

QUAY PLAZA LLC

December 7, 2021

VIA EMAIL

New York City Council
Council Member Stephen Levin
410 Atlantic Avenue
Brooklyn, NY 11217

**Re: 79 Quay Street Rezoning
Brooklyn, New York
ULURP Nos.: C 210166 ZMK and N 210167 ZRK**

Dear Council Member Levin:

Quay Plaza LLC (the "Applicant") is the applicant for the 79 Quay Rezoning, currently under public review by the Subcommittee on Zoning and Franchises (the "Subcommittee"). As presented at the December 2, 2021 Subcommittee Public Hearing (the "Public Hearing"), the 79 Quay Street development would consist of a nine-story mixed-use building with approximately 86 dwelling units, including approximately 22 permanently affordable units (the "Proposed Development"). The proposed zoning map amendment would establish an M1-4/R7D (MX-8) zoning district over the rezoning area and the proposed zoning text amendment would establish the Mandatory Inclusionary Housing ("MIH") program over the rezoning area. Below please find responses to questions raised at the Public Hearing:

Sustainability Measures

The Applicant commits to provide the following sustainability measures in the Proposed Development: (1) a green roof on the main roof and any other roofs; (2) sustainable window systems to maintain the conservation of energy, and (3) street furniture, benches, and plants to provide a visual appearance that enhances the streetscape. The Applicant will also meet all energy and sustainability measures required by the Building Code. The Applicant intends to make the building more contextual.

Retail

The Applicant commits to working with the Community Board and/or a coalition of block associations to provide appropriate retail diversity in the commercial space. The Applicant commits to meeting with the Community Board right before the issuance of a Temporary Certificate of Occupancy for the ground floor retail space.

Bushwick Inlet Park

In response to the Community Board's recommendations, the Applicant intends to donate approximately \$5,000 a year for four (4) years to Bushwick Inlet Park after receiving the Final Certificate of Occupancy for the Proposed Development.

Please be in touch with any questions or for additional information.

Respectfully,

Quay Plaza LLC

