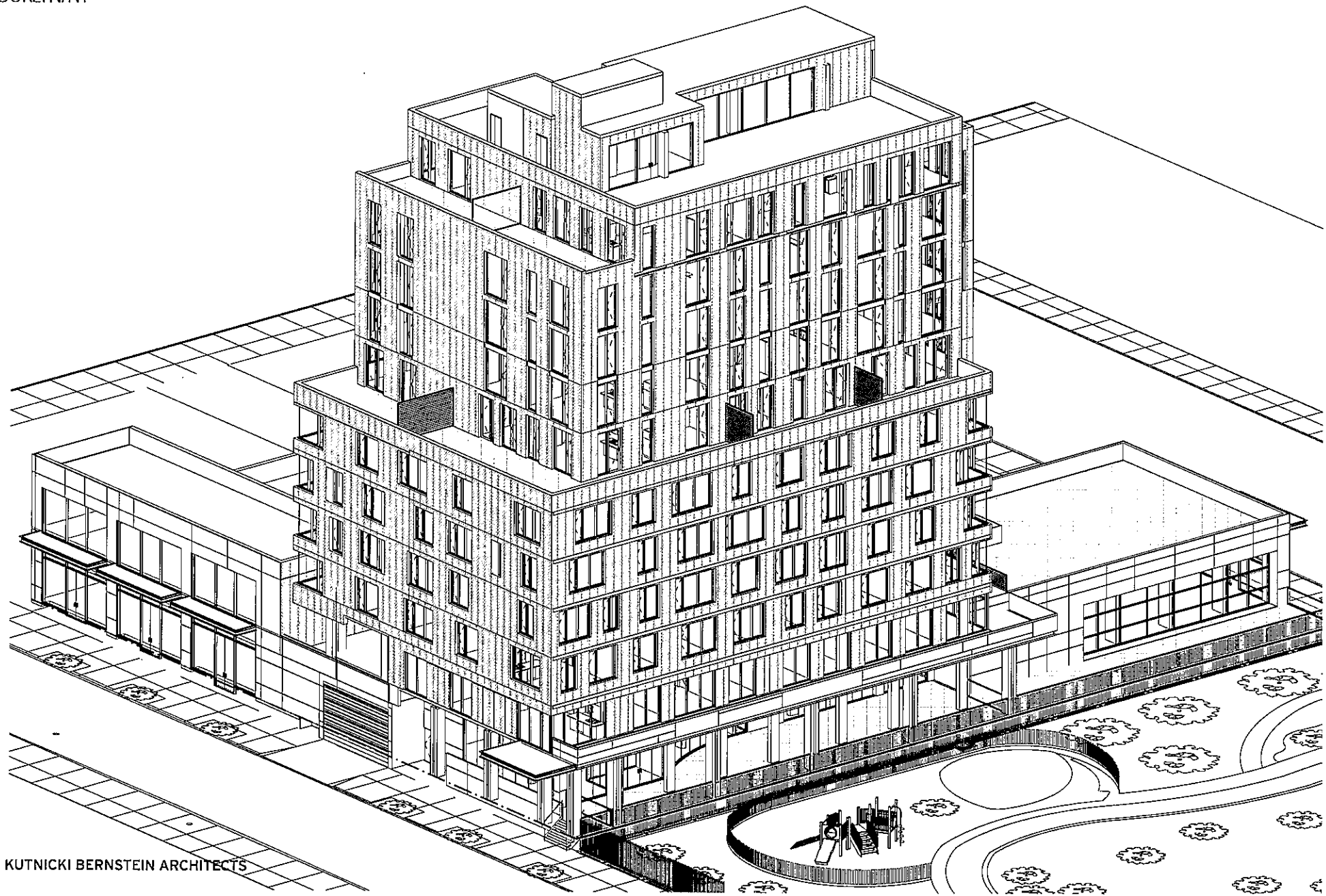
SITE PLAN



KUTNICKI BERNSTEIN ARCHITECTS

26 KENT STREET
BROOKLYN, NY

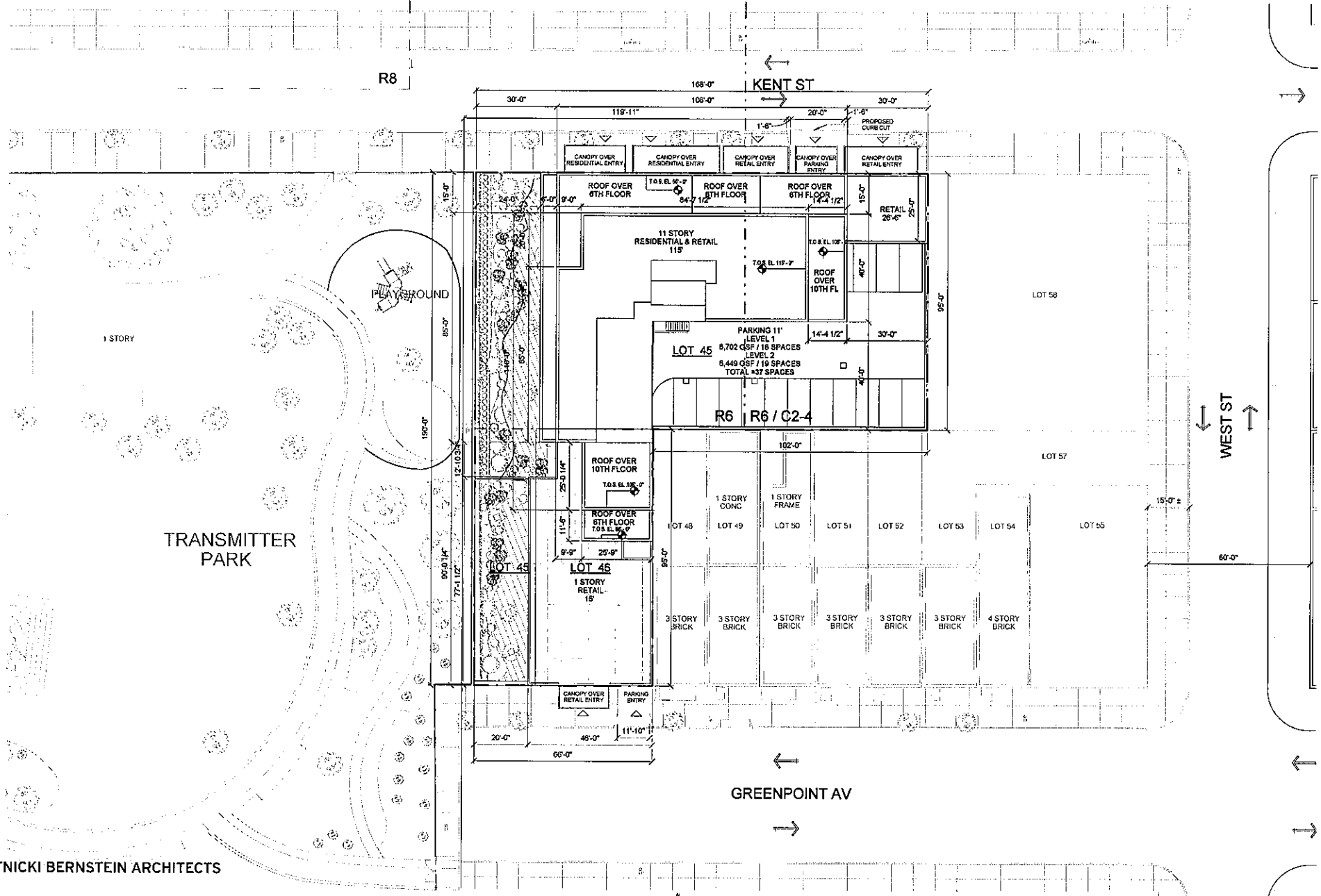
AXONOMETRIC VIEW



KUTNICKI BERNSTEIN ARCHITECTS

26 KENT STREET
BROOKLYN, NY

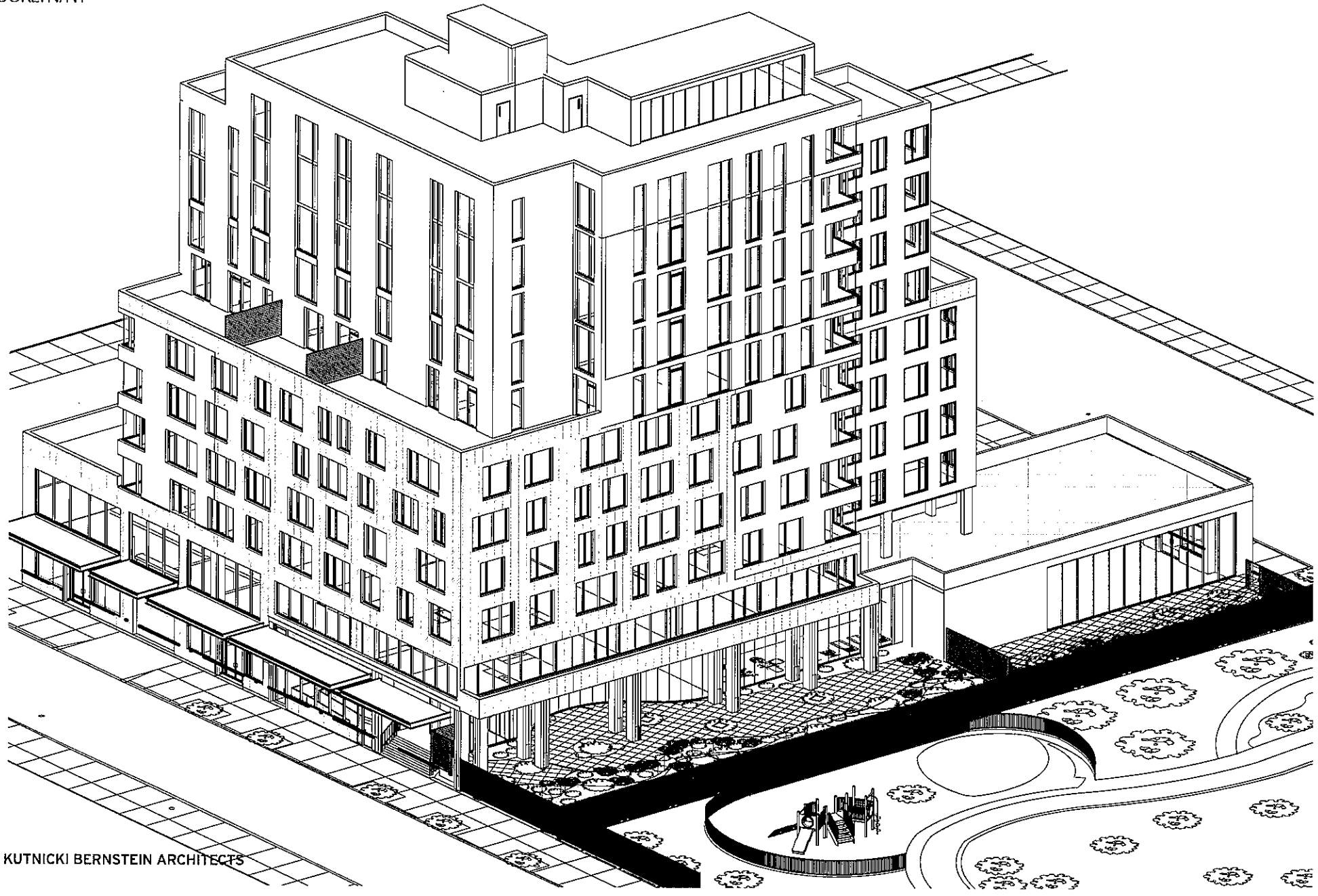
REVISED - SITE PLAN




KUTNICKI BERNSTEIN ARCHITECTS

26 KENT STREET
BROOKLYN, NY

REVISED - AXONOMETRIC VIEW

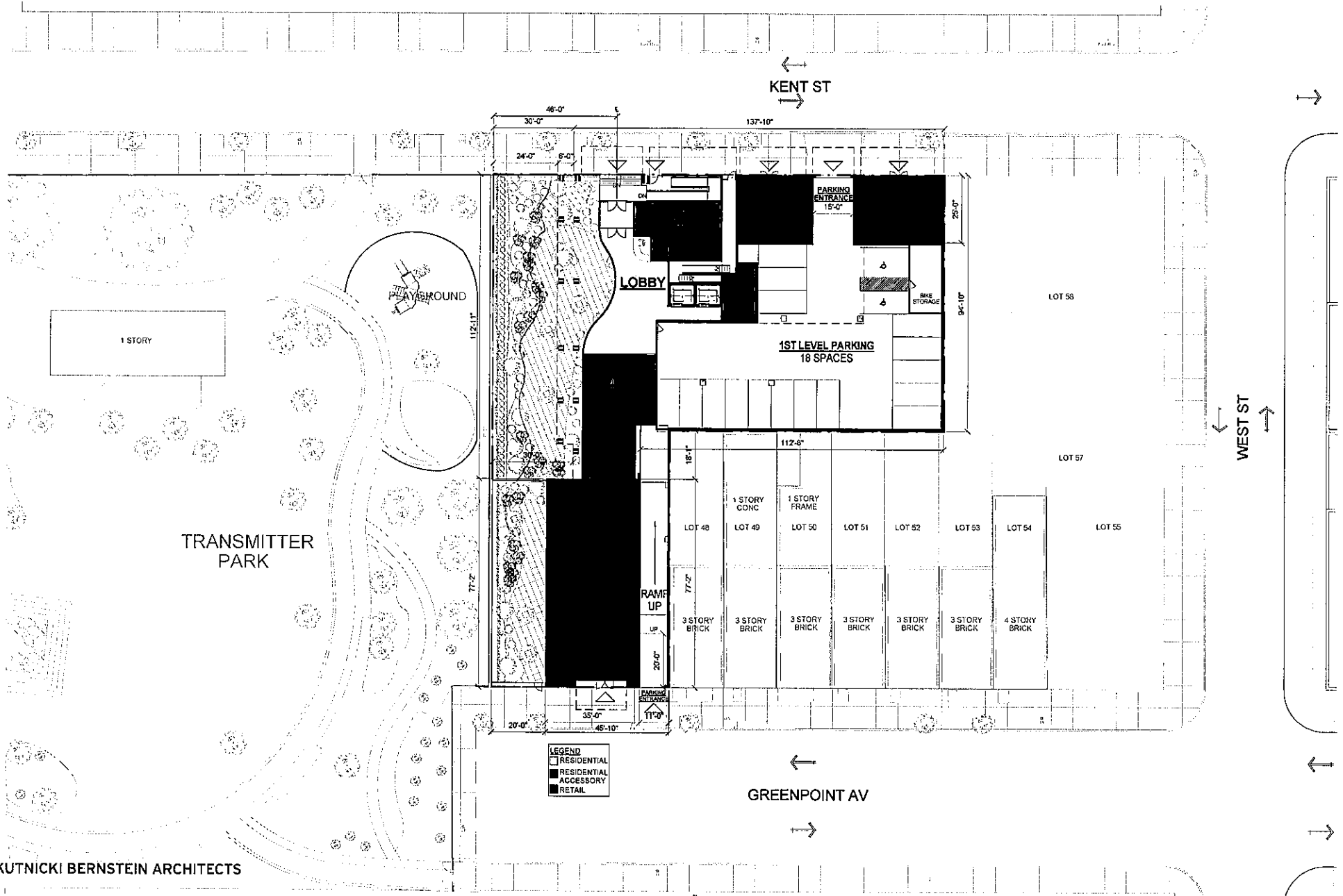


KUTNICKI BERNSTEIN ARCHITECTS

26 KENT STREET

BROOKLYN, NY

REVISED - FIRST FLOOR PLAN



KUTNICKI BERNSTEIN ARCHITECTS

26 KENT STREET
BROOKLYN, NY

PERSPECTIVE FROM TRANSMITTER PARK
LOOKING SOUTH WEST



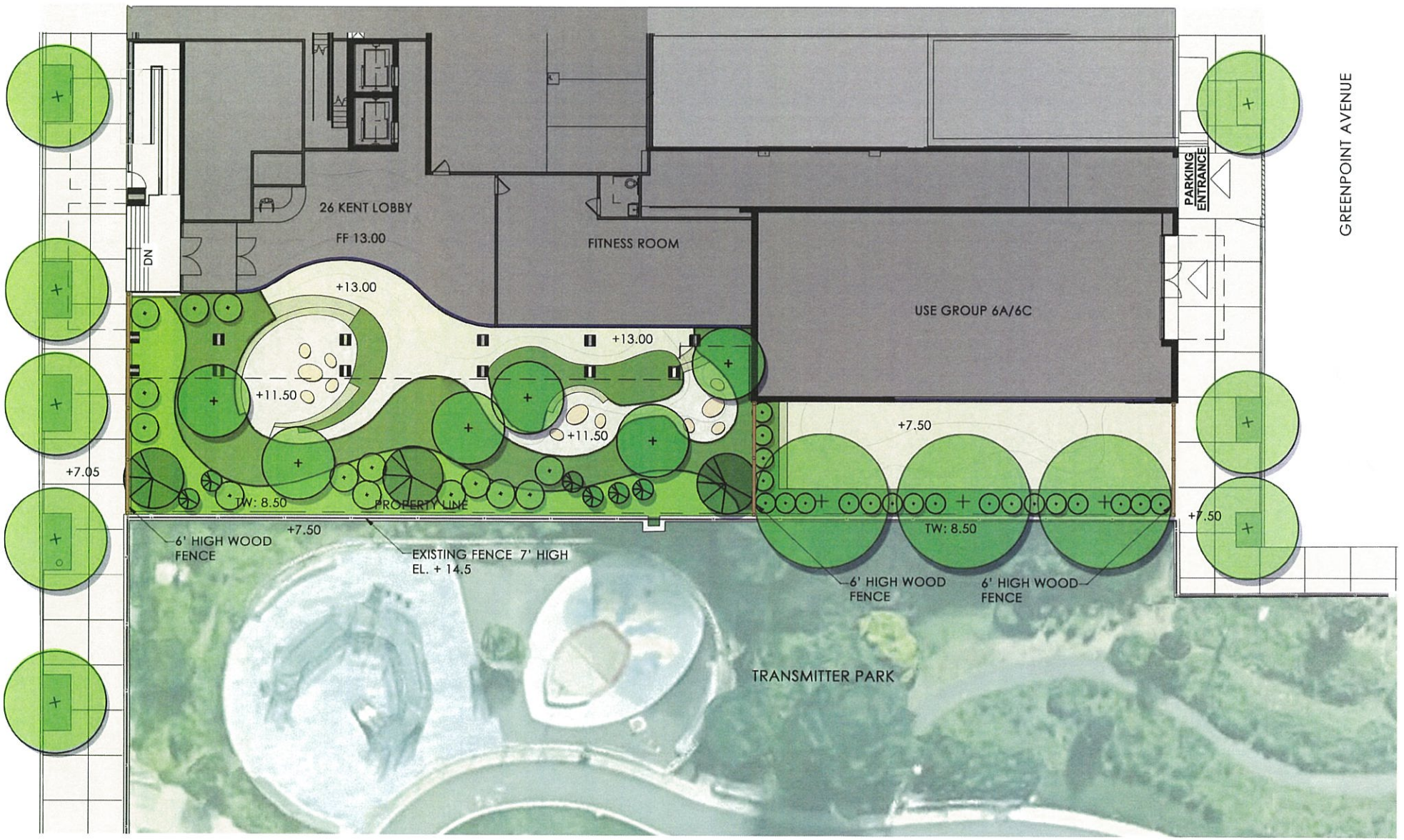
26 KENT STREET
BROOKLYN, NY

REVISED - PERSPECTIVE FROM TRANSMITTER PARK
LOOKING SOUTH WEST




KENT STREET

GREENPOINT AVENUE

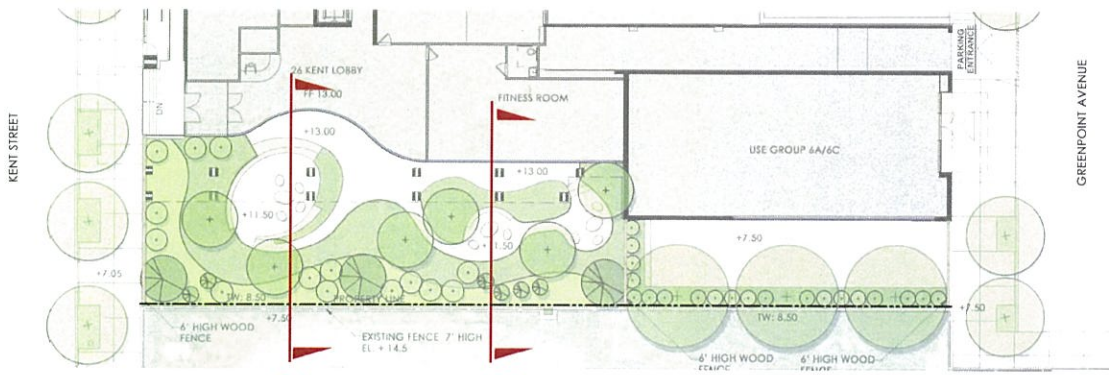


26 KENT STREET - BROOKLYN
COURTYARD CONCEPT - THE ORGANIC GARDEN

SCALE 1" = 16'-0" 

L.01





KEY PLAN

S.1

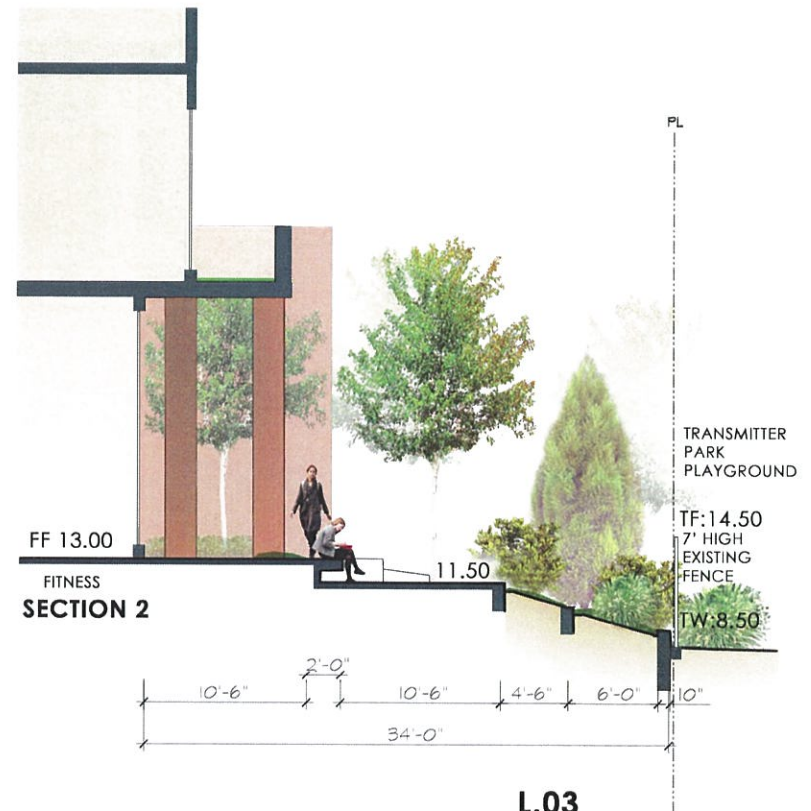
S.2



SECTION 1

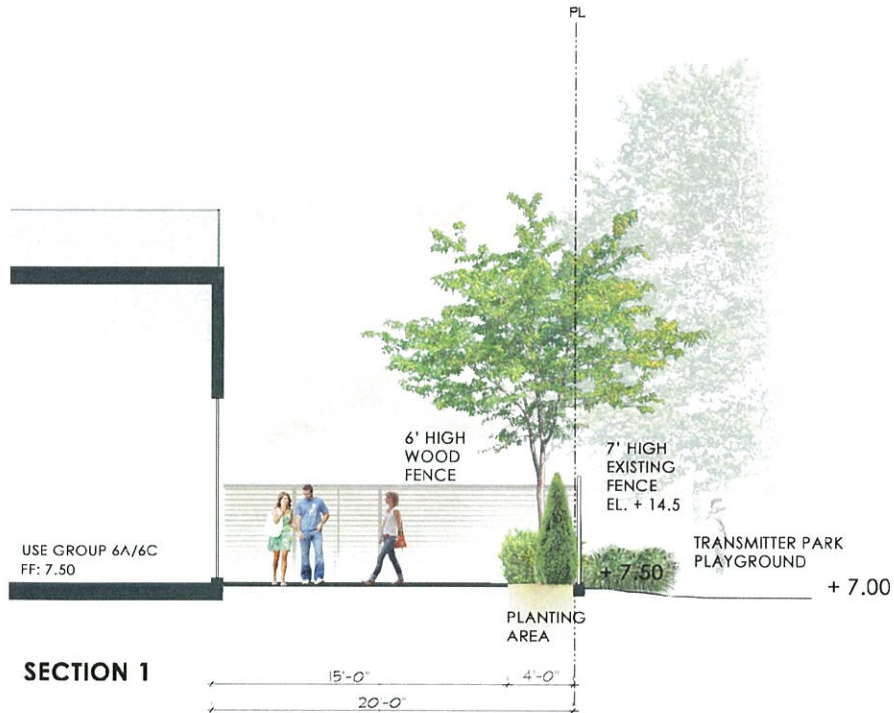
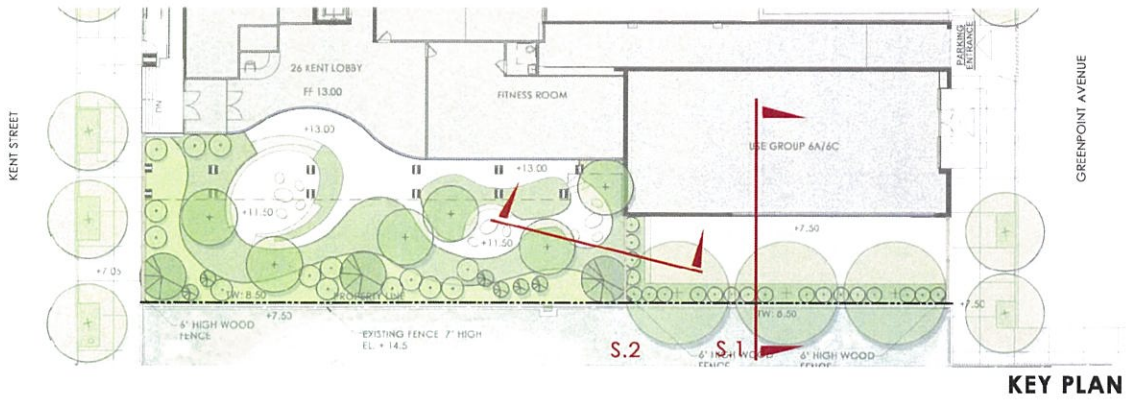
**26 KENT STREET - BROOKLYN
COURTYARD CONCEPT - SECTIONS**

SCALE 1" = 8'-0"



SECTION 2

L.03



**26 KENT STREET - BROOKLYN
COURTYARD CONCEPT - SECTIONS**

SCALE 1" = 8'-0"

L.04



KENT STREET

GREENPOINT AVENUE



- SHRUB AND GROUND COVER PLANTING
- + DECIDUOUS TREE
- +
• EVERGREEN TREE
- PROPOSED GRADE

PLANTING SCHEDULE							
BOTANICAL NAME	COMMON NAME	QTY	SIZE	ROOT	SPACING	COMMENTS	
MAJOR TREES							
RB	BETULA NIGRA 'HERITAGE'	6	3-3 1/2" CAL	B & B	AS SHOWN	SINGLE STEM	
GT	GLEDITSIA TRIACANTHOS	3	3-3 1/2" CAL	B & B	AS SHOWN		
JL	JUNIPERUS VIRGINIANA	3	10'-12'	B & B	AS SHOWN		
AV	THUJA OCCIDENTALIS 'EMERALD'	20	10'-12'	B & B	AS SHOWN		
SHRUBS & GRASSES							
BX	BUXUS MICROPHYLLA		18" HT.	B & B	18" O.C.		
PM	PRUNUS MUGO		24" HT.	CONT	AS SHOWN		
CL	PRUNUS CAROLINIANA		2" HT.	B & B	AS SHOWN		
RP	RHODODENDRON X 'PJM'		3 GAL	CONT	AS SHOWN		
SL	PRUNUS LAUROCERASUS		4" HT.	B & B	AS SHOWN		
HM	HAKONECHLOA MACRA		1 GAL	CONT	24" O.C.		
GROUNDCOVERS							
LI	LIRIOPE MUSCARI		1 GAL	CONT	16" O.C.		
HU	HOSTA UNDULATA 'VARIEGATA'		1 GAL	CONT	18" O.C.		
RP	HEDERA HELIX		1 GAL	CONT	12" O.C.		
RP	VINCA MINOR		1 GAL	CONT	12" O.C.		

**26 KENT STREET - BROOKLYN
COURTYARD CONCEPT - THE ORGANIC GARDEN**

SCALE 1" = 16'-0"

L.05



TREES



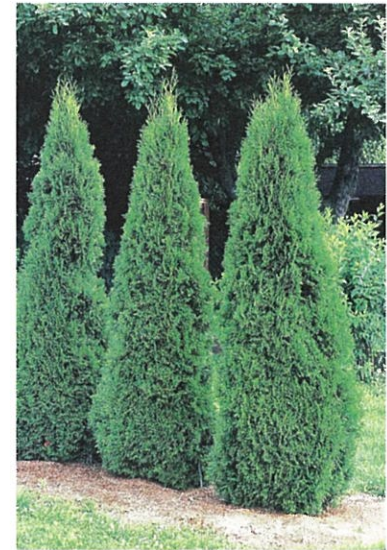
BETULA NIGRA 'HERITAGE'
RIVER BIRCH



GLEDITSIA TRIACANTHOS
HONEY LOCUST



JUNIPERUS VIRGINIANA
IDYWILD JUNIPER



THUJA OCCIDENTALIS 'EMERALD'
EMERALD ARBORVITAE

SHRUBS
AND
GRASSES



BUXUS MICROPHYLLA
LITTLELEAF BOXWOOD



PRUNUS CAROLINIANA
CHERRY LAUREL



PRUNUS LAUROCERASUS
SCHIP LAUREL



PINUS MUGO
MOUNTAIN PINE



RHODODENDRON X 'PJM'
PJM RHODODENDRON



HAKONECHLOA MACRA
JAPANESE GRASS

GROUND
COVERS



LIRIOPE MUSCARI
HIGH BLUE



HOSTA UNDULATA 'VARIEGATA'
WAVY-LEAF PLANTAIN LILY



HEDERA HELIX
ENGLISH IVY



VINCA MINOR
PERIWINKLE

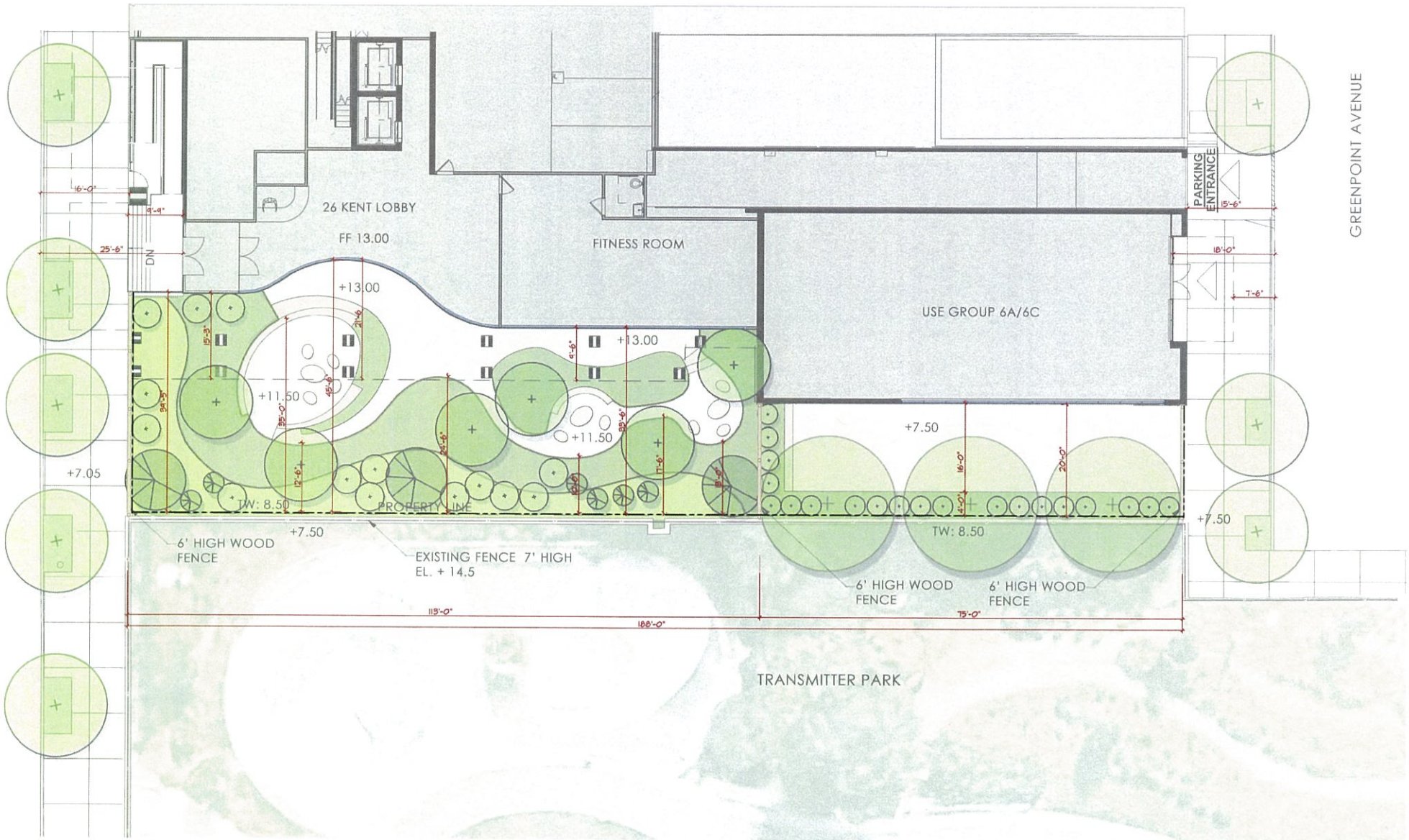
26 KENT STREET - BROOKLYN
COURTYARD CONCEPT - THE ORGANIC GARDEN

L.06



KENT STREET

GREENPOINT AVENUE



26 KENT STREET - BROOKLYN
COURTYARD CONCEPT - THE ORGANIC GARDEN

SCALE 1" = 16'-0"



L.02



NYC Council Hearing, Proposed Text Amendment, 13-15 Greenpoint Avenue
Katie Naplatarski, Friends of WNYC Transmitter Park Steering Committee Member

My name is Katie Naplatarski, a 35 year Greenpoint resident, I've seen all the changes; a longtime parks advocate, I've worked on Transmitter Park, all stages from beginning to now.

We are asking that the council looks out for the benefit of this community, so long devoid of green.

The owners of this development, if you do vote to allow this text amendment, will gain great advantages: waterfront views from the lobby to restaurant to roof tops, one building core vs. two, a park as a front yard, and the corresponding immense increased profit, plus the tax abatement.

And would we get what? Disadvantages: 6 hour shadows, restaurant noise, a huge looming tower, private merging into public space like a sieve into this sanctuary, this little bit of park space.

All benefit, for the developer. None for the public.

But isn't that how it goes? From nursing homes lost, to finger towers, to 197a plans that get thrown out the window, to people pushed out, way out, of their homes as profit and prestige takes over benefit-for-people and becomes the ubiquitous, non ideal of our time.

Let's turn it on its head! And make a new declaration of what you can and should do for the benefit of the common good vs. the accommodation of a few.

In light of this, VOTE NO on this text amendment. Or if YES, include all proposed modifications, which are the benefits that are deserved by the public by virtue of the council ALLOWING approval this requested text amendment.

Say yes to the fiduciary fund and all stipulations worked out by the Greenpoint community, to justly alleviate the visual and auditory impact on this park, including a wall which will be the buffer and separation between the private building and the public park. Or say NO. There is that choice.

In 2005, the then borough president's recommendations regarding North Brooklyn waterfront rezoning stated, "the amount of new parkland proposed does not improve the overall open space ratio, given the expected population increases...The majority of development anticipated is expected to occur in Greenpoint leaving Greenpoint residents poorly served and continuing development will result in further strain on the existing and proposed parks". In fact, "CB1 recommended that areas opposite inland parks and historic district be designated to limiting heights of 50 feet...based on maximizing light and air surrounding parks...the BP concurs with these recommendations".

They could see the writing on the wall. And in 2017, this is just the beginning of the coming onslaught on the Greenpoint waterfront, thousands more people and many more towers.

In this city which so often likes to please the profit motive of a few, let's set a new precedent: say no to private gain at the expense of public benefit. Say yes, that what we all want is what is best for the majority of New Yorkers, the children, the elderly who just want a bit of quiet green, serenity, and sense of solitude at the end of a long day.

Help us to mitigate the assault on our senses. We want our New York City Park to be a park. Not someone else's front yard. Stand up for what's right and approve the community's requests.

Thank you.

PROJECT SUMMARY FOR 251 FRONT STREET BROOKLYN

May 16th, 2017

OUTLINE:

- Executive Summary
- Site Context Maps
- Recognizing and Addressing the Affordable Housing Crisis
- Project Site: Overview
- Zoning and Context Analysis
- Renderings of Proposed Building

think! architecture and design pllc

May 16th, 2017

PROJECT SUMMARY FOR
251 FRONT STREET, BROOKLYN, NY

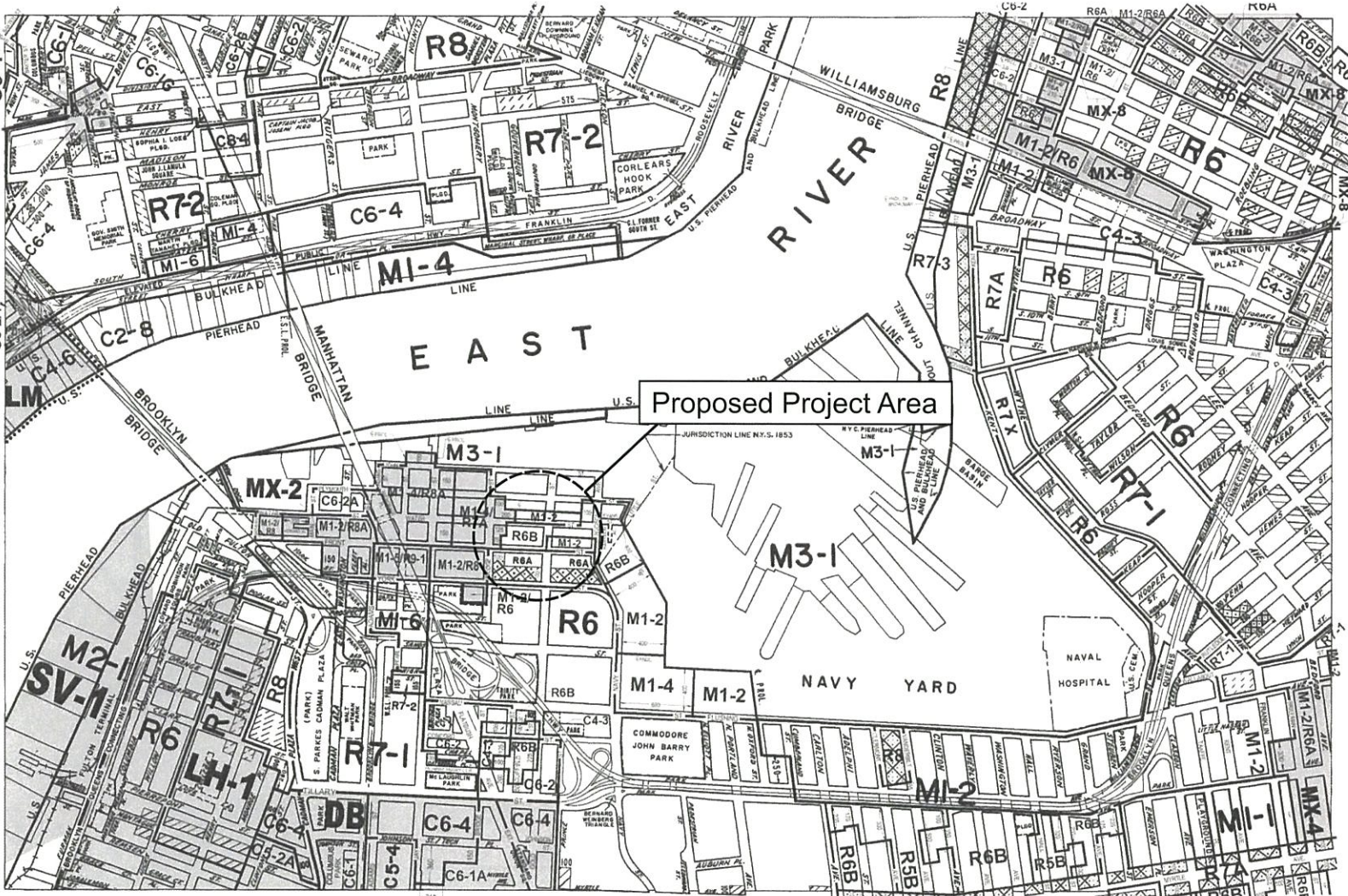
Executive Summary

Proposed Rezoning of 251 Front St., Brooklyn, NY from R6B to R6A and Designation of Mandatory Inclusionary Housing Area (C 150234 ZRK & 150235 ZMK)

The rezoning area is an undeveloped 20,000 square foot blockfront on Gold Street between Front and Water Streets at the edge of Downtown Brooklyn. The proposal is to rezone the lot from R6B to R6A and to create a Mandatory Inclusionary Area on the property. The rezoning would permit up to 3.6 FAR and a height limit of 80 feet or 8 stories with the Inclusionary Housing.

Key Points:

- The project is to be a multifamily rental property consisting of approximately 72 units.
- Twenty-five percent of the floor area, or approximately 18,000 square feet (18 units) are to be designated permanently affordable
- Over 56% of the newly created floor area is to be permanently affordable housing
- The site is at the opposite end of Vinegar Hill from the Navy Yard, and next to DUMBO. The opposite end of the same block is zoned R7A. The proposed R6A zoning will connect to a pre-existing R6A zone.
- There is no dominant character of the immediate neighborhood. The built environment is extremely varied and includes commercial buildings, large residential buildings, row houses and Con Edison utility properties.
- The proposed rezoning would create a project that is consistent with its immediate neighborhood context, which is a mix of row houses and much taller, denser buildings.
- Other buildings of similar size and scale to the proposed project are found within one block of the site. These include both new residential and converted industrial buildings varying in size and appearance.
- Diagonally across from the site is a residential building with an FAR of approximately 4.9. One-half block west of the site (at 231 and 206 Front Street) are buildings with FARs of approximately 7.05 and 4.6 FAR, respectively. These densities far exceed the proposed density.
- The site is at the intersection of two main gateways to the neighborhood Front Street & Gold Street - which both connect directly to surrounding rapidly developing blocks and are a natural extension of the vibrancy and renewal spurred by recent up-zonings.
- Residential Development is needed to keep pace with the newly created jobs in the Brooklyn Tech Triangle.
- The new building designed by THINK! Architects is sensitive to the neighborhood character and consistent with its context. It maintains a consistent streetscape on Front Street and provides appropriate setbacks and brick treatments and preserves recognized neighborhood view lines.



Proposed Project Area

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

R, C or M District designation indicated on map and other controls as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT (The letter(s) within the shaded area designate the special purpose district as described in the text of the Zoning Resolution.)

AREA(S) REZONED

Effective Date(s) of Rezoning:

03-20-2013 01/30/2014

Special Requirements:

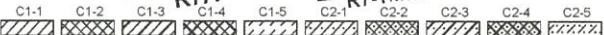
For a list of lots subject to special environmental requirements, see APPENDIX C.
 For a list of lots subject to "D" restrictive declarations, see APPENDIX D.
 For inclusionary housing designated areas on this map, see APPENDIX F.

MAP KEY

12a	12c	13a
12b	12d	13b
16a	16c	17a

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ZONING MAP 12d



NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

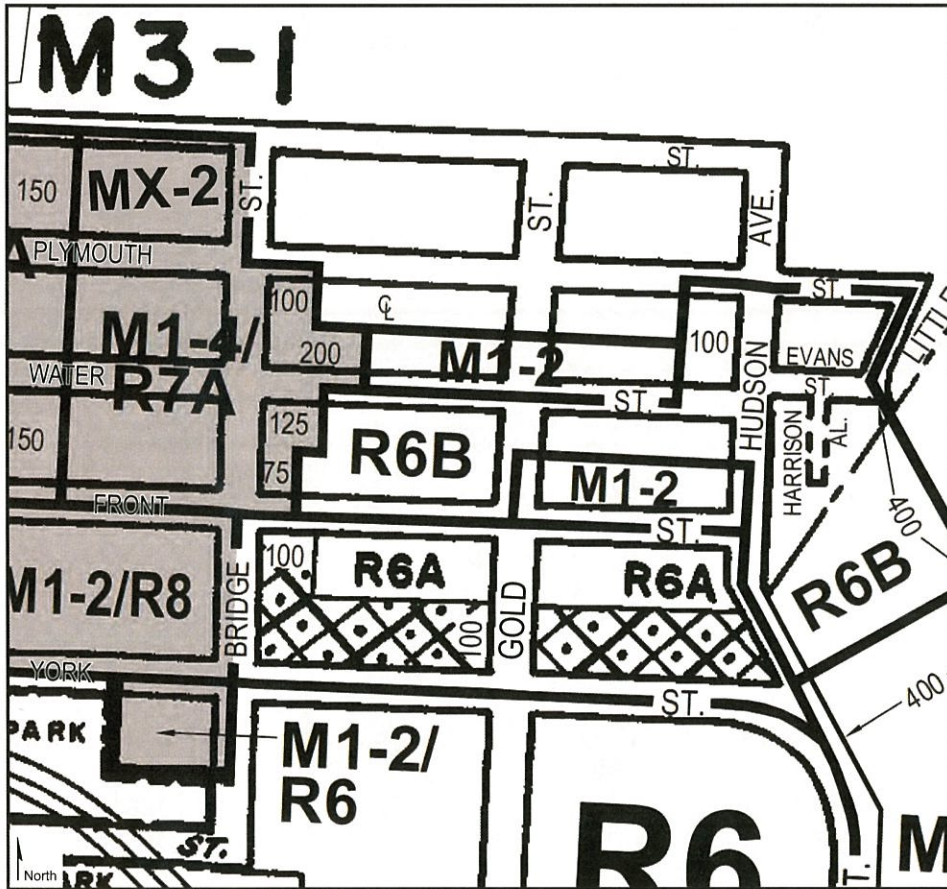
NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.



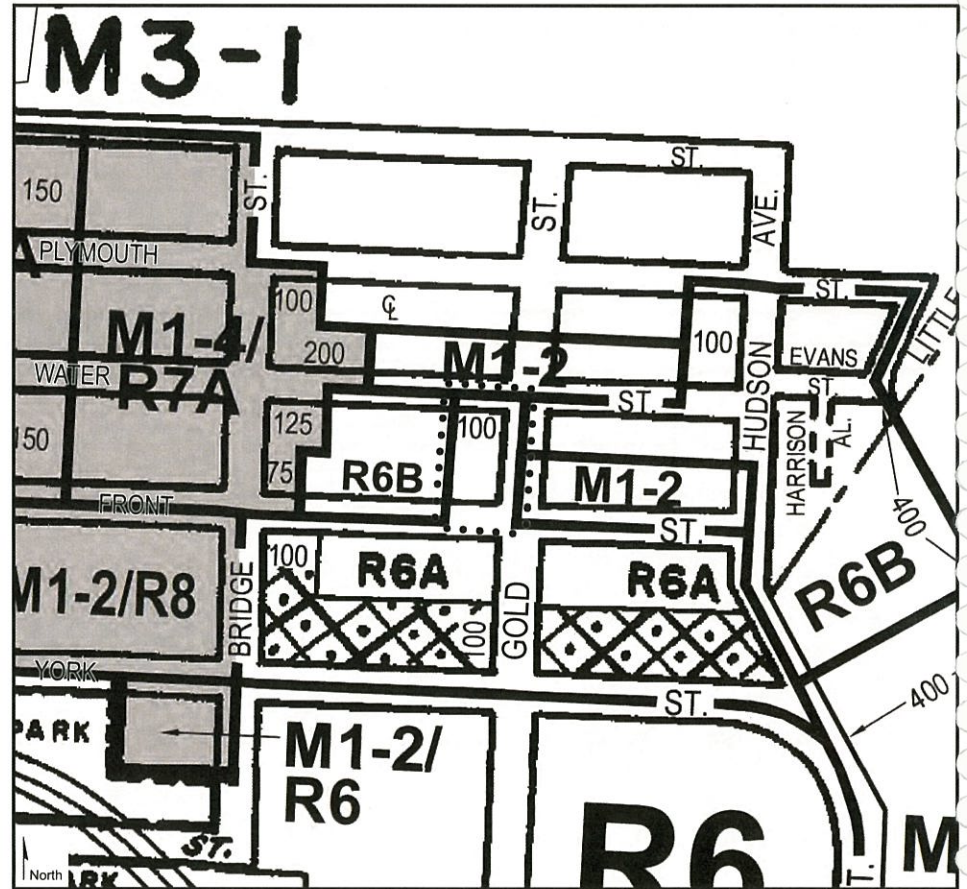
May 16th, 2017

PROJECT SUMMARY FOR
251 FRONT STREET, BROOKLYN, NY

Zoning Change Map

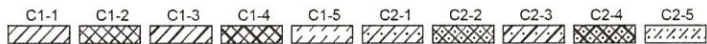


Current Zoning Map (12d)



Proposed Zoning Map (12d) - Project Area is outlined with dotted lines

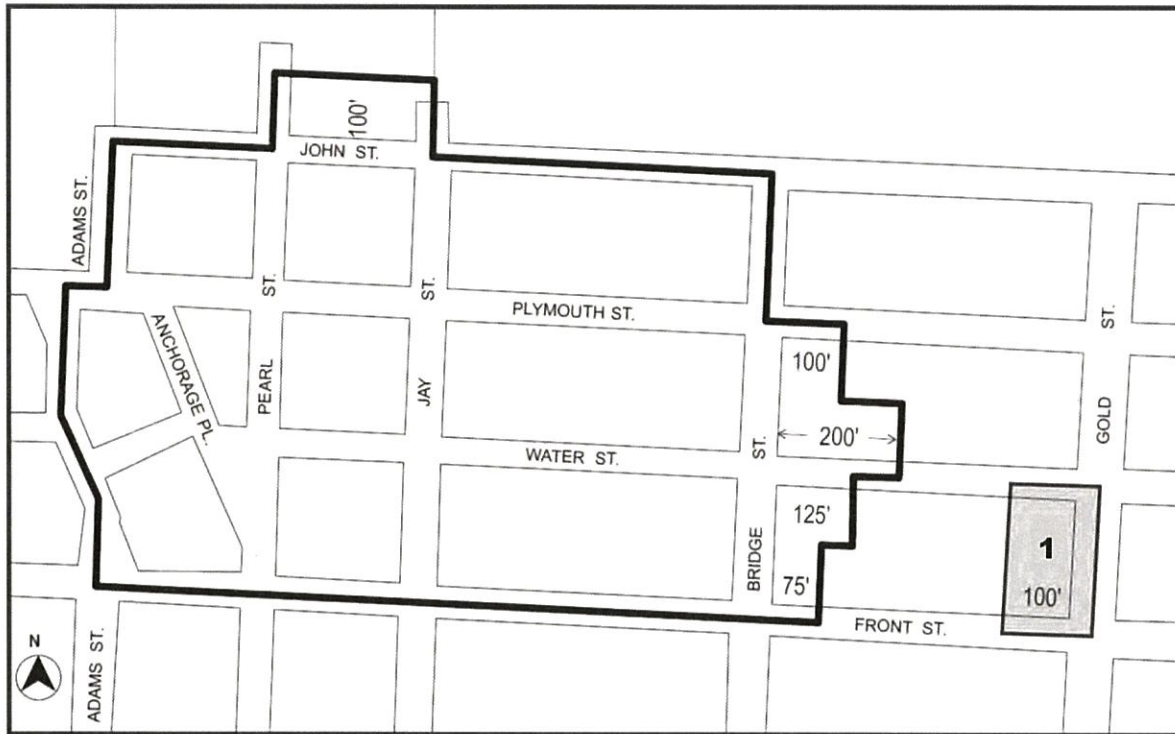
Rezoning from R6B to R6A





* * *

Map 4 - [date of adoption]

[PROPOSED MAP]



-  Inclusionary Housing Designated Area
-  Mandatory Inclusionary Housing Area (MIHA) - see Section 23-154(d) (3)
- 1** Area 1 - [date of adoption] - MIH Program Option 1

Portion of Community District 2, Brooklyn

* * *



NYC Digital Tax Map

Effective Date : 12-02-2008 16:13:58

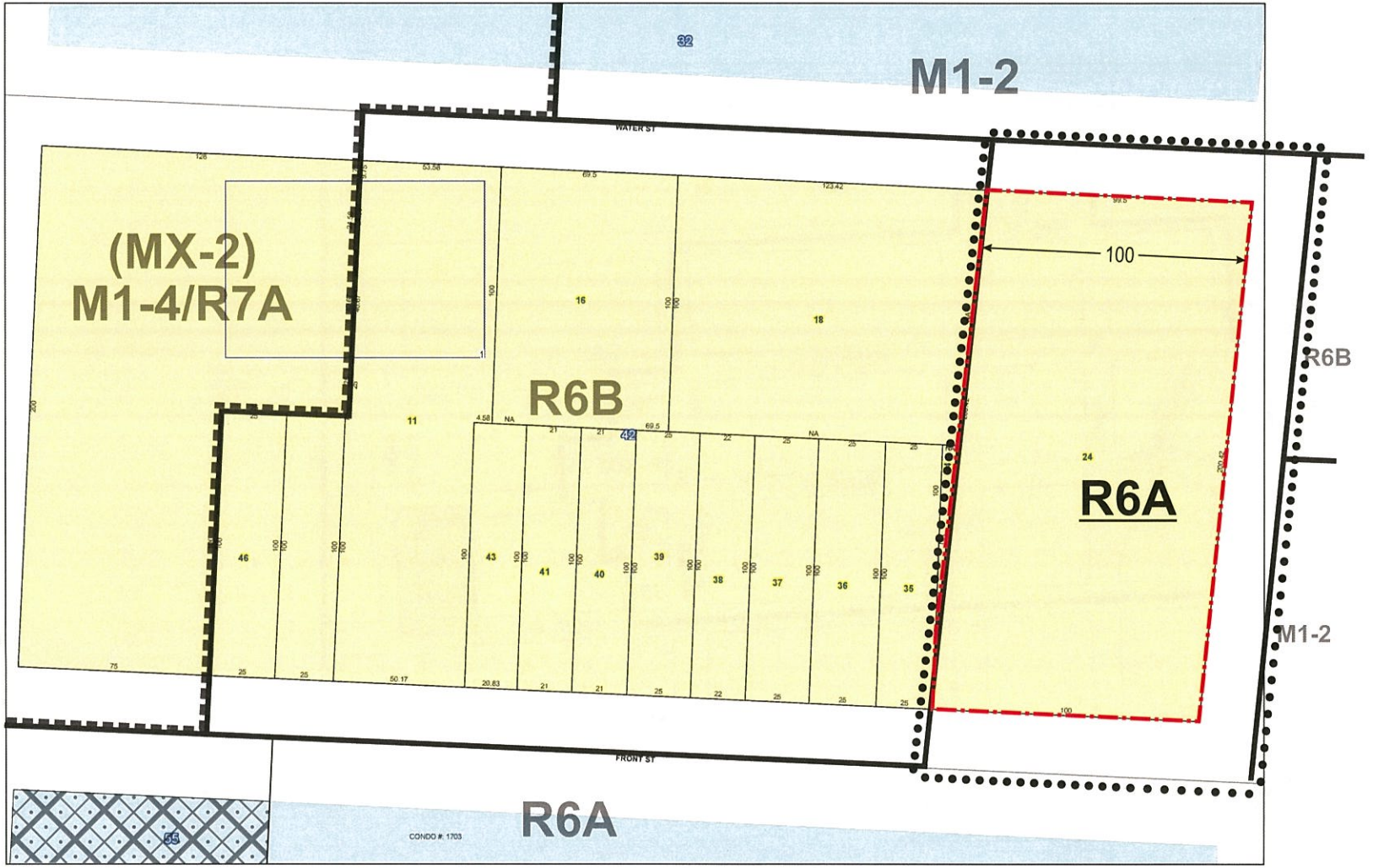
End Date : Current

Brooklyn Block: 42



Legend

- Streets
 - Miscellaneous Text
 - Possession Hooks
 - Boundary Lines
 - Lot Face Possession Hooks
 - Regular
 - Underwater
 - Tax Lot Polygon
 - Condo Number
 - Tax Block Polygon
-
- Zoning District Line
 - Special District Line
 - Development Site
 - Area Proposed to be Rezoned
 - C2-4 Commercial Overlay
 - R6B** Existing Zoning District
 - R6A** Proposed Zoning District



May 16th, 2017

PROJECT SUMMARY FOR
251 FRONT STREET, BROOKLYN, NY

Area Map
 251 Front Street, Brooklyn
 Block 42, Lot 24

Project Information

- 600' Radius
- Development Site
- Project Area
- Zoning Districts
- Special Districts

Existing Commercial Overlays

- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5

● Subway Entries

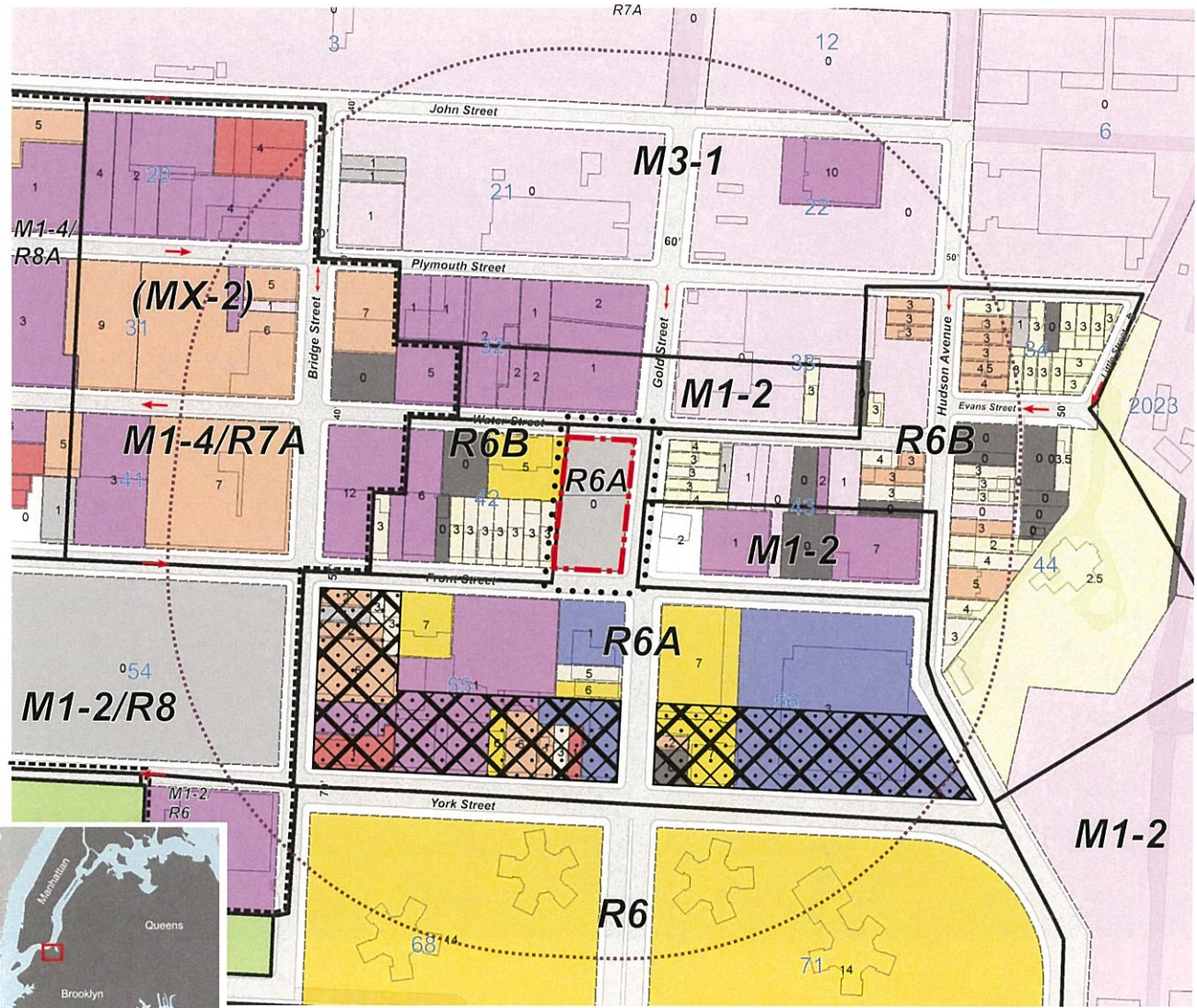
5037 Block Numbers

Property Lines

5 Number of Floors

Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land



Prepared by Urban Cartographics October 2014



May 16th, 2017

PROJECT SUMMARY FOR
 251 FRONT STREET, BROOKLYN, NY

Recognizing the Affordable Housing Crisis

- **Gap Between Rents and Incomes**

Over the past decade, average rents have risen significantly while wages stagnated

- **High Rent Burden**

55% of renter households are “rent-burdened” and 30% are “extremely rent burdened”

- **Insufficient Housing Production**

The marketplace is not meeting the needs of existing residents, let alone new ones

- **Limited Supply of Affordable Units**

Despite significant public investment, only a fraction of eligible New Yorkers served

- **Population Growth**

230,000 new residents arrived since 2010 and 600,000 more are expected by 2040

Source: NYC Department of City Planning

Addressing the Affordable Housing Crisis

- The project calls for the creation of a Mandatory Inclusionary District on the Property.
- Twenty-five percent (25%) of the floor area of this building is to be designated to affordable housing.
- This should result in approximately 18,000 square feet or approximately 18 designated affordable units.
- Affordable Housing to remain permanently affordable.
- Units are to be distributed evenly throughout the building.

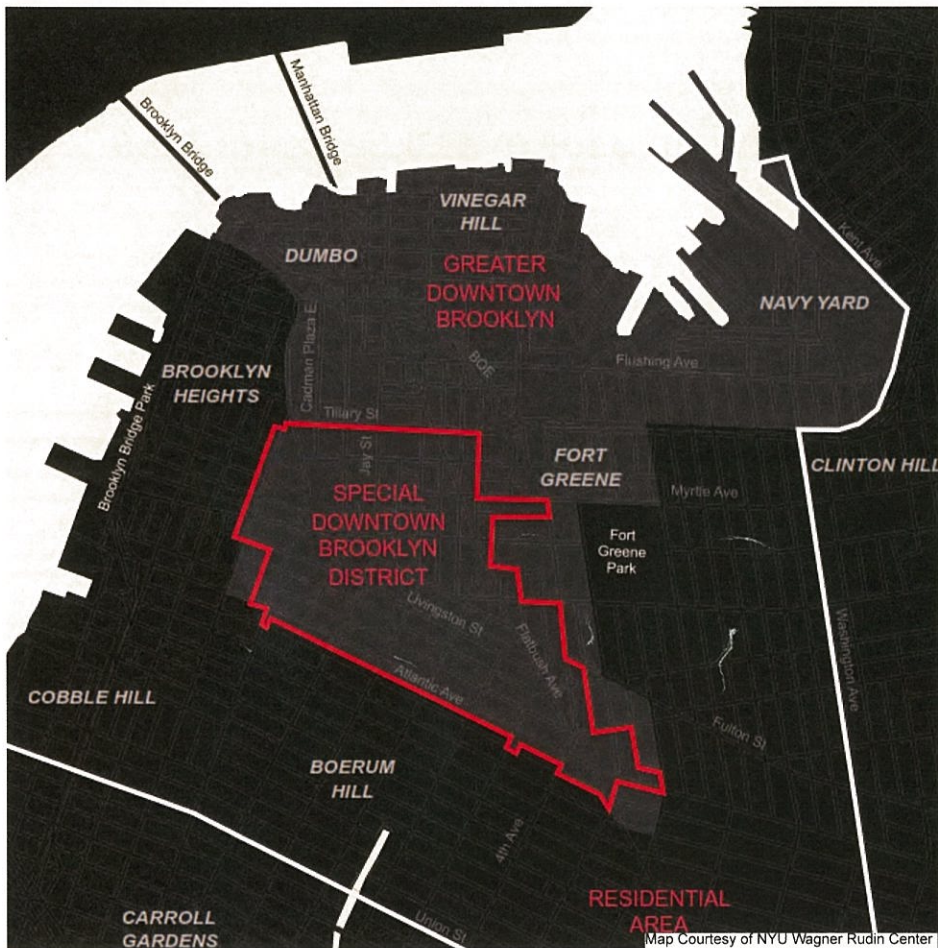
Addressing the Affordable Housing Crisis

- Part of Housing New York, the ten year comprehensive program to create 200,000 units of affordable housing to help solve the affordable housing crisis. This program is to ensure affordable housing in growing areas and to promote vibrant diverse neighborhoods.
- These affordable units are provided at NO cost to the city.
- Benefits of the Mandatory Inclusionary District Include:
Allowing Poor and working families access to a range of opportunities, including good employment opportunities, good schools, comprehensive transportation system and safe streets.
- Promoting economic and racial integration, which helps reduce crime and improve social stability.
- If the rezoning were not to pass or be reduced in any way those affordable units would be lost forever.

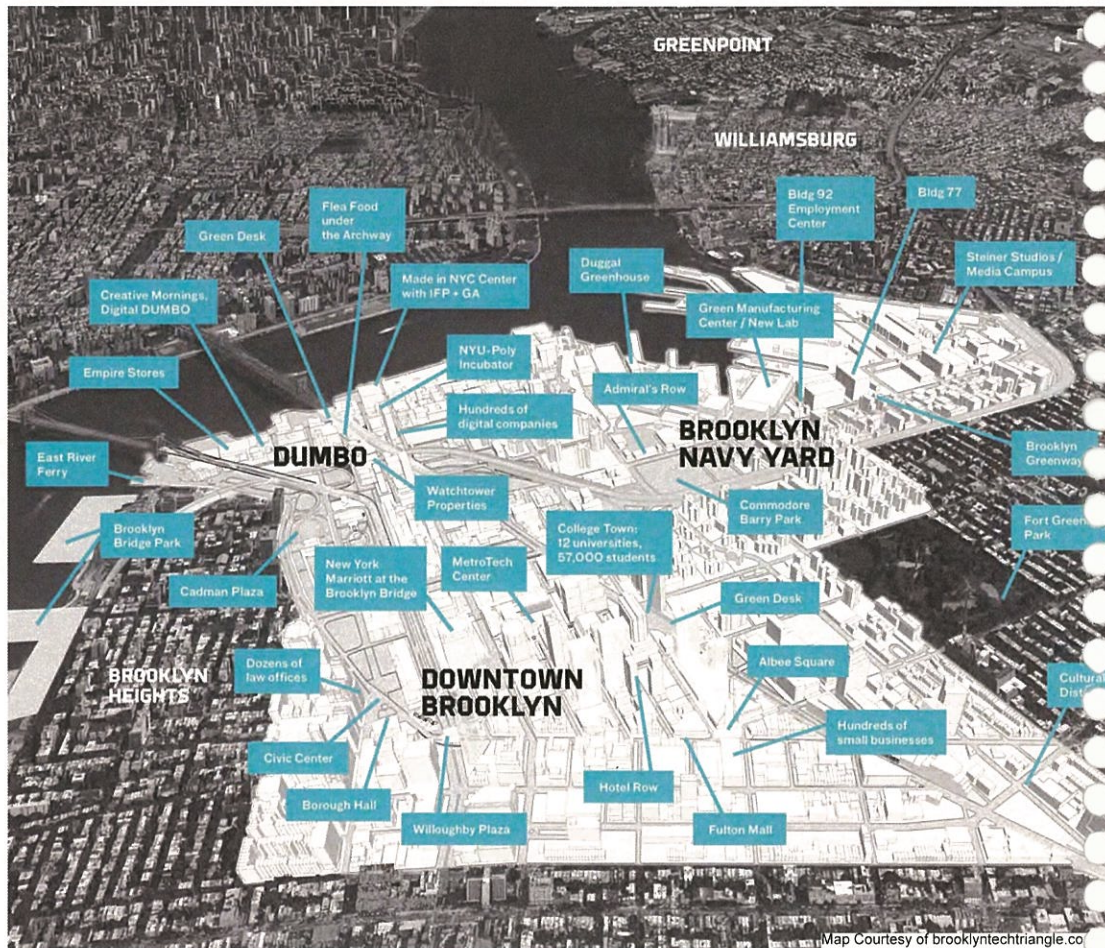
A Substantial Contribution

- The NYC Mayor's Office states that as of 2017 "MIH is responsible for over 4,500 affordable housing units, 1,500 of which will be permanently affordable." *
- The proposed project will create 18 permanently affordable units
- $18/1500 = 1.2\%$
- Our project will add 1.2% of permanently affordable units to the 1500 units created to date. This is a substantial number for a small private development.

Source: NYC Mayor's Office



Vinegar Hill is Part of Greater Downtown Brooklyn



Vinegar Hill is Part of The Brooklyn Tech Triangle

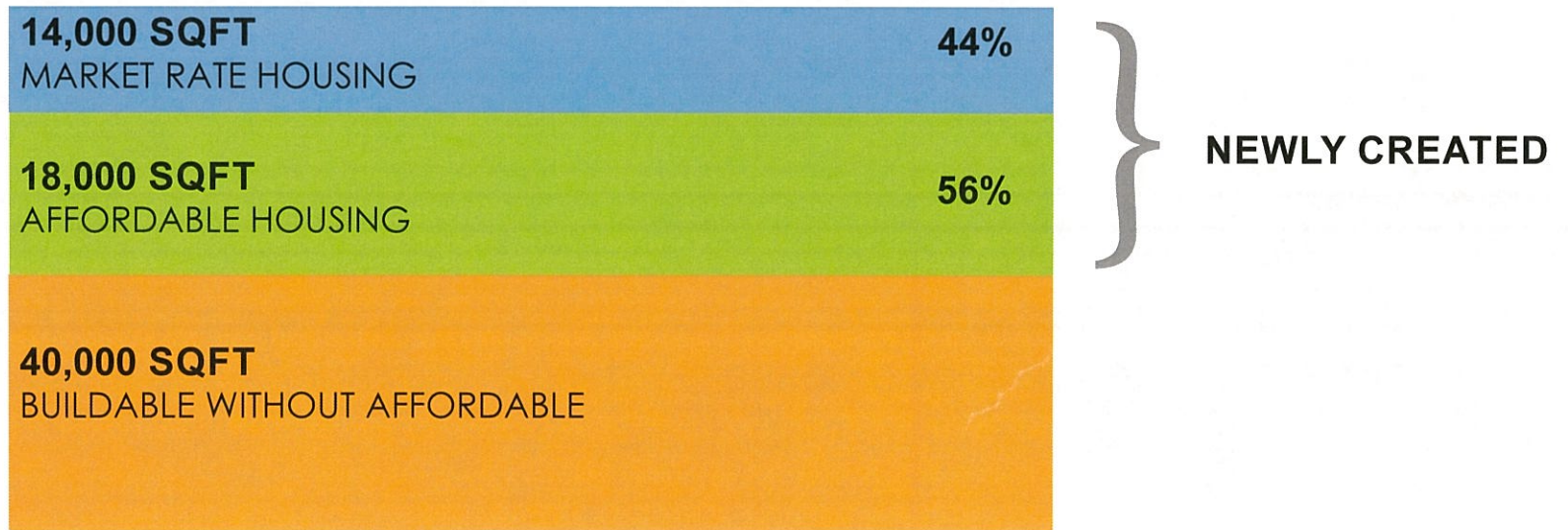
Explosion of new housing, amenities and employment opportunities over the past 10 years:

- Approximately 24,600 new housing units
- Approximately 5.8 million square feet of new office and tech spaces
- The addition of approximately 17,000 new jobs
- Hundreds of new retail businesses within convenient walking distance.
- Continuous strip of parkland and waterfront access with recreational spaces

The Proposed Rezoning of the Site to R6A Supports Important Benefits and Good Planning Principles:

- A critical mass of housing is created that can support a continuous, diverse and accessible residential community and can best be created with contextual multi-family mid-rise buildings;
- The high density of jobs in nearby commercial developments and the Navy Yard are complemented by a reasonably dense residential community, which is typically found at the perimeter of a large office district, like Downtown Brooklyn/DUMBO;
- There is ample housing so that walking or biking to work in nearby districts is feasible for a higher proportion of employees, thereby relieving additional pressure on the overloaded mass transit network;
- The greatest amount of affordable housing is created as a byproduct of new market rate development without overwhelming the existing built environment.

AFFORDABLE HOUSING STACK



72,000 SQFT
TOTAL PROJECT

- More than half of the newly created floor area is to be dedicated to permanently affordable housing



Supporting Brooklyn's Growth

- Residential Development to keep pace with the newly created jobs in the Brooklyn Tech Triangle.
- Natural extension of the growing vibrancy and renewal taking place on the neighboring blocks.



May 16th, 2017

PROJECT SUMMARY FOR
251 FRONT STREET, BROOKLYN, NY



WILLIAMSBURG BRIDGE

MANHATTAN BRIDGE

BROOKLYN BRIDGE

DUMBO

VINEGAR HILL

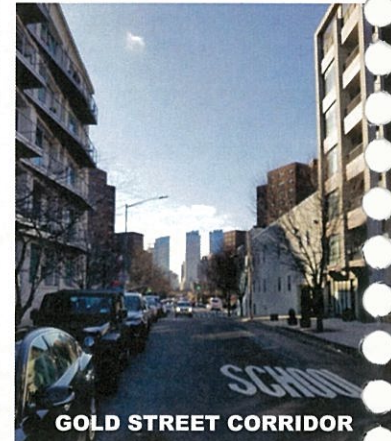
FULTON FERRY

YORK STREET SUBWAY

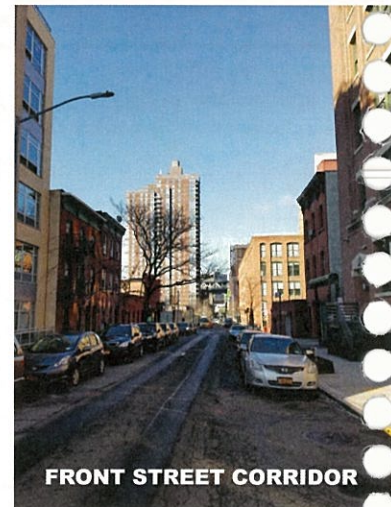
DUMBO HEIGHTS

DOWNTOWN BROOKLYN

BROOKLYN NAVY YARD



GOLD STREET CORRIDOR



FRONT STREET CORRIDOR

2 Major Spines / Gateways: Front Street and Gold Street

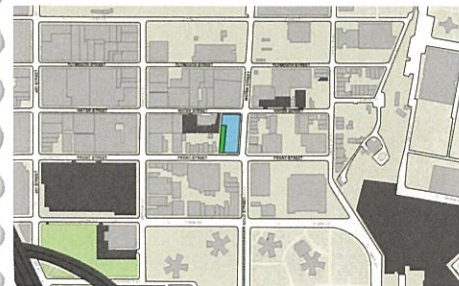
Intersecting at the site, are the two most important gateways to the neighborhood, as most of the other streets are blocked by barriers, such as:

- ConEd
- Brooklyn Navy Yard
- BQE
- Manhattan Bridge
- Super blocks



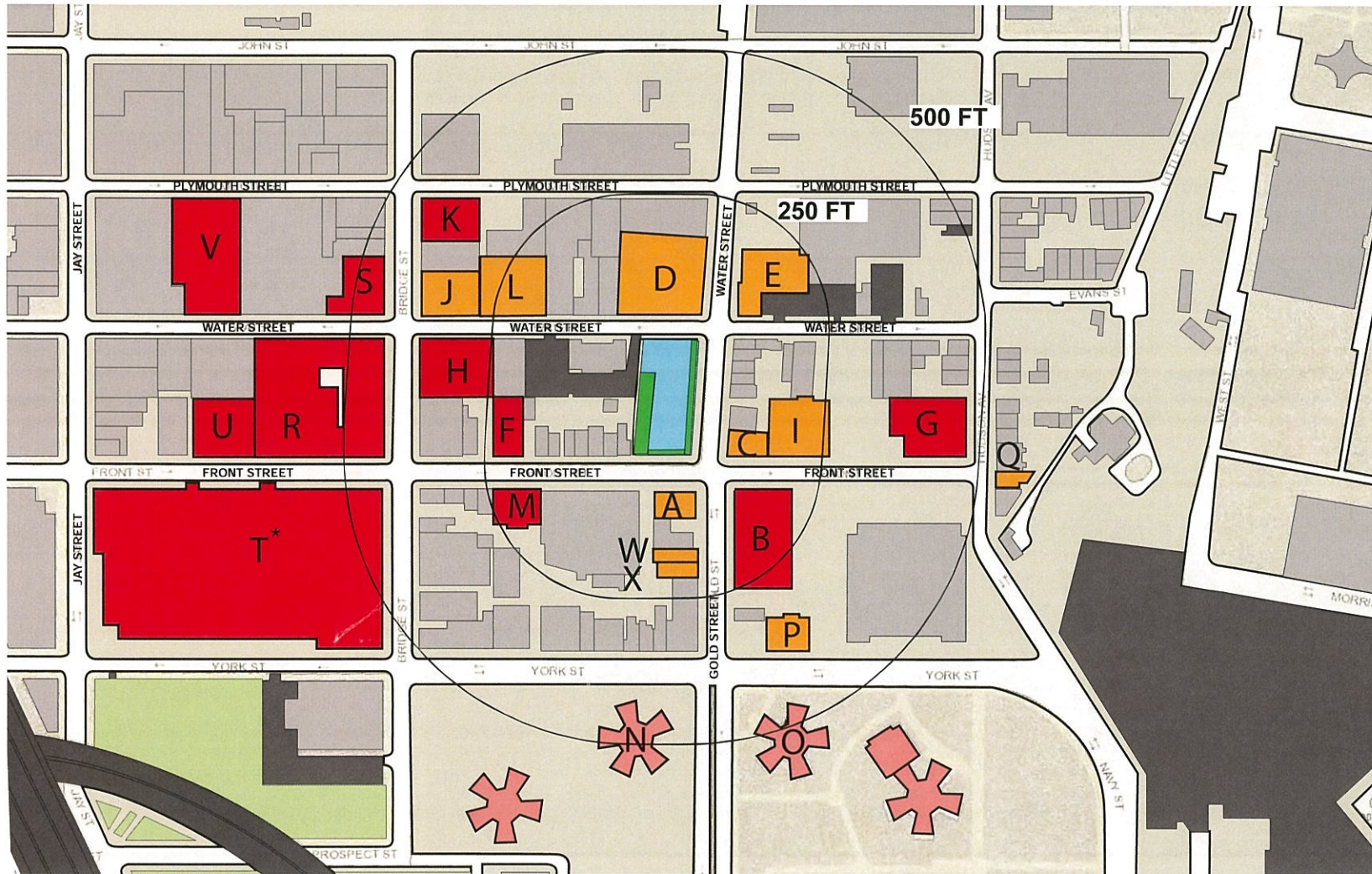
May 16th, 2017

PROJECT SUMMARY FOR
251 FRONT STREET, BROOKLYN, NY



Overview of Site

- 20,000 square Foot lot is suitable for the R6A zoning
- Site is an entire block front
- Exposures on 3 sides create lots of light & air and easy ingress & egress.
- Allows for Quality building design



Site Context

Other large lots very near to the site have buildings that are similar or greater in size and scale to the proposed project.



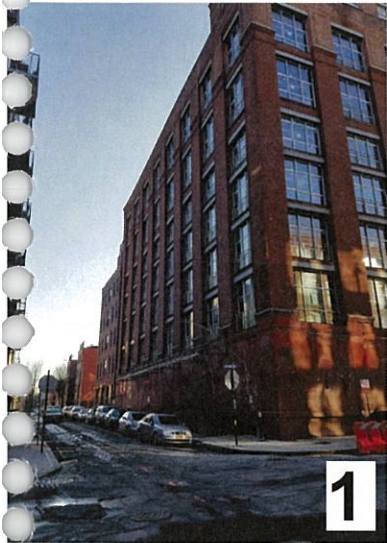
Buildings with FAR of at least 4.0



Buildings with at least 14 stories in height

* development site

THERE ARE OTHER BUILDINGS IN THE IMMEDIATE AREA SIMILAR OR GREATER IN SIZE AND SCALE TO THE PROPOSED PROJECT



230 Water Street

- LA: 22,580
- GFA: 93,857
- FAR: 4.16
- Height: 97 FT.



231 Front Street

- LA: 10,315
- GFA: 77,682
- FAR: 5.8
- Height: 84 FT.



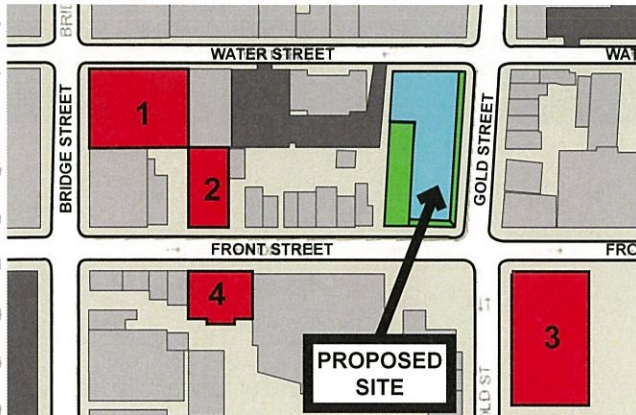
99 Gold Street

- LA: 22,470
- GFA: 109,875
- FAR: 4.9
- Height: 87 FT.

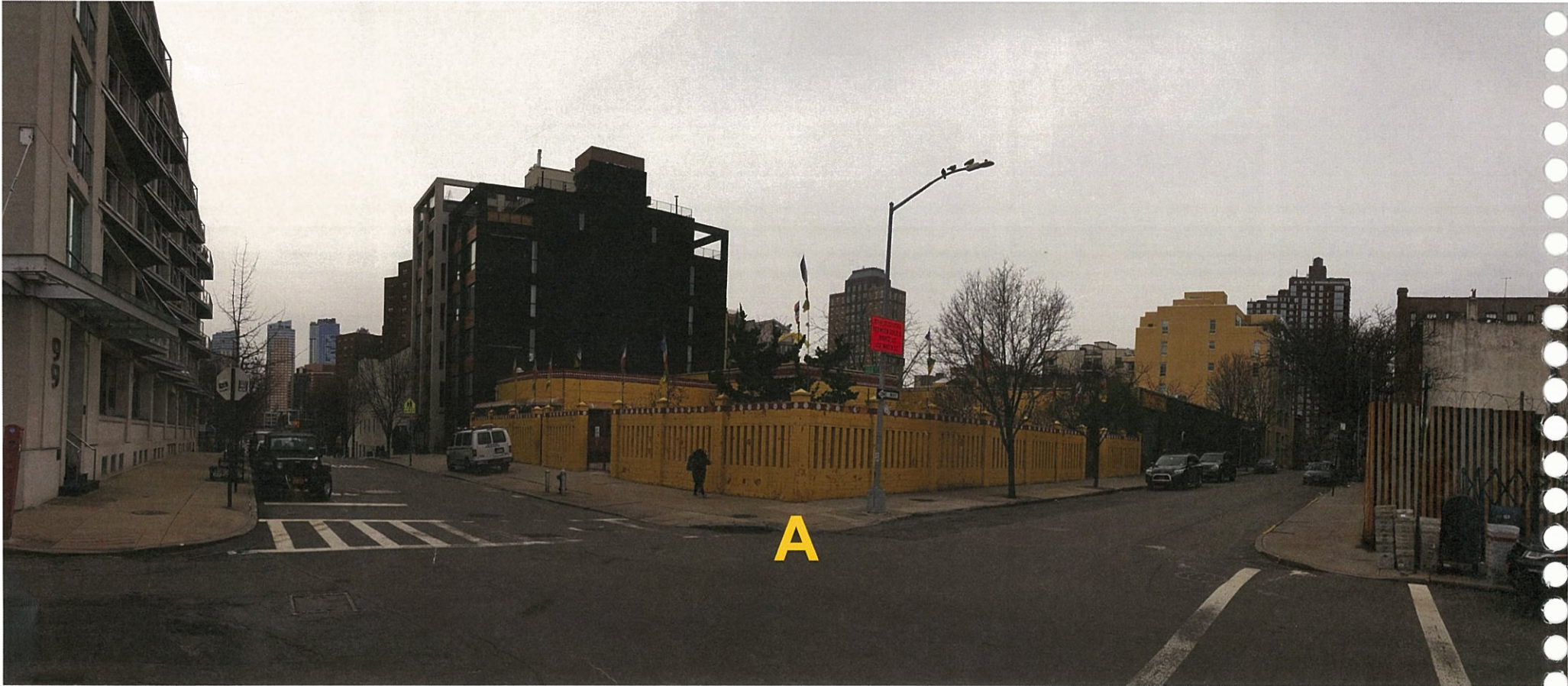


206 Front Street

- LA: 8,190
- GFA: 37,815
- FAR: 4.6
- Height: 79 FT.



SHOWING THE VARIED CONTEXT OF THE PROJECT AREA



98 Gold Street

- 100 ft. of frontage directly across from proposed site

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May 16th, 2017

PROJECT SUMMARY FOR
251 FRONT STREET, BROOKLYN, NY



99 Gold Street

LA: 22,470

GFA: 109,875

FAR: 4.9

Height: 87 FT.

- On corner directly across from proposed site
- Does not offer affordable housing.
- Exceeds F.A.R. proposed for site



May 16th, 2017

PROJECT SUMMARY FOR
251 FRONT STREET, BROOKLYN, NY



265 Front Street

- 100 ft. of frontage on Gold Street directly across from site
- Current use: Dump trucks and heavy equipment





56 Gold Street

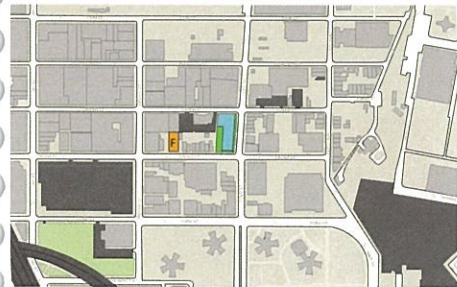
- 142 ft. of frontage directly across from proposed site
- Current use: Bakery



49-55 Gold Street

- On corner directly across from proposed site
- Part of large Con Edison complex





231 Front Street

LA: 10,315

GFA: 77,682

FAR: 5.8

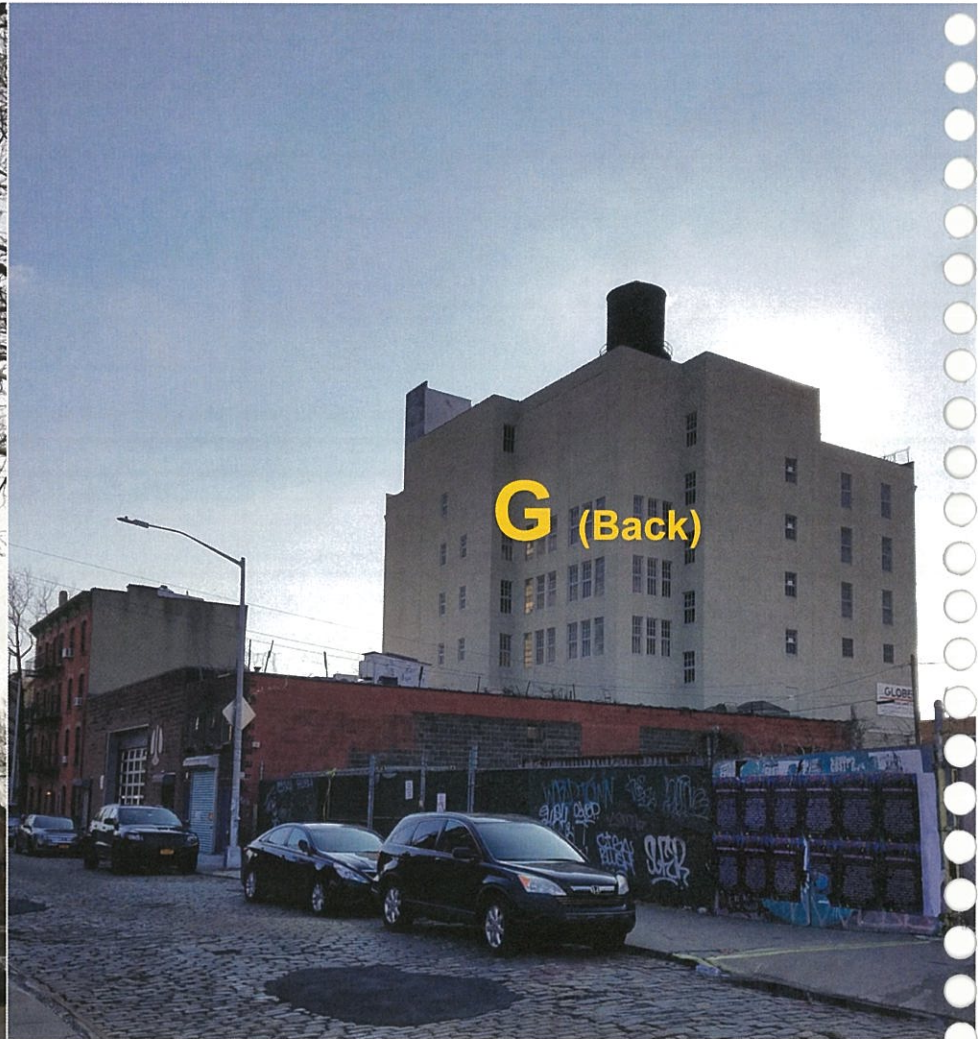
Height: 84 FT.

- On the same block as proposed site
- Lot is half the size of proposed site and exceeds permitted FAR



May 16th, 2017

PROJECT SUMMARY FOR
251 FRONT STREET, BROOKLYN, NY



289-299 Front Street

LA: 13,000

GFA: 75,500

FAR: 5.8

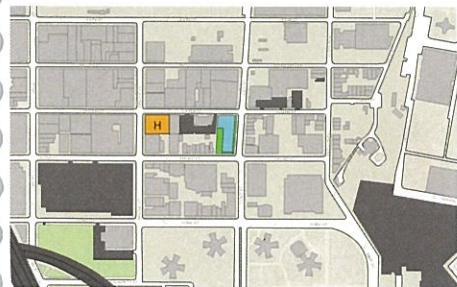
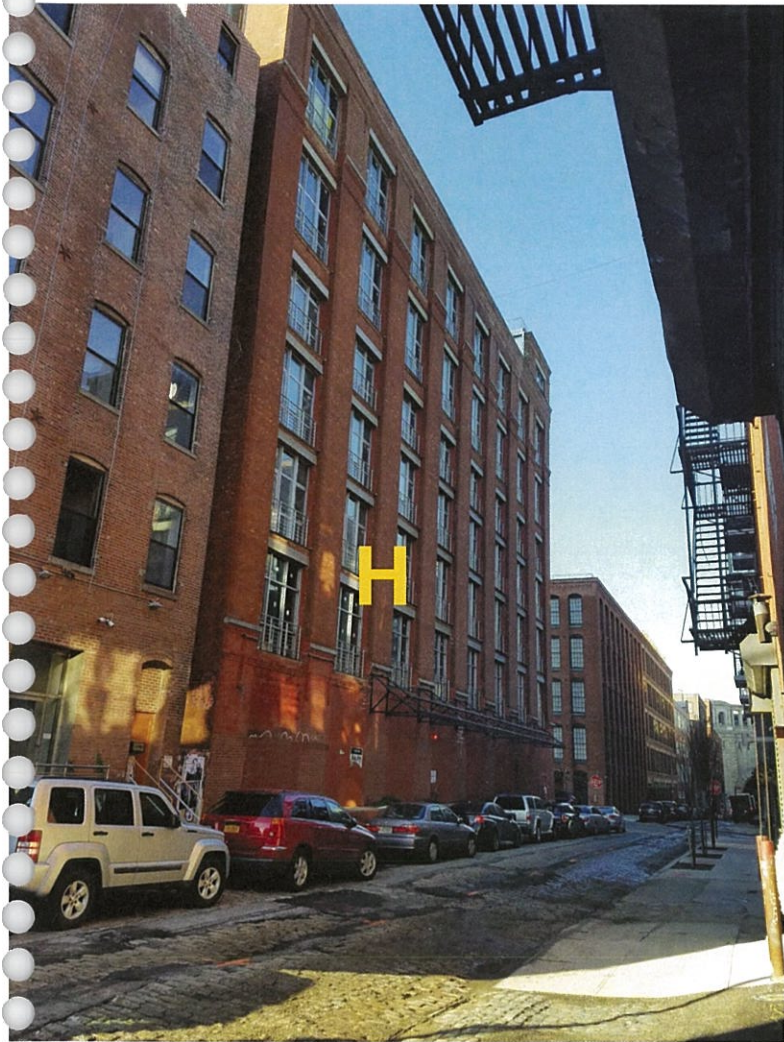
Height: 103 FT.

- FAR well exceeds what is proposed down the block

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May 16th, 2017

PROJECT SUMMARY FOR
251 FRONT STREET, BROOKLYN, NY



229 Front Street (230 Water Street / 53 Bridge Street)

LA: 22,580

GFA: 93,857

FAR: 4.16

Height: 97 FT.

- This property is on the same block as the proposed building
- It is a similar sized lot and it is zoned R7A- exceeding the R6A zoning proposed for the site



May 16th, 2017

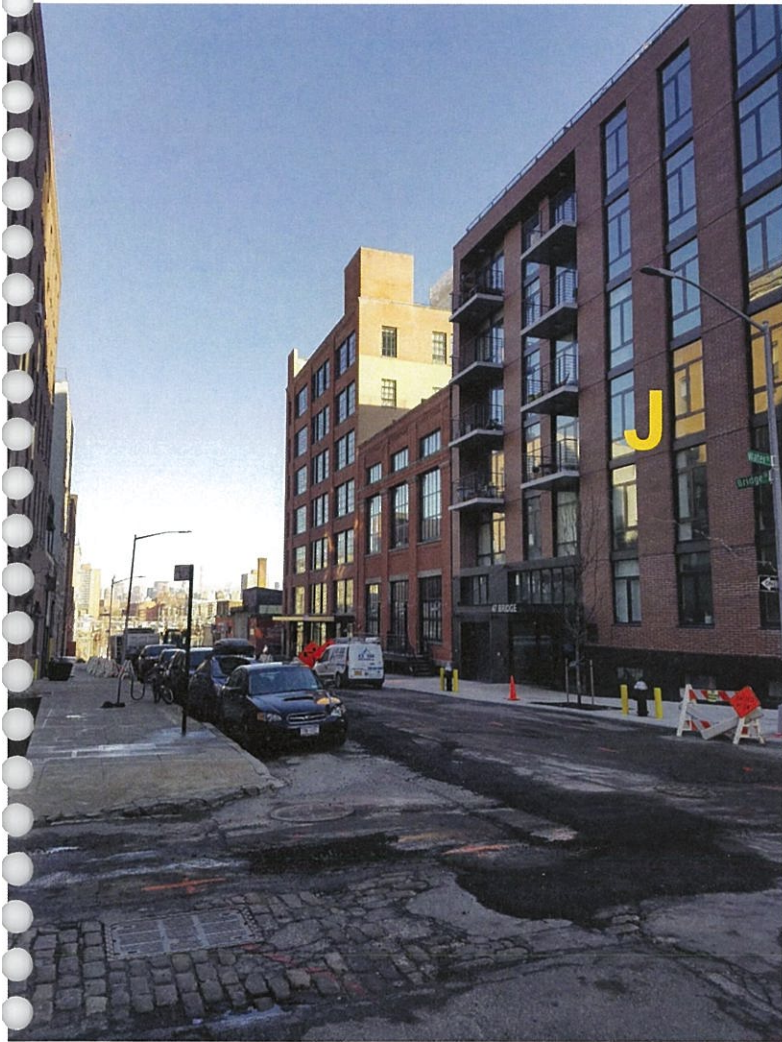
PROJECT SUMMARY FOR
251 FRONT STREET, BROOKLYN, NY



275 Front Street

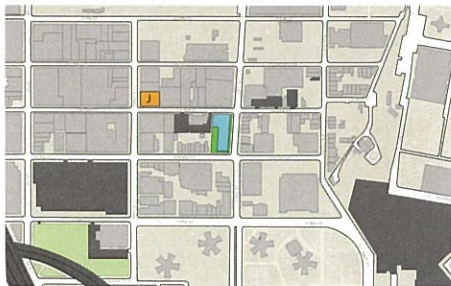
- Down the block from proposed site





47 Bridge Street

- Newly constructed building zoned as R7A.
- Located down the block from proposed project site.





37 Bridge Street

LA: 12,500

GFA: 59,244

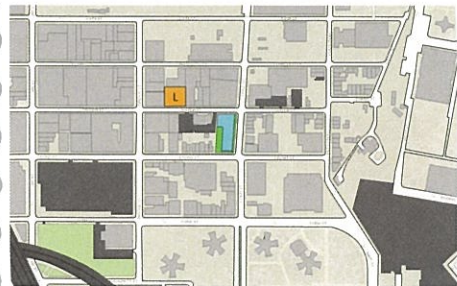
FAR: 4.7

Height: 79 FT.



May 16th, 2017

PROJECT SUMMARY FOR
251 FRONT STREET, BROOKLYN, NY



255 Water Street

- Building zoned as R7A.
- Down the block (160 ft.) from proposed project site.



206 Front Street

LA: 8,190
GFA: 37,815
FAR: 4.6
Height: 79 FT

think! architecture and design pllc

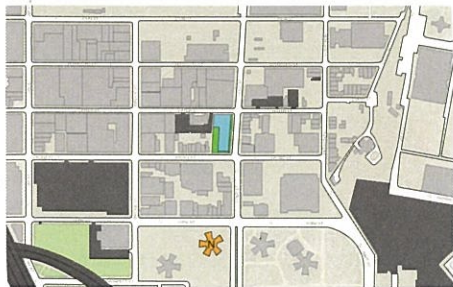
May 16th, 2017

PROJECT SUMMARY FOR
251 FRONT STREET, BROOKLYN, NY



190 York Street (3 Buildings)

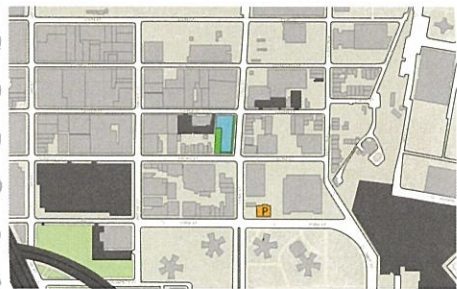
- One block away from site





202 York Street (4 Buildings)

- One block away from site



109 Gold Street

- Built by same property owner adding to the safety and security of the neighborhood

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May 16th, 2017

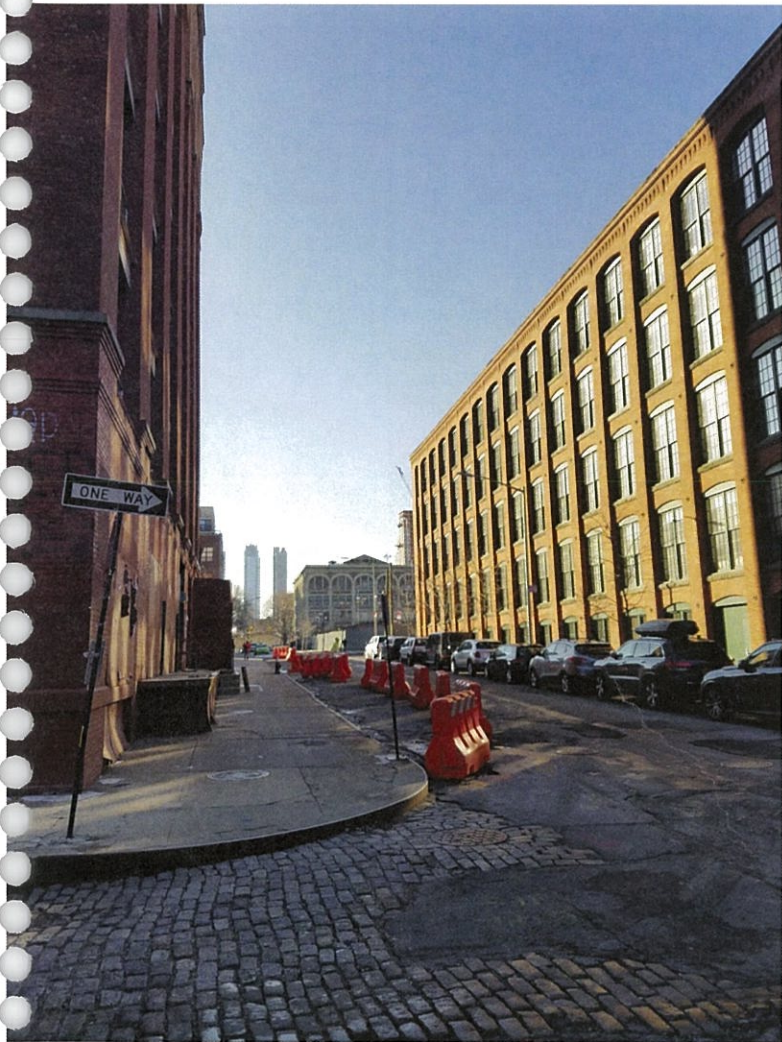
PROJECT SUMMARY FOR
251 FRONT STREET, BROOKLYN, NY



85 Hudson Avenue

- Condominium built by same property owner





220 Water Street

- One block from proposed site
- Building zoned as R7A with 173,000 SF.

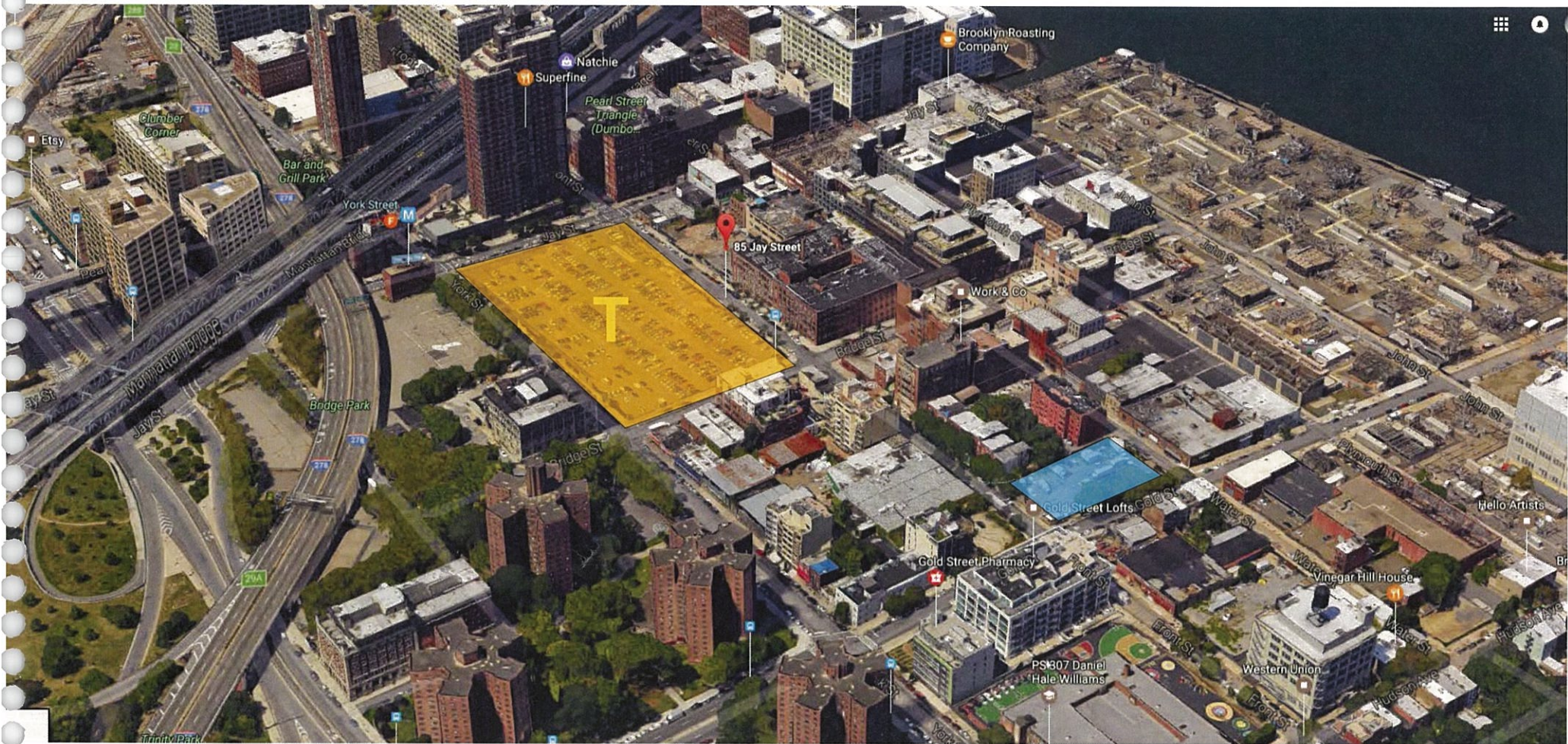




50 Bridge Street (2 Buildings)

- One block from proposed site
- Building zoned as R7A.





85 Jay Street

- Development Site
- One block from proposed site.
- Zoned R8



177 Front Street

LA: 19,163

GFA: 136,730

FAR: 7.14

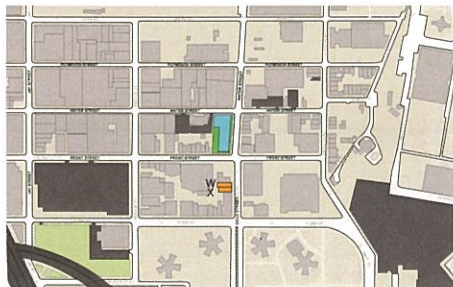
- One block from site. Zoned R7A/R8A



205 Water Street

- Building zoned as R7A. One block away from proposed site.





100 and 102 Gold Street (2 Buildings)

- Down the block from proposed project

Source for all square footage: NYC Department of City Planning



Proposed Building Site

- Currently underutilized
- Potential to be a part of the solution to the housing crisis

An architectural rendering of a proposed multi-story building on a city street. The building has a modern, multi-story facade with a mix of window sizes and a prominent corner tower. The street is lined with trees and has several people walking, including a man, a woman, and a child. The overall style is a soft, painterly architectural sketch.

Renderings of Proposed Building

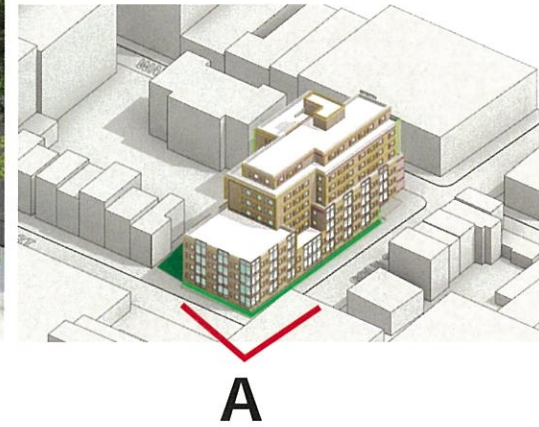
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May 16th, 2017

PROJECT SUMMARY FOR
251 FRONT STREET, BROOKLYN, NY



Perspective: Corner Front and Gold Street



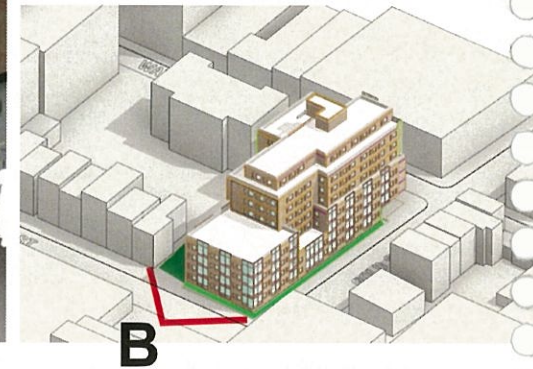
think! architecture and design pllc

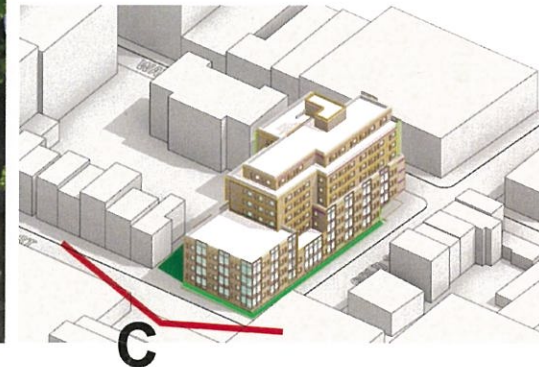
May 10th, 2017

PROJECT SUMMARY FOR
251 FRONT STREET, BROOKLYN, NY



Elevation B: Front Street (Detail View)





Elevation C: Front Street

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 675

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: JAMES C PAU

Address: 121 CALVERT ST

I represent: Transmitter Park

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LV635 Res. No. _____

in favor in opposition

Date: 5/16/17

(PLEASE PRINT)

Name: STEVE CHESLER

Address: BROOKLYN, NY 11222

I represent: Friends of NYC Transmitter Park

Address: Greenpoint, 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: 5/16/17

(PLEASE PRINT)

Name: JANE CLARKE

Address: 97 MILTON, BROOKLYN

I represent: FRIENDS OF TRANSMITTER PARK

Address: GREEN POINT AVE

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

0654

I intend to appear and speak on Int. No. ~~60654~~ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Hari Huttan Kalyan, Esq.

Address: _____

I represent: Ruby's Midtown, LLC

Address: 442 Third Ave

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 0635 Res. No. _____

in favor in opposition

Date: 5/16

(PLEASE PRINT)

Name: Alesia Thompson

Address: 28 Box St.

I represent: Friends of Transmitter Park

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. L.V. 635

in favor in opposition

Date: 5/16/17

(PLEASE PRINT)

Name: SARAH LILLEY

Address: 178 RICHARDSON ST BRKLYN

I represent: Friends of Transmitter Park

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. LV635

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: SANTE WILSON

Address: 47 MILTON ST BROOKLYN NY

I represent: FRIENDS OF TRANSMITTER

Address: PARK

**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: 5/16/2017

(PLEASE PRINT)

Name: MICHAEL WADMAN

Address: 759 RUBY RD, BKLYN

I represent: PHIPPS HOUSES

Address: 902 BROADWAY, 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: _____

(PLEASE PRINT)

Name: NICK HOCKENS

Address: MET LIFE BLDG

I represent: BET KENT / GREENPOINT LLC

Address: 13-15 GREENPOINT 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: 5/16/17

(PLEASE PRINT)

Name: BICK PARIS

Address: 120 BROADWAY NY NY

I represent: 26 KENT

Address: 26 KENT BROADWAY 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: DAN BERNSTEIN

Address: _____

I represent: KENT / GREENPOINT LLC

Address: 13-15 GREENPOINT BL

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 676 Res. No. _____

in favor in opposition

Date: 5/16/17

(PLEASE PRINT)

Name: PAUL Tucci

Address: P.O. Box 26606 Brooklyn NY 11202

I represent: CONSTITUTION GROUP

Address: P.O. Box 26606 Brooklyn NY 11202

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. 676 Res. No. _____
 in favor in opposition
Date: 5/16/17

(PLEASE PRINT)

Name: Chris Wright
Address: 60 East 42nd St NY NY 10165
I represent: 251 Front St
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. 46 Res. No. _____
 in favor in opposition
Date: 5/16/17

(PLEASE PRINT)

Name: Katrina Naplatarski
Address: 952 Corlies St 11222
I represent: Friends of Transmitter
Address: Greenpoint

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. 13-15
 in favor in opposition Greenpoint
Date: _____ Ave.

(PLEASE PRINT)

Name: JOE MAYOCK
Address: 111 Lawrence St., #35F, 11201
I represent: Open Space Alliance
Address: 86 Kent Ave, 11249

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: MARTIN KAPLAN
Address: 177 St. Joseph Pl, Brooklyn
I represent: Public Advocates
Address: 1 METROTECH PL

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