



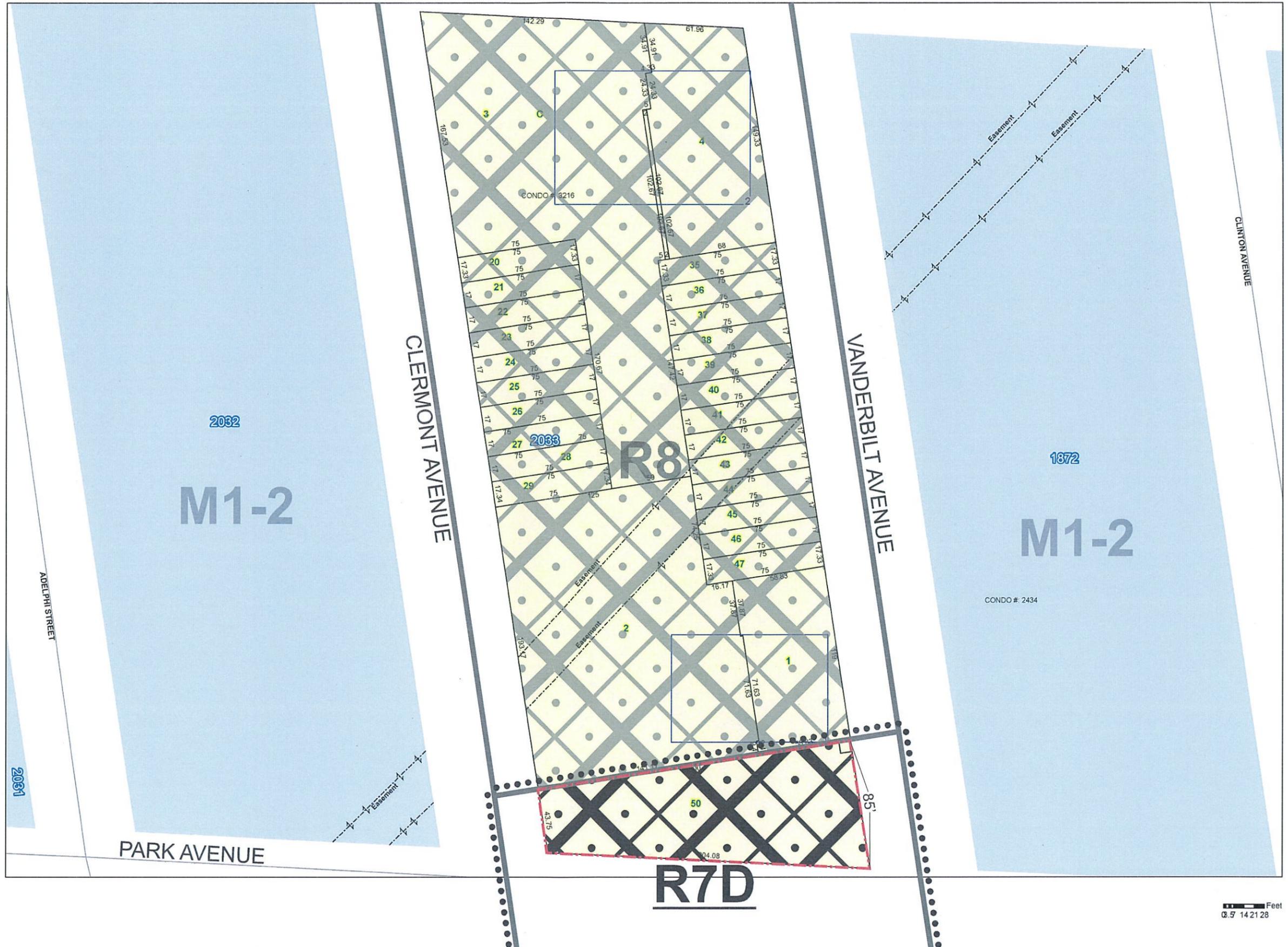


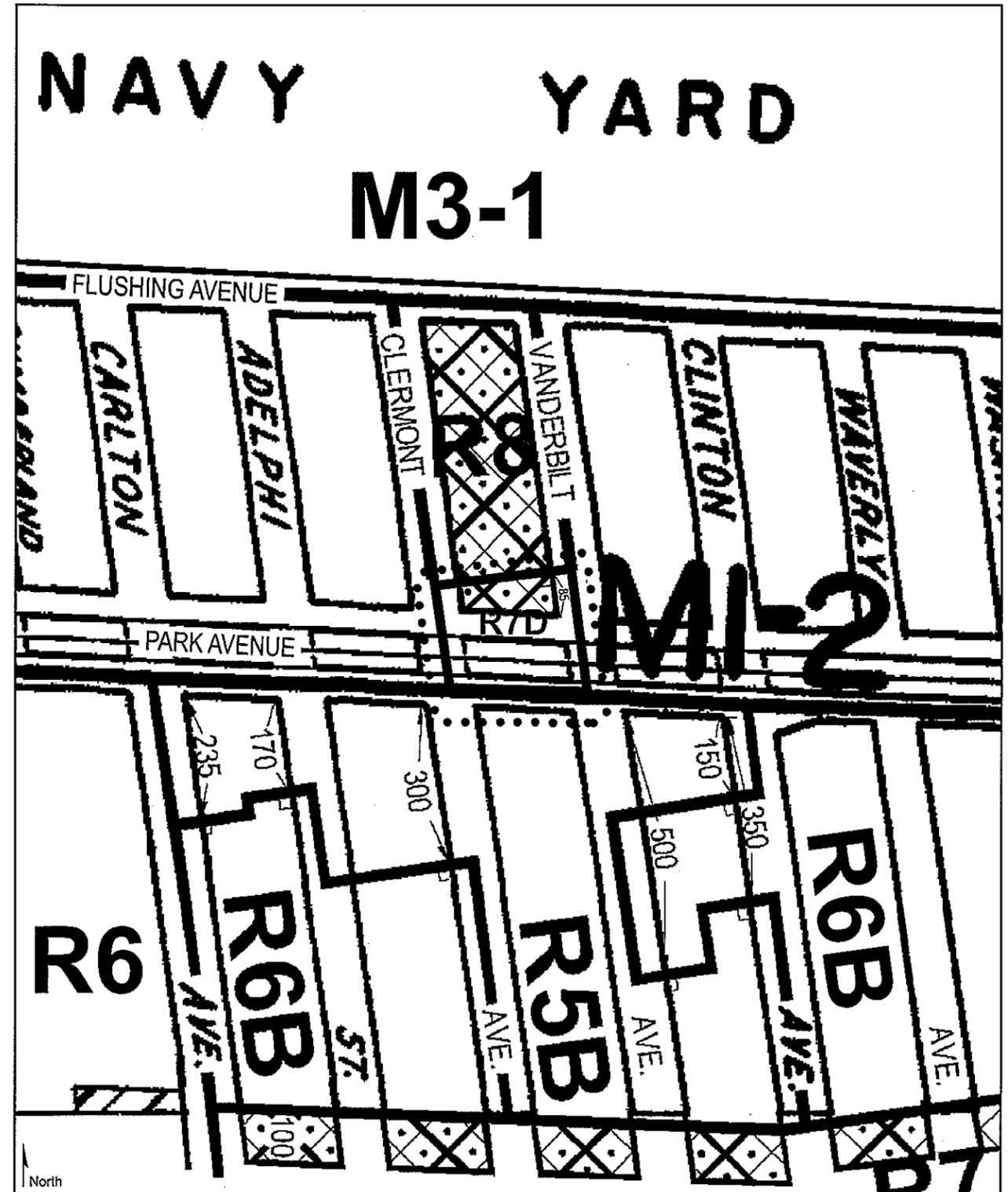
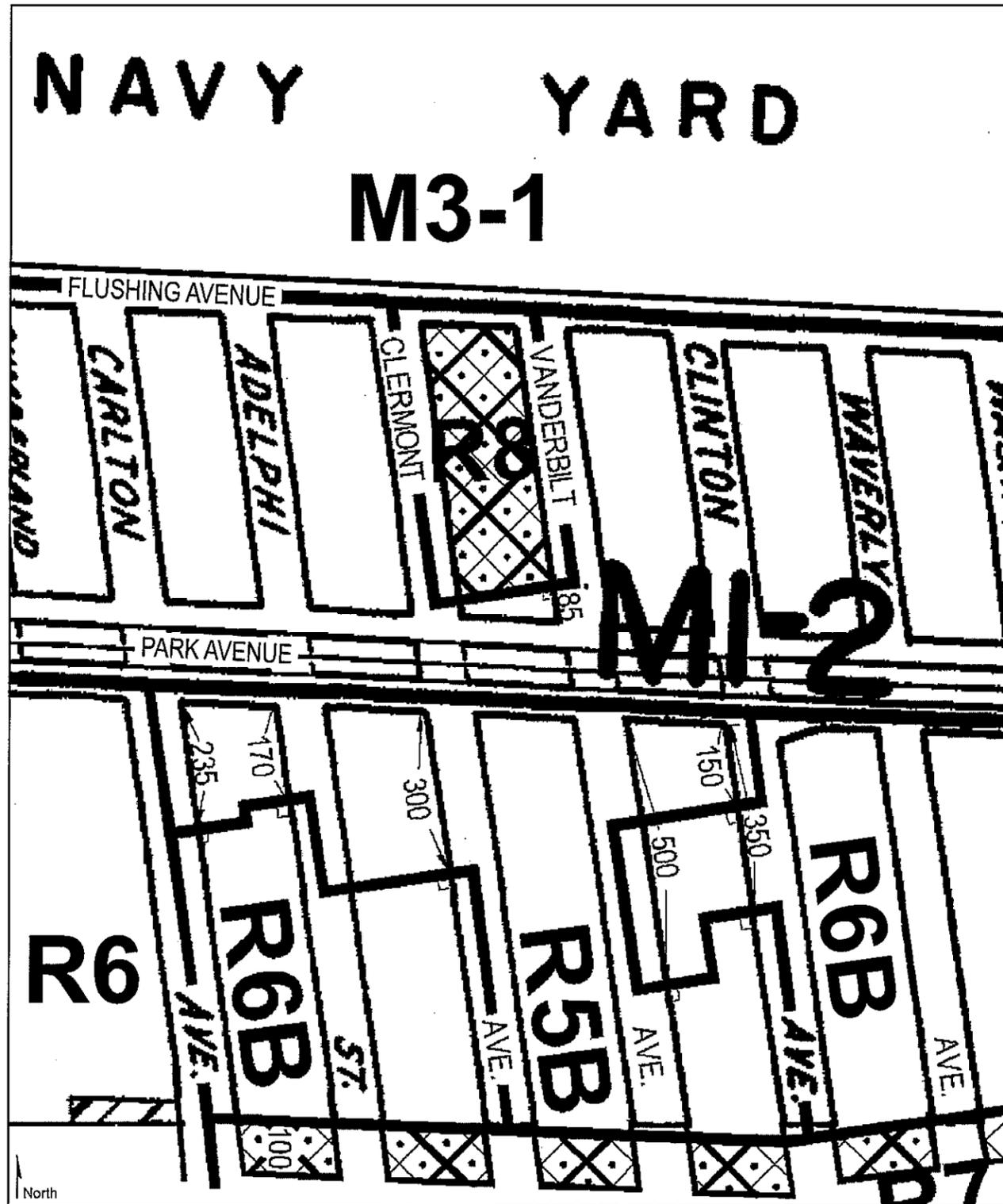
**NYC Digital Tax Map**

Effective Date : 11-18-2013 09:31:53  
 End Date : Current  
 Brooklyn Block: 2033

**Legend**

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Development Site
- Area Proposed to be Rezoned
- C2-4 Commercial Overlay
- M1-2** Existing Zoning District
- R7D** Proposed Zoning District



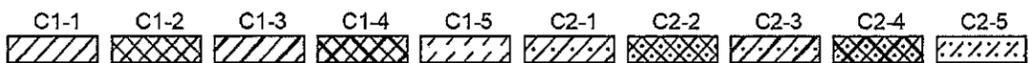


Current Zoning Map (Map 12d)

Proposed Zoning Map (Map 12d)

Rezoning from M1-2 to R7D/C2-4 zoning districts.

Area being rezoned is outlined with dotted lines.



# Area Map

205 Park Avenue, Brooklyn  
Project ID#: P2013K0511

**Project Information**

- 600' Radius
- Development Site
- Area to be Rezoned

**Existing Zoning Districts**

**Existing Commercial Overlays**

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

Subway Entries

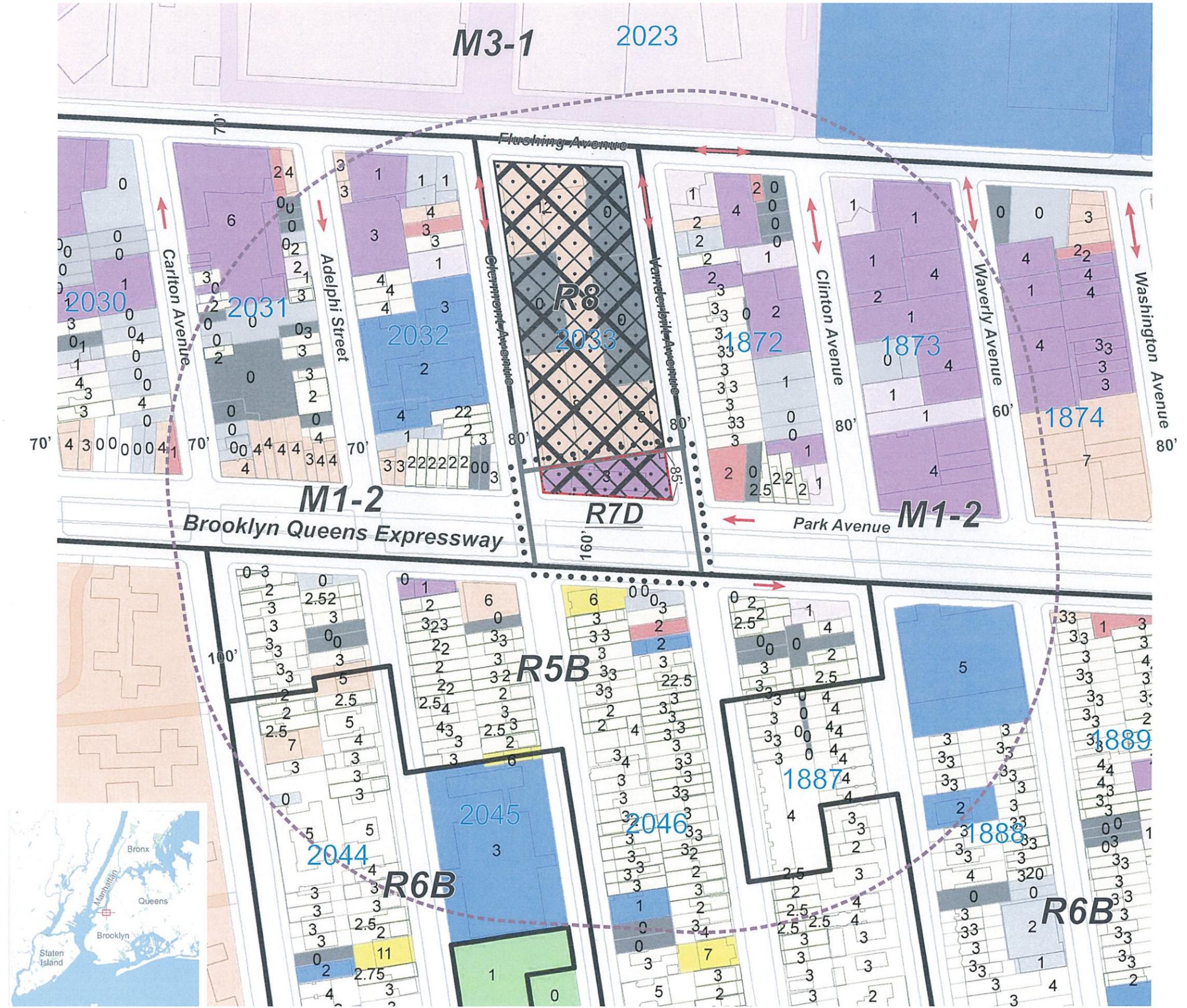
5037 Block Numbers

Property Lines

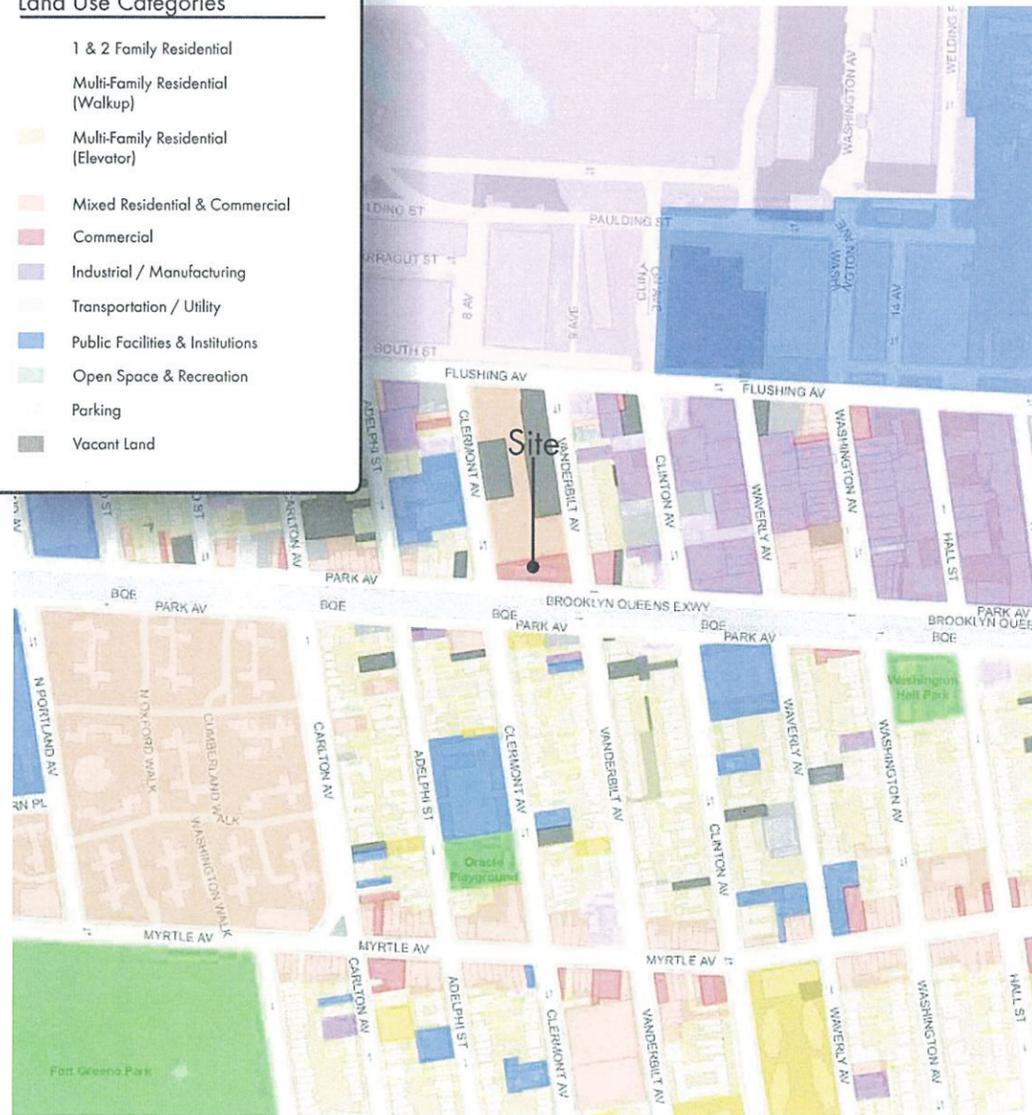
5 Number of Floors

**Land Uses**

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other



- Land Use Categories**
- 1 & 2 Family Residential
  - Multi-Family Residential (Walkup)
  - Multi-Family Residential (Elevator)
  - Mixed Residential & Commercial
  - Commercial
  - Industrial / Manufacturing
  - Transportation / Utility
  - Public Facilities & Institutions
  - Open Space & Recreation
  - Parking
  - Vacant Land





View of Proposed Development facing north from Park Avenue



View of Proposed Development facing east from Park Avenue at Clermont Avenue



View of Proposed Development facing west from Park Avenue at Vanderbilt Avenue















View of the Site facing northwest from Park Avenue at Vanderbilt Avenue



View of the Site facing northeast from Park Avenue at Clermont Avenue



View of the west side of Clermont Avenue north of Park Avenue, facing northwest



View of the south side of Park Avenue (opposite the Site) facing southwest towards Clermont Avenue



View of Clermont Avenue facing south from Park Avenue



55-61 Summit, Brooklyn

PILOT REAL ESTATE GROUP/  
HORNIGAN DEVELOPMENT LLC  
12 West 36th St.  
New York, New York 10018

Perspective

05april18

The data contained within this preliminary analysis is considered schematic and for review purposes only and should be reviewed / confirmed by a Licensed Attorney prior to any actions regarding this site.

55-61 Summit Street, Brooklyn



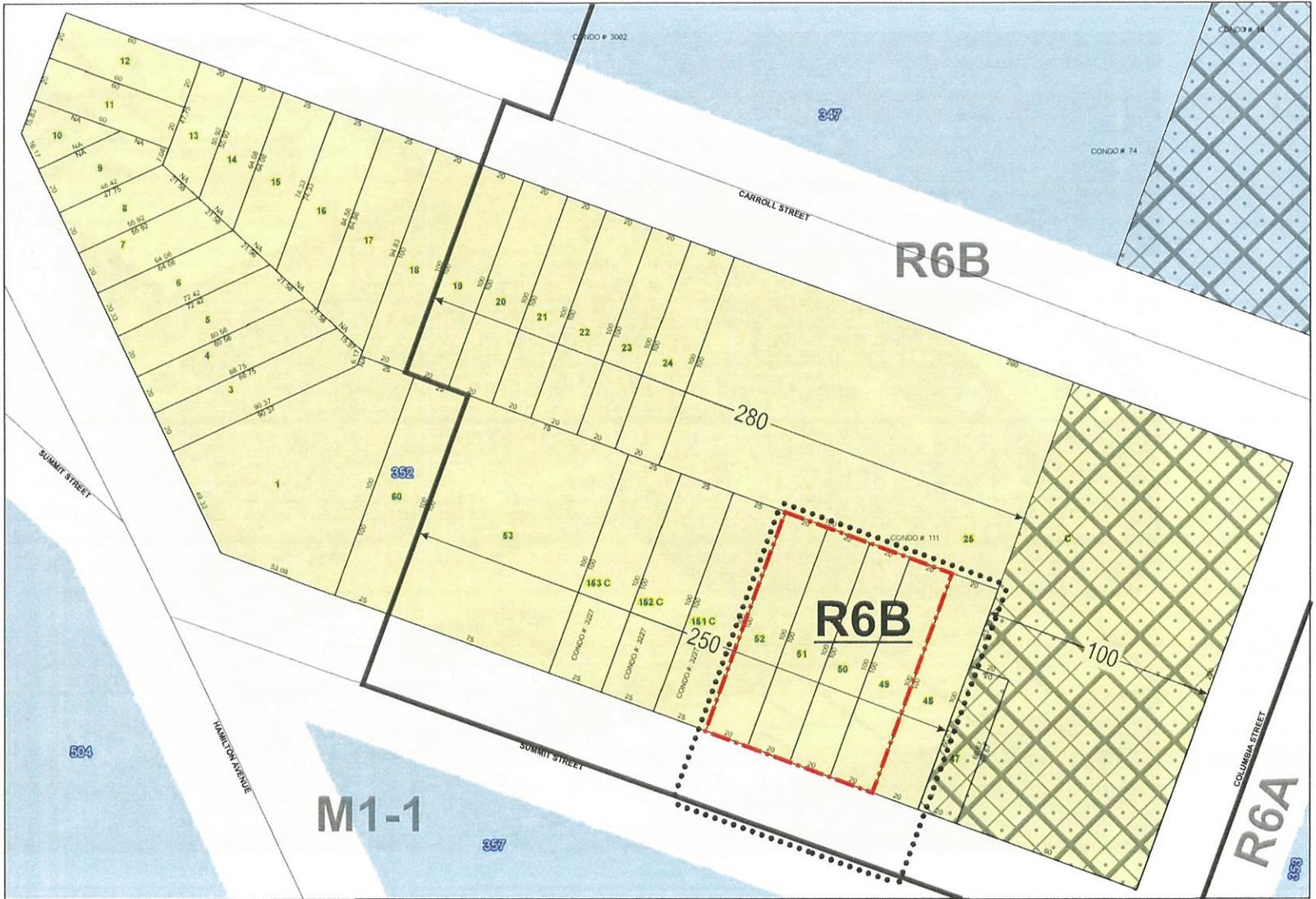
NYC Digital Tax Map

Effective Date 06-04-2012 10:21:18  
 End Date Current  
 Brooklyn Block 352

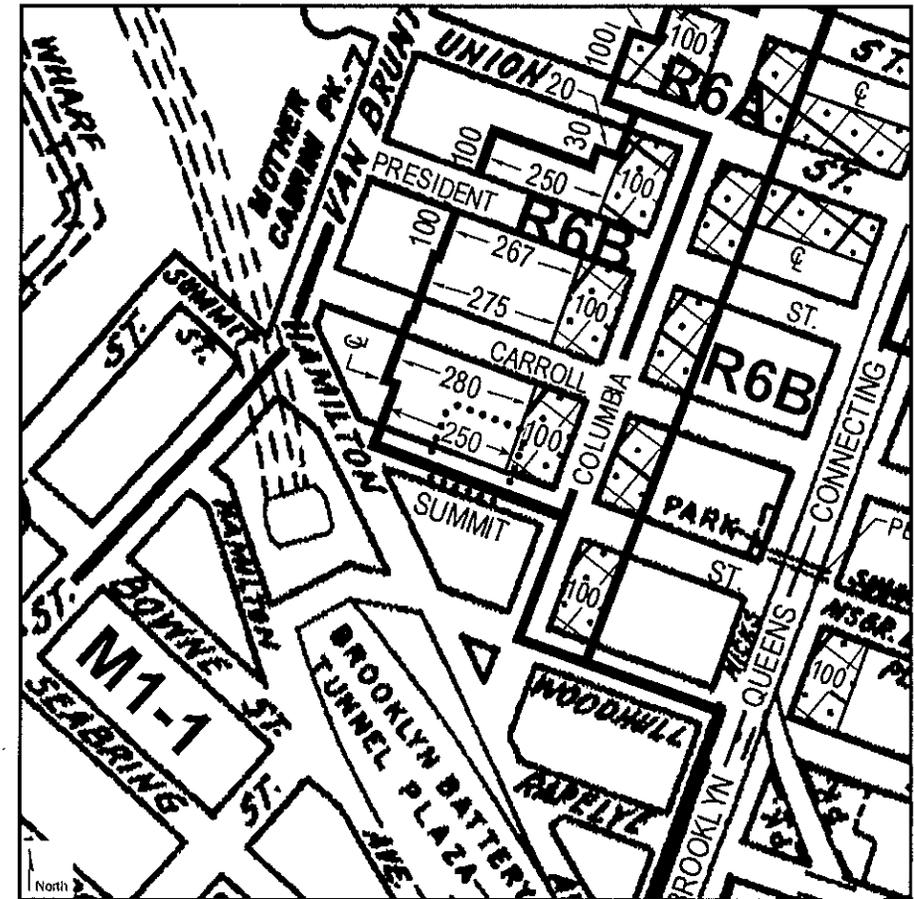
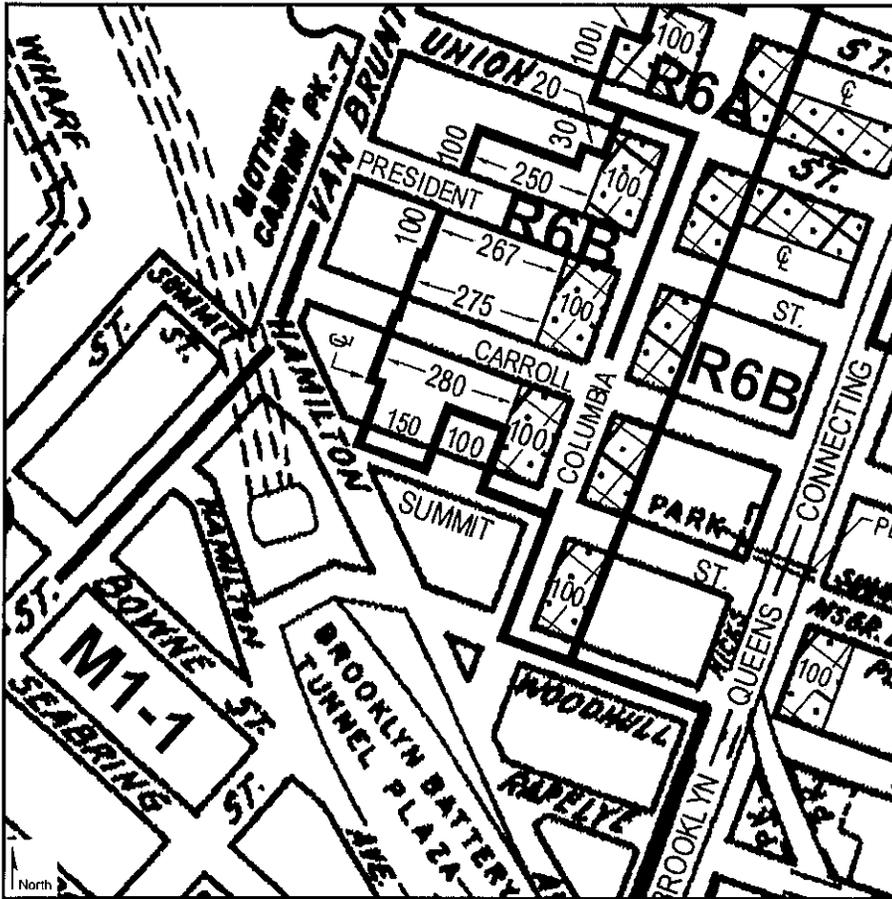


Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Zoning District Line
- Development Site
- Area Proposed to be Rezoned
- C2-4 Commercial Overlay
- M1-1 Existing Zoning District
- R6B Proposed Zoning District



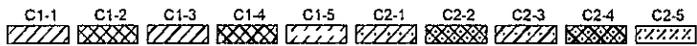
# Zoning Change Map



Current Zoning Map (16a)

Proposed Zoning Map (16a) - Project Area is outlined with dotted lines

Rezoning from M1-1 to R6B



**Land Use/Area Map**  
 55-61 Summit Street, Brooklyn  
 Block 352, Lots 49, 50, 51 & 52

**Project Information**

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

**Existing Commercial Overlays**

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

**Land Uses**

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

**Other Symbols:**

- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors





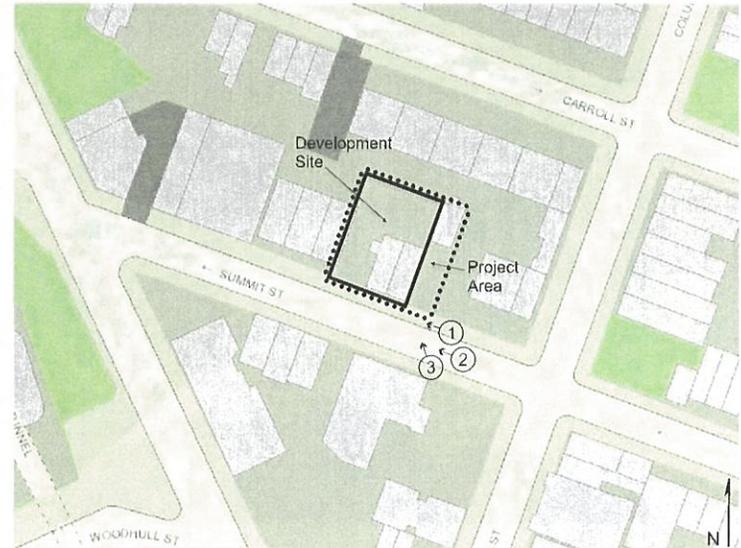
1. View of the sidewalk along the north side of Summit Street facing west (Project Area at right).



2. View of Summit Street facing west (Project Area at right).



3. View of the Project Area facing northwest from Summit Street.





55-61 Summit, Brooklyn

PILOT REAL ESTATE GROUP/  
HIGHGARD DEVELOPMENT LLC  
43 West 30th St.  
New York, New York 10018

Perspective

05april18

The data contained within this preliminary analysis is considered schematic and for review purposes only and should be reviewed / confirmed by a Land Use Attorney prior to any actions regarding this site.

p03

## 55-63 Summit Street Rezoning

<b>Zoning Comparison Table</b>				
	<b>Permitted/Required</b>			
	<b>Existing Zoning - M1-1</b>		<b>Proposed Zoning - R6B with MIH</b>	
	<b>ZR Section #</b>	<b>M1-1</b>	<b>Zoning Section #</b>	<b>R6B</b>
<b>USE GROUPS</b>	42-11 & 42-12	4-14, 16 & 17	22-10	1,2,3,4
<b>Maximum FAR (Total)</b>				
Residential	Not Permitted	0	23-154	2.2
Community Facility	43-122	2.4	24-11	2
Commercial/Manufacturing	43-12	1	Not Permitted	0
<b>YARDS</b>				
Front Yard	N/A		23-45	None
Side Yard	43-25	None	23-46	None
Rear Yard	43-26	20 ft.	23-47	30 ft.
Open Space	N/A	N/A	N/A	N/A
Lot Coverage	N/A	N/A	23-153	60%
<b>HEIGHT AND SETBACKS</b>				
Maximum Height of Front Wall	43-43	30 ft. or 2 stories	23-662	40 ft.
Maximum Building Height	43-43	Sky Exposure	23-662	55 <sup>1</sup> ft.
Sky Exposure Plane	43-43	1 to 1	N/A	N/A
Setbacks from Narrow Streets	43-43	20 ft.	23-662	15 ft.
Setbacks from Wide Streets	43-43	15 ft.	23-662	10 ft.
<b>DENSITY</b>	N/A	N/A	23-22	680 sf/DU
<b>PARKING AND LOADING</b>				
Parking	44-20	Depends on use	25-31	50% of DU <sup>2</sup>
Loading	44-52	Depends on use	N/A	N/A

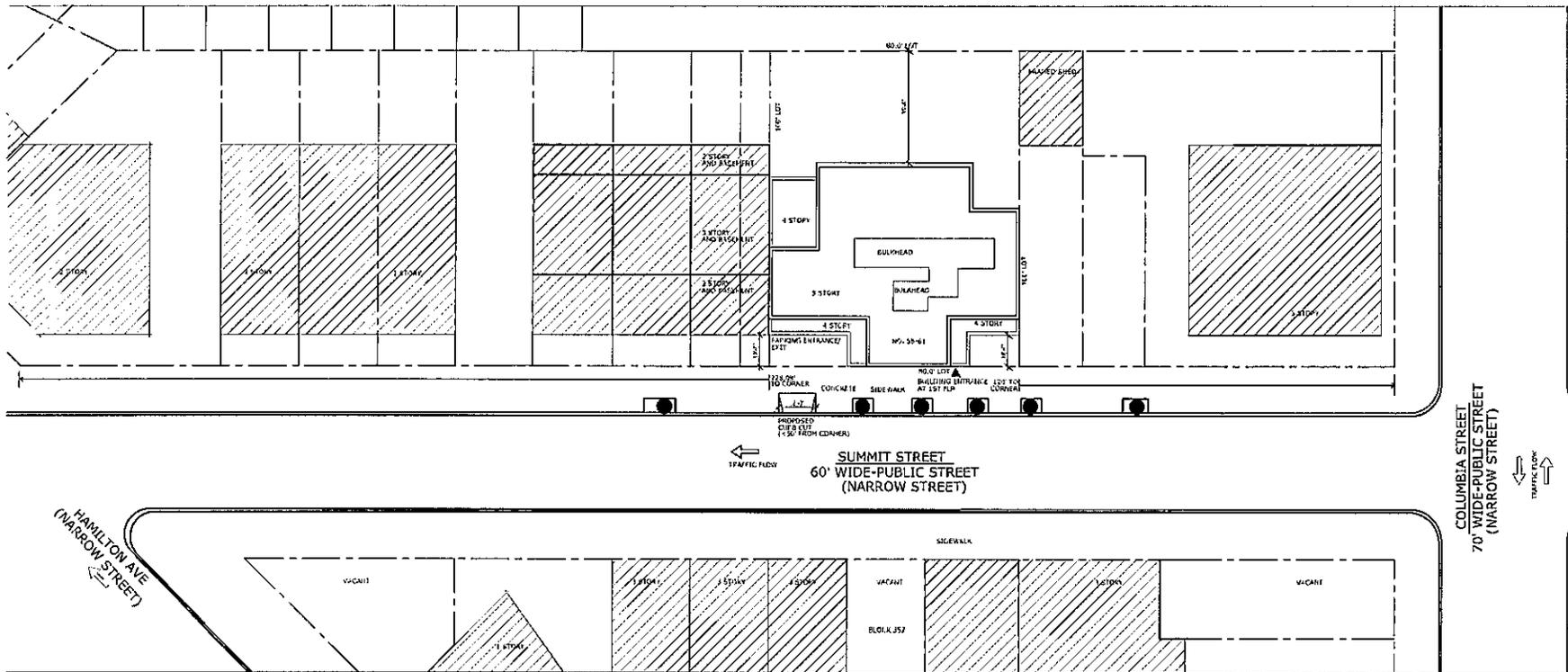
<sup>1</sup> With a qualifying ground floor. Buildings without a qualifying ground floor are permitted a maximum height of 50 ft.

<sup>2</sup> No parking requirement for income-restricted housing units (ZR 25-251)

Land Use, Conformance and Compliance Table

Block	Lot	Zoning District	Existing Conditions				Proposed Conditions					
			Existing Land Use	Conformance	Permitted FAR	Built FAR	FAR Compliance	Zoning District	Proposed Land Use	Conformance	Permitted FAR	Compliance
<b>Applicant's Property</b>												
<b>Development Site</b>												
352	49	M1-1	Commercial	Yes	1.0	0.54	Yes	<input type="checkbox"/> R6B	Residential	Yes	2.2	Yes
352	50	M1-1	Commercial	Yes	1.0	0.54	Yes	R6B	Residential	Yes	2.2	Yes
352	51	M1-1	Vacant	Yes	1.0	0	Yes	<input type="checkbox"/> R6B	Residential	Yes	2.2	Yes
352	52	M1-1	Vacant	Yes	1.0	0	Yes	R6B	Residential	Yes	2.2	Yes
352	48	M1-1	Transportation-Utility	Yes	1.0	0.35	Yes	<input type="checkbox"/> R6B	No Change	No	2.2	Yes
<b>Total # of Lots*</b>	<b>1</b>		<b>% of Conformance**</b>	<b>100%</b>		<b>% Compliant</b>	<b>100%</b>		<b>% of Conformance**</b>	<b>80%</b>	<b>% Compliant</b>	<b>100%</b>

DATE: 01/27/2010  
PROJECT: 55-61 SUMMIT STREET  
SHEET: ZONING DWG  
SCALE: AS SHOWN  
DRAWN BY: J. HARRIS  
CHECKED BY: J. HARRIS  
APPROVED BY: J. HARRIS



**SITE DATA**  
 CONUDO DISTRICT: PR-3050C  
 PARCELS: 44-10000  
 PARKING ZONING: P1-1  
 BLOCK: 352  
 LOT: 45, 50, 51, 52  
 ZONING SECTION: 234 KUMBAK FOR  
 STREET #110820-12-61 SUMMIT ST.  
 2-DIMENSIONAL AREA: 45,000 SF.  
 NUMBER OF STORIES: 5

- LEGEND**
- ZONING LOT
  - ADJACENT BUILDINGS
  - BUILDING ENTRANCE
  - NEW STREET TREE

1 SITE PLAN  
 1" = 1'-0"  
 15 FT 30 FT

ISSUE

1. PRELIMINARY CITY PLANNING REVIEW	04.13.10
2. REVISED CITY PLANNING REVIEW	1.24.10
3. REVISED CITY PLANNING REVIEW	2.16.10
4. PRELIMINARY SUBMISSION	06.10

SEAL

FILE NAME  
 SUMMIT ZONING.DWG  
 PROJECT  
 55-61 SUMMIT STREET  
 BROOKLYN, NY

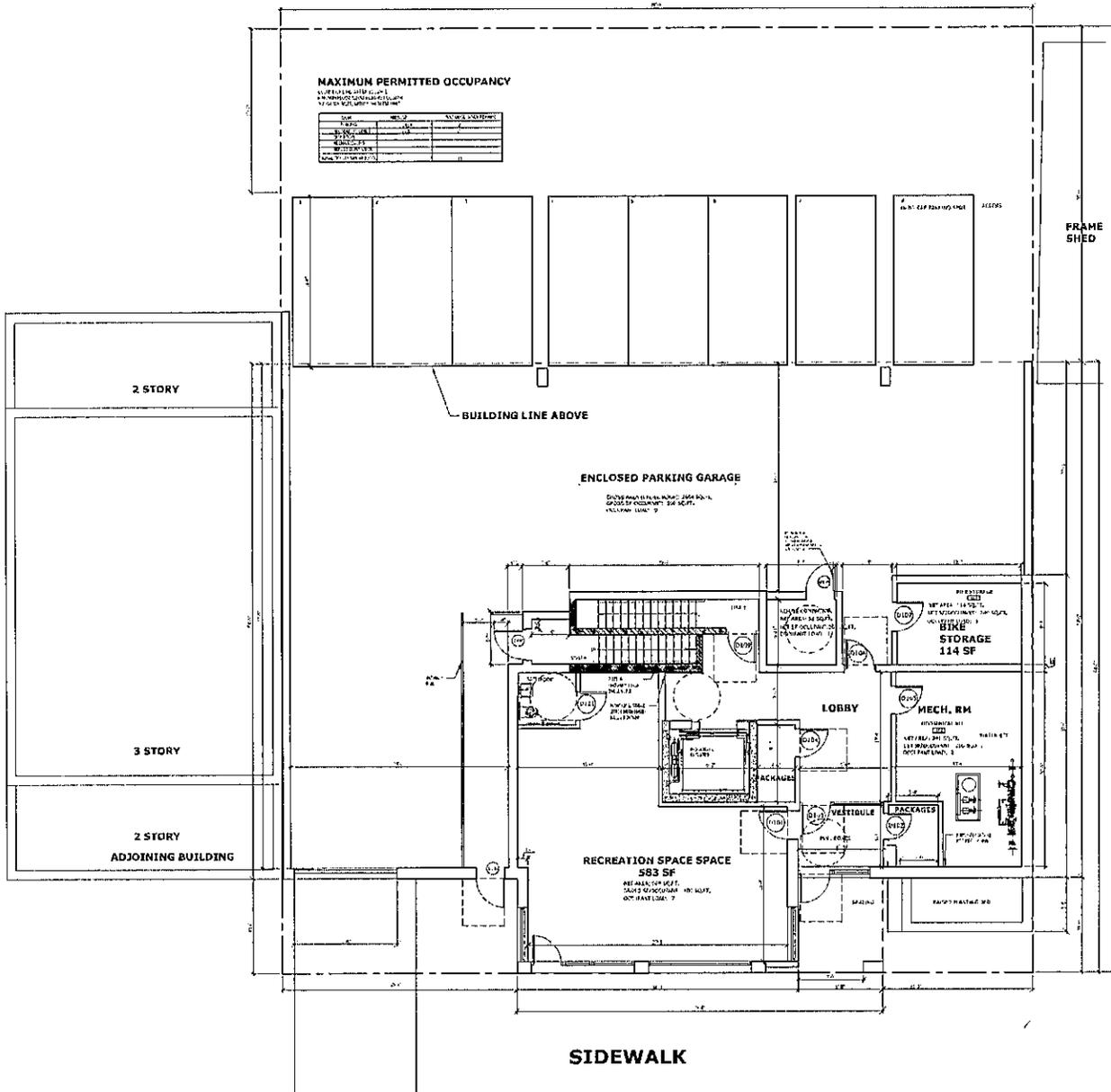
SHEET  
 SITE PLAN

PROJECT FILE  
 SUMMIT ZONING.DWG

SHEET NUMBER

ZD-003.00

BARCODE



**MAXIMUM PERMITTED OCCUPANCY**

USE GROUP: 1  
 MAXIMUM PERMITTED OCCUPANCY  
 BY AREA (S.F.)

USE	AREA	MAXIMUM PERMITTED OCCUPANCY
OFFICE	1000	100
RETAIL	1000	100
RESTAURANT	1000	100
WAREHOUSE	1000	100
INDUSTRIAL	1000	100

HORRIGAN O'MALLEY  
 ARCHITECTS  
 1117 10TH AVENUE  
 BROOKLYN, NY 11215

THIS DOCUMENT IS THE PROPERTY OF HORRIGAN O'MALLEY ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HORRIGAN O'MALLEY ARCHITECTS.

ISSUE

1. ISSUED TO CITY PLANNING	7.11.17
2. CITY PLANNING REVISION	1.22.18
3. REVISION	3.22.18
4. HBD SUBMISSION	8.6.18

SEAL

FILE NAME  
 SUMMIT ST 001.DWG  
 PROJECT  
 55-61 SUNMIT STREET  
 BROOKLYN, NY  
 11231

SHEET  
 PROPOSED PLAN-FIRST  
 FLOOR

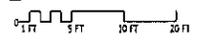
PROJECT FILE

SHEET NUMBER

A-121.00

BARCODE  
 SHEET-OF-

1 PROPOSED FIRST FLOOR PLAN  
 3/8"=1'-0"





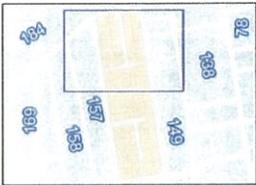
**SITE**

5 Bement Avenue, Staten Island  
 Project ID No.: P2013R0545



**NYC Digital Tax Map**

Effective Date : 10-14-2011 15:03:58  
 End Date : Current  
 Staten Island Block 150 Inset 21



**Legend**

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Let Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
  
- Zoning District Line
- Development Site
- Area Proposed to be Rezoned
- R3-1 Existing Zoning District
- Existing C2-2 Commercial Overlay
- Proposed C2-2 Commercial Overlay



**Land Use/Area Map**  
**5 Bement Avenue, Staten Island**  
**Block 150, Lot 1**  
**Project ID No.: P2013R0545**

**Project Information**

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

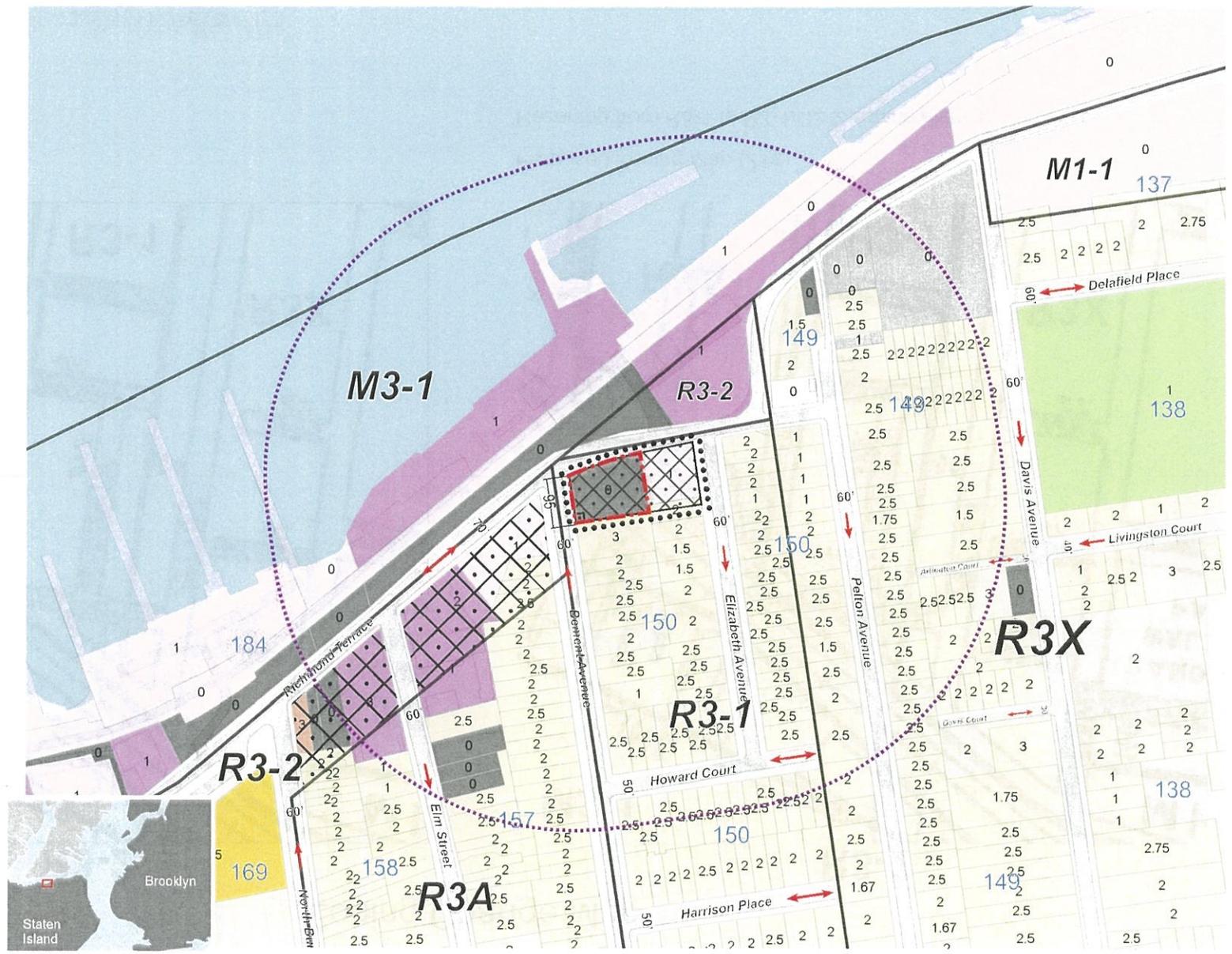
5037 Block Numbers

Property Lines

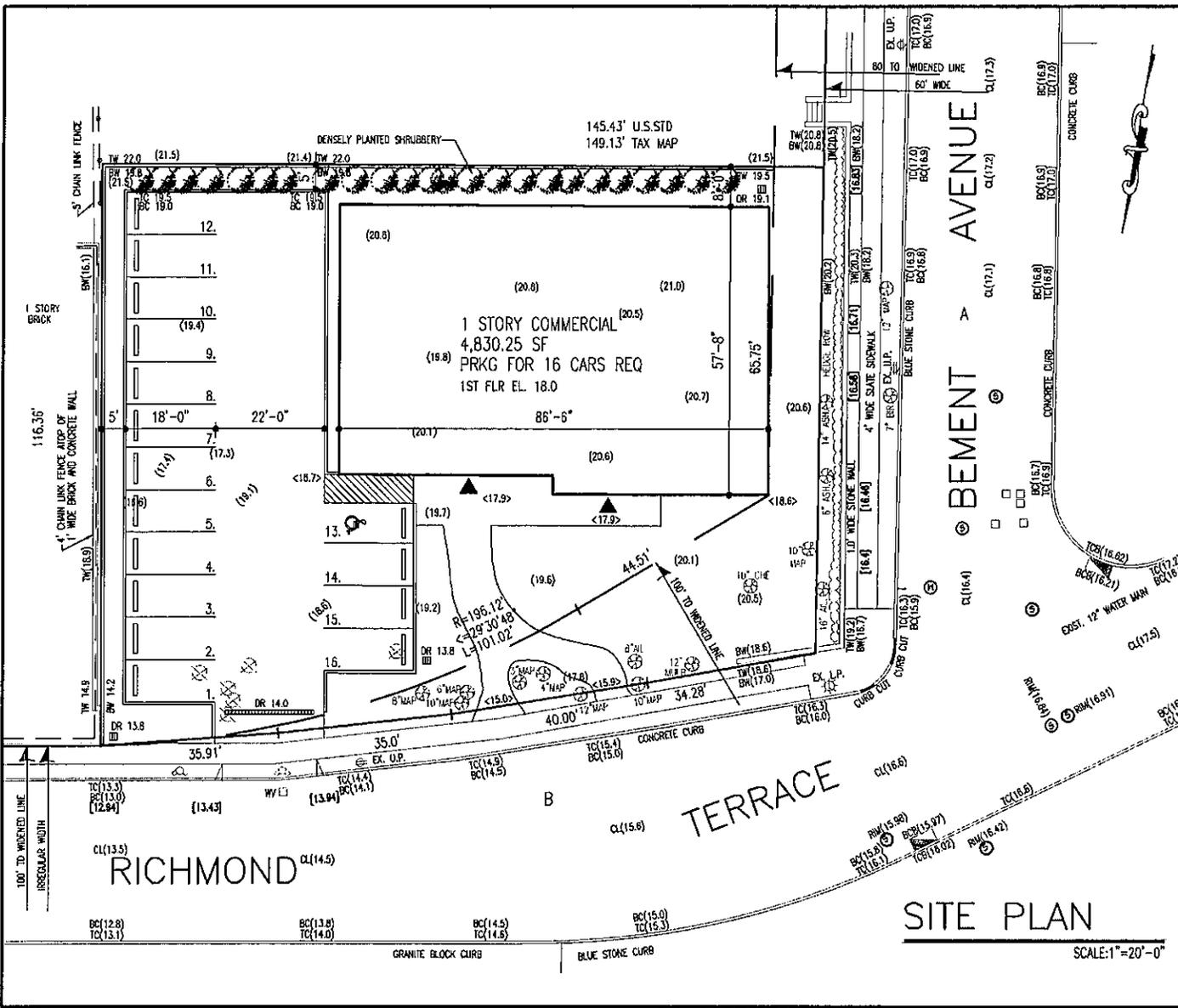
5 Number of Floors

**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







### GENERAL DATA

BLOCK	150
LOT	1
HOUSE #	-
MAP	21a
EXISTING ZONE	R3-1
PROPOSED ZONE	C2-2 IN R3-1
COMMUNITY BOARD	501
SPECIAL ZONING DISTRICT	NONE
INSIDE FIRE DISTRICT	
OUTSIDE WETLANDS	
OUTSIDE FLOOD HAZARD	
INSIDE LOWER DENSITY GROWTH MANAGEMENT	

REVISION	DATE	BY	DESCRIPTION

**calvanico associates**  
2535 victory blvd. staten island, n.y. 10314  
(718) 494-0444

**RICHMOND TERRACE & BEMENT AVE, SI NY**

DRAWING TITLE  
**SITE PLAN**

DRAWN BY  
**DJM**

CHECKED BY

PROJECT NO.  
**7034**

DATE  
**3/21/16**

CAD DWG FILE  
**F:/CAD/7034SK1**

**A-1**



FRONT ELEVATION

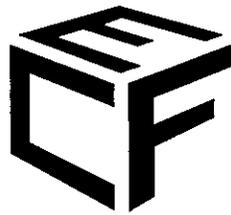
SCALE: 3/32"=1'-0"

REVISION	DATE	BY	DESCRIPTION
		<b>calvanico associates</b> 2535 victory blvd. staten island, n.y. 10314 (718) 494-0444	
<b>RICHMOND TERRACE &amp; BEMENT AVE, SI NY</b>			
DRAWING TITLE <b>BUILDING ELEVATION</b>			
DRAWN BY <b>DJM</b>		PROJECT NO. <b>7034</b>	
CHECKED BY		<b>A-3</b>	
DATE <b>3/21/16</b>			
CAD DWG FILE <b>C:\CAD\</b>			



# 80 FLATBUSH

City Council Public Hearing August 14, 2018



Educational  
Construction  
Fund

**Builds schools without  
NYC capital funding.**

**Leverages existing DOE  
sites.**

**Works in areas with  
identified school seat  
need.**

**Khalil Gibran  
International Academy  
is housed in a 150-year-  
old building that lacks  
a gymnasium, an  
auditorium, adequate  
restrooms, up-to-date  
systems and is not ADA  
accessible.**



There is a large unfunded elementary school need. DOE, SCA, and the local superintendents support new elementary school seats in this location.

District 15, Subdistrict 3

<b>1,114</b> funded seats	<b>1,078</b> unfunded seats
------------------------------	--------------------------------

District 15, Subdistrict 2

<b>1,464</b> funded seats	<b>1,280</b> unfunded seats
------------------------------	--------------------------------

District 13, Subdistrict 2

<b>1,953</b> funded seats	<b>824</b> unfunded seats
------------------------------	------------------------------

**“Unless action is taken now to build new space...Downtown Brooklyn could be in the midst of a major school capacity crisis.”**

Borough President Adams / Council Member Levin  
December 2015

**“CB2 urges [the City] to swiftly identify a site for a Downtown Brooklyn primary school.”**

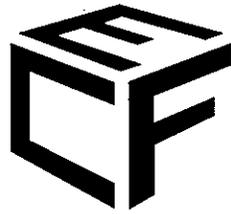
Community Board 2  
May 2015

**“CEC proposes ECF and Alloy provide 750 to 1,000 primary school seats to truly address district overcrowding and integration”**

CEC 15  
July 2017

**“If the developer is at all serious about providing public benefits to the community, the focus should be on creating more school seats”**

Assembly Member Simon  
March 2018

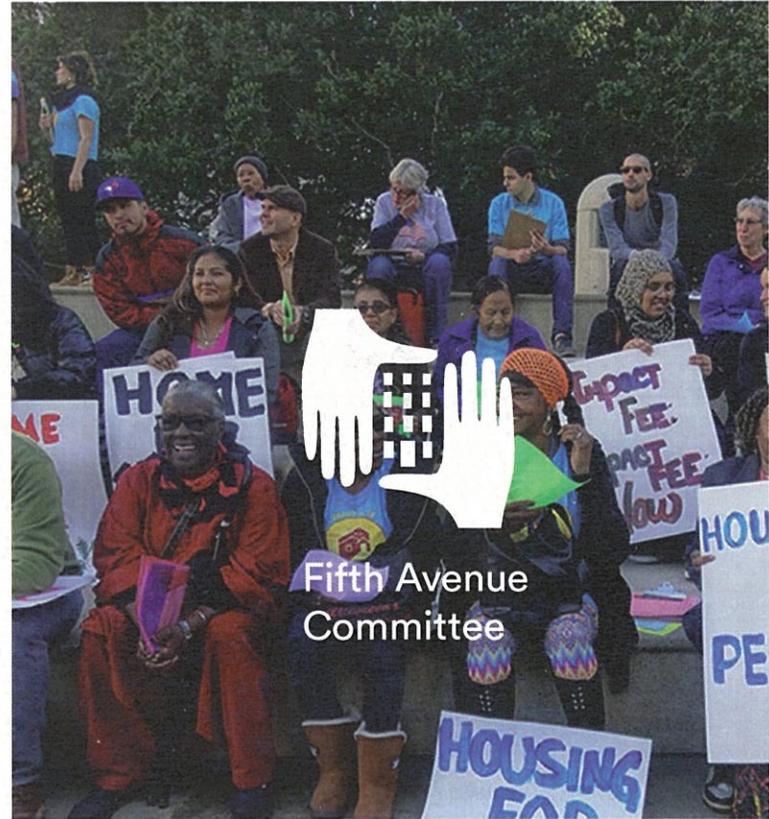


Educational  
Construction  
Fund

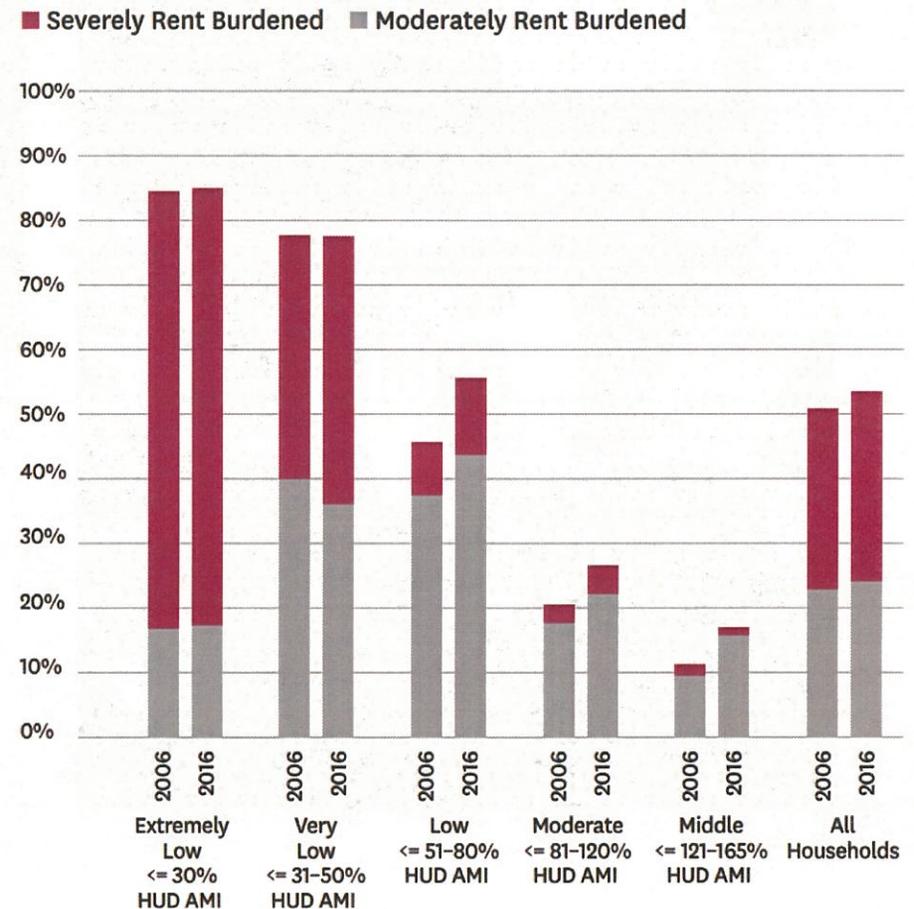
**RFEI released:  
June 2016**

**Alloy selected:  
April 2017**

**ULURP Certification:  
February 2018**



The City has a housing crisis, with a large and growing percentage of households who are rent burdened.



This is a wealthy  
part of Brooklyn.

Median income

**\$125,000/year**

Median home price

**\$2M**

Avg apartment rent

**\$3,000/month**

# 200 Units

## Permanently Affordable Housing

Average AMI of 60%

At least 10% at 40% AMI

Incomes as low as \$29,000/yr

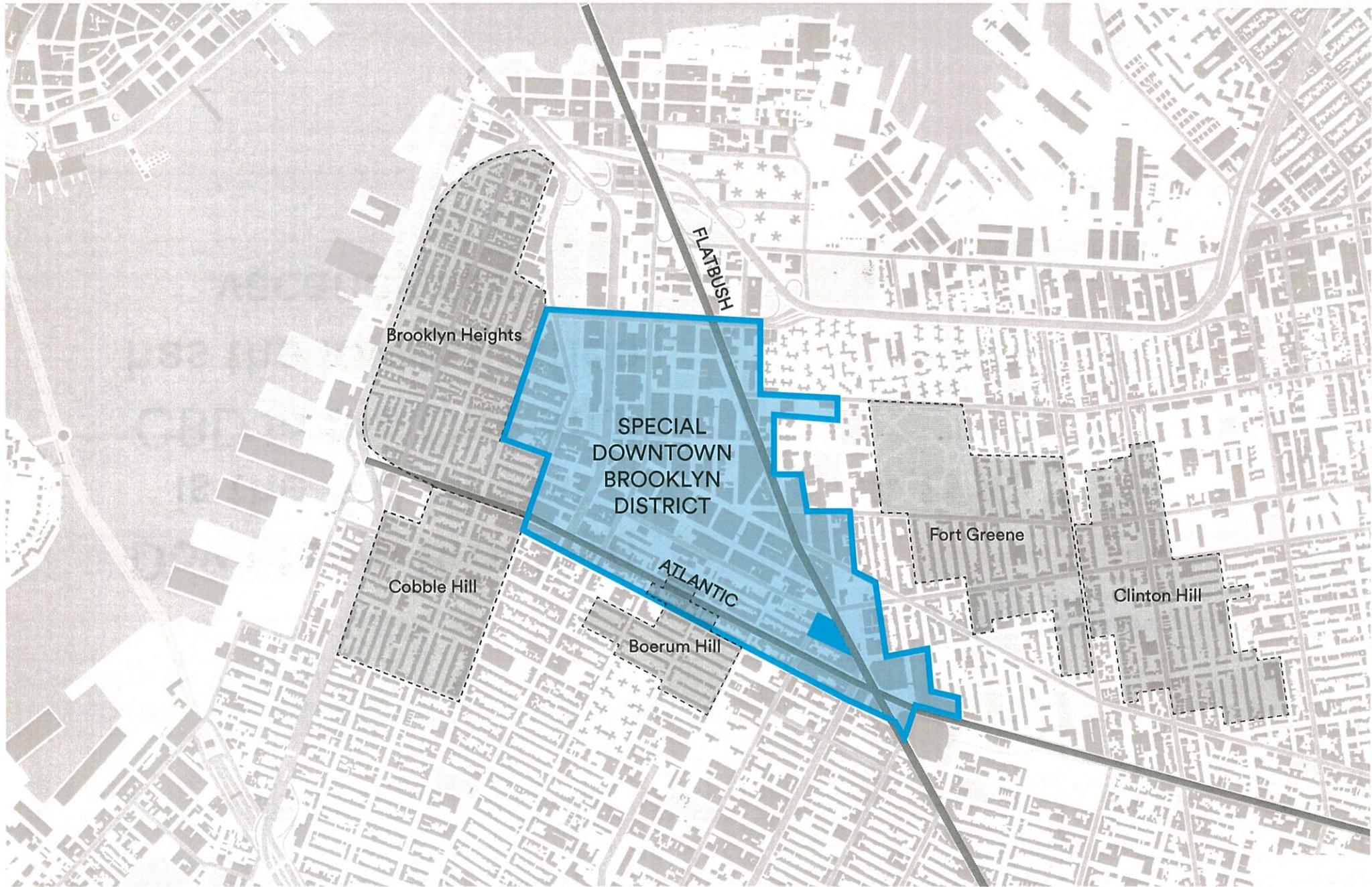
Downtown Brooklyn  
is the 3rd largest  
CBD in the City and  
has the lowest office  
vacancy rate.

**3.0%** Downtown  
Brooklyn

**4.6%** Midtown  
South

**7.1%** Midtown

**8.9%** Lower  
Manhattan



Brooklyn Heights

SPECIAL  
DOWNTOWN  
BROOKLYN  
DISTRICT

Cobble Hill

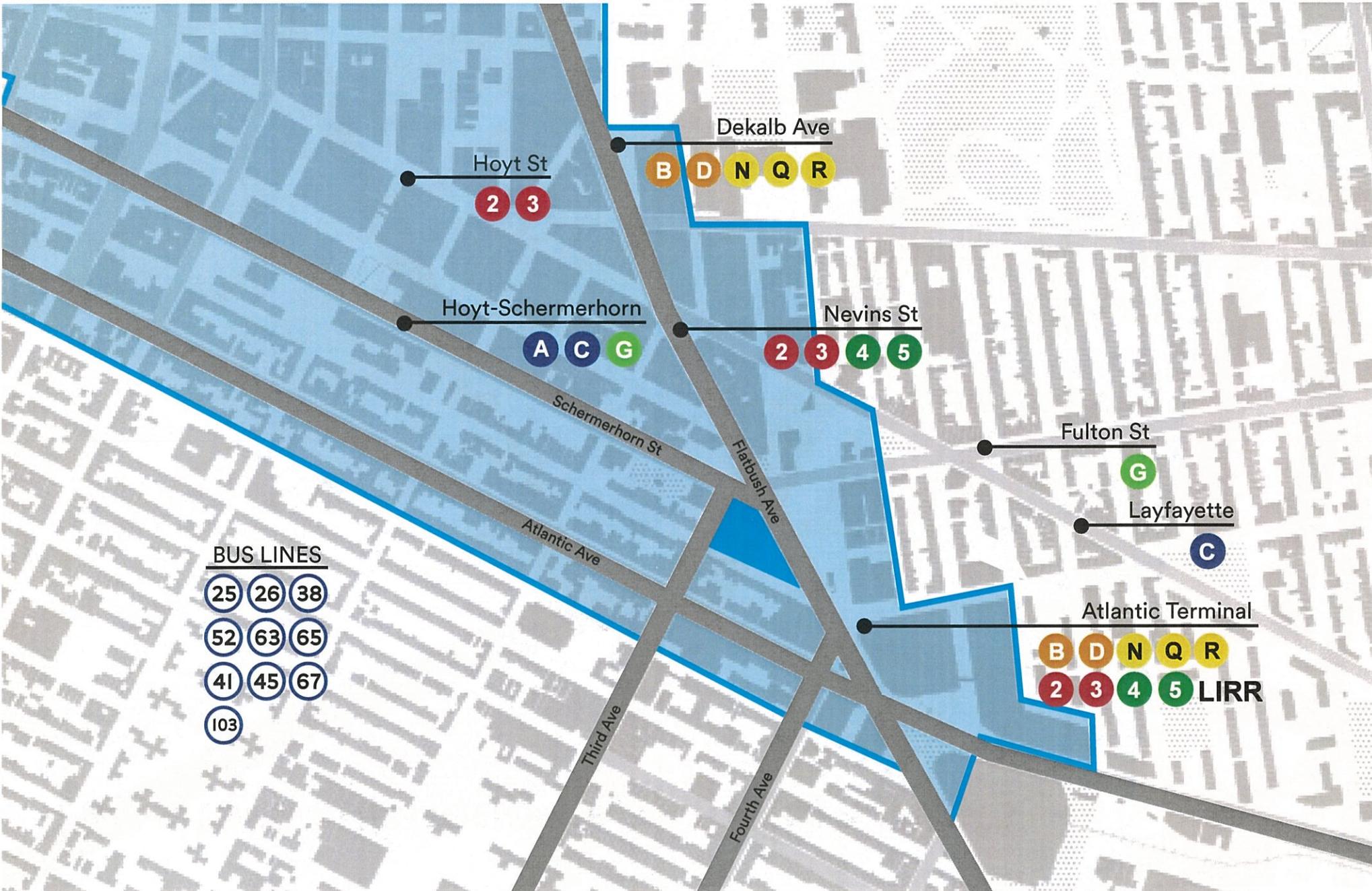
Boerum Hill

FLATBUSH

ATLANTIC

Fort Greene

Clinton Hill



Hoyt St

2 3

Dekalb Ave

B D N Q R

Hoyt-Schermerhorn

A C G

Nevins St

2 3 4 5

Fulton St

G

Layfayette

C

Atlantic Terminal

B D N Q R

2 3 4 5 LIRR

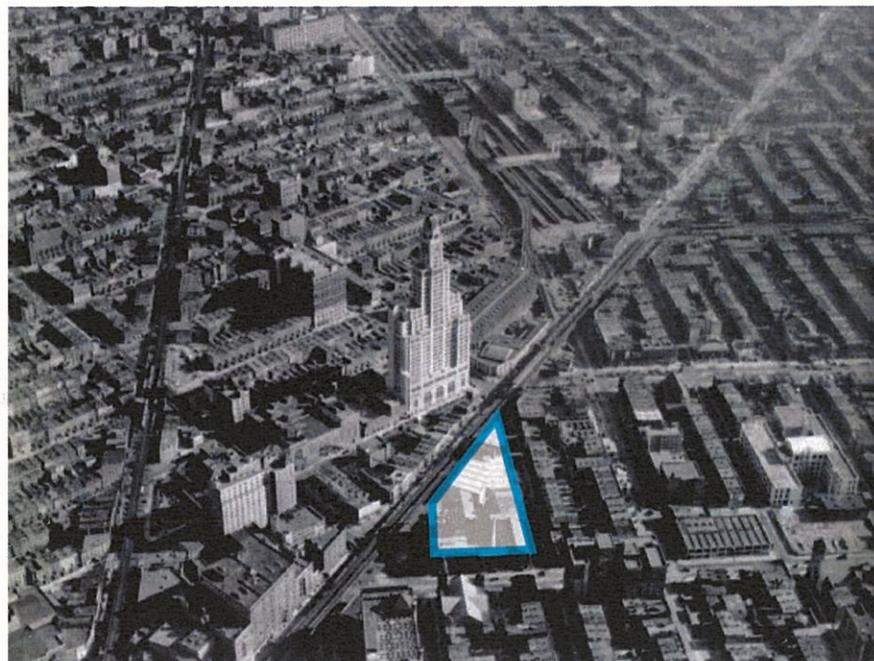
BUS LINES

- 25 26 38
- 52 63 65
- 41 45 67
- 103

The site is surrounded by major streets



# Williamsburgh Savings Bank - FAR 21



**BROOKLYN DAILY EAGLE**

**FLATBUSH AVENUE  
PICKED AS CENTER  
FOR SKYSCRAPERS**

**SKYSCRAPER BANK  
MARKS HUB OF NEW  
BUSINESS CENTER**

1927

1928

***Hanson Place Seen  
As New Skyscraper  
Apartment Center***

**Two Large Buildings Completed Are Forerunners  
of Similar Structures for Locality, Declare  
Realtors—New Subways Are Impetus**

1930

**Boerum Hill has  
protections**

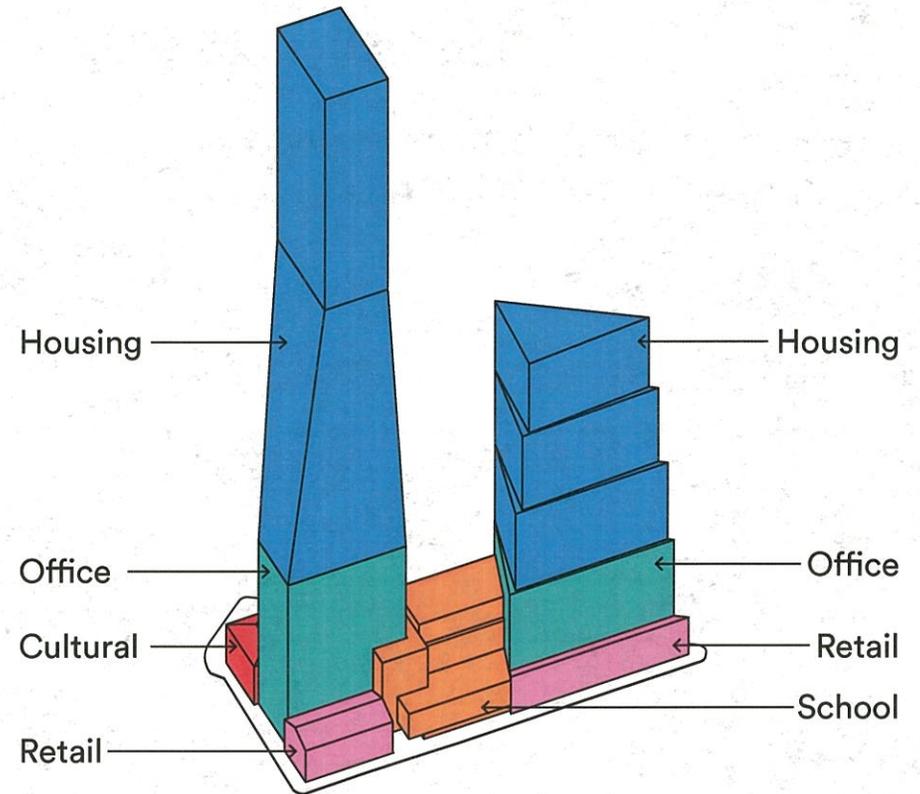
**1973: Initial  
Neighborhood  
Landmarking**

**2011: Neighborhood  
Downzoning**

**2018: Landmark District  
Expansion**



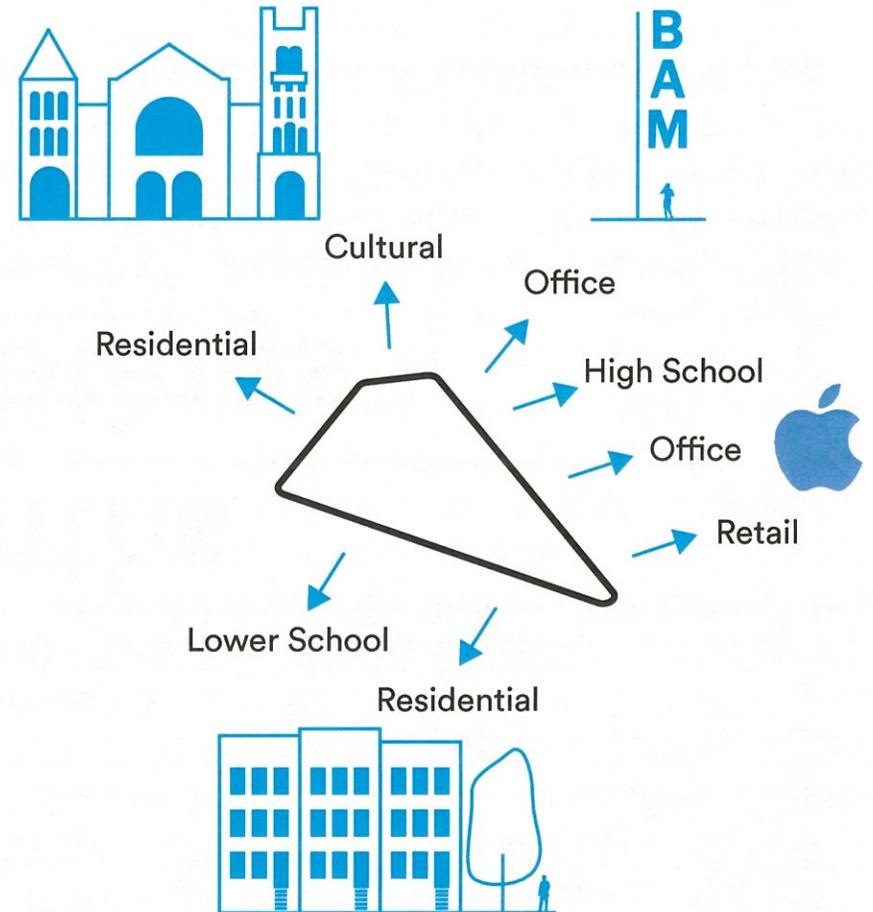
**147,500** SF Affordable Housing  
**210,000** SF ECF - Owned Housing  
**380,000** SF Alloy - Owned Housing  
  
**200,000** SF Office  
  
**115,000** SF Schools  
  
**40,000** SF Retail  
  
**10,000** SF Cultural



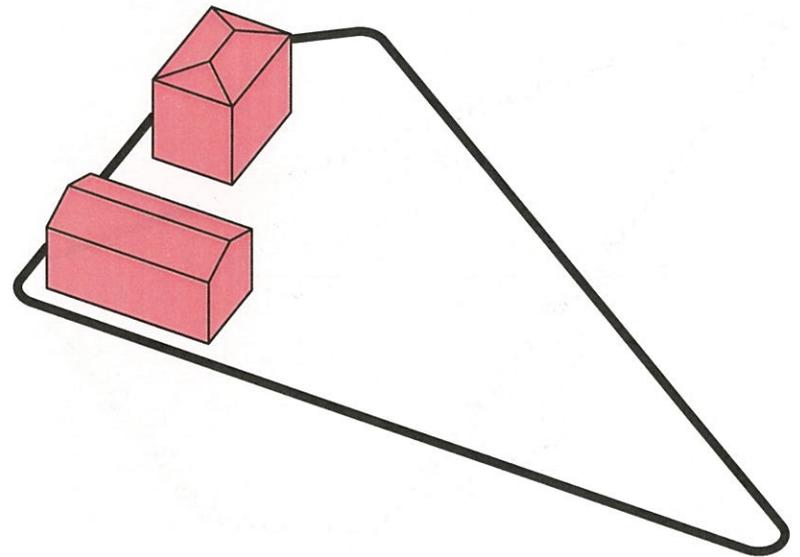
City Planning - 6.1.16 LPC - 7.11.16 CM Levin - 7.27.16 Assemblymember Simon -  
 8.3.16 BHA - 8.8.16 Borough President - 8.9.16 CM Cumbo - 8.10.16 State St Residents -  
 8.15.16 Landmarks Conservancy - 8.16.16 Historic Distrists Council - 8.19.16 Senator Mont-  
 gomery - 8.22.16 YWCA - 8.29.16 City Planning - 9.19.16 Landmarks Conservancy - 9.20.16  
 DT Brooklyn Partnership - 11.8.16 City Planning - 11.17.16 LPC - 11.28.16 CM Levin - 12.6.16  
 Culturals - 12.15.16 KGIA Principal - 12.19.16 OHP Condo Board - 1.10.16 Brooklyn Cham-  
 ber - 1.13.17 CM Cumbo - 1.26.17 KGIA Principal - 1.26.17 BHA - 2.6.17 State St Residents - 2.7.17  
 DT Brooklyn Partnership - 2.10.17 Fifth Ave Committee - 3.2.17 KGIA Principal - 3.13.17 CEC  
 13/15 - 3.28.17 KGIA PTA - 3.28.17 Borough President - 3.29.17 YWCA - 3.29.17 Landmarks  
 Conservancy - 3.30.17 Arab American FSC - 3.30.17 Assemblymember Simon - 3.30.17 C B 2  
 Leadership - 3.31.17 Brooklyn Culturals - 3.31.17 NYC Council, Land Use - 3.31.17 State  
 St Resident - 4.3.17 BHA - 4.10.17 Civil Under - 4.11.17 OHP Condo Board - 4.18.17 BHA -  
 4.20.17 State St Residents - 5.2.17 State St Resident - 5.15.17 32BJ - 5.24.17 State St Res-  
 ident - 5.24.17 State St Residents - 5.31.17 BHA - 6.1.17 556 State Condo Board - 6.7.17 C M  
 Levin - 6.12.17 State St Resident - 6.15.17 State St Resident - 6.14.17 State St Residents -  
 6.16.17 OHP Resident - 6.21.17 DT Brooklyn Solutions - 6.22.17 CB2 Exec Committee -  
 6.26.17 Scoping Hearing - 6.28.17 State St Resident - 7.12.17 Assemblymember Simon - 7.12.17  
 LPC - 7.12.17 Atlantic Ave LDC - 7.14.17 BHA - 7.18.17 OHP Resident - 7.18.17 Sen. Montgom-  
 ery - 7.26.17 KGIA Principal - 7.31.17 State St. Residents - 8.8.17 CEC 15 - 8.8.17 Arab Ameri-  
 can FSC - 8.11.17 Borough President - 8.21.17 CM Levin - 9.5.17 Riders Alliance - 9.6.17 Fifth  
 Ave Committee - 9.13.17 BHA - 9.20.17 CEC 15 - 9.28.17 DT Brooklyn Arts Alliance - 10.2.17  
 KGIA Principal - 10.2.17 Transportation Alternatives - 10.6.17 KGIFaculty - 10.23.17 DTB School  
 Solutions - 10.23.17 Arab American FSC - 11.01.17 Fifth Ave Committee - 11.01.17 CB2 Econ Dev  
 - 11.07.17 BHA - 11.08.17 Fort Greene Ass. - 11.13.17 CB2 Land Use - 11.15.17 KGIA PTA - 11.21.17  
 CB2 Education Committee - 11.29.17 BHA - 12.11.17 LPC - 12.20.17

**24 months**  
**120+ meetings**

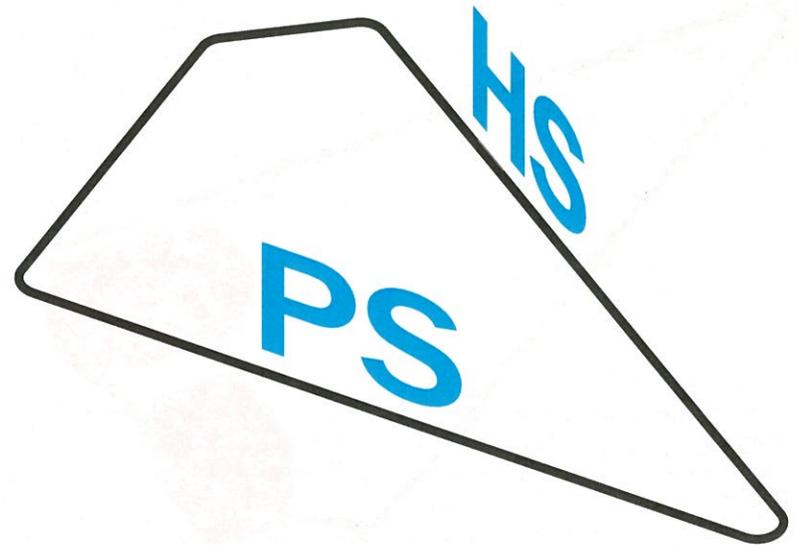
Program was located contextually.



Allow for preservation  
of historic buildings.



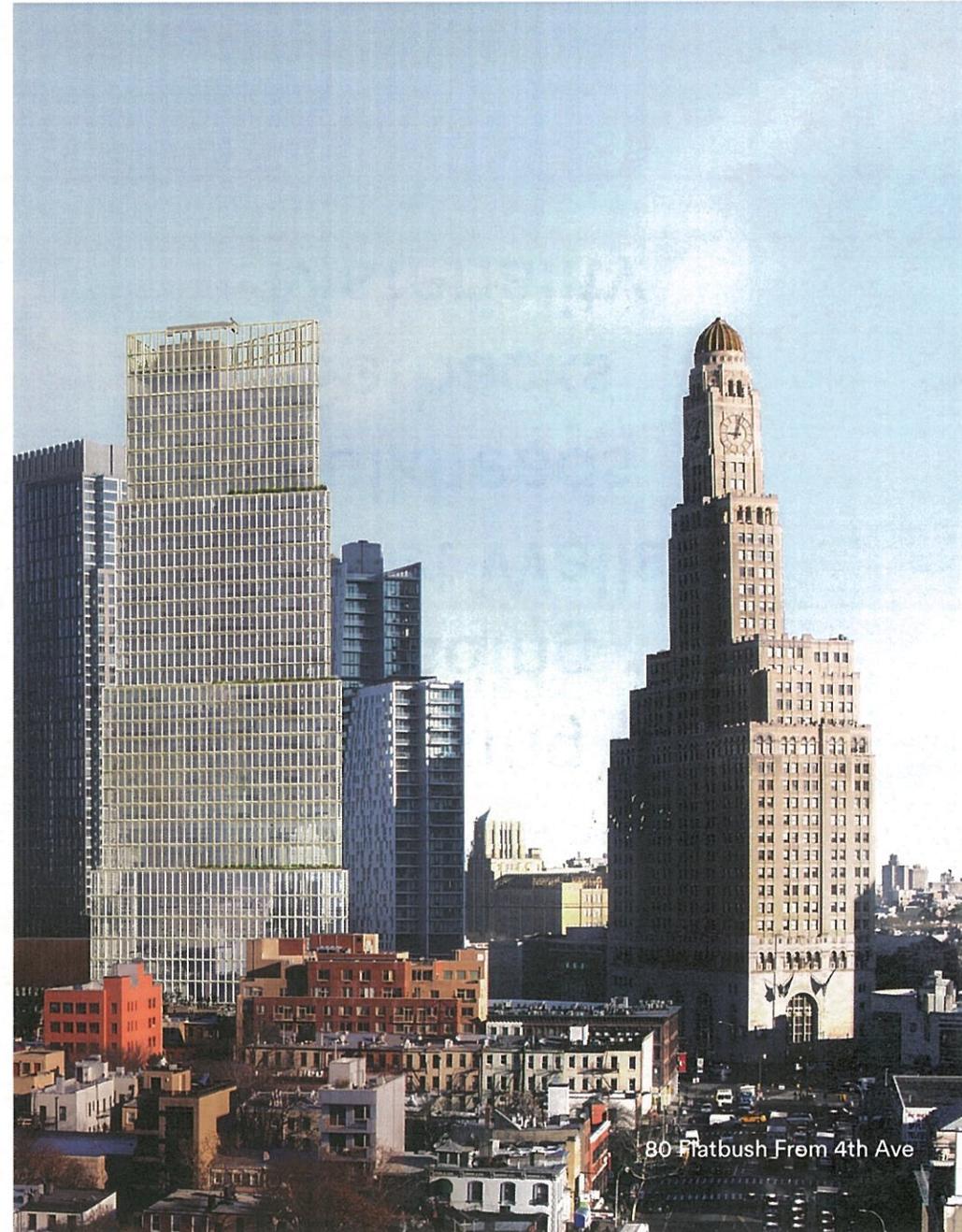
The new schools  
have a civic identity.



The project design  
has been shaped  
and modified by  
community input.

Preservation  
School Entrances  
Parking  
Loading  
Street Walls  
Bulkheads  
Setbacks  
Materiality

The Phase 1 tower celebrates the site's triangular geometry and responds to Williamsburg Savings Bank.



The Phase 2 tower transforms across its height and orients itself to Flatbush.

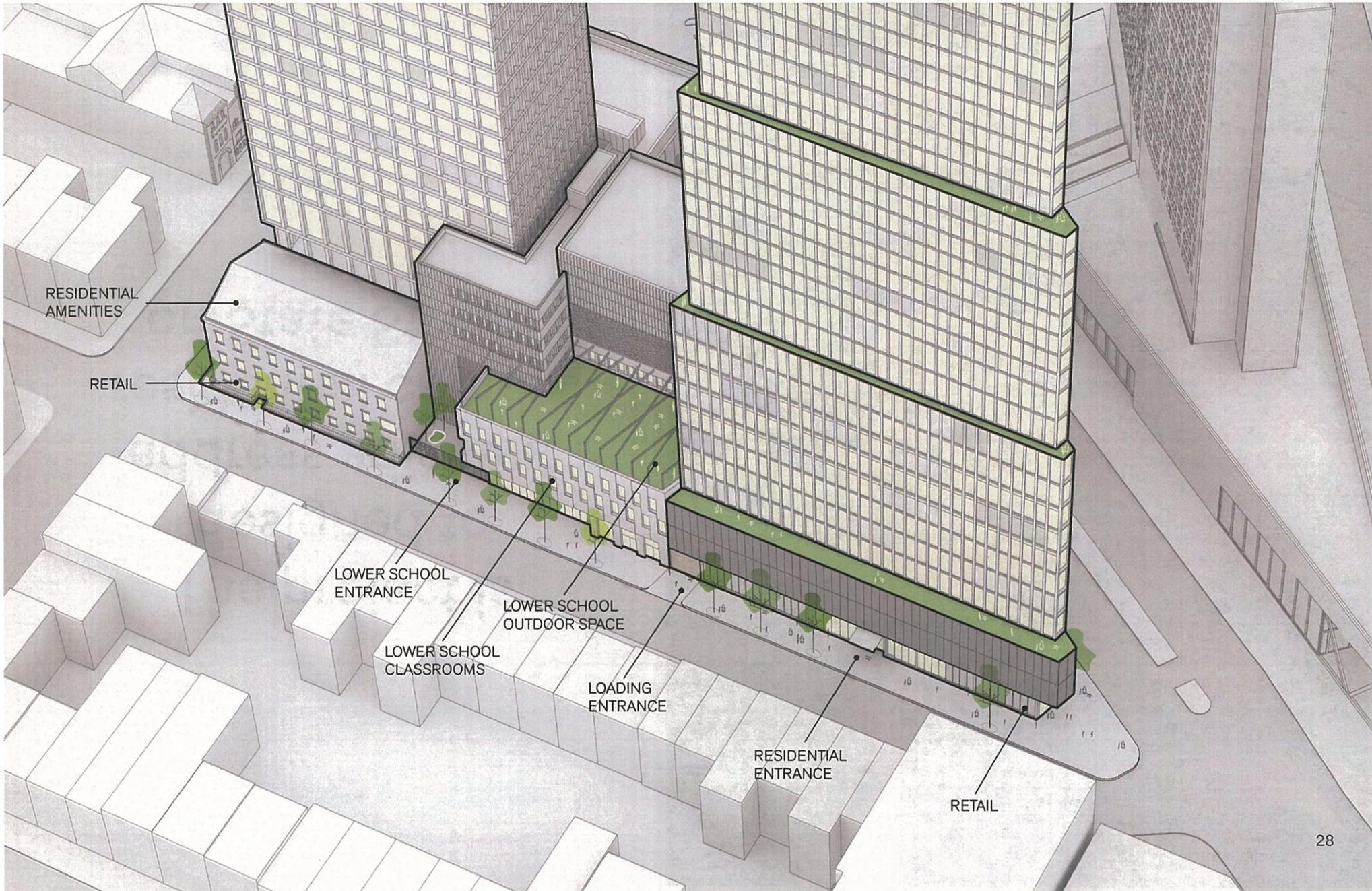


80 Flatbush From City Point



The project is designed to address adjacent residential context on State Street.





RESIDENTIAL AMENITIES

RETAIL

LOWER SCHOOL ENTRANCE

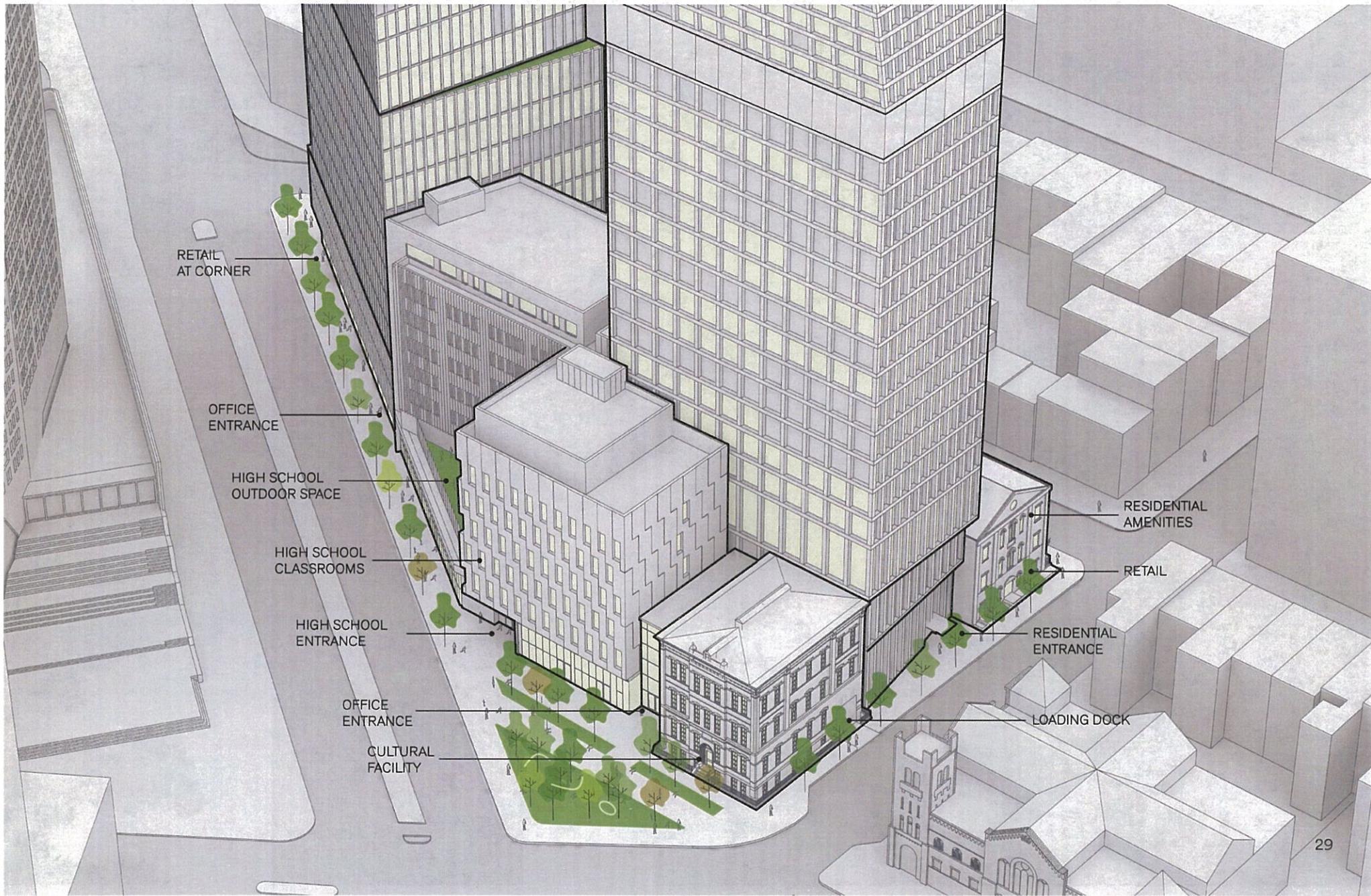
LOWER SCHOOL OUTDOOR SPACE

LOWER SCHOOL CLASSROOMS

LOADING ENTRANCE

RESIDENTIAL ENTRANCE

RETAIL



RETAIL  
AT CORNER

OFFICE  
ENTRANCE

HIGH SCHOOL  
OUTDOOR SPACE

HIGH SCHOOL  
CLASSROOMS

HIGH SCHOOL  
ENTRANCE

OFFICE  
ENTRANCE

CULTURAL  
FACILITY

RESIDENTIAL  
AMENITIES

RETAIL

RESIDENTIAL  
ENTRANCE

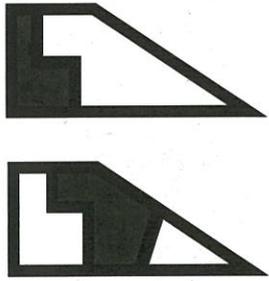
LOADING DOCK



80 Flatbush from Lafayette Ave.



New Schermerhorn Plaza



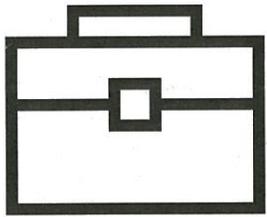
More land for schools



200 permanently affordable homes



Equitable Development



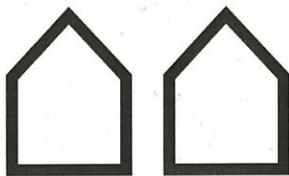
3,000 new jobs

\$0

City capital dollars



New cultural facility



Two new schools,  
700 seats

\$230MM

Of public benefit



Environmental  
Sustainability

# 80 FLATBUSH EQUITY PLAN

## Executive Summary

### BACKGROUND

80 Flatbush is a proposed mixed-use development in Downtown Brooklyn. With a location on Flatbush Avenue, adjacent to Atlantic Terminal, the development supports Brooklyn's future growth by providing two new public schools, affordable and market-rate housing, a new cultural facility, and Class-A office and retail space at a major transit hub. Through the contextual location of different uses, the incorporation of stakeholder input, and attention to design, the project's master plan is designed to integrate with the surrounding context.

### MISSION STATEMENT

The 80 Flatbush Equity Plan strives to create a best-in-class and sustainable model for equitable development by ensuring project-related employment, housing and economic opportunities are accessible, especially for historically disenfranchised individuals. 80 Flatbush is designed to be inclusive to surrounding communities and will celebrate the creation of space for diverse groups of people to live, work and thrive.

### IMPLEMENTATION

The 80 Flatbush Equity Plan is organized into four categories: jobs, housing, culture, and schools. Goals are identified for each along with relevant stakeholders who we hope to collaborate with on plan design and implementation. The project team will implement specific action items based on identified development milestones.

# JOBS

## CONTEXT

Job growth is booming in Downtown Brooklyn, specifically in the technology, advertising, media, and information (TAMI) sectors. However, this job growth has not been equally distributed with some neighboring communities still suffering from high unemployment and low median incomes. 80 Flatbush promises to add to this tremendous growth with the addition of 1,500 new construction jobs and 1,500 new permanent jobs and commits to promote a diverse and inclusive workforce throughout.

**3,000**  
JOBS

**\$475 MM**  
TRADE CONTRACTS

**50K SF**  
RETAIL SPACE

**200K SF**  
OFFICE SPACE

## OUR GOALS

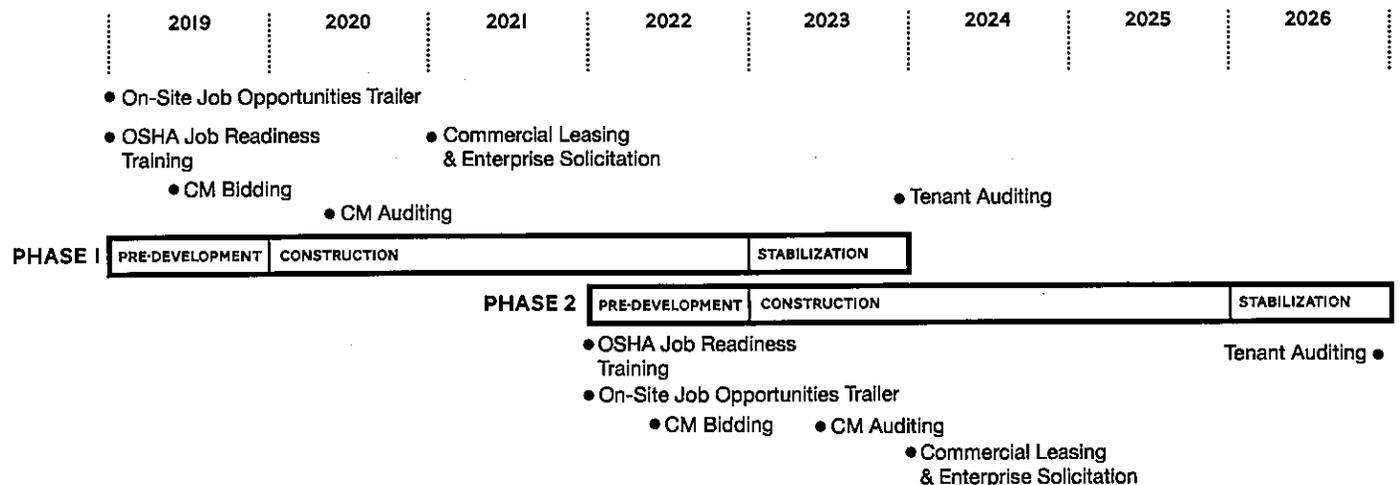
80 Flatbush should serve as a model for job training, job creation, and job security throughout the lifespan of the project. We aim to:

- Promote and support wage equity
- Provide access to job training linked to subcontractors and commercial and retail tenants
- Provide career guidance and gateway to new industries
- Hire employees from diverse, local, and underserved groups
- Prioritize local or underrepresented businesses when procuring materials or services
- Provide workforce development opportunities in partnership with local organizations
- Pursue a 30% MWLBE goal
- Promote Equity Plan goals within the 80 Flatbush community (e.g., tenants, residents)
- Create space opportunities for underrepresented, local and minority business owners

## STAKEHOLDERS

- Workforce 1 Career Center
- Brooklyn Workforce Innovations (BWI)
- NYCHA
- 32BJ
- Fifth Avenue Committee
- Building Skills NYC
- Nontraditional Employment for Women (NEW)
- Building Works
- Jobs Corps
- Hope Program
- Procure NYC
- FEDCAP (WeCare)
- Easter Seals
- Brooklyn Navy Yard
- CAMBA
- NYU Tandon Urban Futures Lab
- NYU Magnet
- NYU Center for Urban Sciences and Progress
- NYU Tandon Virtual/Augmented Reality Center
- Brooklyn Made
- Brooklyn Chamber of Commerce
- Downtwon Brooklyn Parntership
- NYC Economic Development Corporation
- NYC Small Business Services

## SCHEDULE



# HOUSING

## CONTEXT

NYC has an unprecedented housing crisis. As housing prices have grown, Downtown Brooklyn has become increasingly unaffordable. At least 33% of renters and 22% of homeowners are cost burdened and the neighborhood has lost much of its ethnic and racial diversity in the previous decades. High rents throughout the five boroughs continue to drive working and middle income people further from employment hubs. Homelessness is at its highest levels since the Great Depression, with over 120,000 homeless each year in NYC. 80 Flatbush provides access to public transportation and promises to create 200 permanently affordable homes, helping to rebalance housing inventory in Downtown Brooklyn.



## OUR GOALS

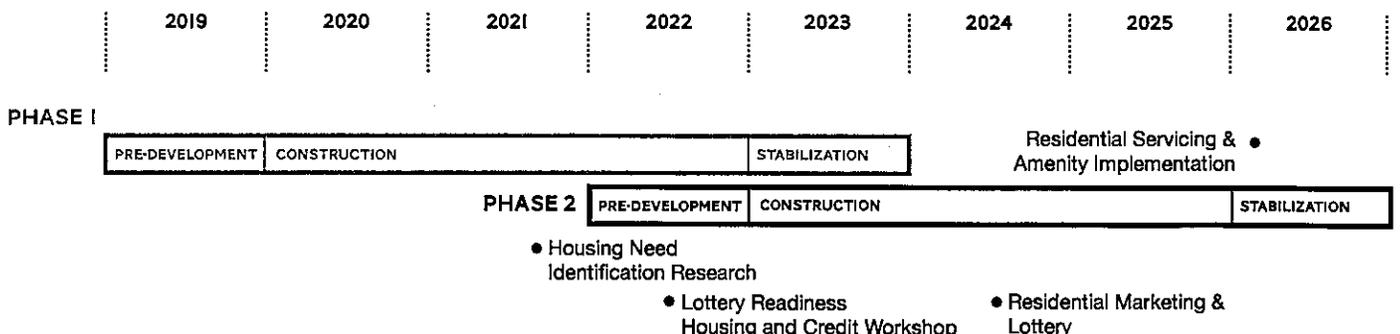
80 Flatbush should serve as a model for the creation of affordable and equitable housing. With over 900 units of affordable and market rate housing we commit to:

- Maximize the amount of affordable housing provided
- Ensure units are kept permanently affordable
- Design income tiers to meet local need, including deeply affordable units
- Exceed MIH requirements for targeting very and extremely low income households
- Create opportunities for credit repair for applicants and tenants
- Create an inclusive intake process that also allows for a strong local preference with availability for formerly homeless households
- Design a marketing/recruitment plan with broad reach
- Design buildings and homes that feel welcoming to all and foster community
- Create residential amenities that are accessible to all

## STAKEHOLDERS

- Fifth Avenue Committee
- Workforce development partners
- Cultural tenants
- YWCA
- Arab American Family Support Center
- NYC Housing Preservation and Development
- Community Board 2

## SCHEDULE



# CULTURE

## CONTEXT

Access to art and culture should be available to all New Yorkers. The Brooklyn Cultural District, home to diverse cultural groups representing nearly every artistic discipline, stretches across Downtown Brooklyn, DUMBO, and the Brooklyn Navy Yard. The breadth, diversity, and density of these organizations, ranging from the 18,000+ seat Barclays Center to one-room galleries in Vinegar Hill, is unmatched and represents one of the City's great cultural destinations. 80 Flatbush is adjacent to the heart of the Brooklyn Cultural District and aims to add to this rich cultural ecosystem.

**15,000**  
SQUARE FEET

**2025**  
OPENING DATE

## OUR GOALS

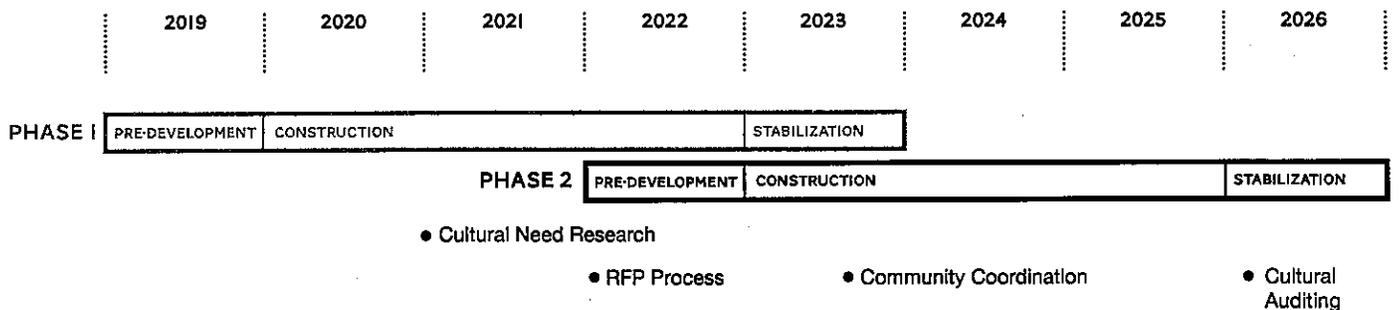
80 Flatbush will provide cultural programming to all audiences and add to the vibrancy of the Brooklyn Cultural District. Through the donation of 15,000 sf of reduced rent spaces targeted to the artistic community, we commit to:

- Complement and be synergistic with existing arts and cultural organizations in the area
- Create linkages between the local artistic community and the new schools onsite
- Offer an education component that is accessible to broad groups
- Bring cultural programming to non-traditional audiences
- Create an RFP process that promotes community engagement
- Promote Equity Plan goals with cultural tenants
- Create opportunities for community use and access

## STAKEHOLDERS

- Brooklyn Arts Council
- Brooklyn Young Filmmakers
- The Creators Collective
- Boys and Girls Club
- Arab American Family Support Center
- Downtown Brooklyn Arts Alliance
- BAM
- University Towers
- RECESS
- BRIC
- Housing Works
- ISSUE Project Room
- Department of Cultural Affairs
- Downtown Brooklyn Partnership

## SCHEDULE



# SCHOOLS

## CONTEXT

Educational facilities are essential parts of the urban fabric and can act as important community resources. Schools in Downtown Brooklyn are over capacity and underfunded making for cramped learning environments, long commutes, and missed opportunities. New school facilities are much needed and can serve as important community resources.

**2**  
SCHOOLS

**150K**  
SQUARE FEET

**700**  
SEATS

## OUR GOALS

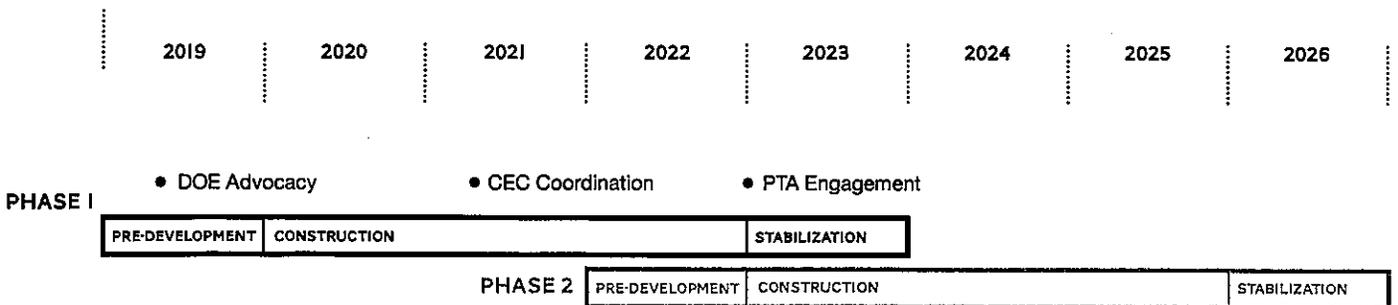
80 Flatbush includes two new public-school facilities in 150,000 gross square feet, with capacity for 700 students. These facilities represent a unique resource for the local community both for the educational purposes they will serve and for their potential utility after hours. We aim to encourage the City and the Department of Education to provide:

- After-hours community use of school facilities
- Adult education and English as a Second Language opportunities through partnerships with local stakeholders
- Explore the possibility of a Diversity pilot program in the future elementary school
- New competition sized gymnasium be used for multigenerational events during non-school hours
- State-of-the-art facilities including outdoor recreation space, new library, dedicated art and music rooms, and science labs

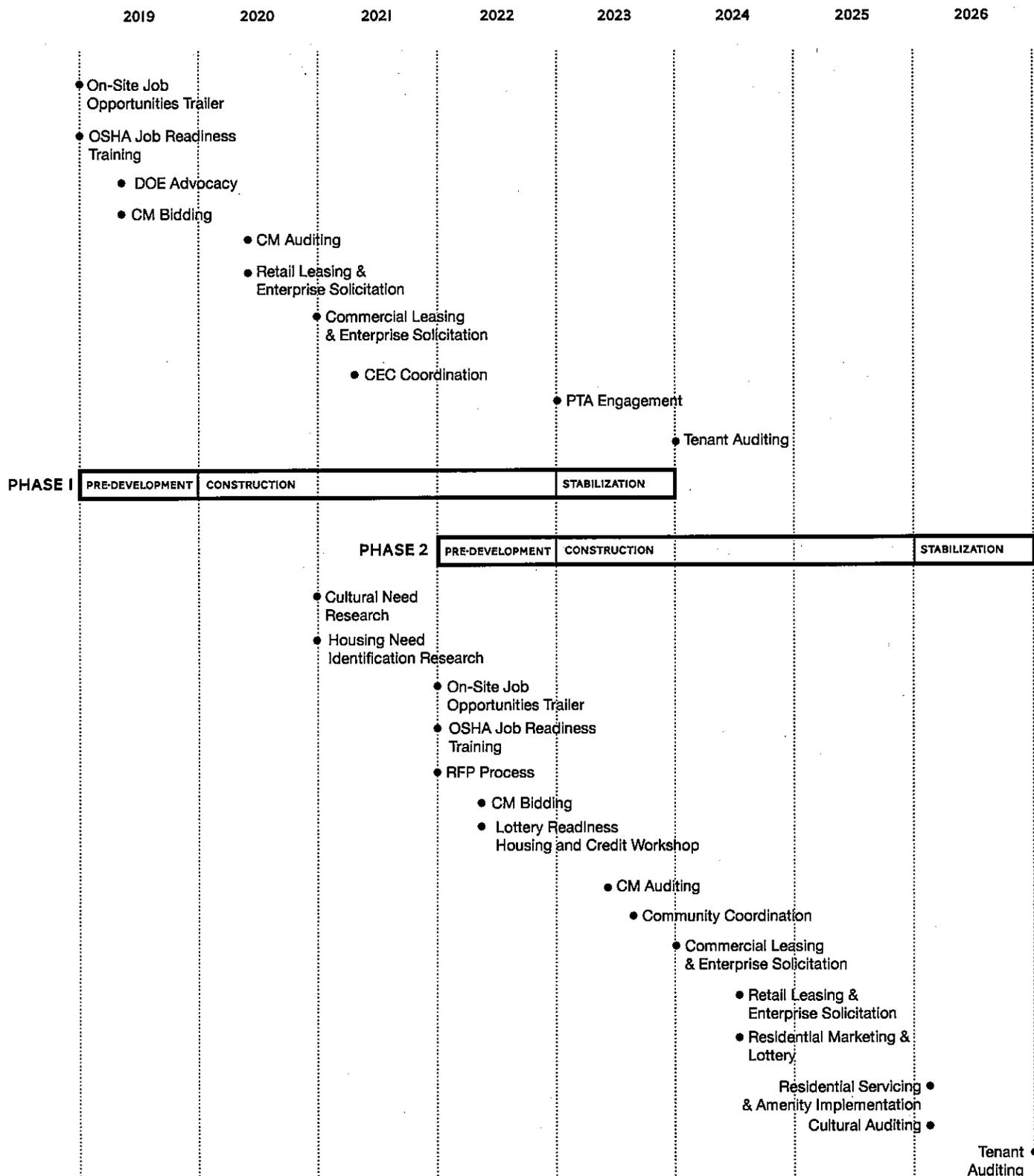
## STAKEHOLDERS

- The After-School Corporation (TASC)
- Boys and Girls Club
- Arab American Family Support Center
- NYC DOE Adult Learning
- Fifth Avenue Committee Adult Literacy/ESL Programs
- Brooklyn Adult Learning Center
- CEC 15 & 13
- Department of Education
- School Construction Authority

## SCHEDULE



# SCHEDULE



# STAKEHOLDERS

- 32BJ
- Arab American Family Support Center
- BAM
- Boys and Girls Club
- BRIC
- Brooklyn Adult Learning Center
- Brooklyn Arts Council
- Brooklyn Chamber of Commerce
- Brooklyn Made
- Brooklyn Navy Yard
- Brooklyn Workforce Innovations (BWI)
- Brooklyn Young Filmmakers
- Building Skills NYC
- Building Works
- CAMBA
- CEC 15 & 13
- Community Board 2
- Cultural partners on site
- Department of Cultural Affairs
- Department of Education
- Downtown Brooklyn Arts Alliance
- Downtown Brooklyn Partnership
- Easter Seals
- FEDCAP (WeCare)
- Fifth Avenue Committee
- Fifth Avenue Committee Adult Literacy/ESL Programs
- Hope Program
- Housing Works
- ISSUE Project Room
- Jobs Corps
- Neighbors Helping Neighbors
- Nontraditional Employment for Women (NEW)
- NYC DOE Adult Learning
- NYC Economic Development Corporation
- NYCHA
- NYC Housing Preservation and Development
- NYC Small Business Services
- NYU Center for Urban Science and Progress
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- NYU Tandon Virtual/Augmented Reality Center
- Procure NYC
- RECESS
- School Construction Authority
- The After-School Corporation (TASC)
- The Creators Collective
- University Towers
- Workforce 1 Career Center
- Workforce Development partners on site

# TEAM

The 80 Flatbush Equity Plan was developed over the last year by Alloy Development, the project developer and architect, and their equity office comprising of Nadine Maleh, Elizabeth Graham, and Ed Brown. The plan is designed to be a dynamic working tool and will be improved upon over the life of the project. The efforts outlined herein will be funded by the project and, where appropriate, in partnership with value-add stakeholders.

## ALLOY

Alloy is a real estate development company working in New York City. We believe we have a responsibility to make the experience and quality of our work meaningful. Our belief in making great architecture guides our practice. We are relentless in the pursuit of making work in the built environment that has enduring and recognizable value. Integral to our approach is the celebration and support of the communities in which we work through direct engagement and collaboration. And while we are proud of the rewards our projects yield, we are equally if not more motivated by the values our work reflects.

## EQUITY TEAM

**Nadine Maleh** joined the Institute for Public Architecture (IPA) as its Executive Director in 2015. The IPA conducts research and develops work in the public interest. It hosts a bi-annual Fellows Residency Program for architects, engages the public through exhibitions, workshops, symposia, and publications. Through all its activities, the IPA seeks to give the public a voice in the shaping of our built environment.

For the past fifteen years, Nadine has been an active member in the social interest design community. Prior to joining the IPA, Nadine was the Director of Inspiring Places at Community Solutions. As a founding member of the Community Solutions team, Nadine spearheaded the organization's efforts in real estate and community activation. As a socially engaged architect, Nadine has developed over 1,500 units of affordable and supportive housing in New York City and in low-income communities across the U.S. She was named a Curbed Groundbreaker in 2017.

Working for Breaking Ground and Community Solutions, she has learned that the success of any development project requires community engagement and participation. At the IPA, Ms. Maleh has leveraged her experience in community development and supportive housing by putting front and center, the role of architects and designers in the creation of vibrant public spaces in low-income and vulnerable neighborhoods.

**Elizabeth Graham** is an Equity Consultant with Alloy Development, providing support to Alloy's vision of creating inclusivity and diversity through out the 80 Flatbush project.

Elizabeth is a recent MBA graduate with over 7 years of workforce development, specializing in individuals with disabilities, and other undeserved populations. She also serves as chair of the Brooklyn NAACP's Economic Empowerment committee working to promote financial education and community development.

**Ed Brown** proactively identifies and resolves all community issues in ways favorable to the client, such; as governmental affairs, compliance, local residents, schools and community based organizations. With Ed Brown in charge of dealing with these issues, developers, owners and contractors can concentrate on getting projects completed on schedule with their reputation in the community remaining impeccable.

There are several quality contractors that just need a fair opportunity to bid on development projects. Ed Brown helps to find the right bidding opportunity for companies and advocate on their behalf.

Contact us to learn more about the plan and to be involved  
[collaborate@alloyllc.com](mailto:collaborate@alloyllc.com)  
 718-222-8155

Pratt Institute  
200 Willoughby Avenue  
Brooklyn, New York 11205

School of Architecture  
Telephone: 718-636-3405  
Telefax: 718-636-3432



As I presented the Pratt Institute shadowing studies at Community Board 2's public hearing, my student and faculty team have conducted similar studies for the shadowing impact for more than a dozen proposed high-rises over the years here at Pratt Institute. Most recently these include the impact of a mid-rise to the Vinegar Hill historic district. Previous studies were for Manhattan proposed high-rises such as at Paley Park on East 53 St., East 79<sup>th</sup> St. at the East River Drive, Union Square, Carnegie Hill neighborhood, as well as for Brooklyn's Atlantic Yards and Admiral's Row Houses.

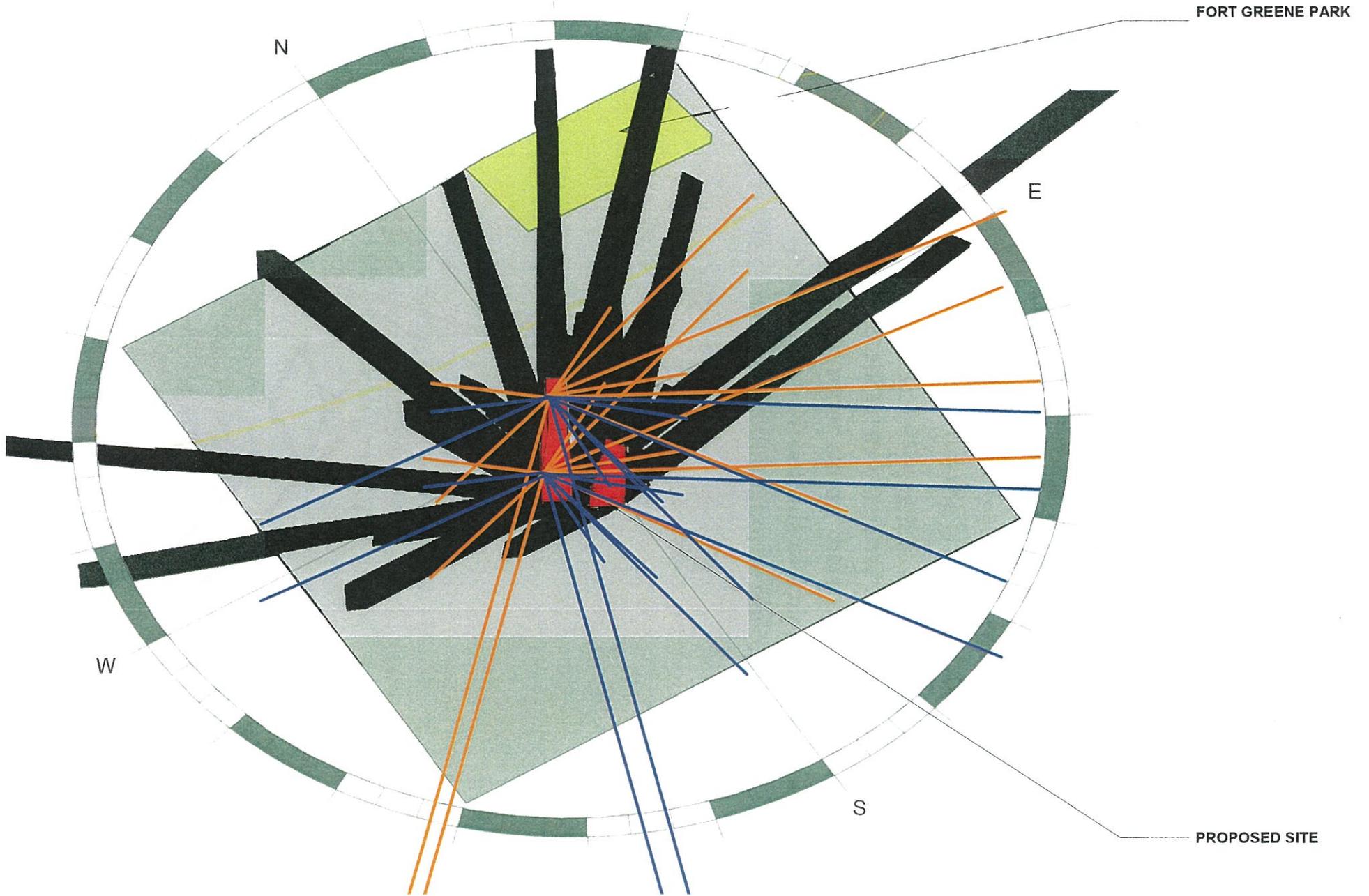
Attached is the overall site of the proposed 80 Flatbush development, the composite of the overall shadowing of the proposal drawn from month by month shadowing simulations – initially of the existing environment on Dec. 21, March and Sept. 21, and June 21 at 9:00 am, 12:00 noon and 3:00 pm and then followed by the additional shadowing of the proposal along with the existing shadowing at the same dates and times but with additional hours when shadowing is also with much impact. The appendix includes the hour by hour shadowing of the proposal alone from which the composite of the overall shadowing was drawn.

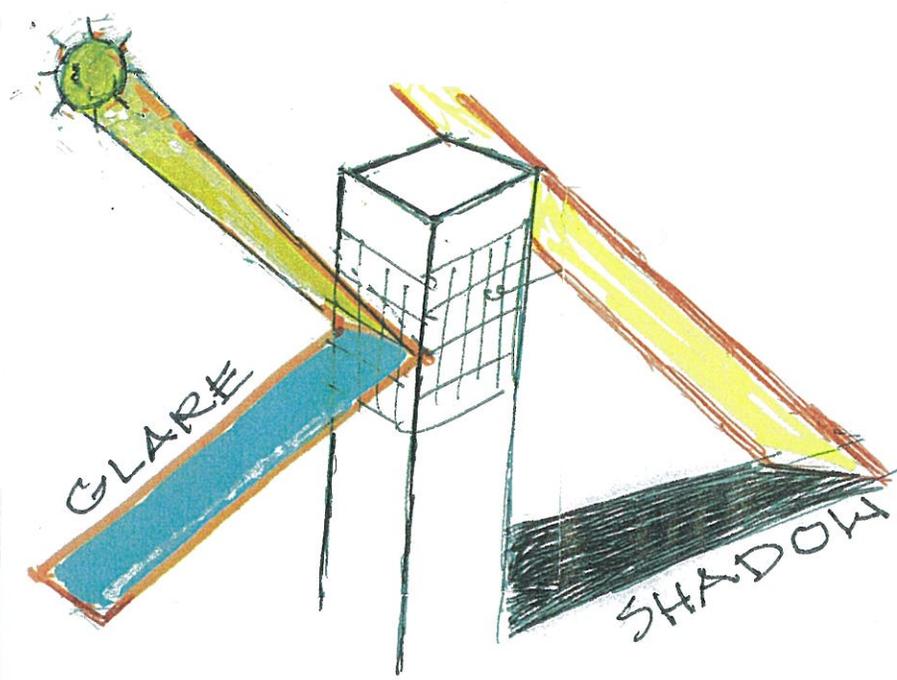
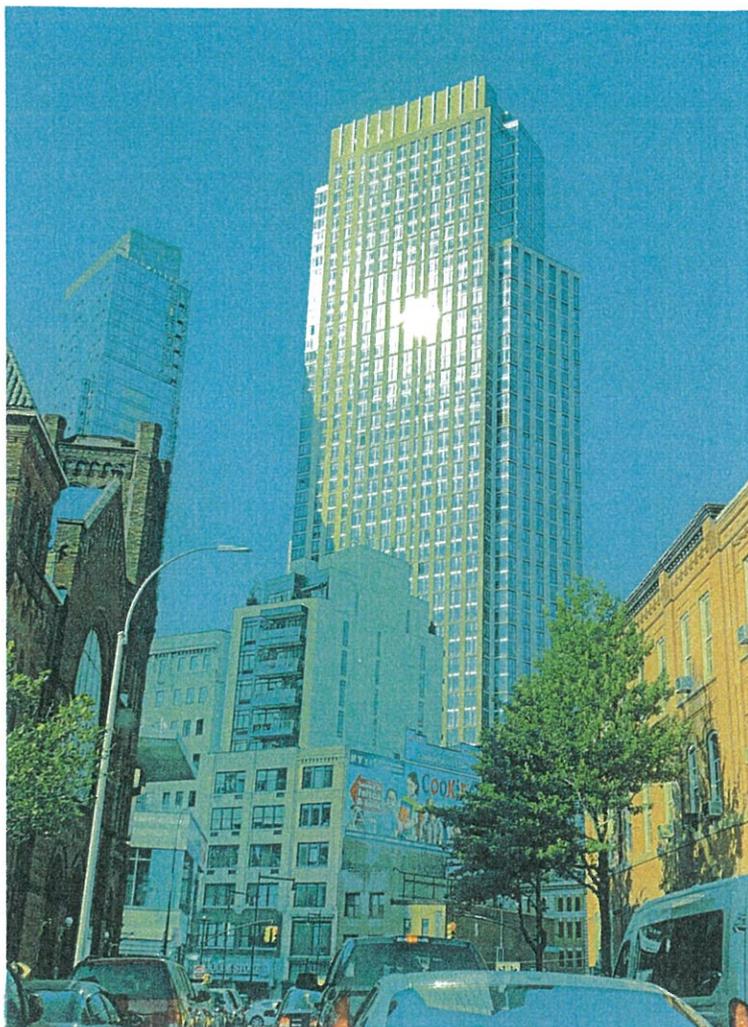
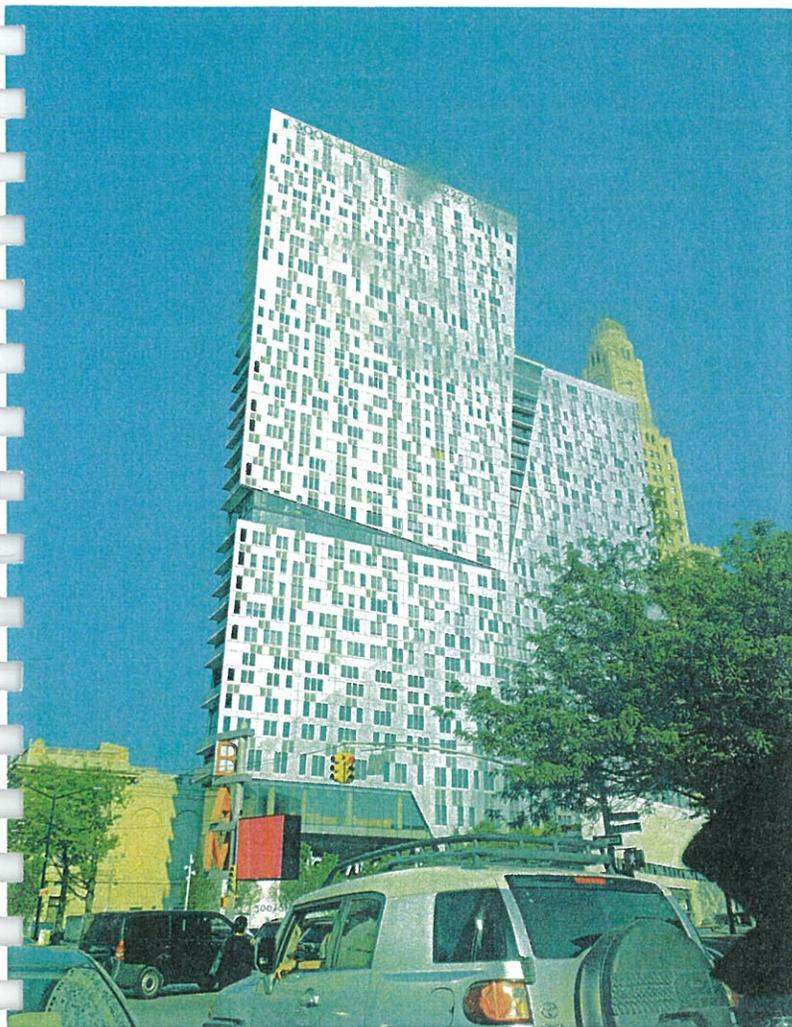
I hope to present these academic, unbiased findings at the Borough President's meeting on April 30, 6:00 pm, at Borough Hall. This report provides a summary for those concerned and for your fellow staff.

Thank you for your kind consideration,

Prof. Brent M. Porter

**DOWNTOWN BROOKLYN: FLATBUSH AVENUE AREA - ADDITIONAL SHADOWING AND MAJOR GLARE FROM 80 FLATBUSH PROPOSAL:**







Long Island University Brooklyn

Fort Greene Park

Brooklyn Technical High School

DeKalb Avenue Subway



Hoyt St



Nevins St



Brooklyn Academy of Music

Atlantic Av



Atlantic Terminal



Atlantic Avenue Barclays Center

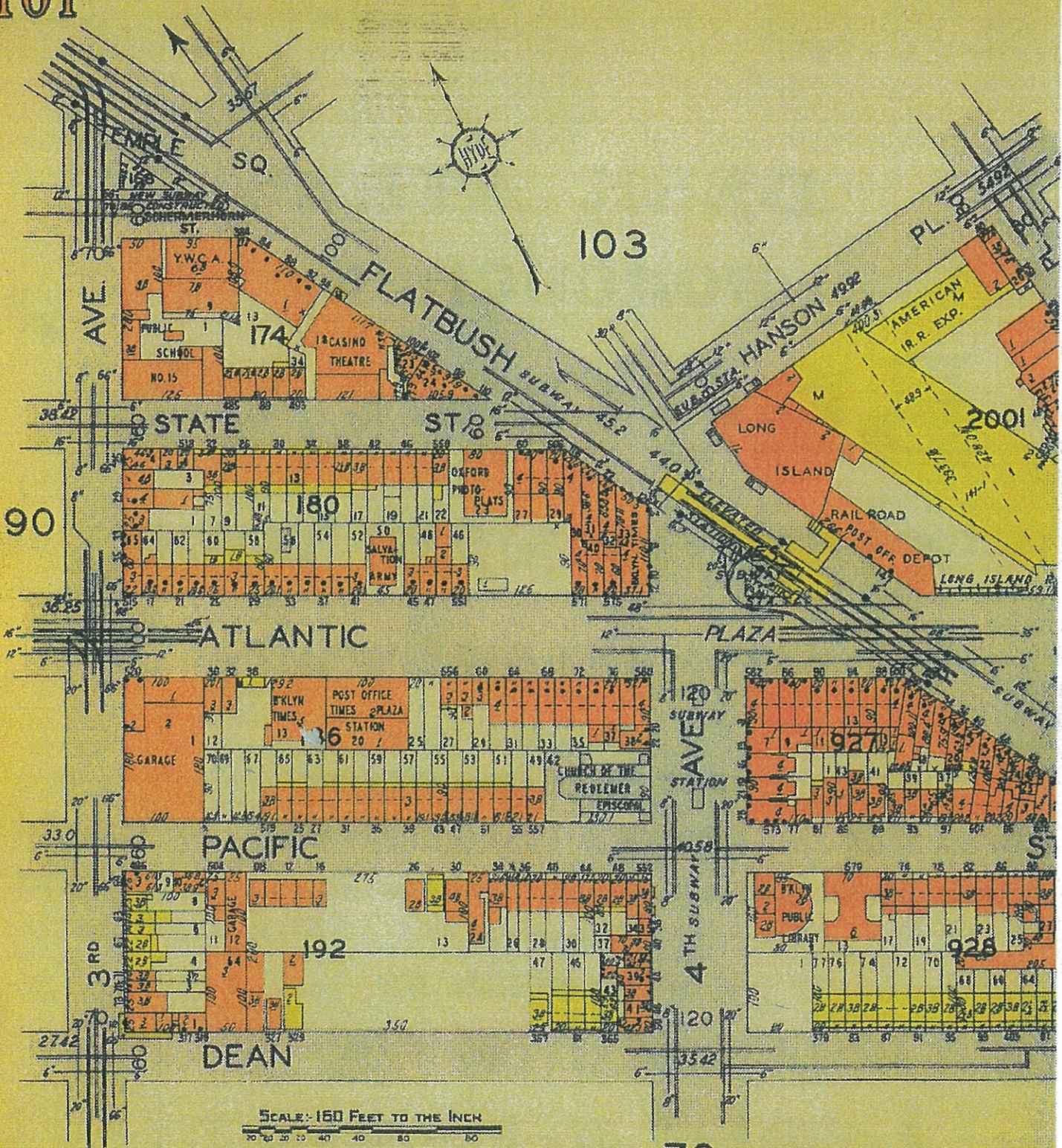


Atlantic Ave

3rd Ave

4th Ave

101



SCALE: 160 FEET TO THE INCH

20 40 60 80

79

101

NO. 1000  
SAVANNAH 30 FIVE

**DESK ATLAS**  
**BOROUGH OF**  
**BROOKLYN**  
**CITY OF NEW YORK**  
**VOLUME TWO**

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COMPLETE IN FOUR VOLUMES

Volume One . . . Sections 1-7    Volume Two . . . Sections 8-14  
Volume Three . Sections 15-19    Volume Four . . Sections 20-25

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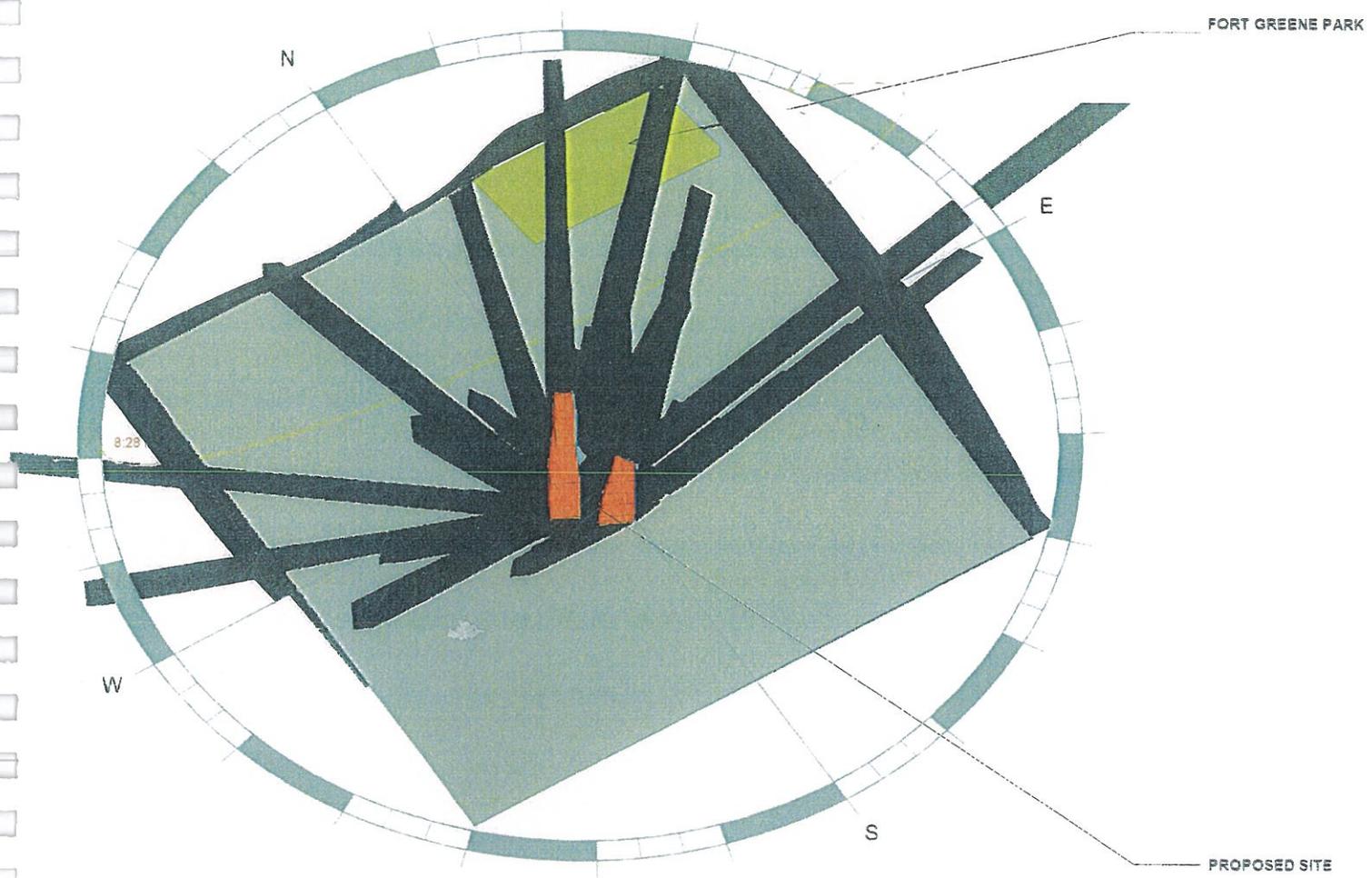
**5 BEEKMAN ST., NEW YORK CITY**

**1929**



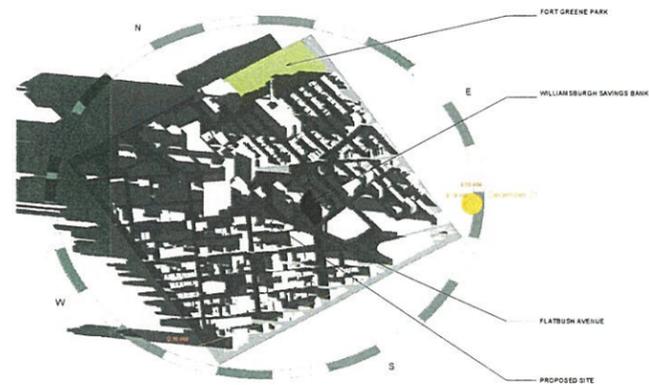
# DOWNTOWN BROOKLYN: FLATBUSH AVENUE AREA

ADDITIONAL SHADOWING FROM 80 FLATBUSH PROPOSAL:

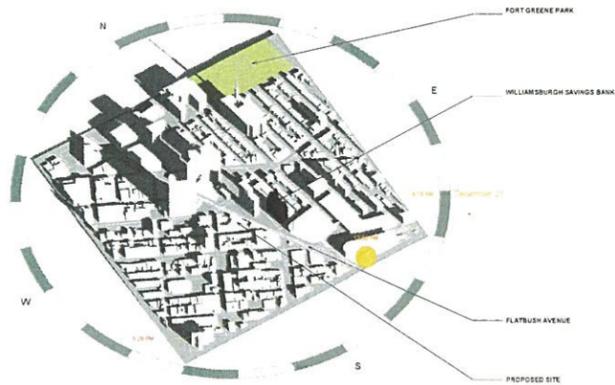


# DOWNTOWN BROOKLYN: FLATBUSH AVENUE AREA - EXISTING SHADOWING

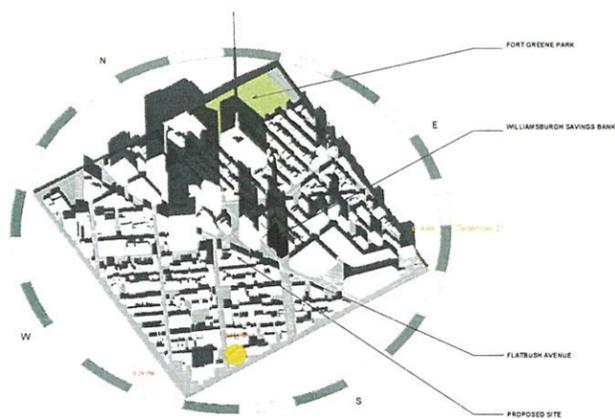
EXISTING SHADOWING: DECEMBER 21



DECEMBER 21\_ 9:00 AM

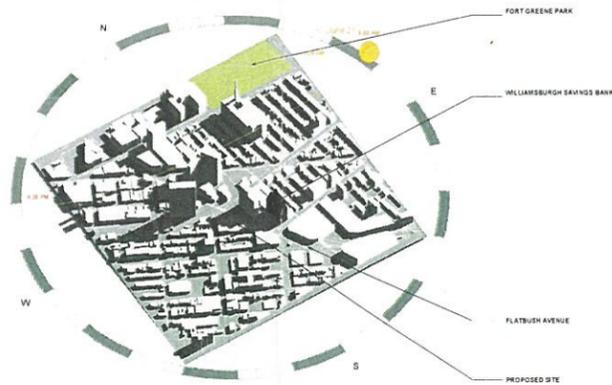


DECEMBER 21\_ 12:00 PM

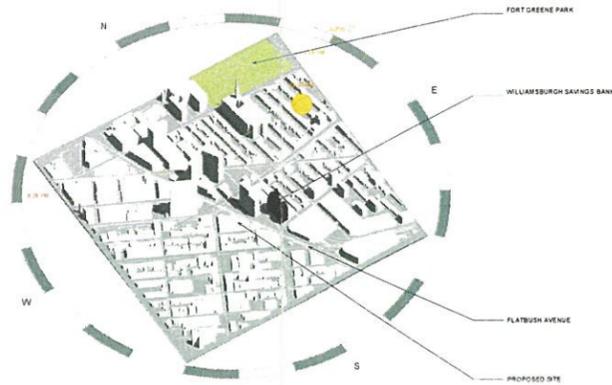


DECEMBER 21\_ 3:00 PM

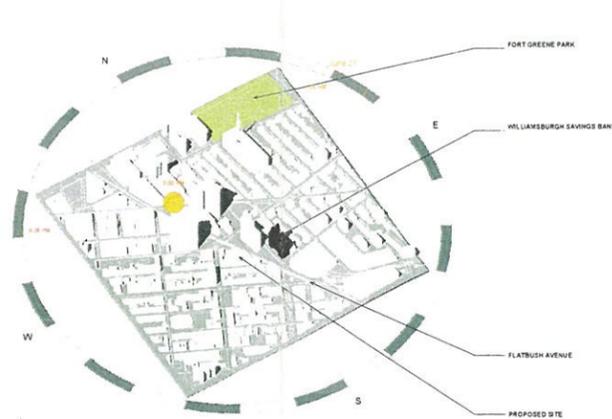
EXISTING SHADOWING: JUNE 21



JUNE 21\_ 9:00 AM

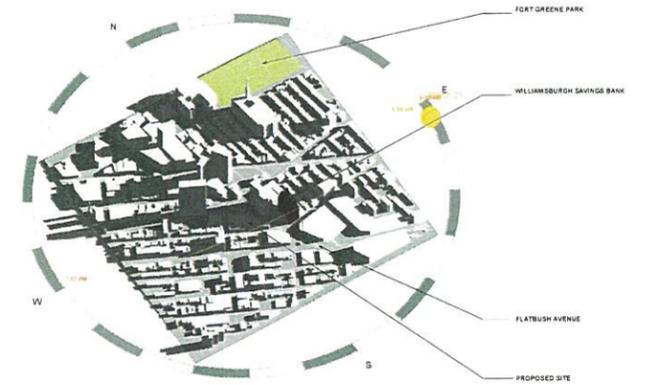


JUNE 21\_ 12:00 PM

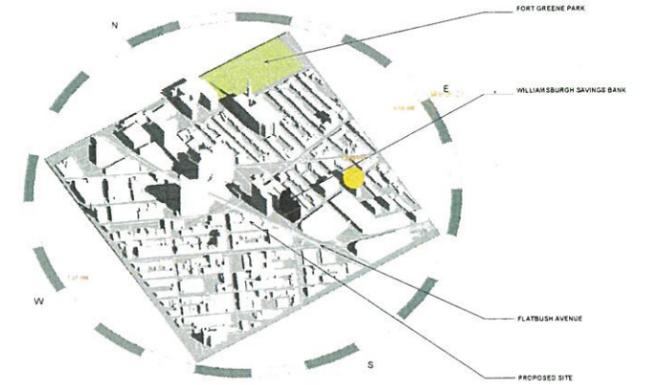


JUNE 21\_ 3:00 PM

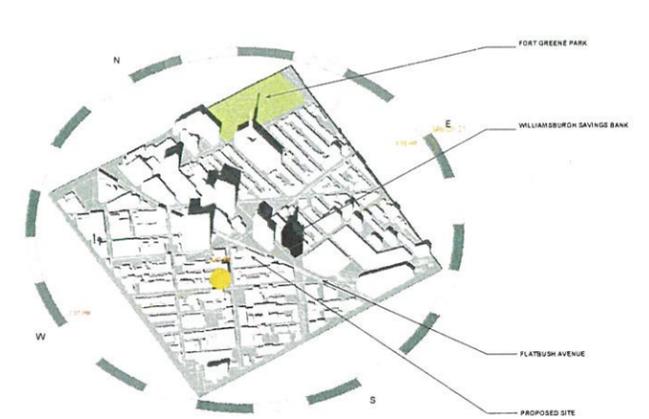
EXISTING SHADOWING: MARCH 21 / SEPT. 21



MARCH 21 / SEPT 21\_ 9:00 AM



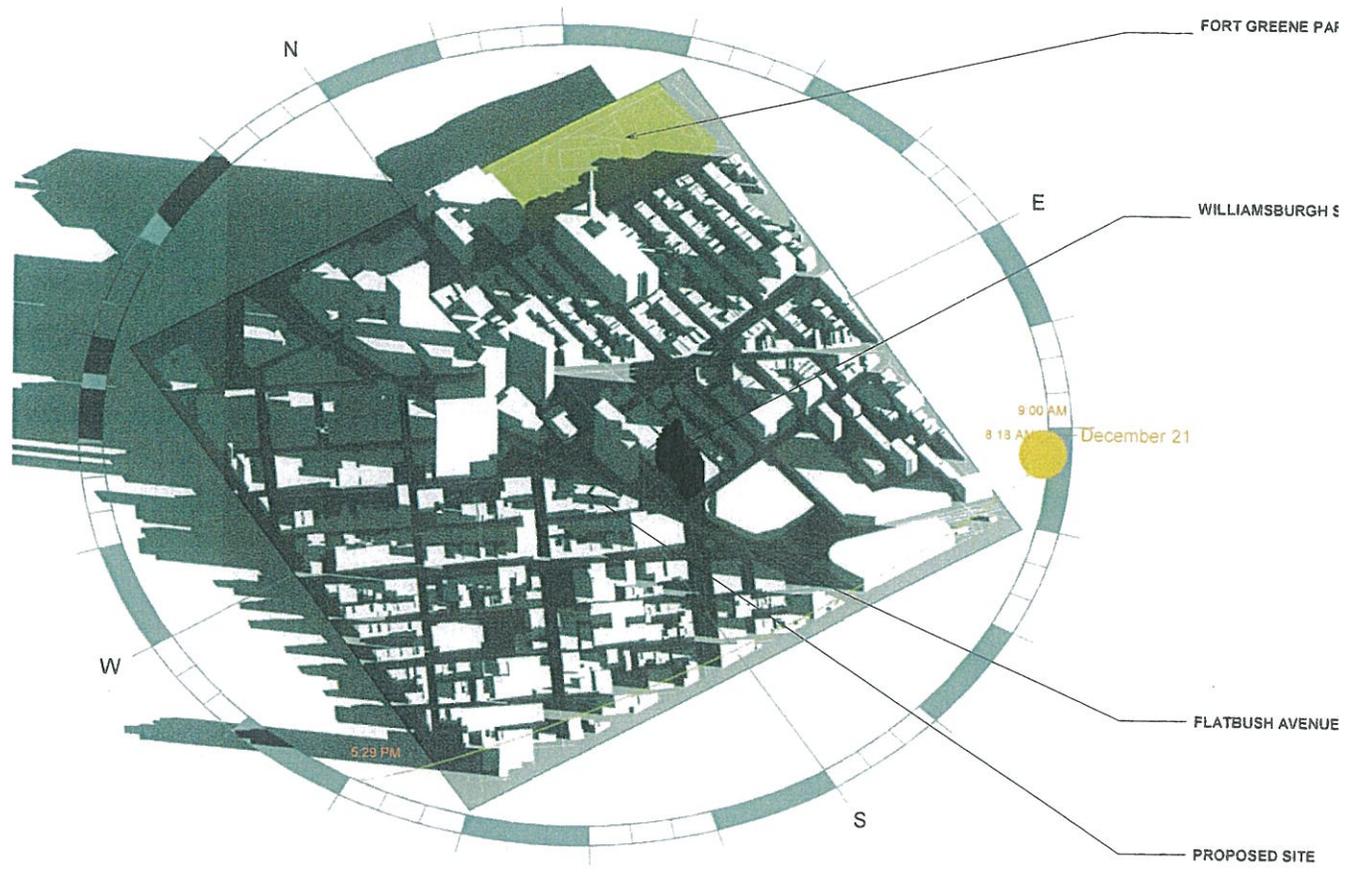
MARCH 21 / SEPT 21\_ 12:00 PM



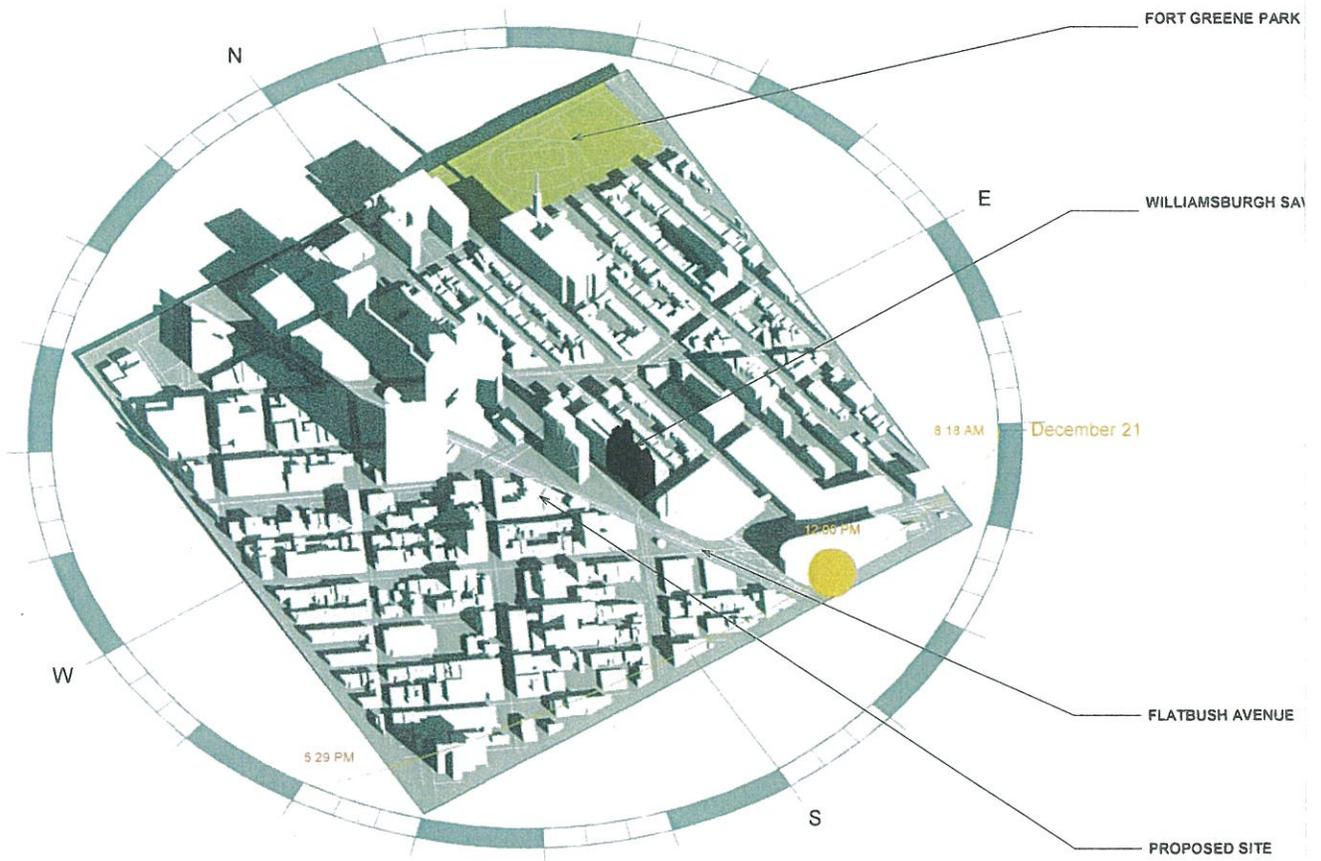
MARCH 21 / SEPT 21\_ 3:00 PM

# DOWNTOWN BROOKLYN: FLATBUSH AVENUE AREA . EXISTING SHADOWING

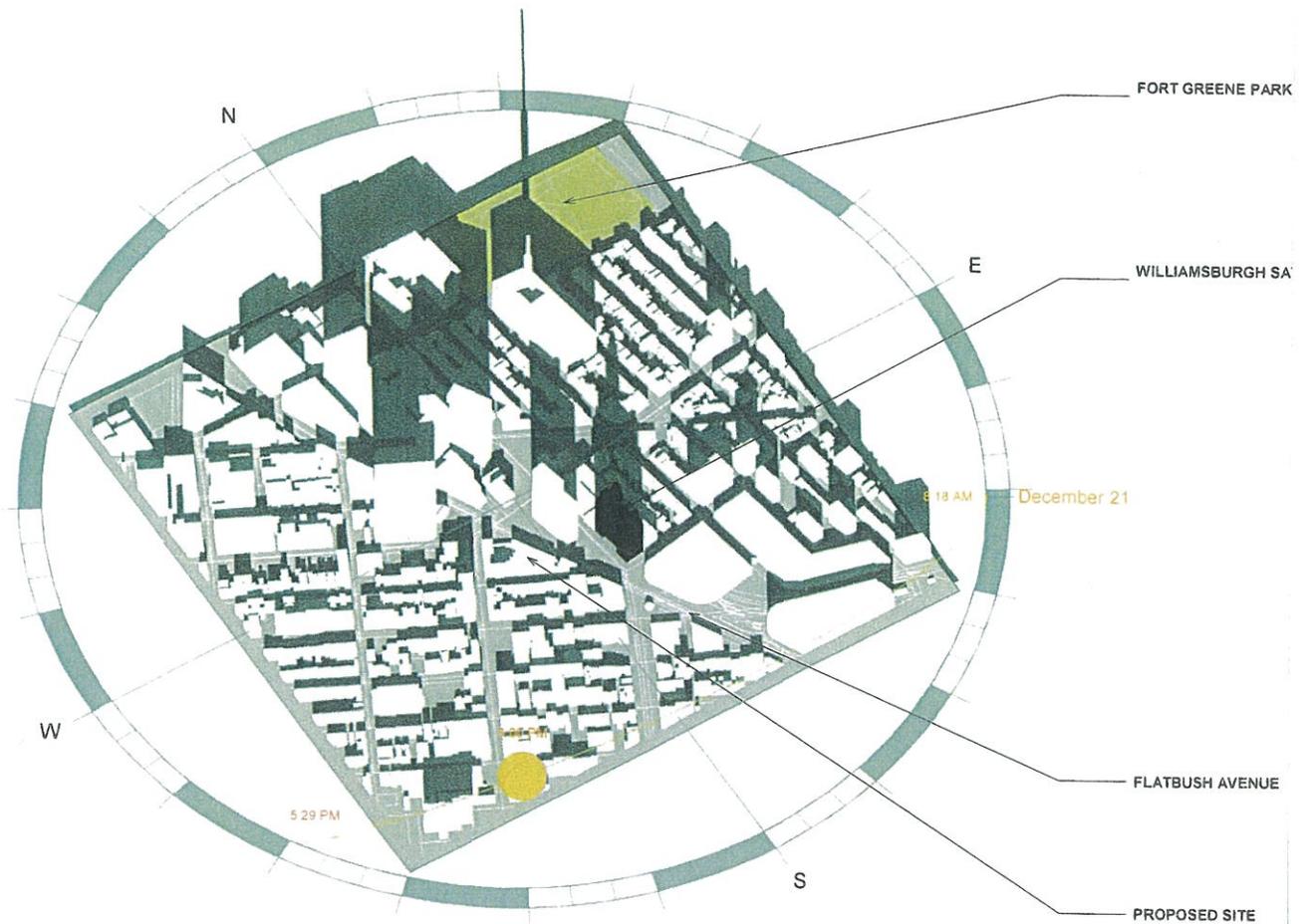
EXISTING SHADOWING: DECEMBER 21



DECEMBER 21\_ 9:00 AM

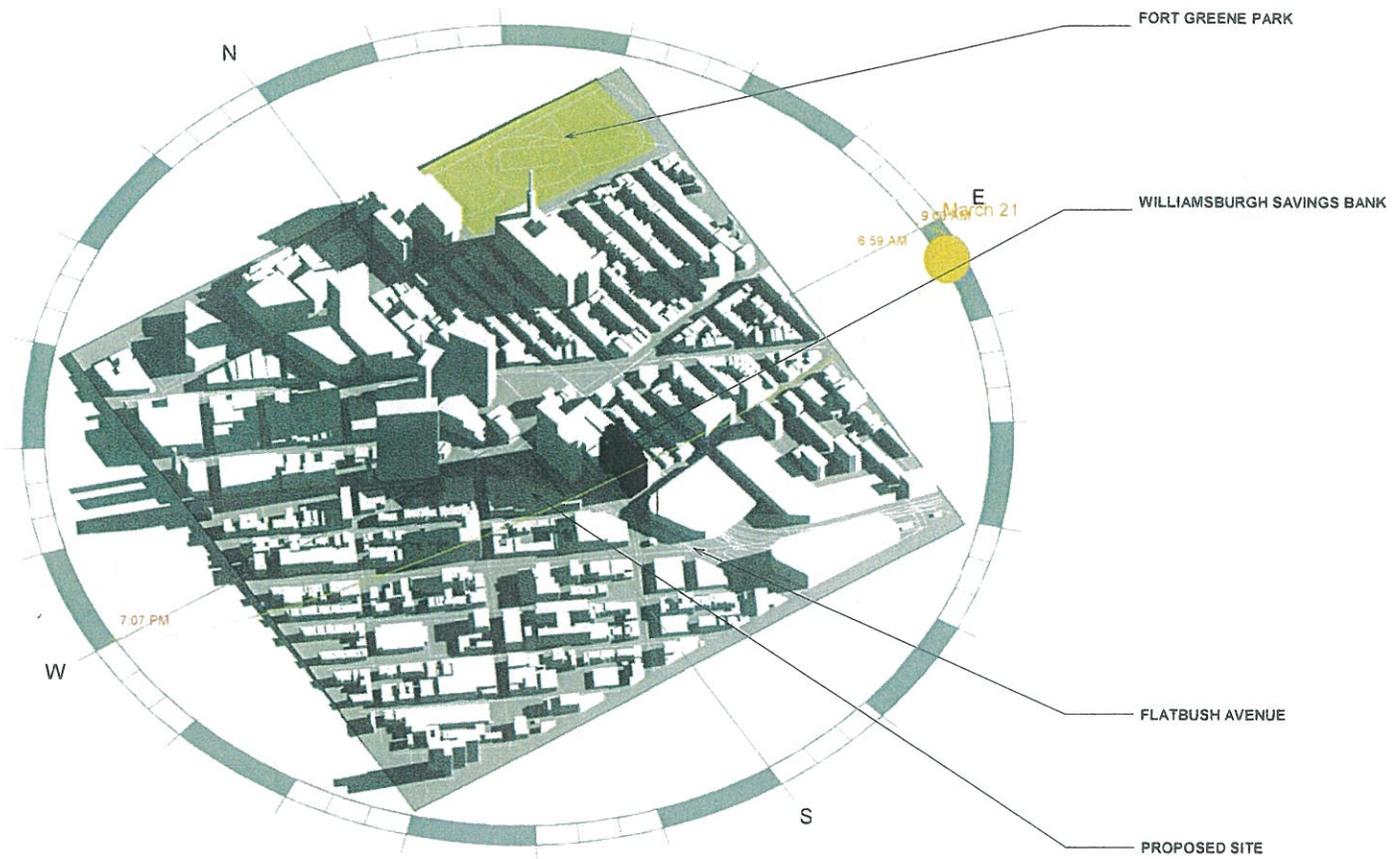


DECEMBER 21\_ 12:00 PM

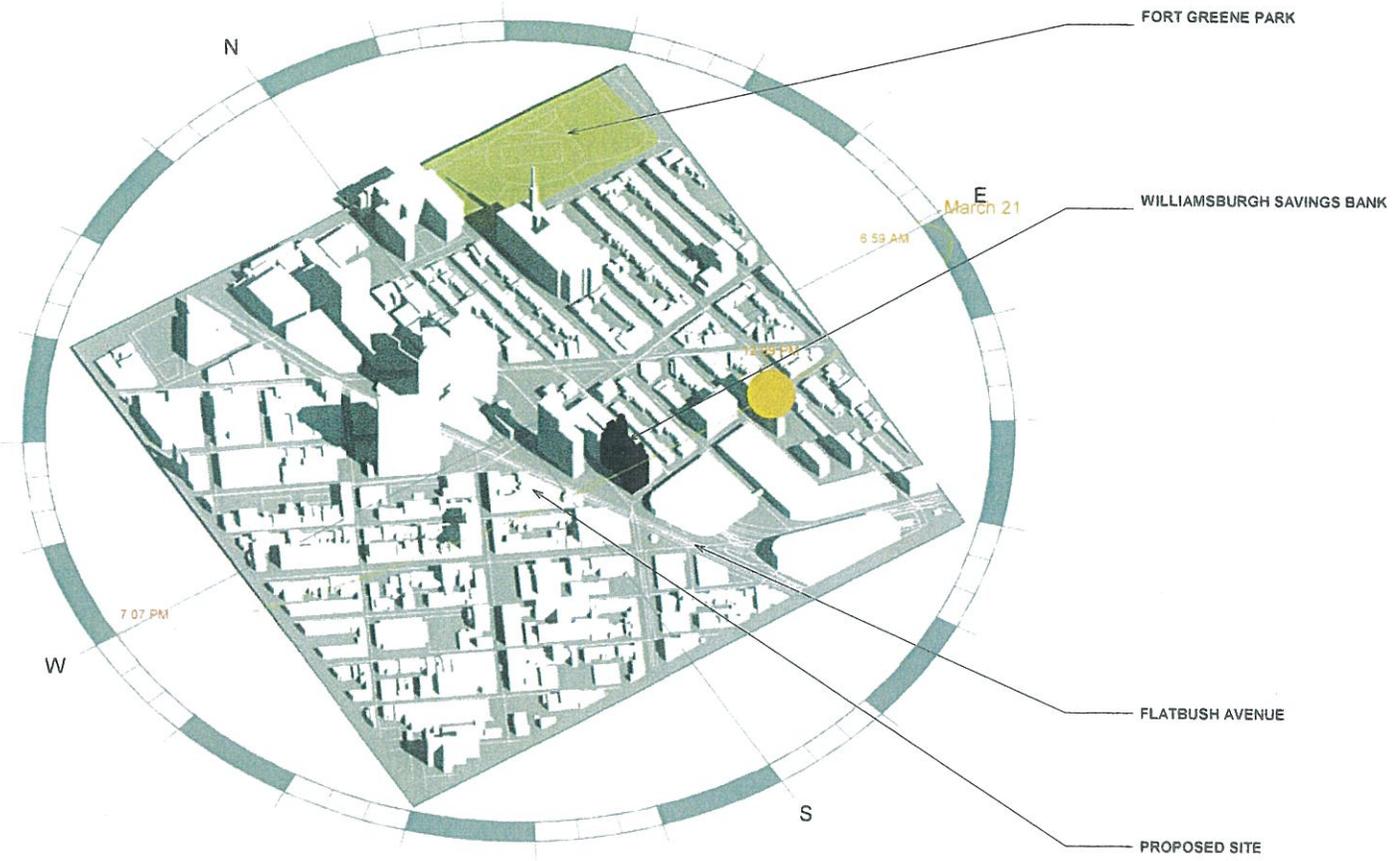


DECEMBER 21\_ 3:00 PM

EXISTING SHADOWING: MARCH 21 / SEPT. 21



MARCH 21 / SEPT. 21\_ 9:00 AM

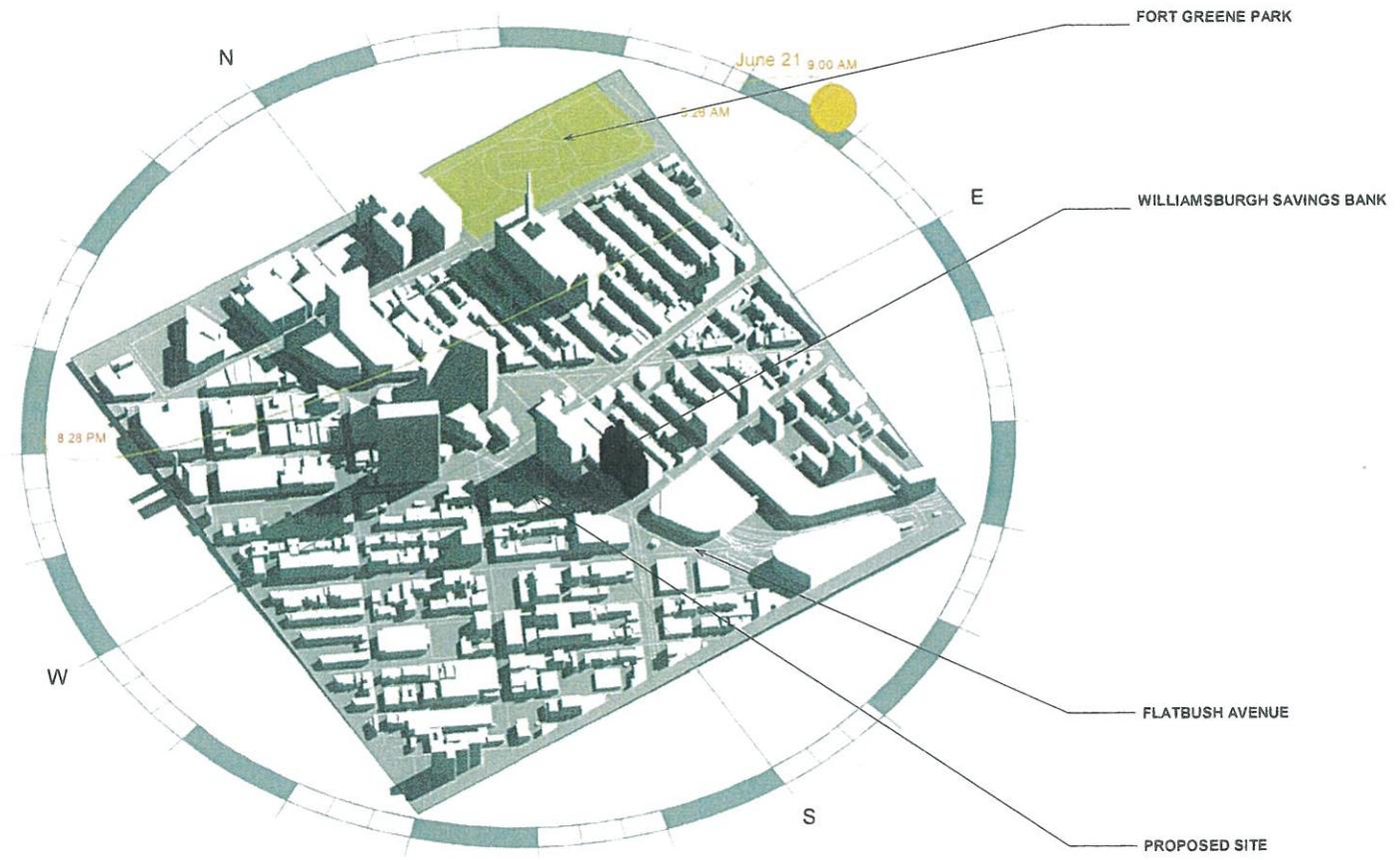


MARCH 21 / SEPT. 21\_ 12:00 PM

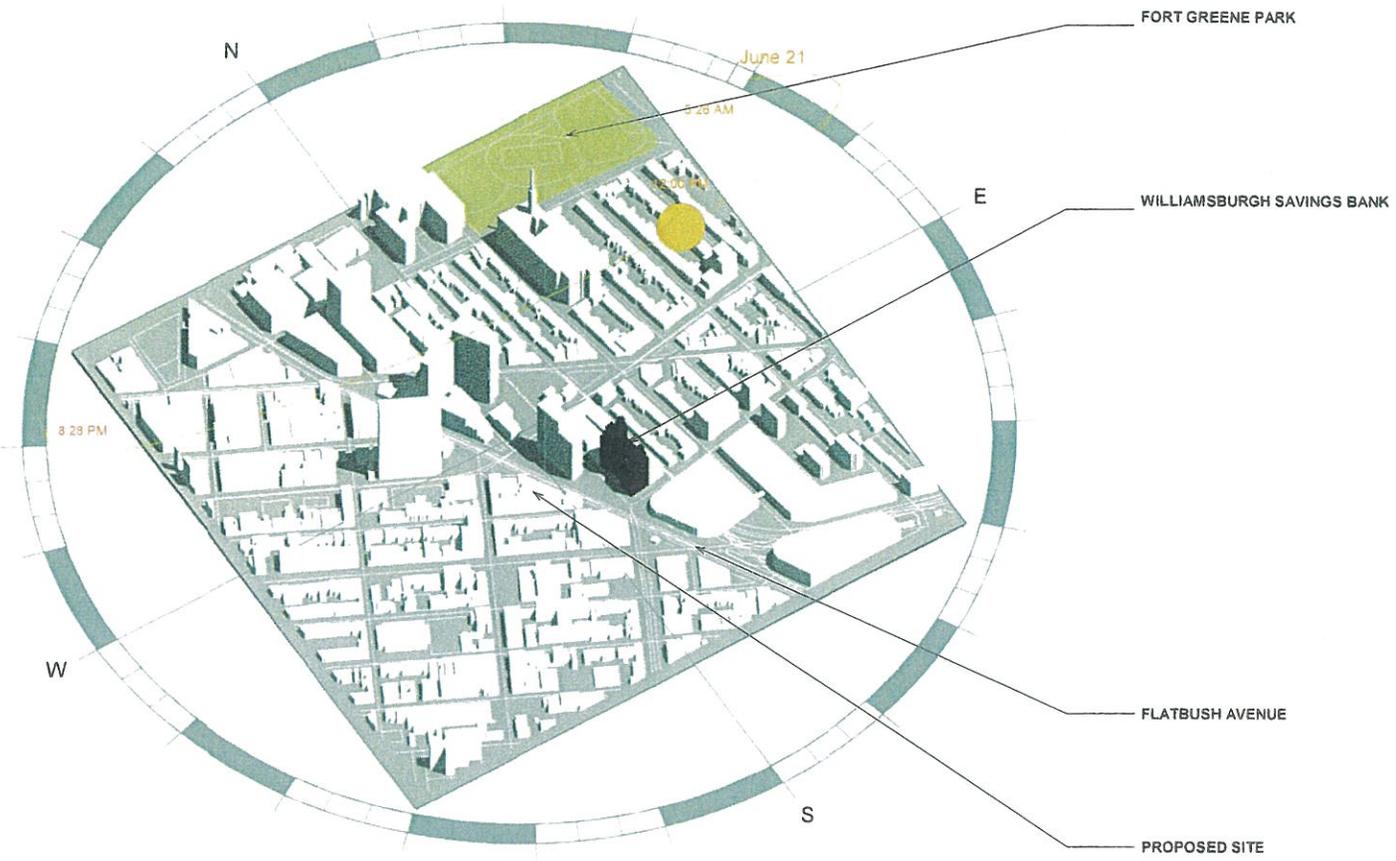


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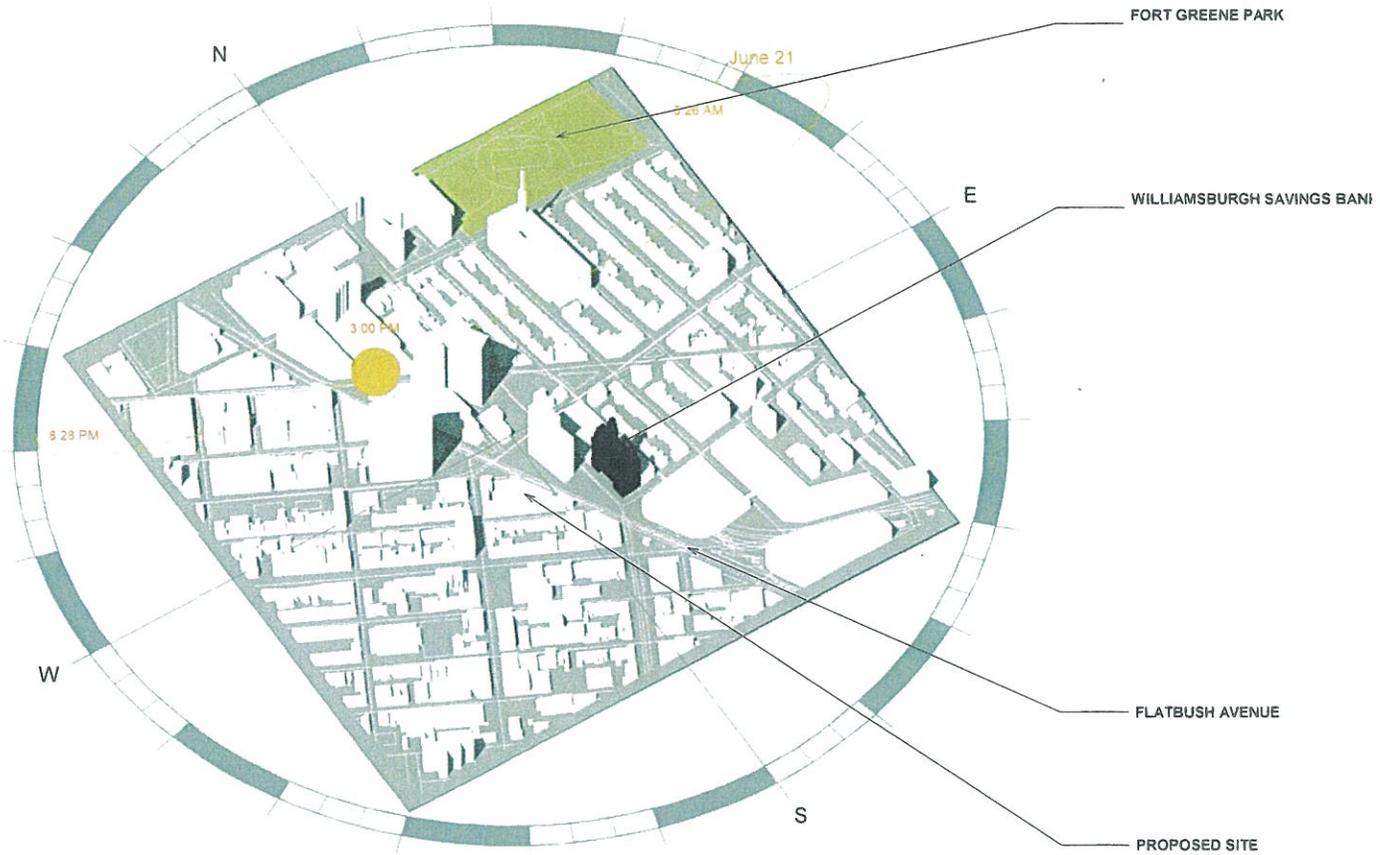
EXISTING SHADOWING: JUNE 21



JUNE 21\_ 9:00 AM



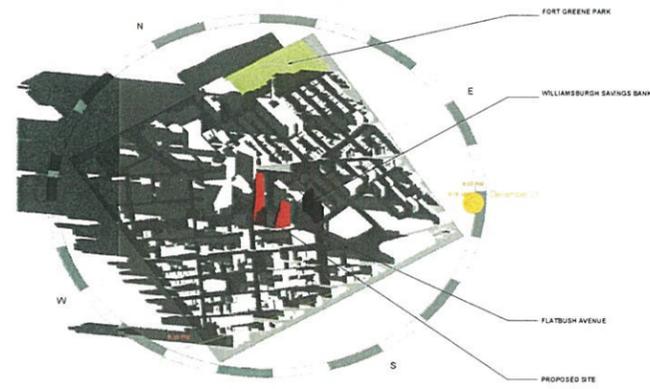
JUNE 21\_ 12:00 PM



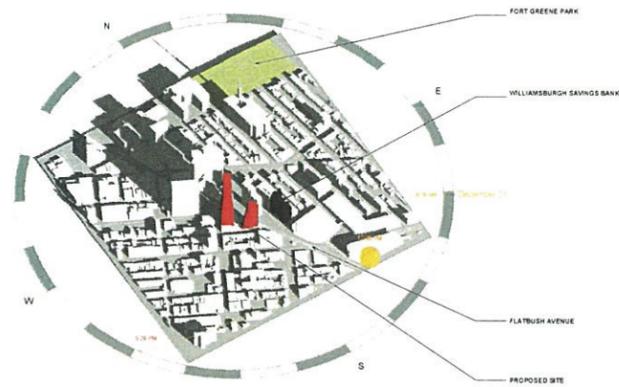
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# DOWNTOWN BROOKLYN: FLATBUSH AVENUE AREA - ADDITIONAL SHADOWING FROM 80 FLATBUSH PROPOSAL:

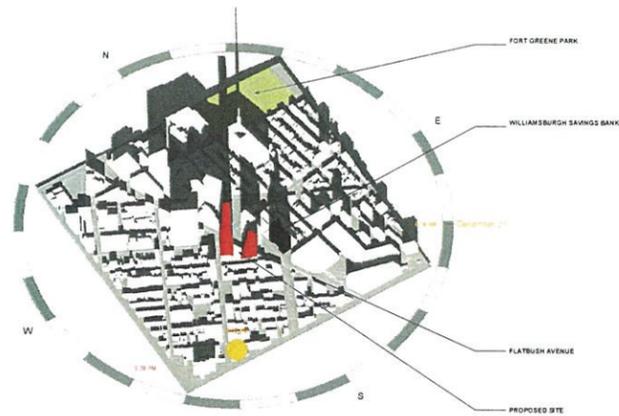
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DECEMBER 21\_ 9:00 AM

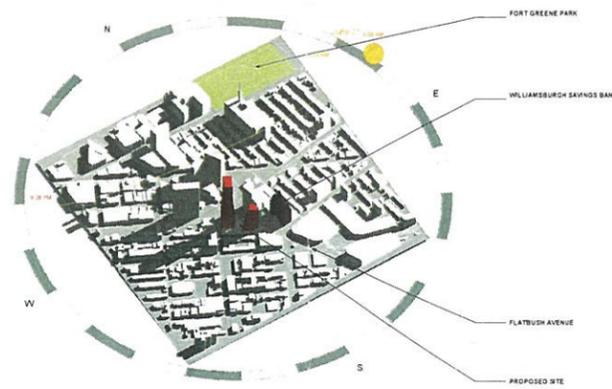


DECEMBER 21\_ 12:00 PM

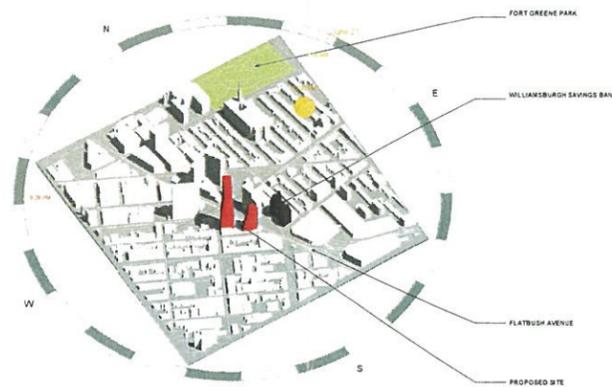


DECEMBER 21\_ 3:00 PM

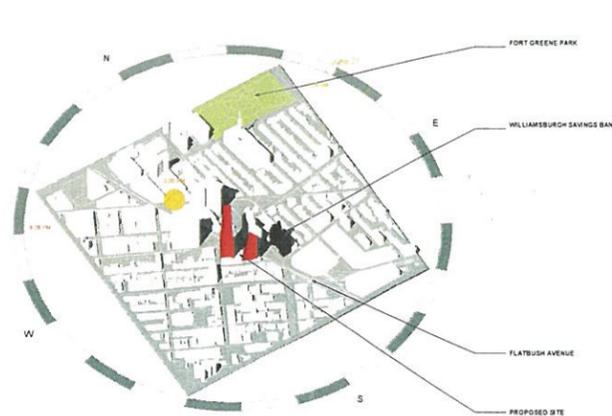
ADDITIONAL SHADOWING FROM 80 FLATBUSH PROPOSAL: JUNE 21



JUNE 21\_ 9:00 AM

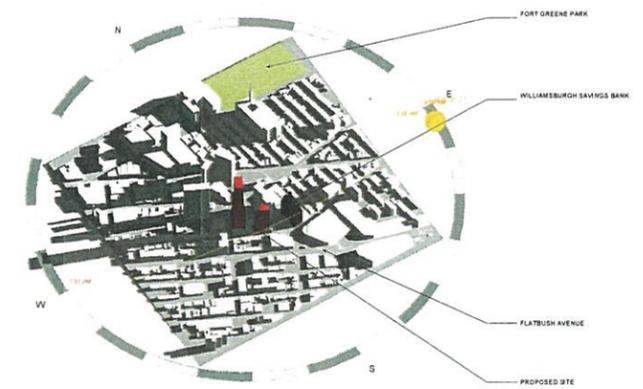


JUNE 21\_ 12:00 PM

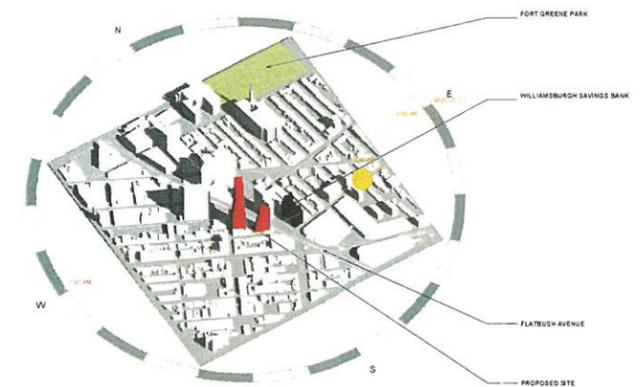


JUNE 21\_ 3:00 PM

ADDITIONAL SHADOWING FROM 80 FLATBUSH PROPOSAL: MARCH 21 / SEPT. 21



MARCH 21 / SEPT. 21\_ 9:00 AM



MARCH 21 / SEPT. 21\_ 12:00 PM



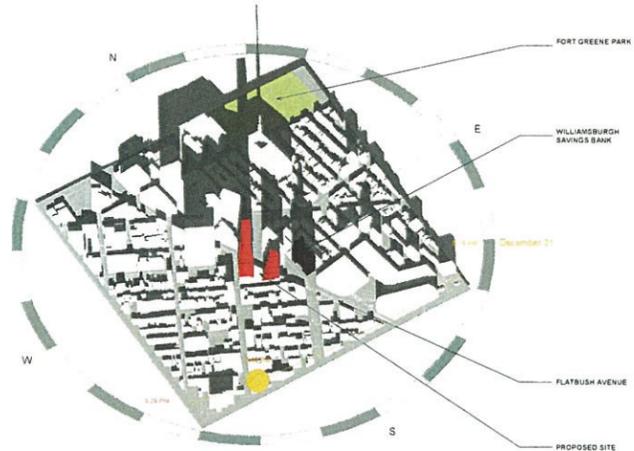
MARCH 21 / SEPT. 21\_ 3:00 PM

# DOWNTOWN BROOKLYN: FLATBUSH AVENUE AREA - ADDITIONAL SHADOWING FROM 80 FLATBUSH PROPOSAL:

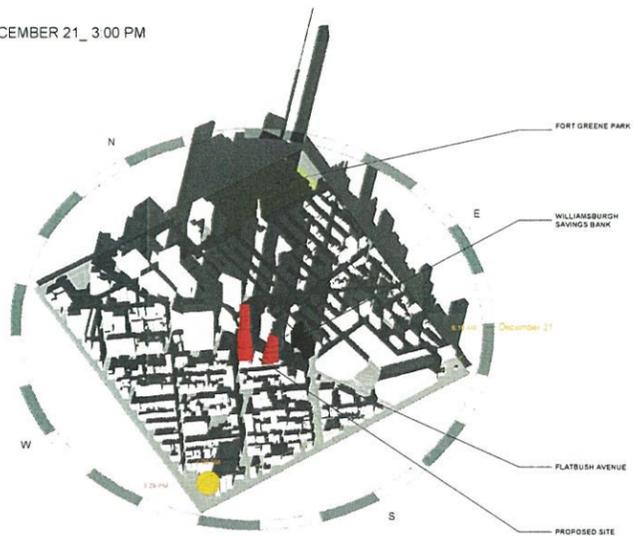
ADDITIONAL SHADOWING FROM 80 FLATBUSH PROPOSAL: DECEMBER 21



DECEMBER 21\_ 2:00 PM

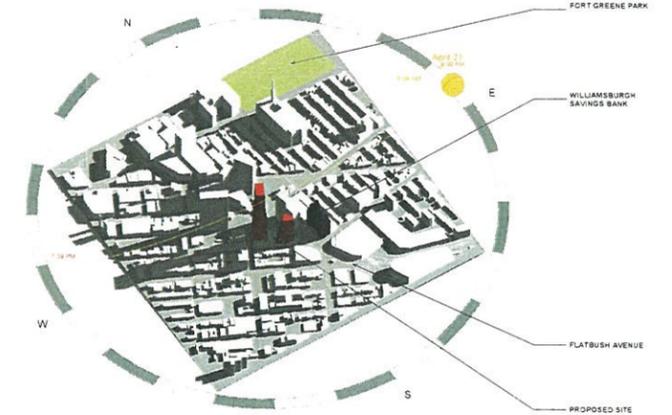


DECEMBER 21\_ 3:00 PM



DECEMBER 21\_ 4:00 PM

ADDITIONAL SHADOWING FROM 80 FLATBUSH PROPOSAL: MARCH 21 / SEPT 21



MARCH 21 / SEPT 21\_ 4:00 PM

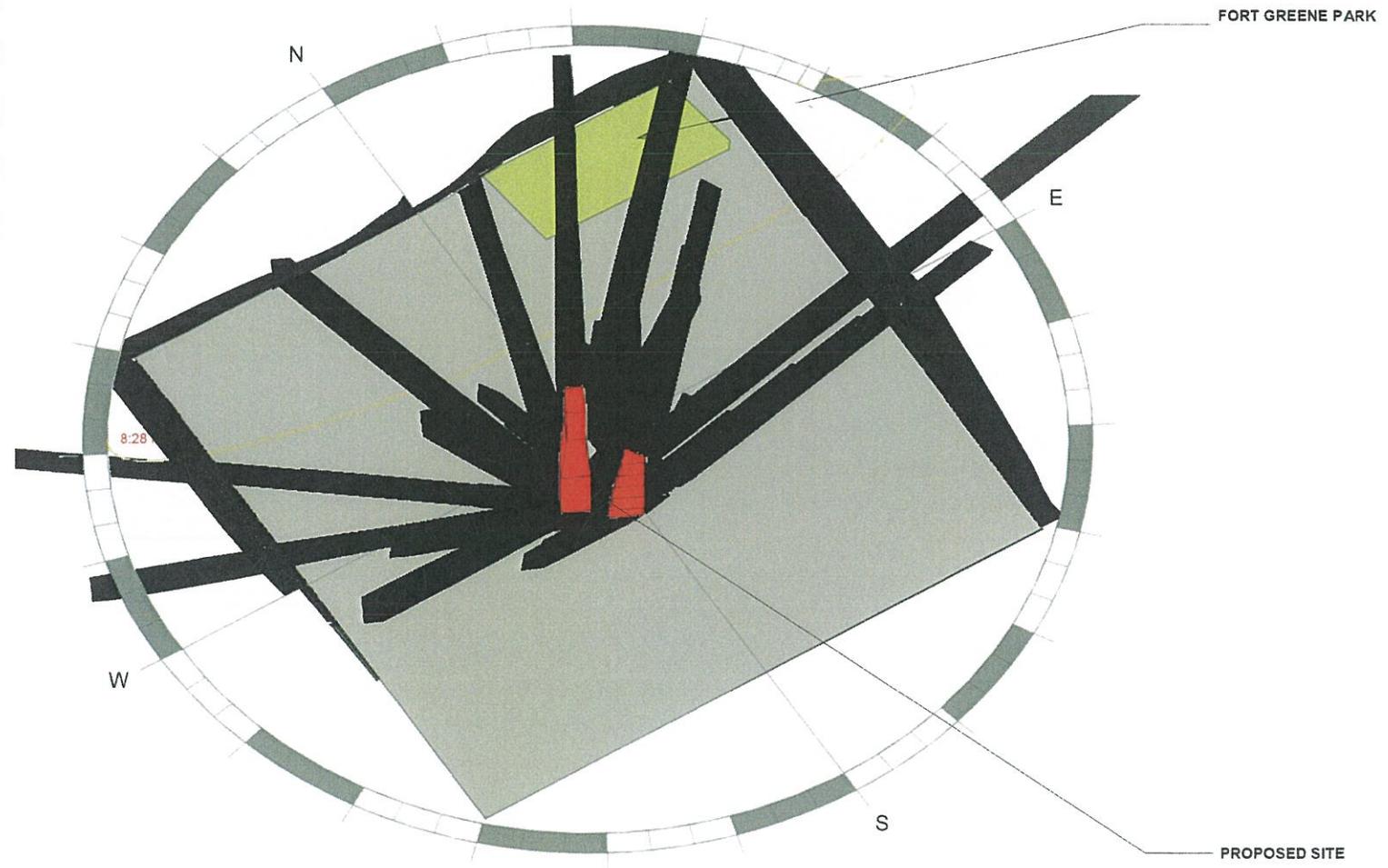


MARCH 21 / SEPT 21\_ 5:00 PM

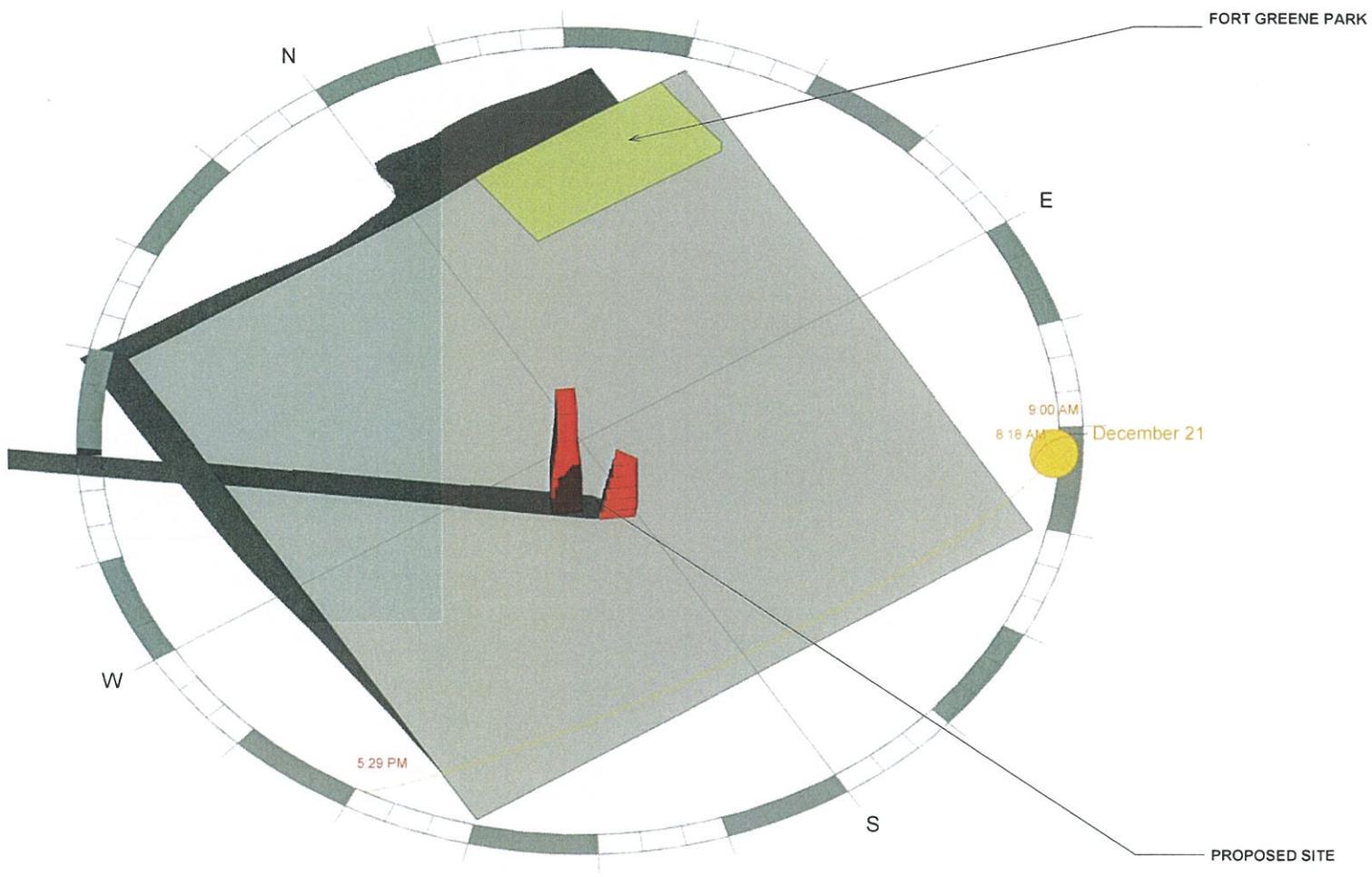


MARCH 21 / SEPT 21\_ 6:00 PM

**SHADOWING FROM 80 FLATBUSH PROPOSAL:**

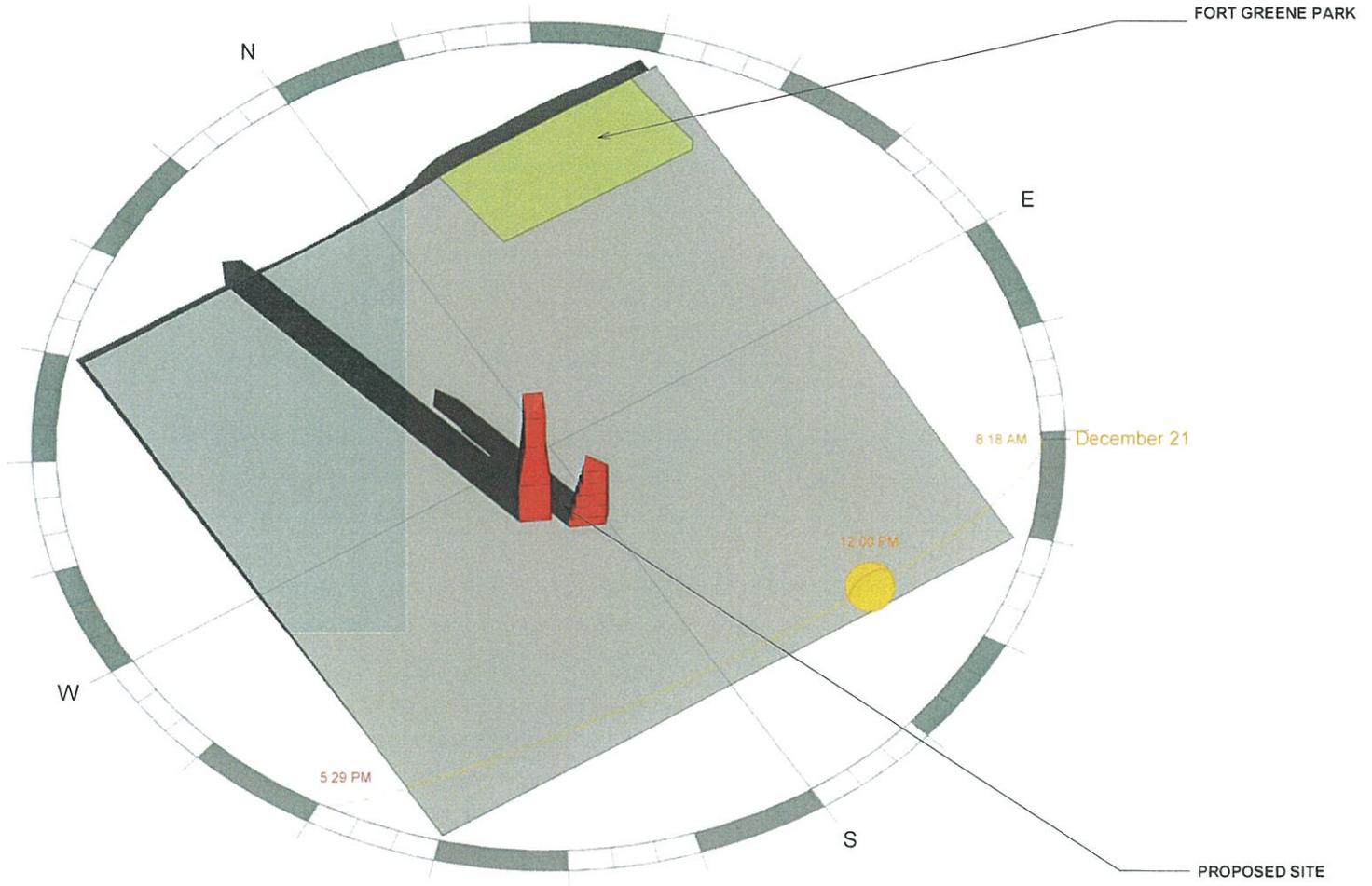


DOWNTOWN BROOKLYN: FLATBUSH AVENUE AREA  
ADDITIONAL SHADOWING FROM 80 FLATBUSH PROPOSAL:



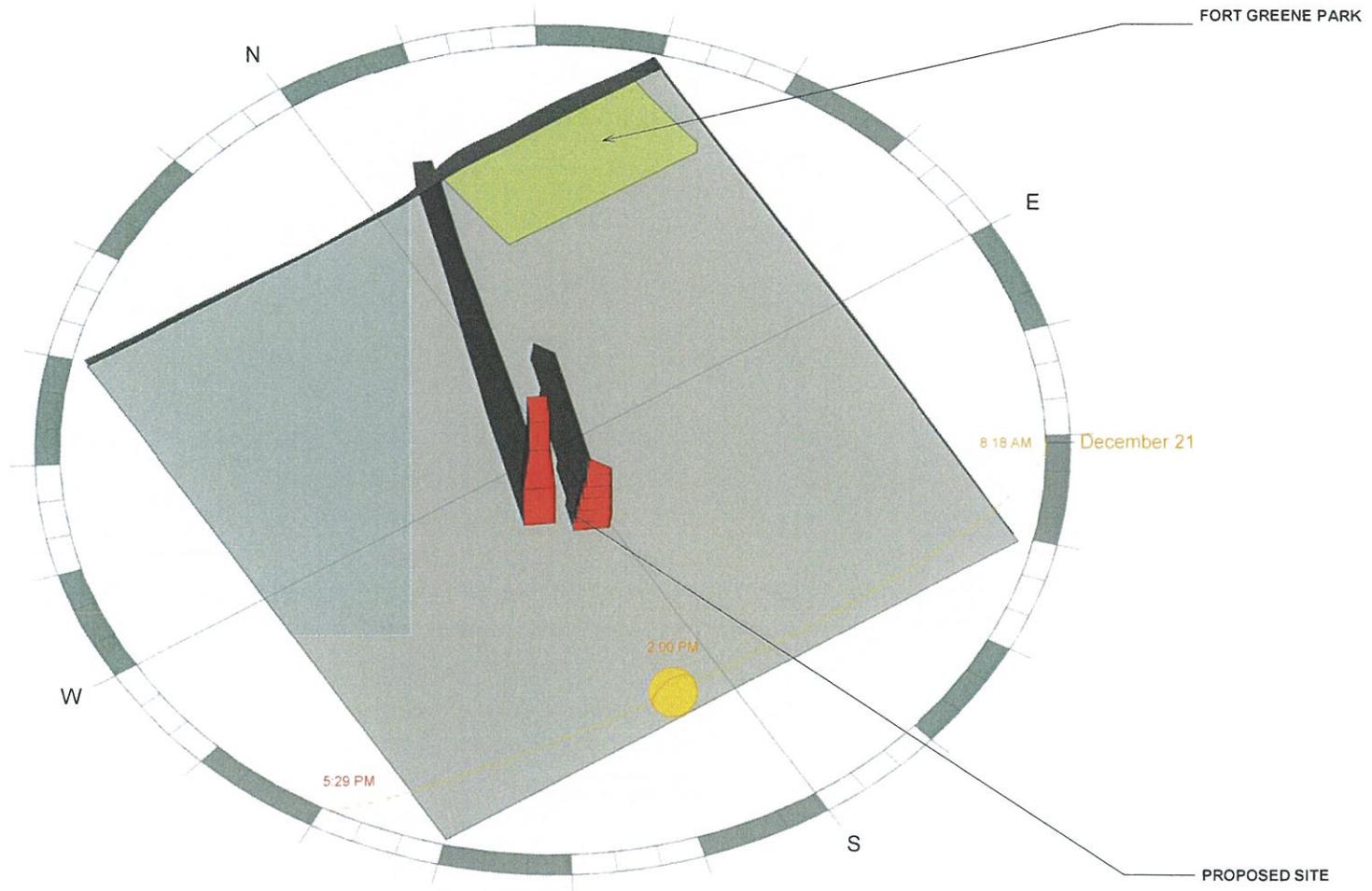
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ADDITIONAL SHADOWING FROM 80 FLATBUSH PROPOSAL:



DECEMBER 21 : 12:00 PM

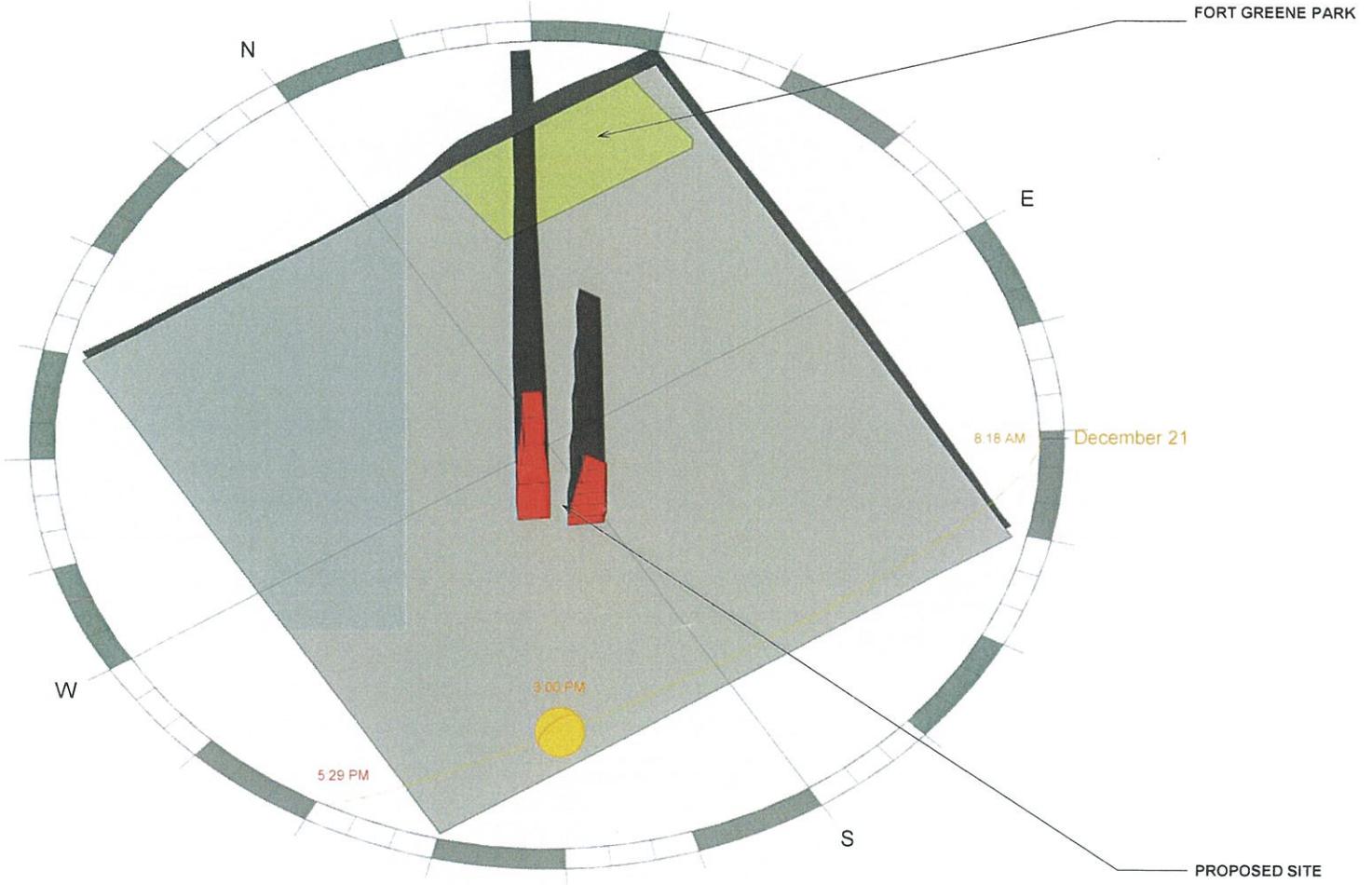
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**DECEMBER 21 : 2:00 PM**

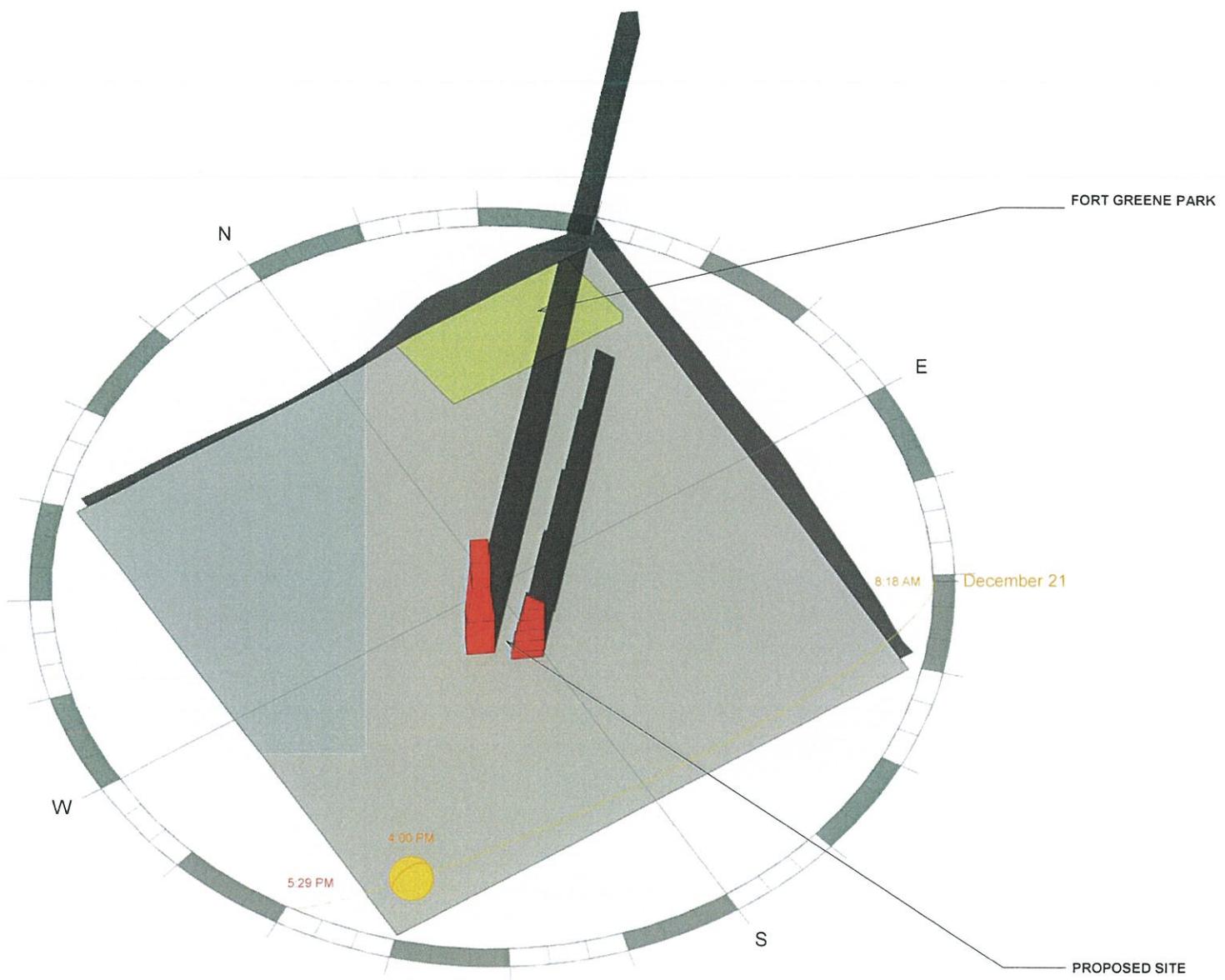
**DOWNTOWN BROOKLYN, FLATBUSH AVENUE AREA**

**ADDITIONAL SHADOWING FROM 80 FLATBUSH PROPOSAL:**



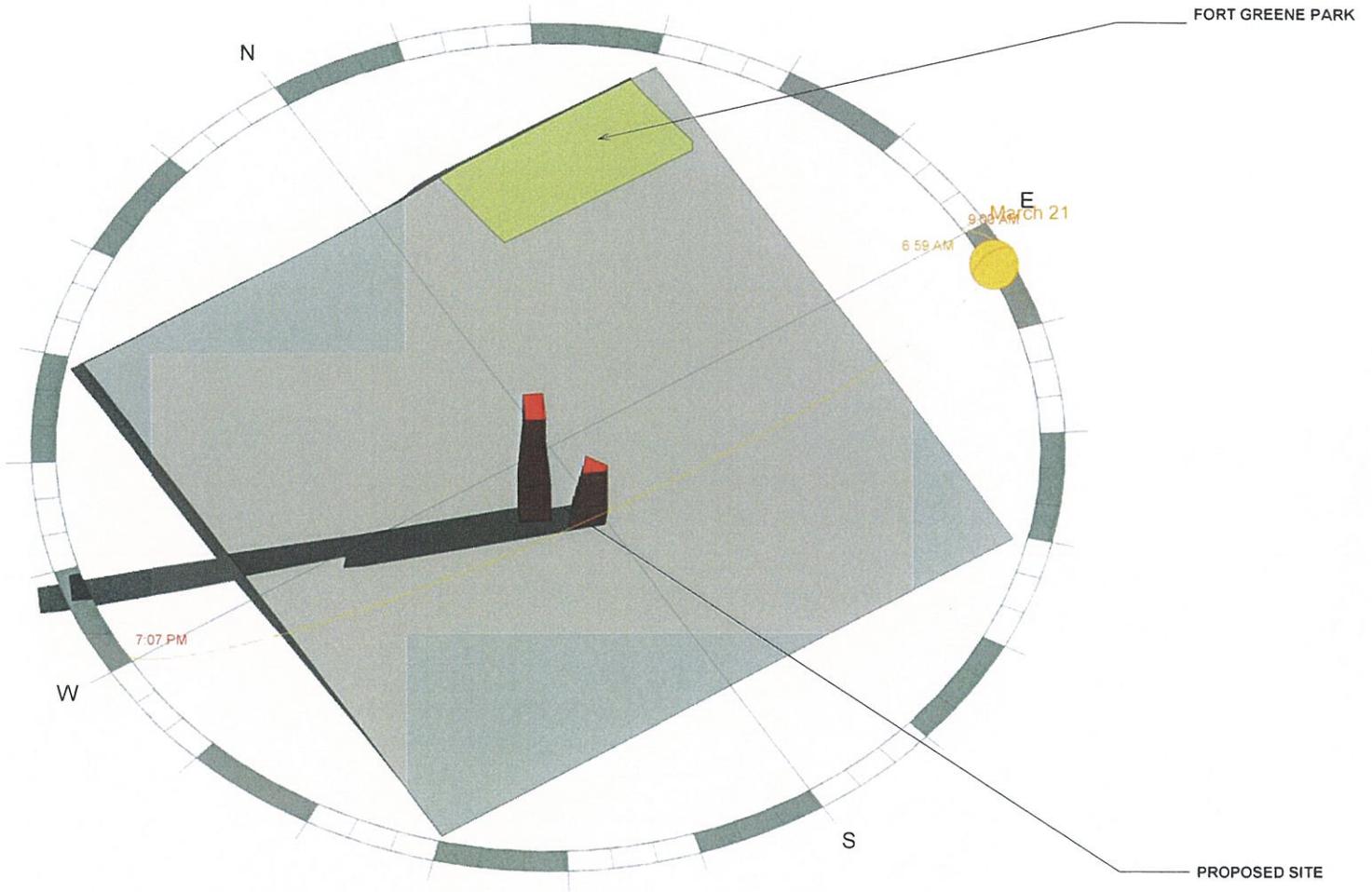
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ADDITIONAL SHADOWING FROM 80 FLATBUSH PROPOSAL:



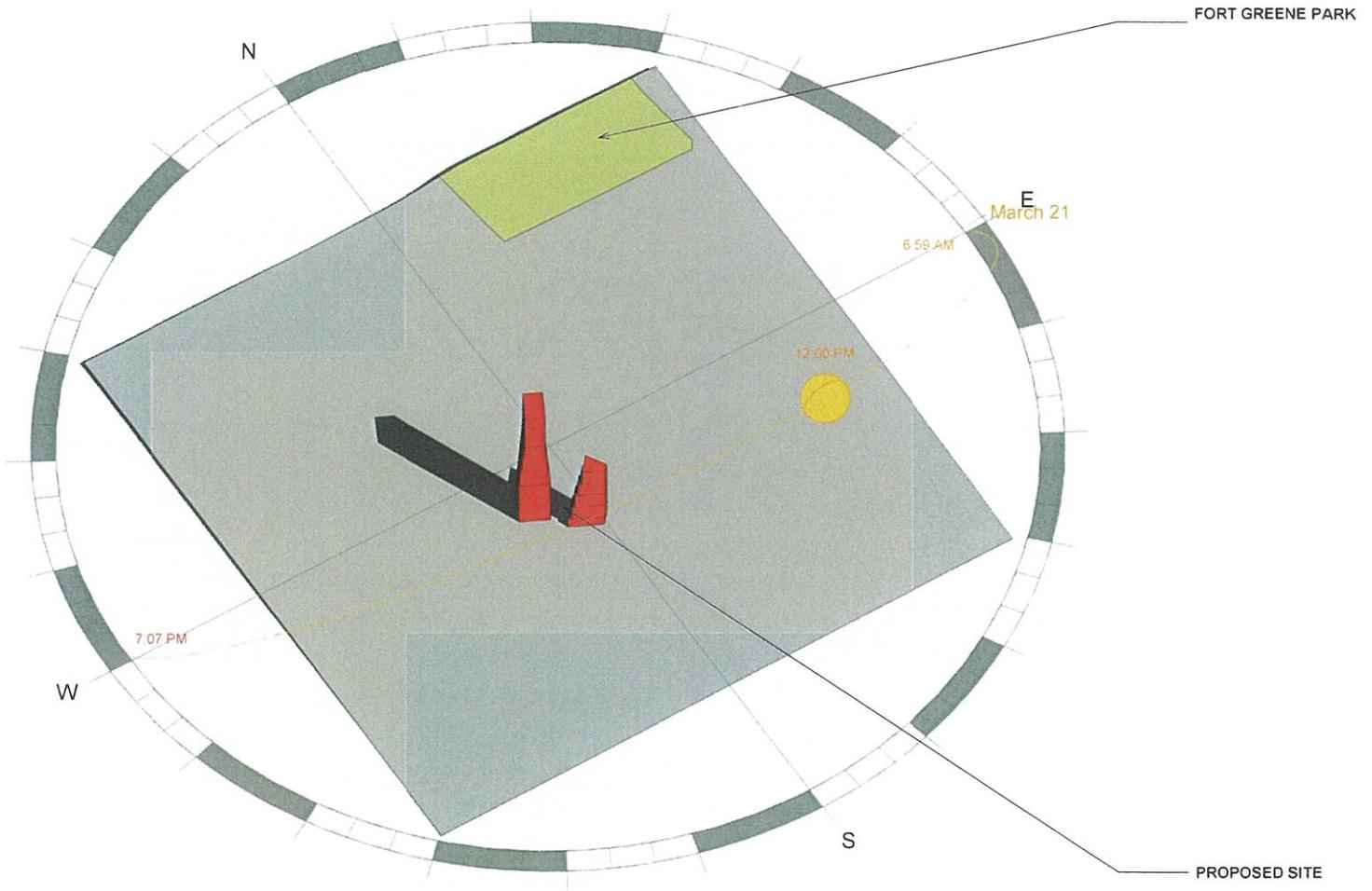
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ADDITIONAL SHADOWING FROM 80 FLATBUSH PROPOSAL:



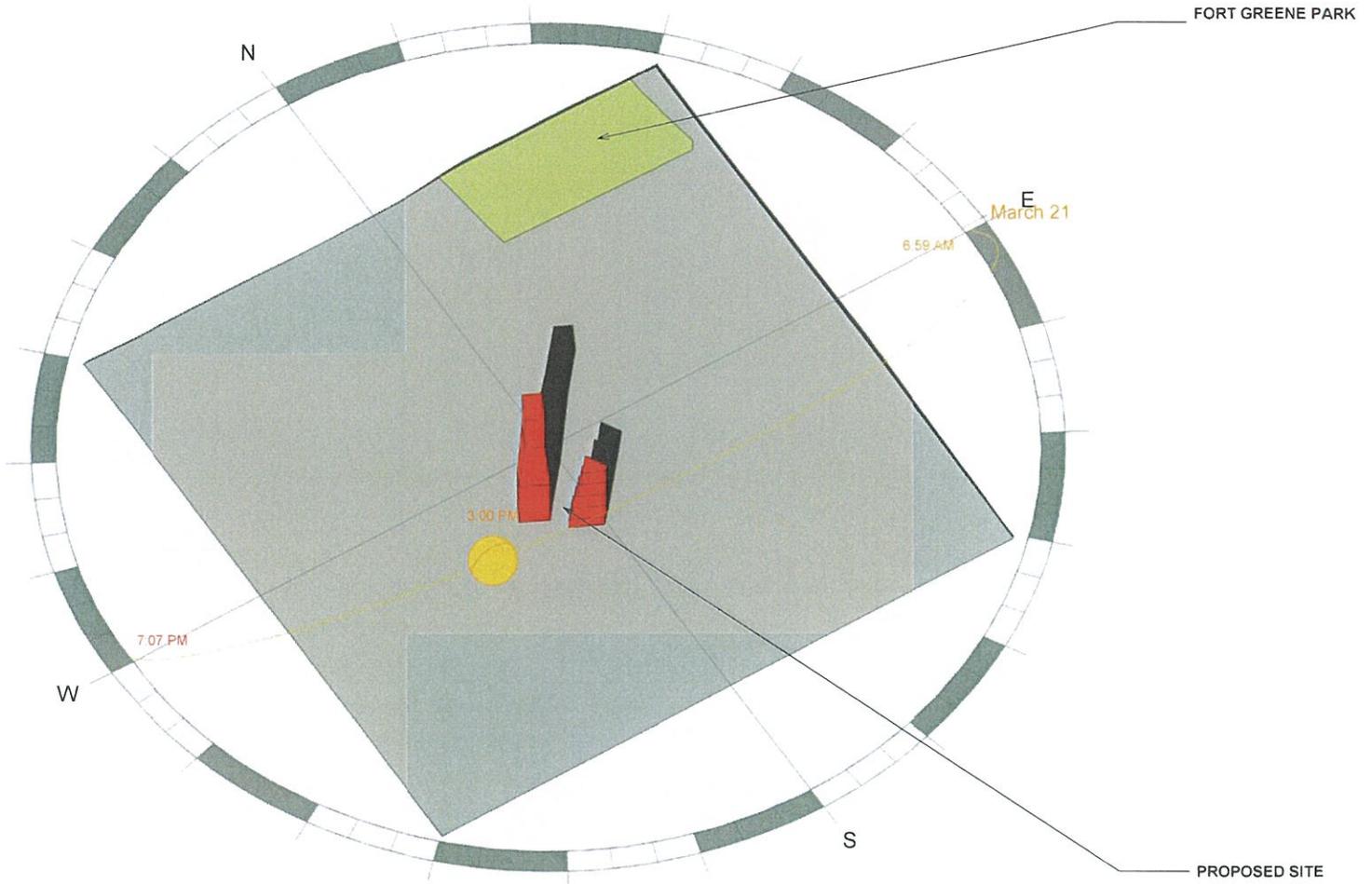
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**DOWNTOWN BROOKLYN, FLATBUSH AVENUE AREA**  
**ADDITIONAL SHADOWING FROM 80 FLATBUSH PROPOSAL:**



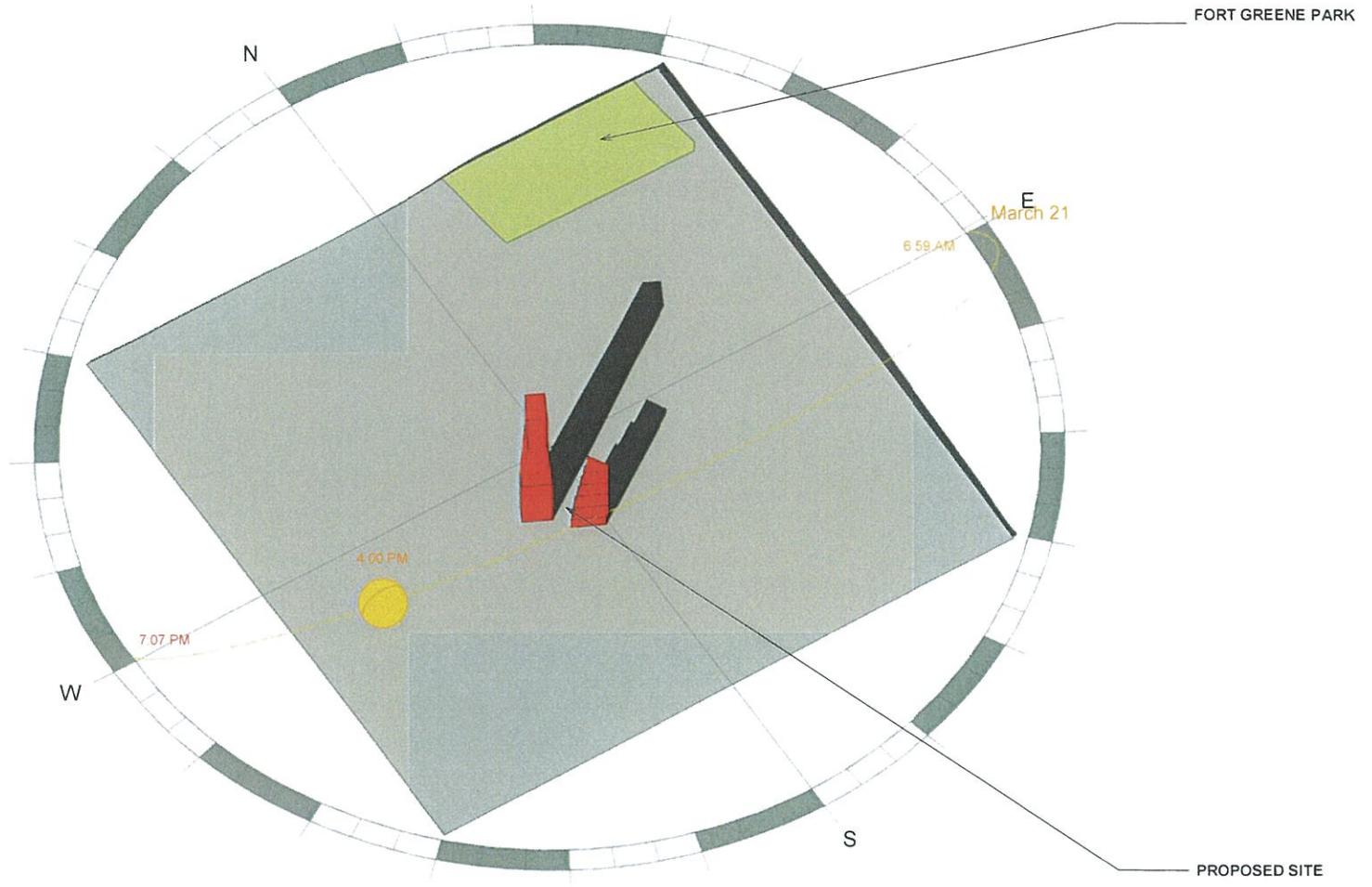
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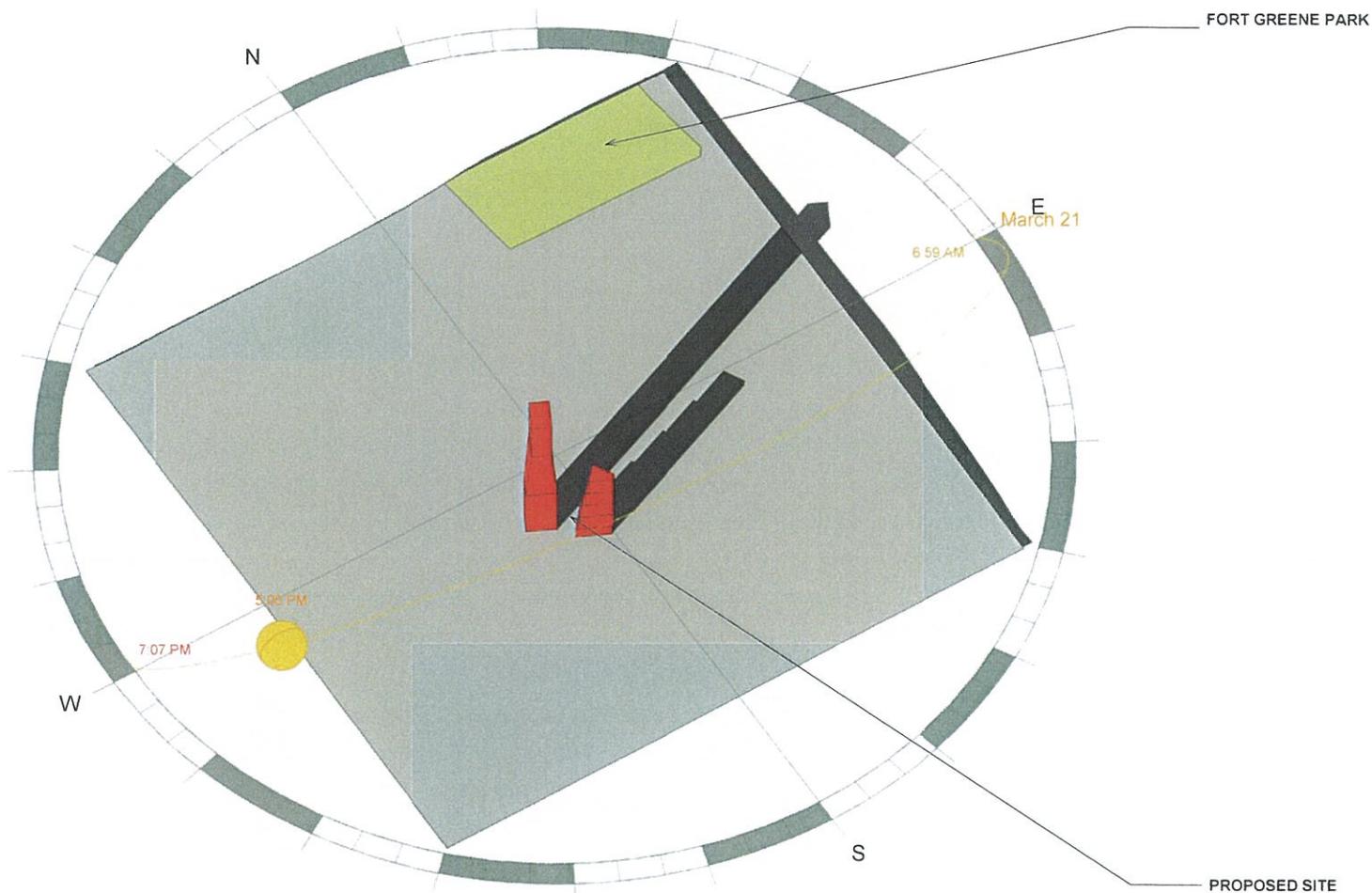
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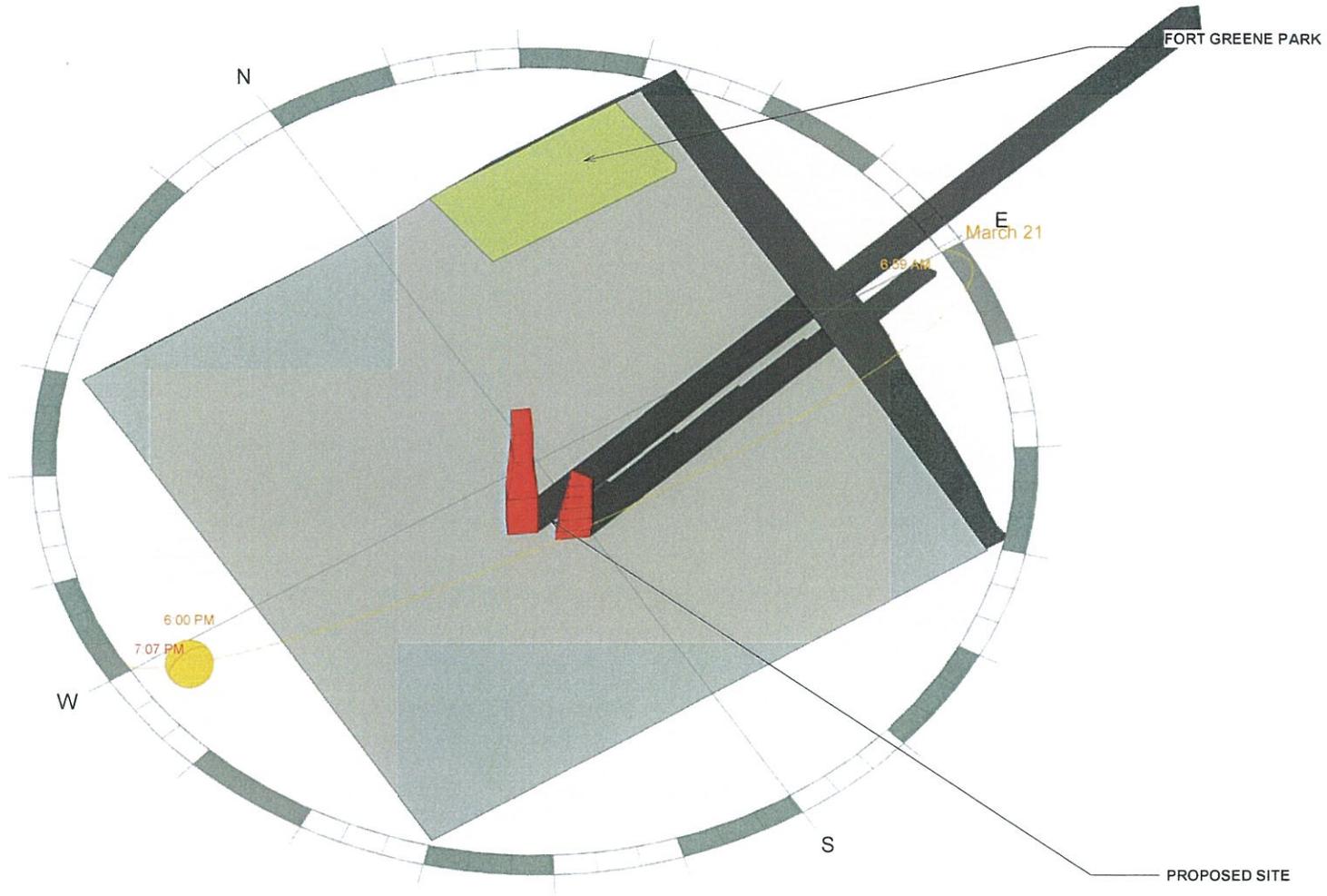
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ADDITIONAL SHADOWING FROM 80 FLATBUSH PROPOSAL:



**MARCH 21 & SEPT. 21 - 5:00 PM**

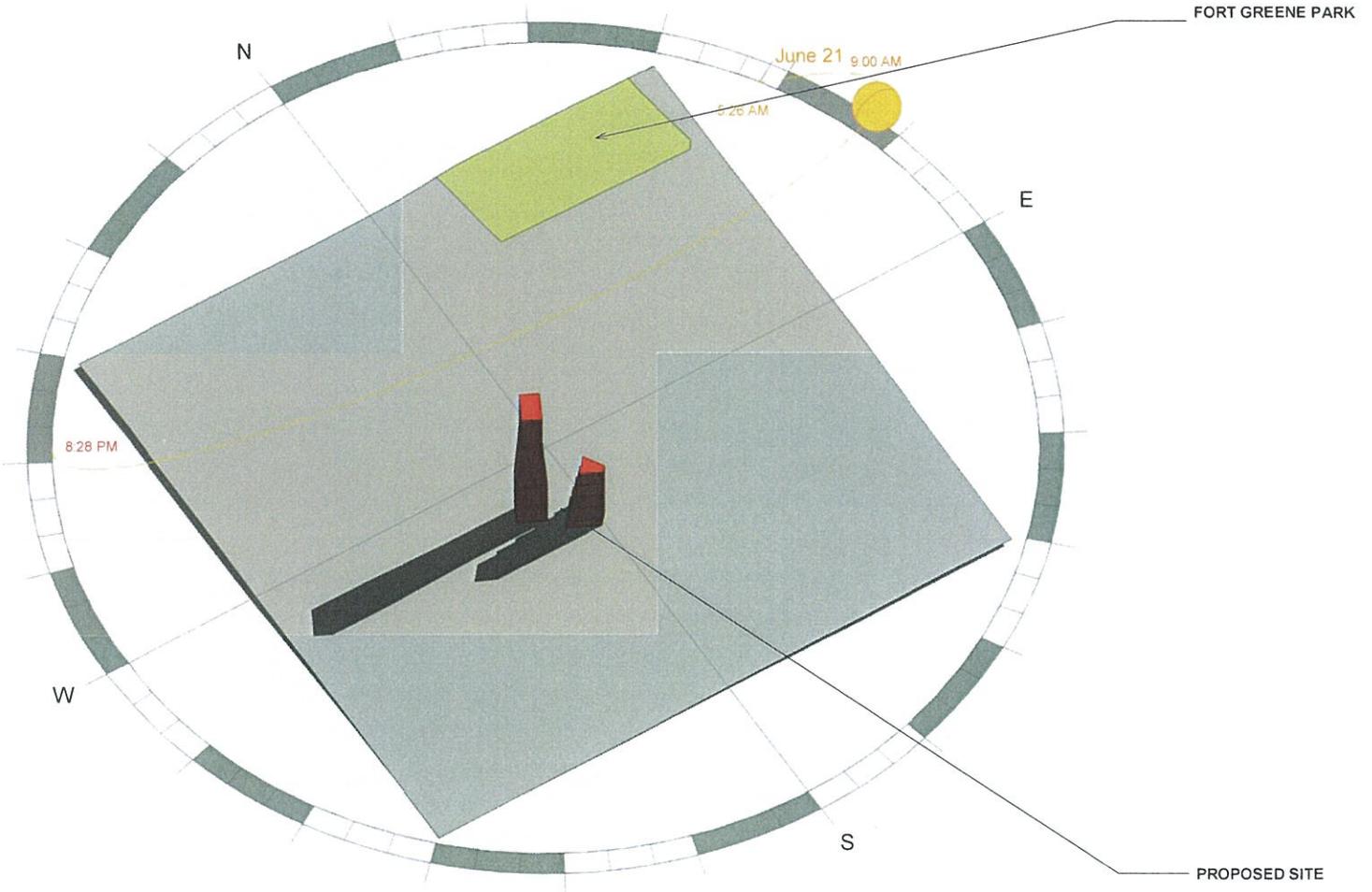
**DOWNTOWN BROOKLYN, FLATBUSH AVENUE AREA**  
**ADDITIONAL SHADOWING FROM 80 FLATBUSH PROPOSAL:**



**MARCH 21 & SEPT. 21 - 6:00 PM**

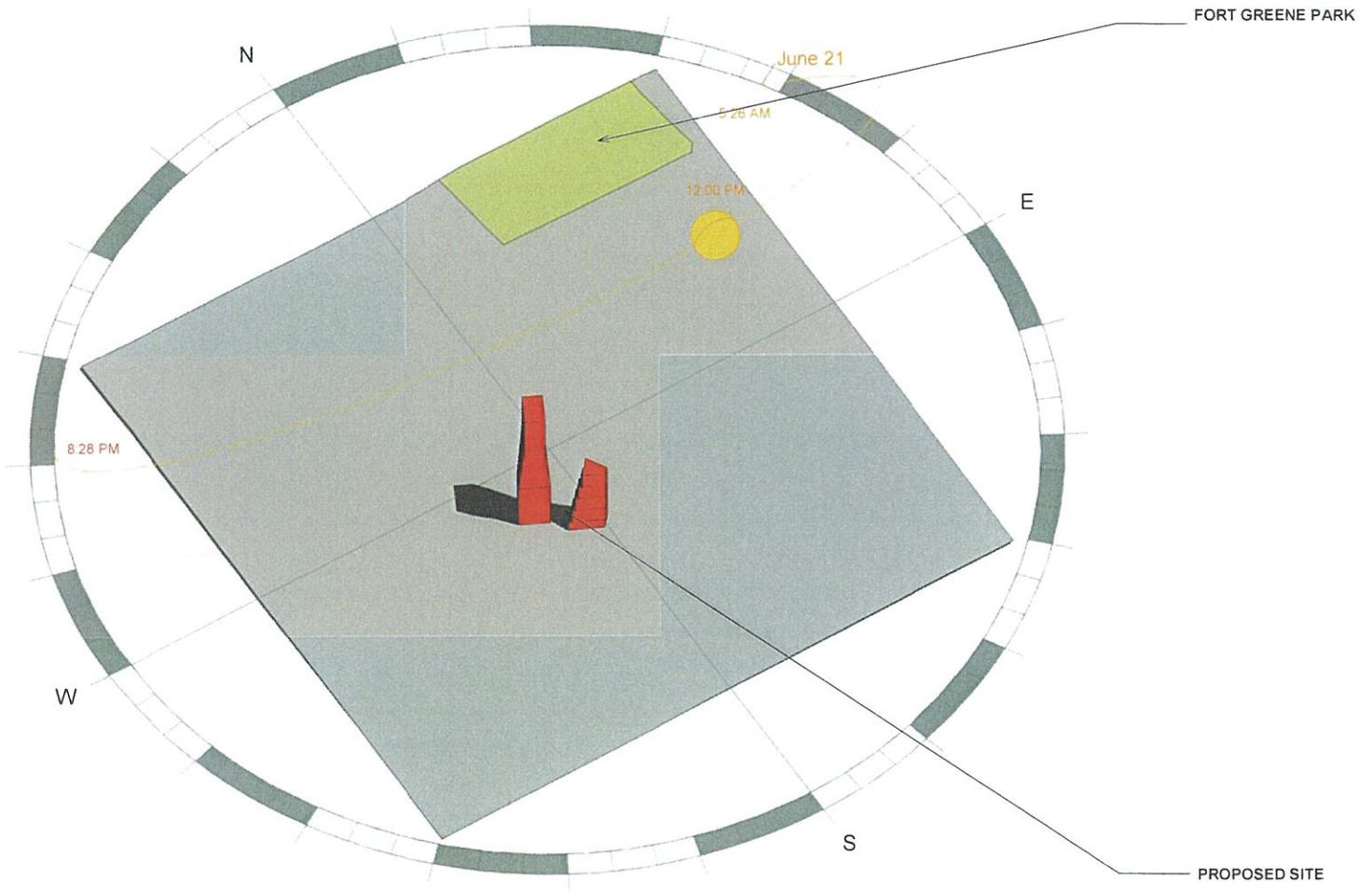
**OWNTOWN BROOKLYN: FLATBUSH AVENUE AREA**

ADDITIONAL SHADOWING FROM 80 FLATBUSH PROPOSAL:



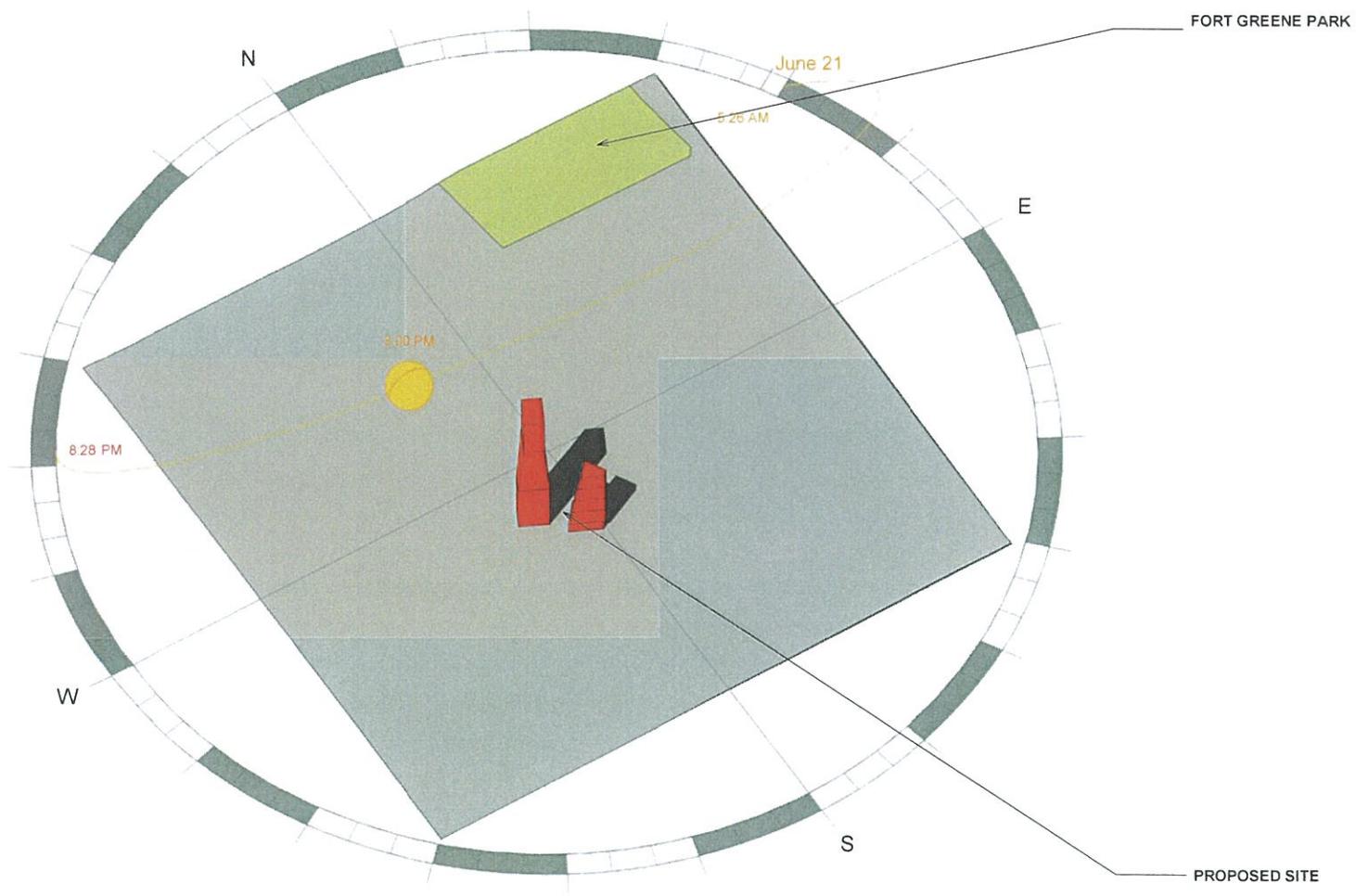
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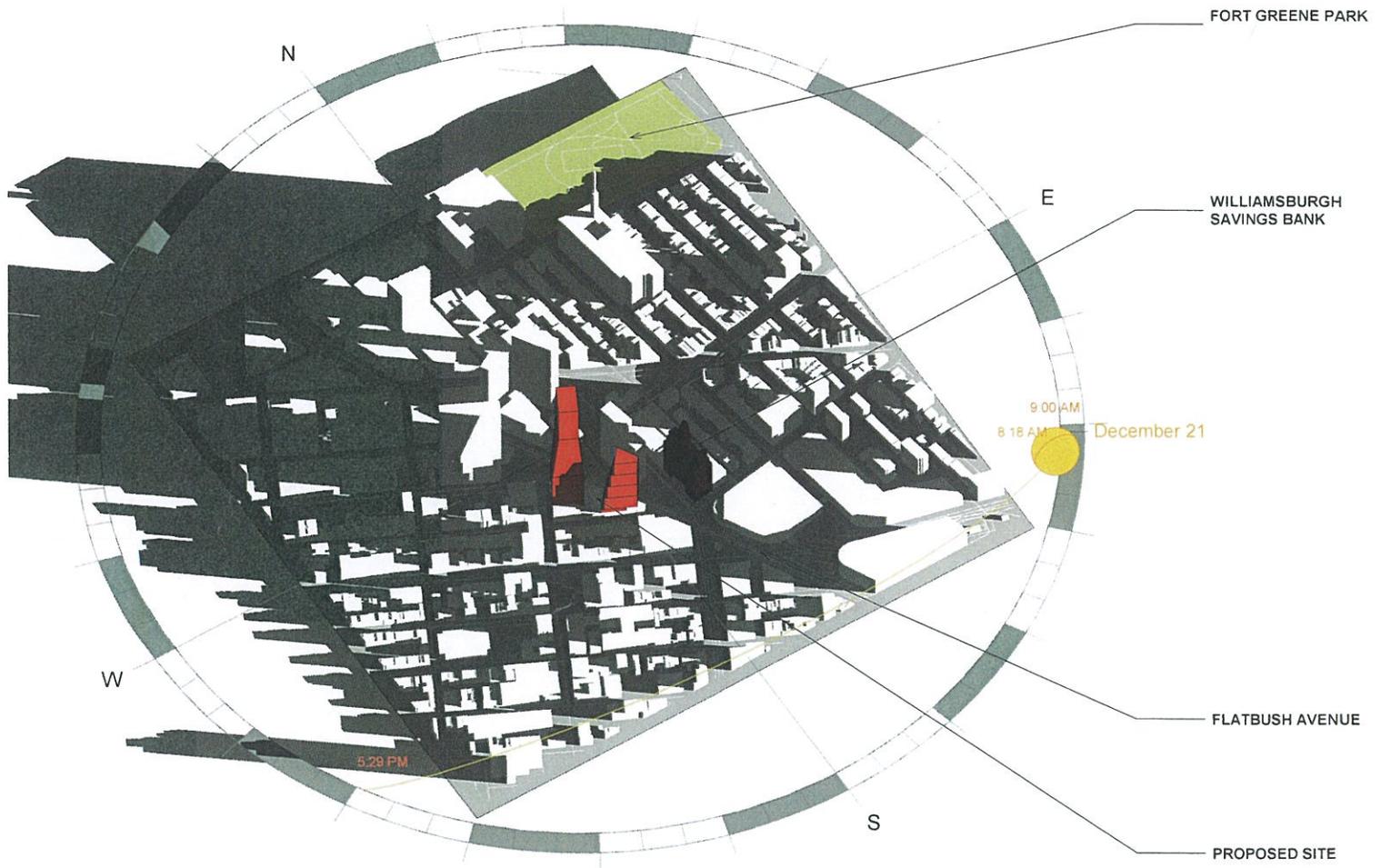
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**ADDITIONAL SHADOWING FROM 80 FLATBUSH PROPOSAL:**



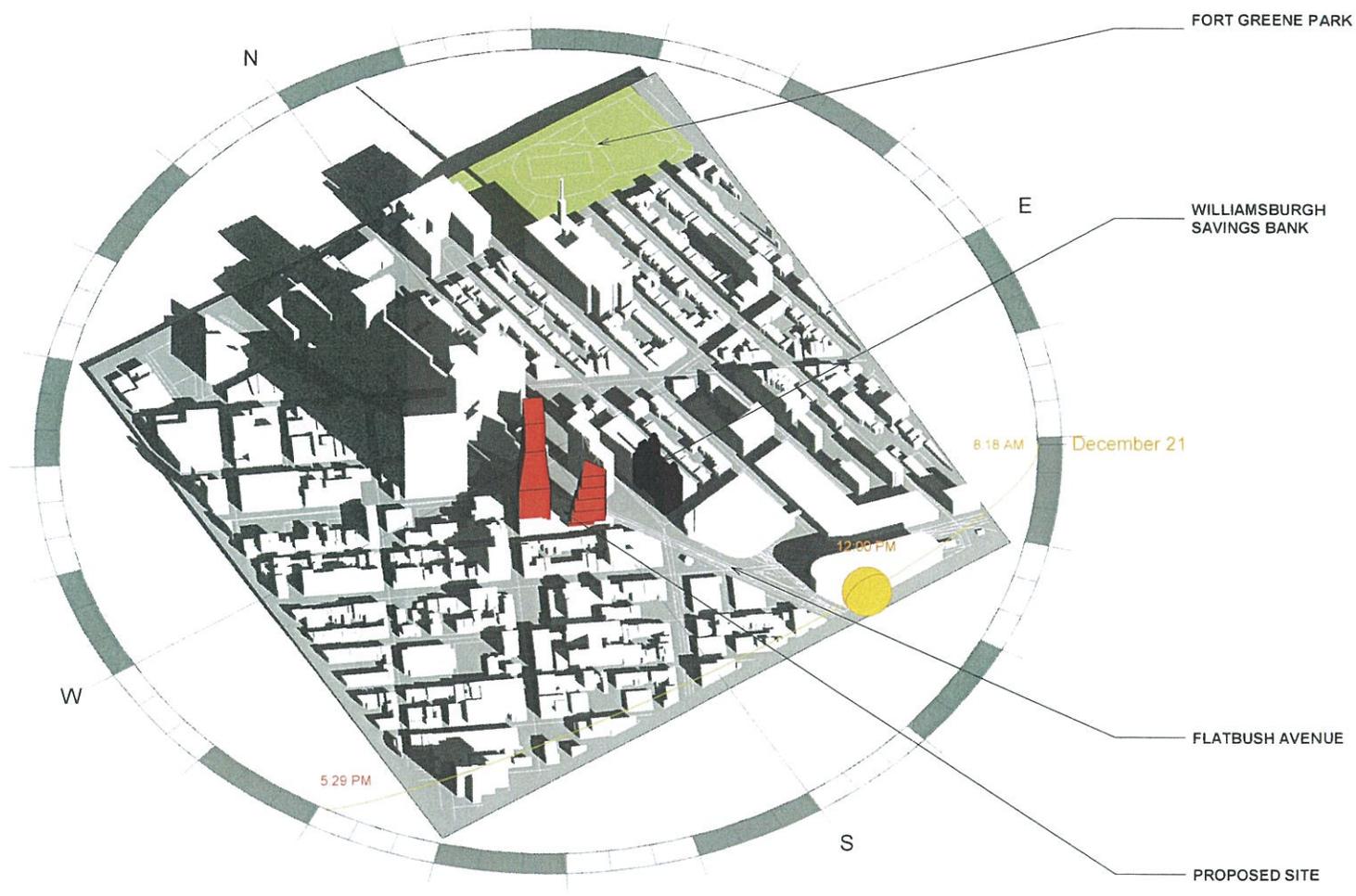
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ADDITIONAL SHADOWING FROM 80 FLATBUSH PROPOSAL:



DECEMBER 21 : 9:00 AM

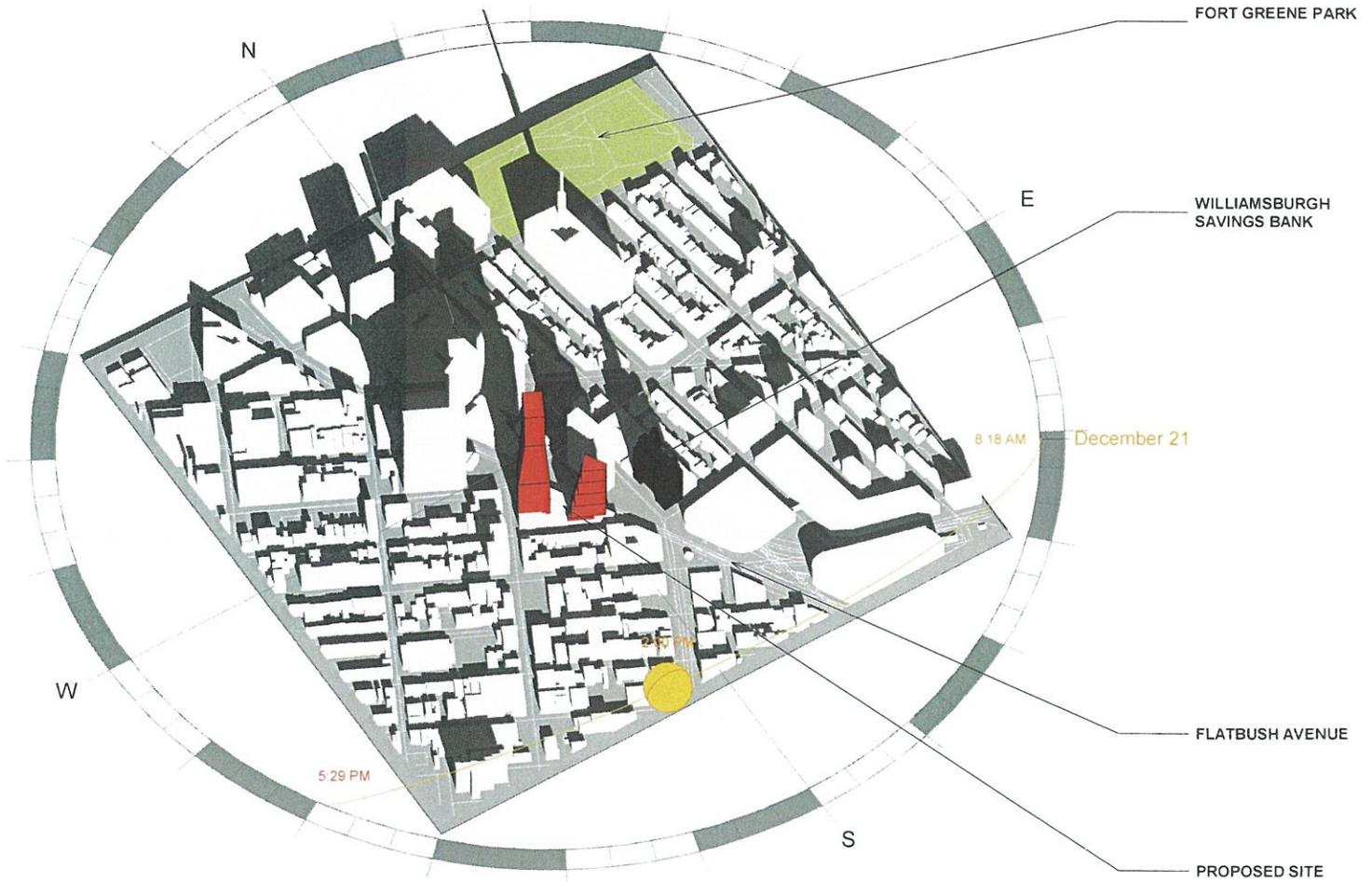
**DOWNTOWN BROOKLYN: FLATBUSH AVENUE AREA**  
**ADDITIONAL SHADOWING FROM 80 FLATBUSH PROPOSAL:**



**DECEMBER 21 : 12:00 PM**

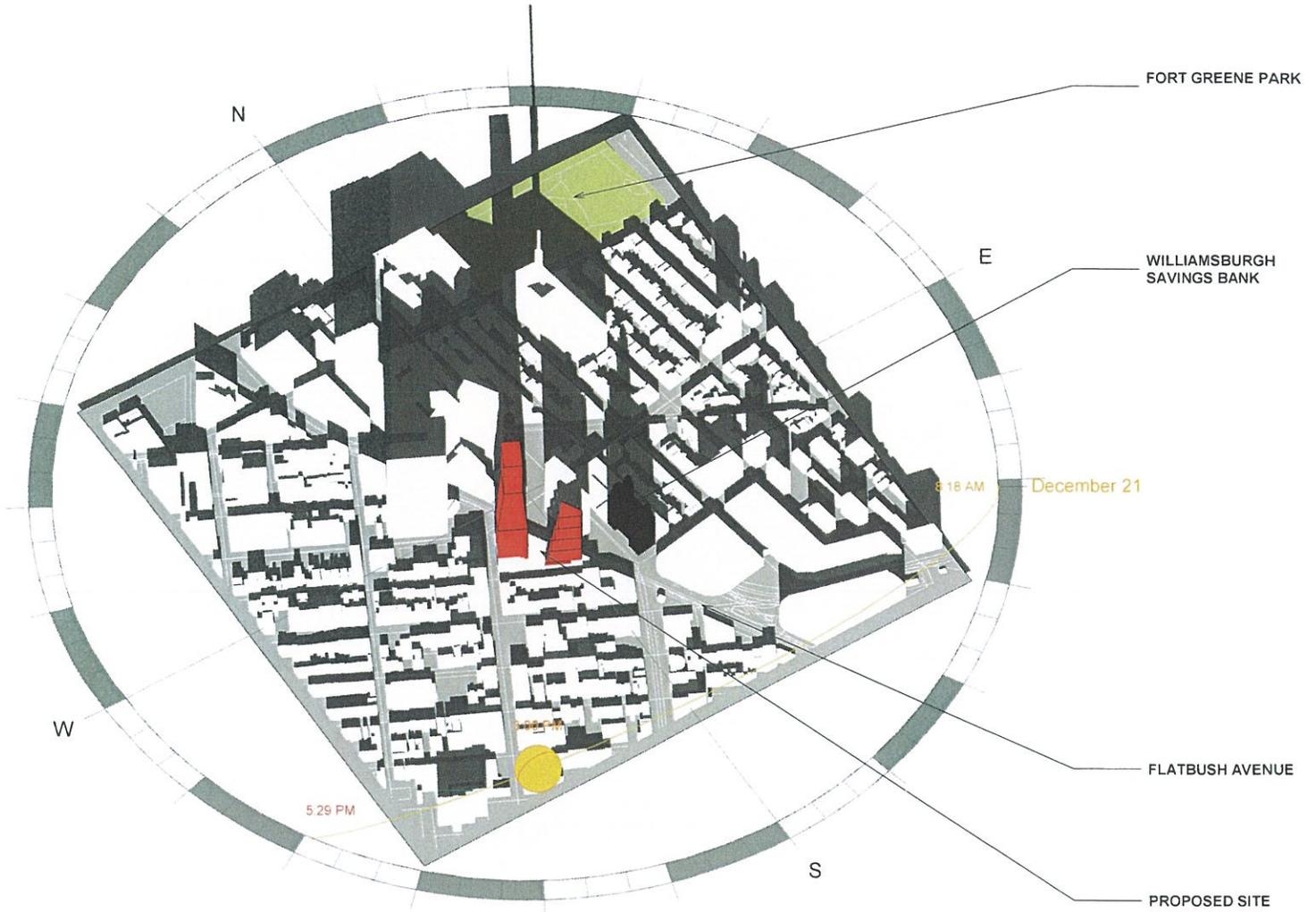
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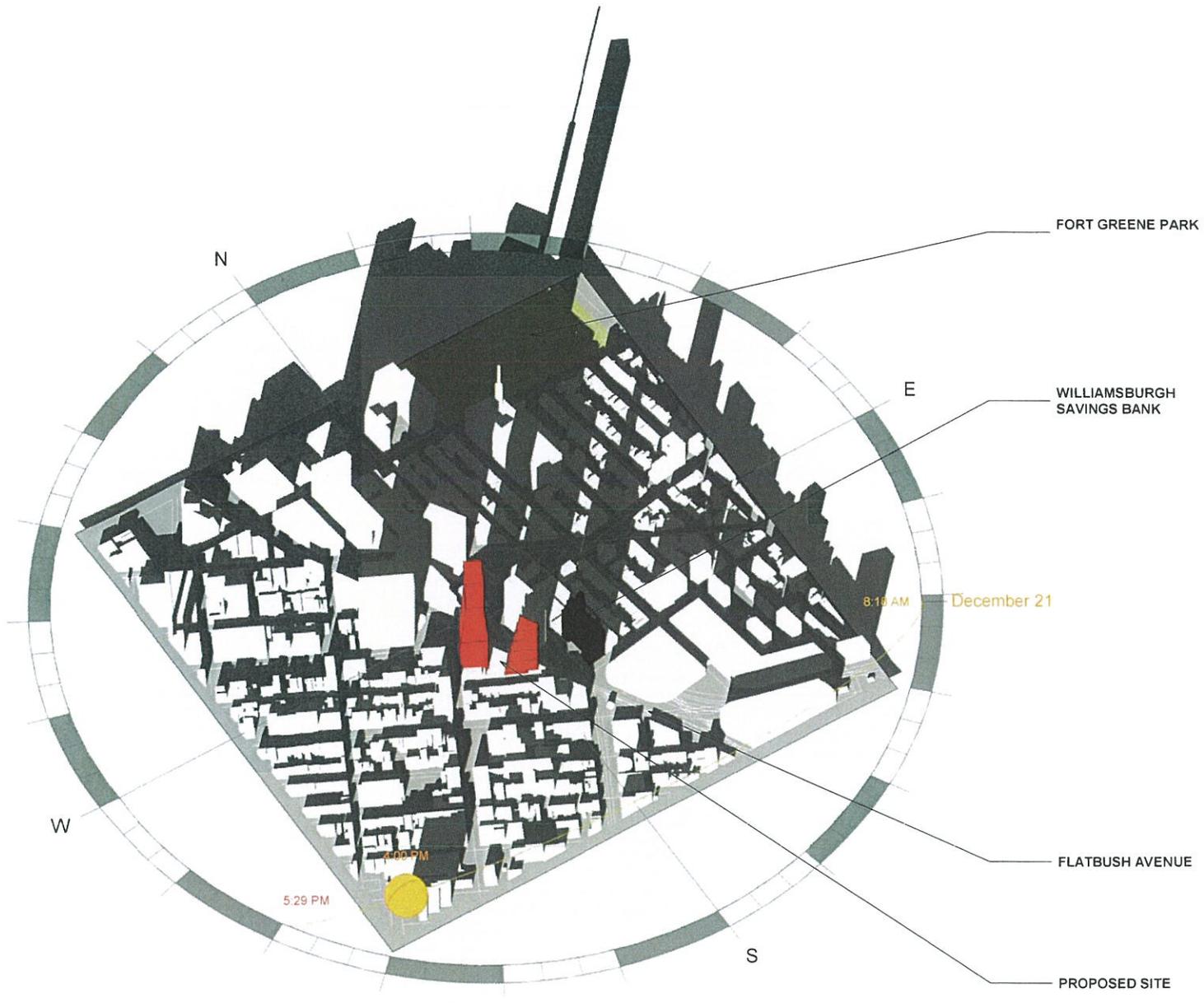
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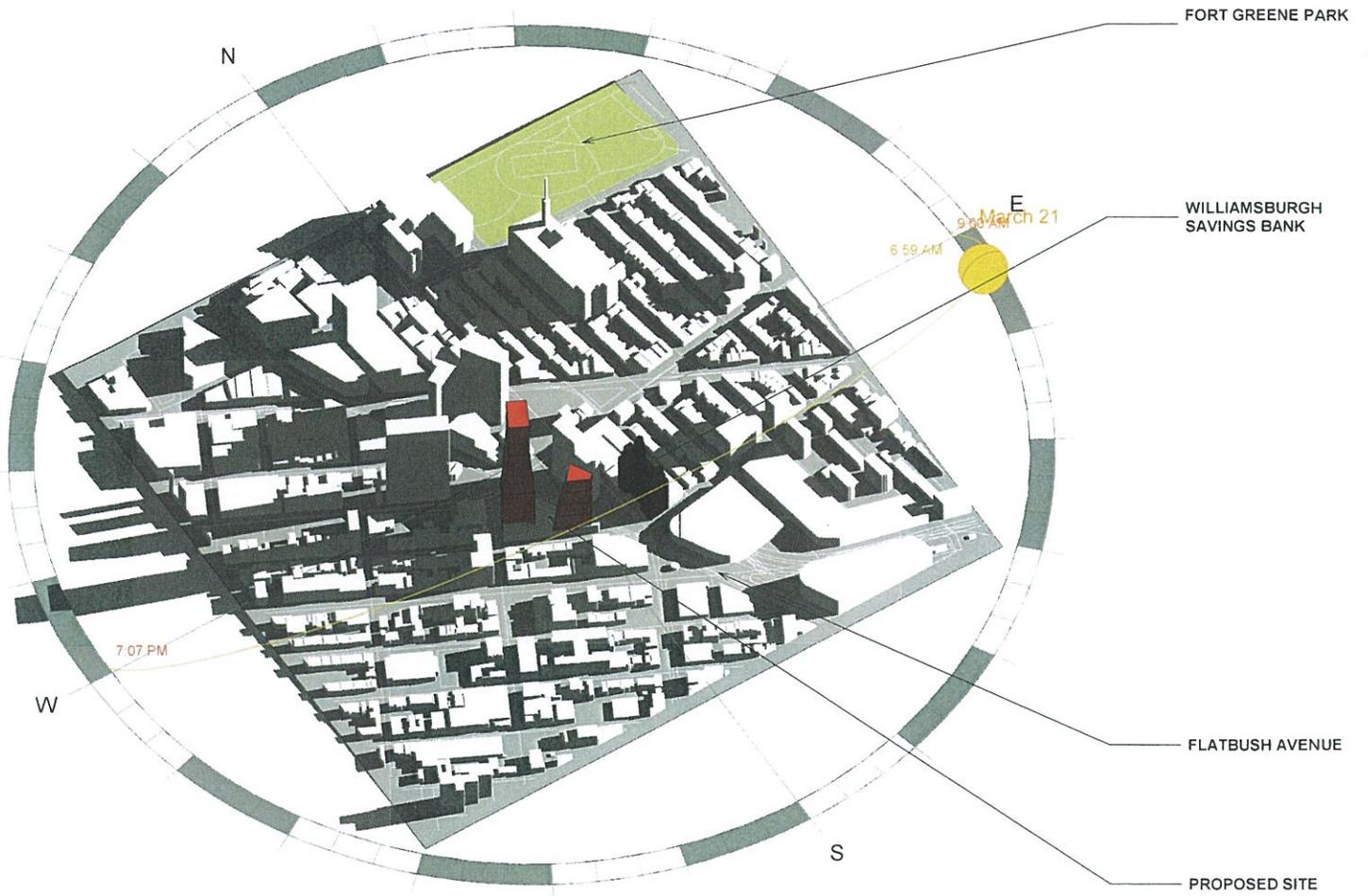
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**DOWNTOWN BROOKLYN, FLATBUSH AVENUE AREA**  
**ADDITIONAL SHADOWING FROM 80 FLATBUSH PROPOSAL:**



**DECEMBER 21 : 4:00 PM**

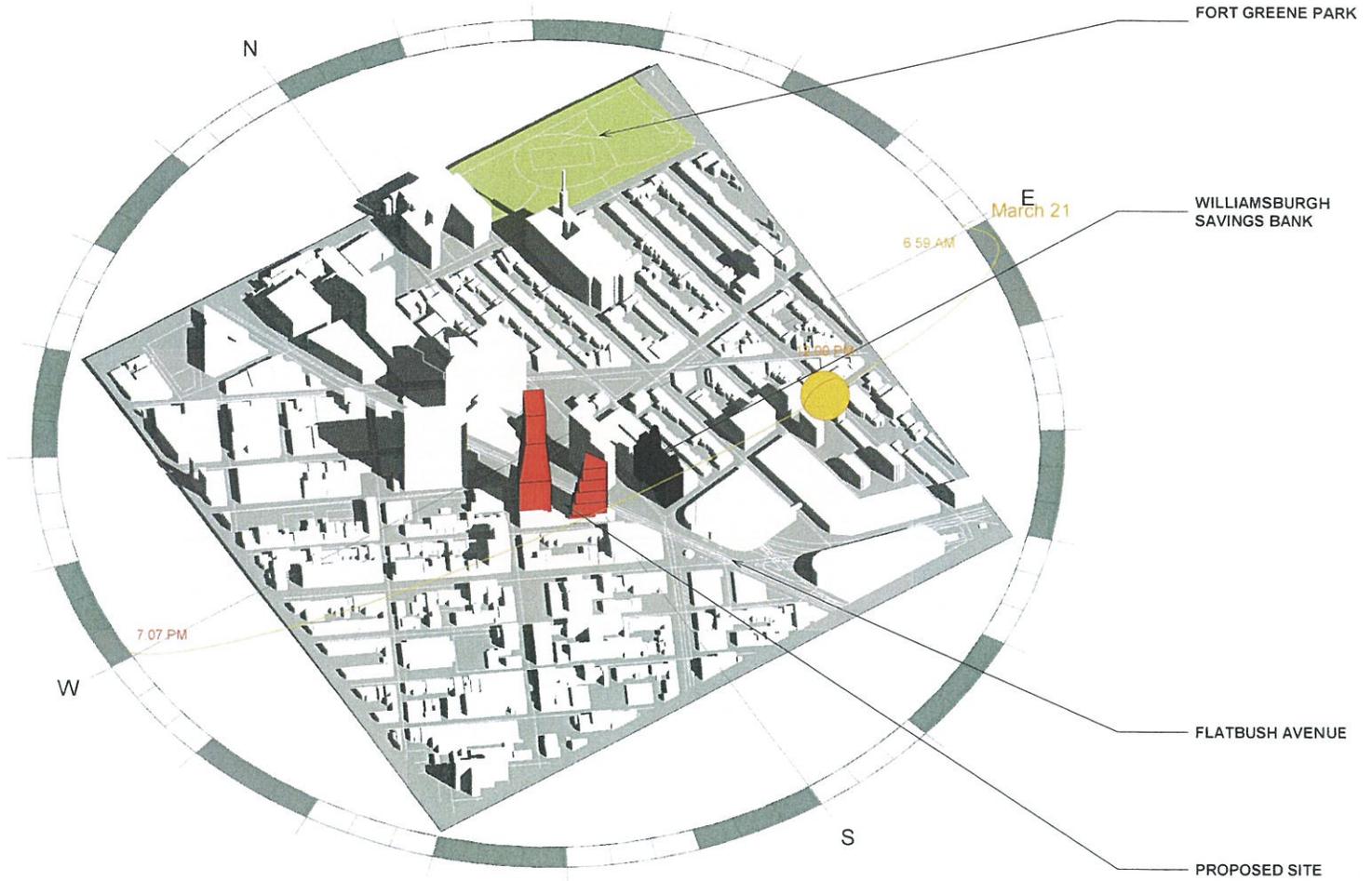
ADDITIONAL SHADOWING FROM 80 FLATBUSH PROPOSAL:



**MARCH 21 & SEPT. 21 - 9:00 AM**

# TOWNTOWN BROOKLYN: FLATBUSH AVENUE AREA

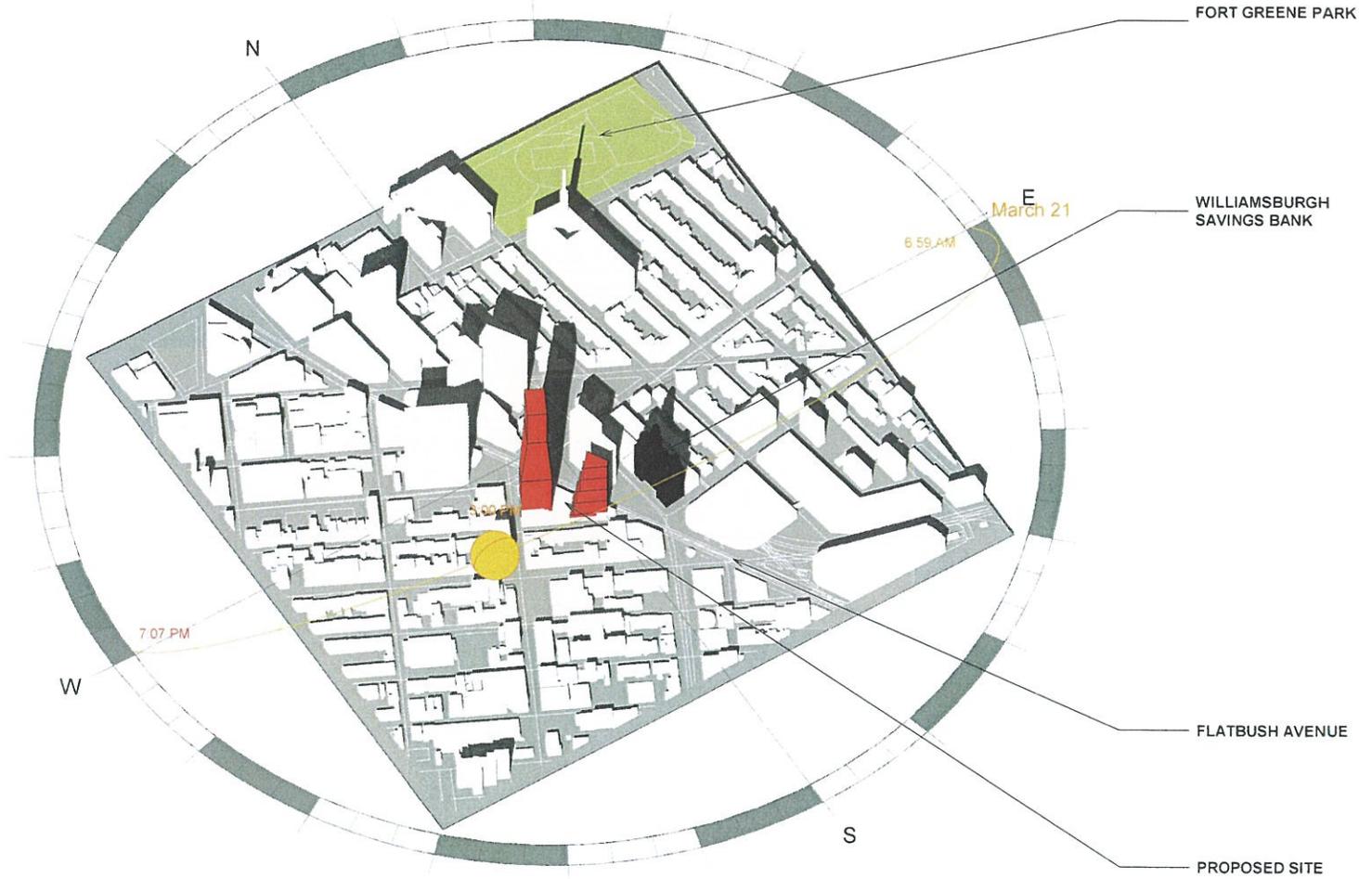
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**MARCH 21 & SEPT. 21 - 12:00 PM**

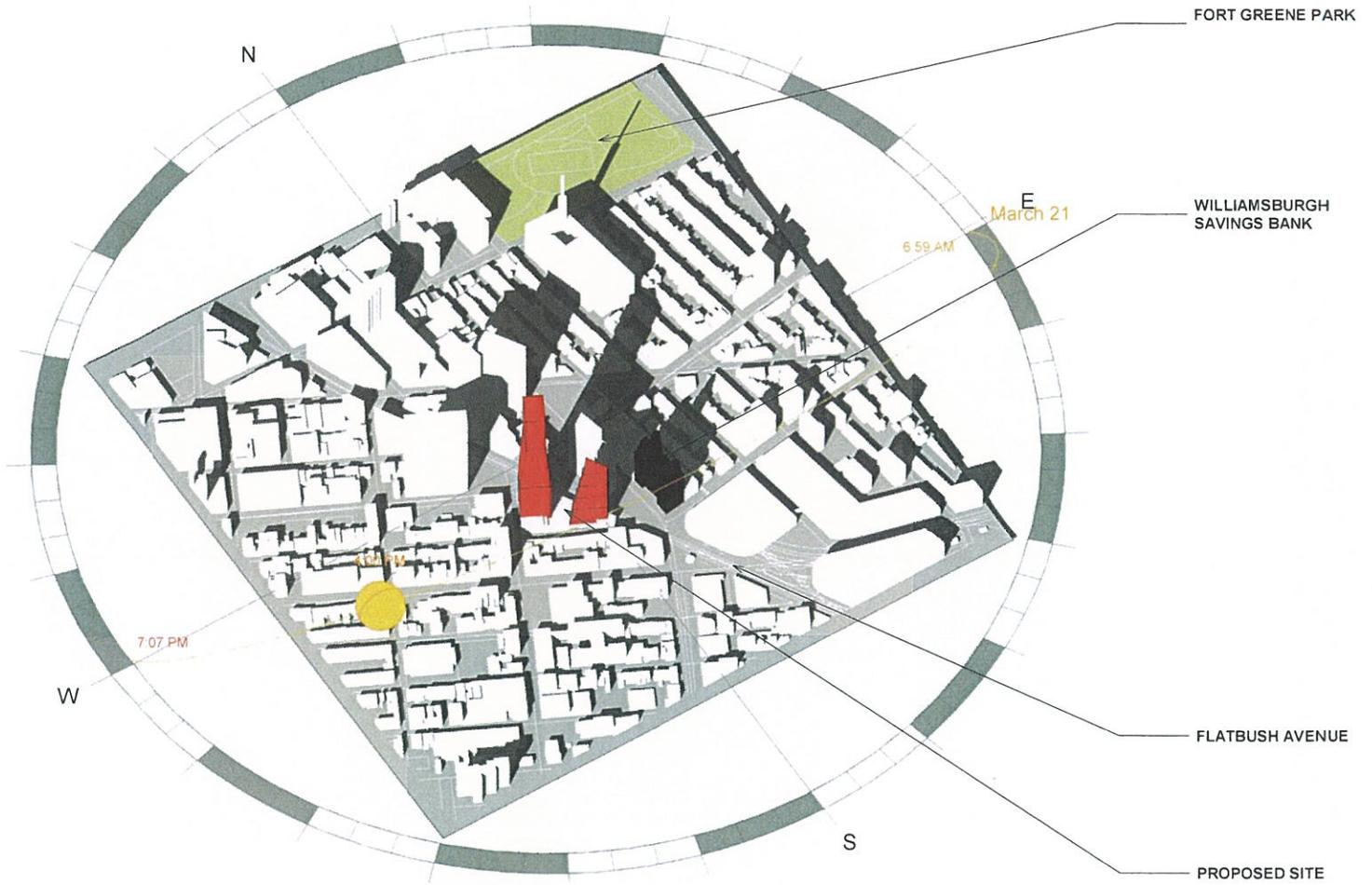
# DOWNTOWN BROOKLYN: FLATBUSH AVENUE AREA

ADDITIONAL SHADOWING FROM 80 FLATBUSH PROPOSAL:



**MARCH 21 & SEPT. 21 - 3:00 PM**

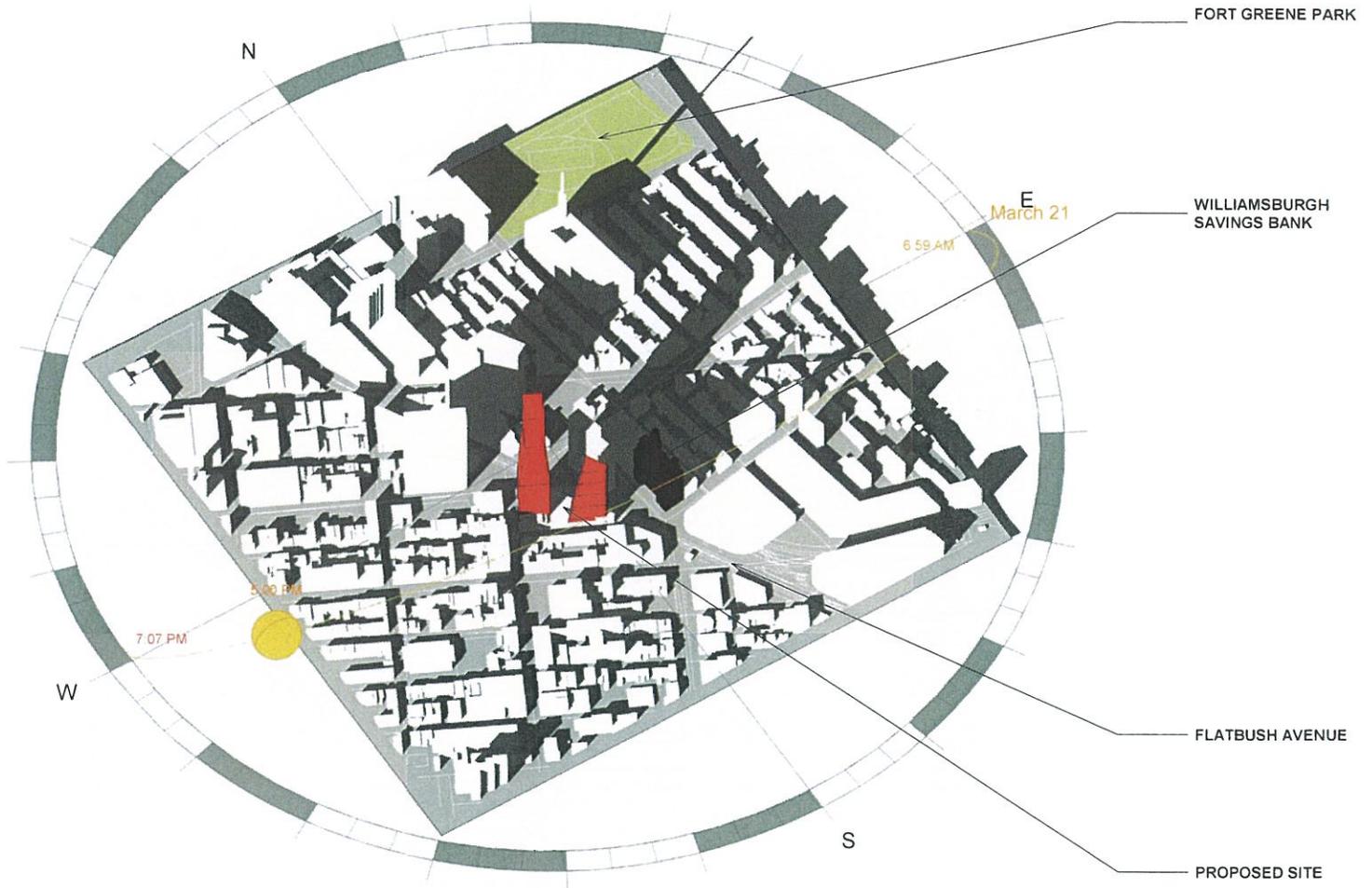
ADDITIONAL SHADOWING FROM 80 FLATBUSH PROPOSAL:



**MARCH 21 & SEPT. 21 - 4:00 PM**

**DOWNTOWN BROOKLYN, FLATBUSH AVENUE AREA**

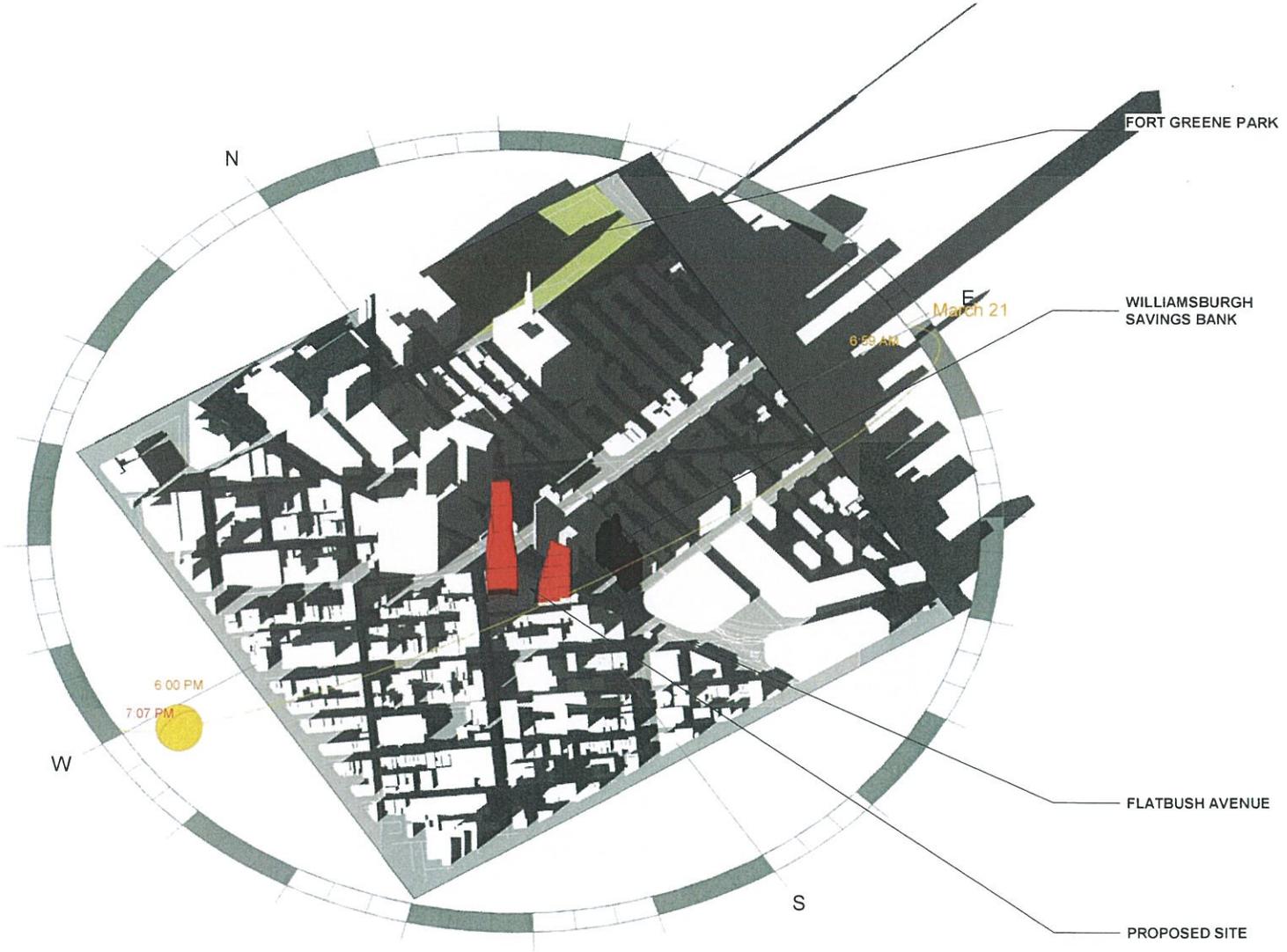
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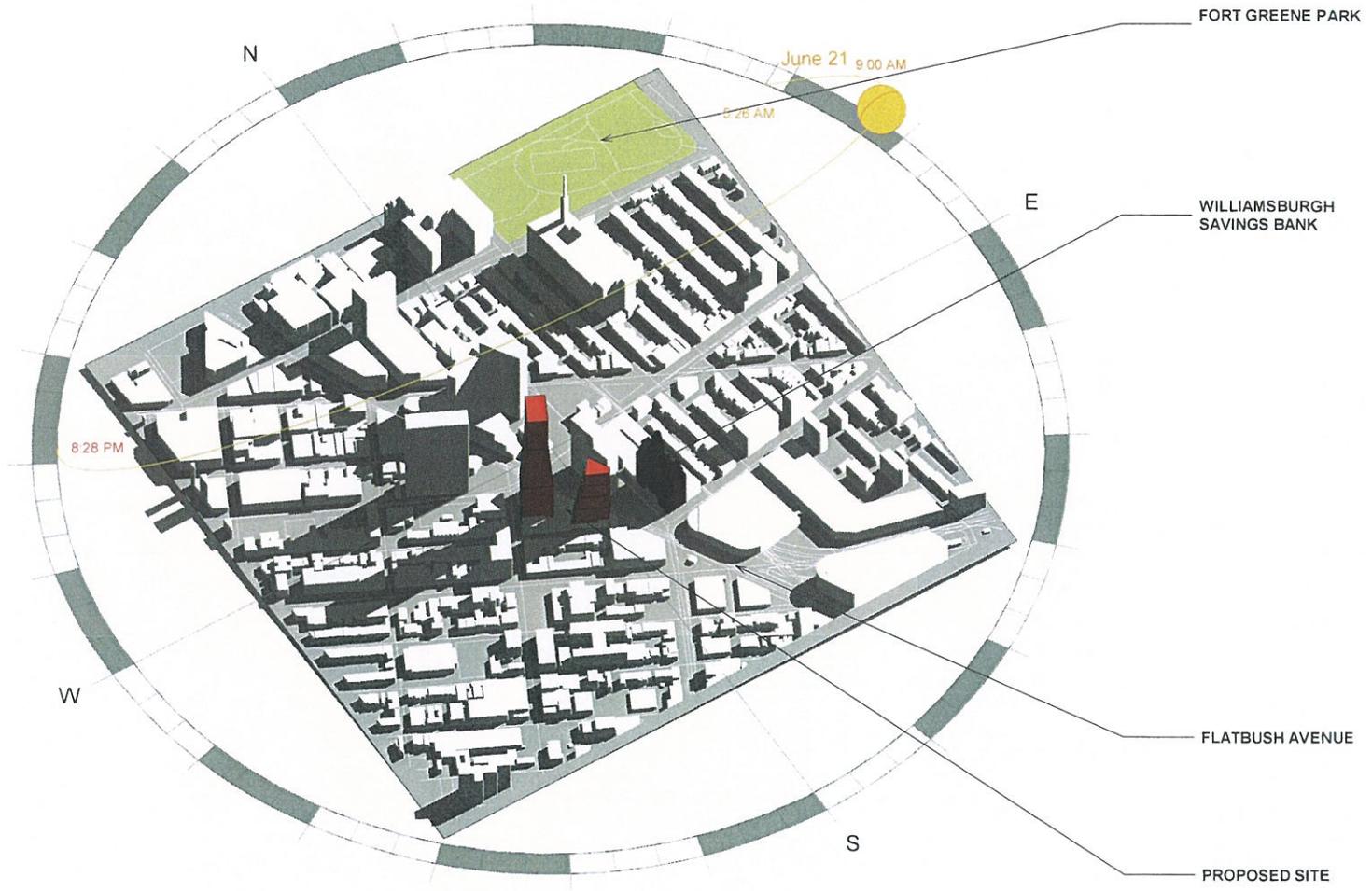
**TOWNTOWN BROOKLYN, FLATBUSH AVENUE AREA**

ADDITIONAL SHADOWING FROM 80 FLATBUSH PROPOSAL:



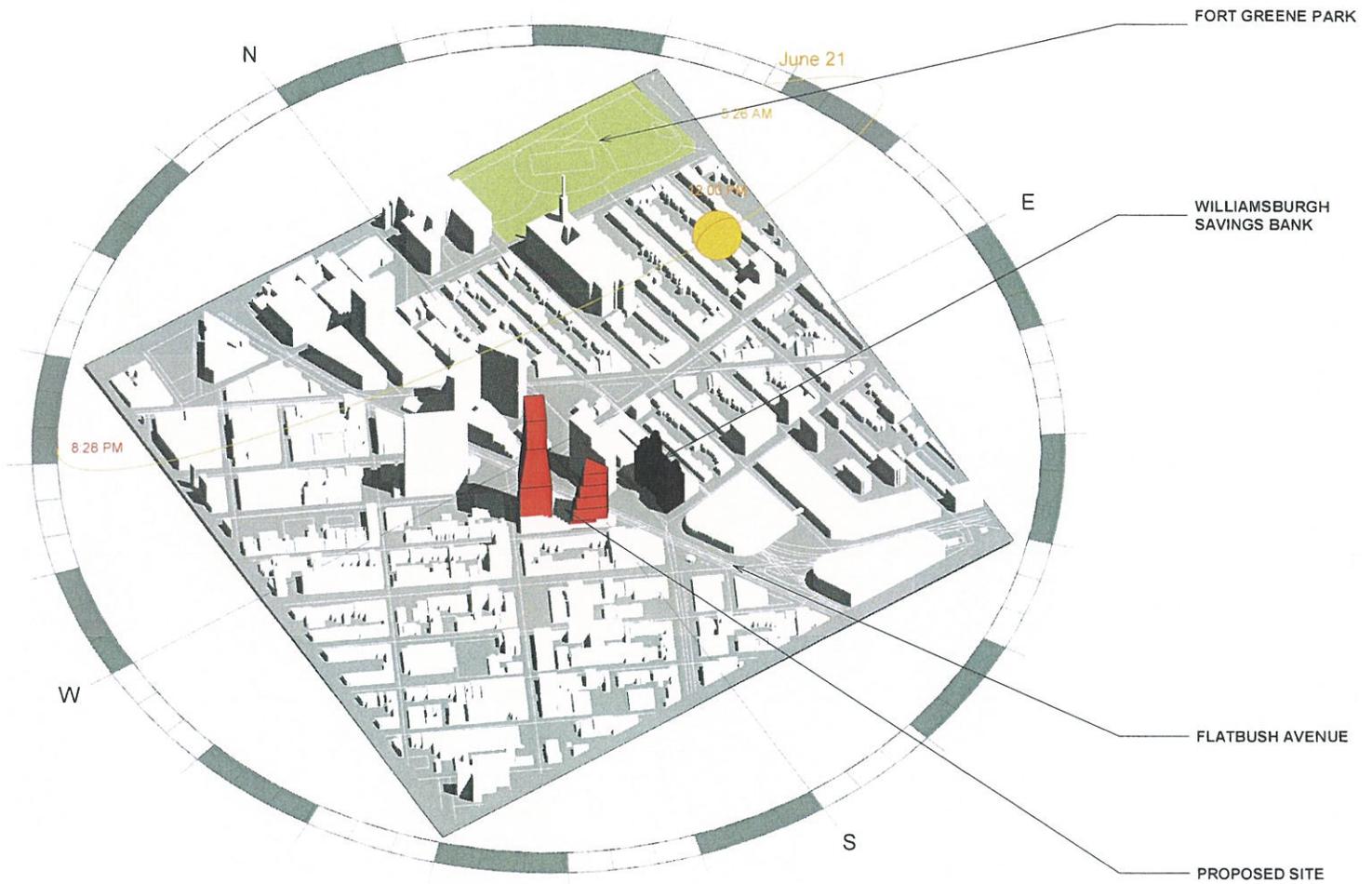
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DOWNTOWN BROOKLYN: FLATBUSH AVENUE AREA  
ADDITIONAL SHADOWING FROM 80 FLATBUSH PROPOSAL:



**JUNE 21 : 9:00 AM**

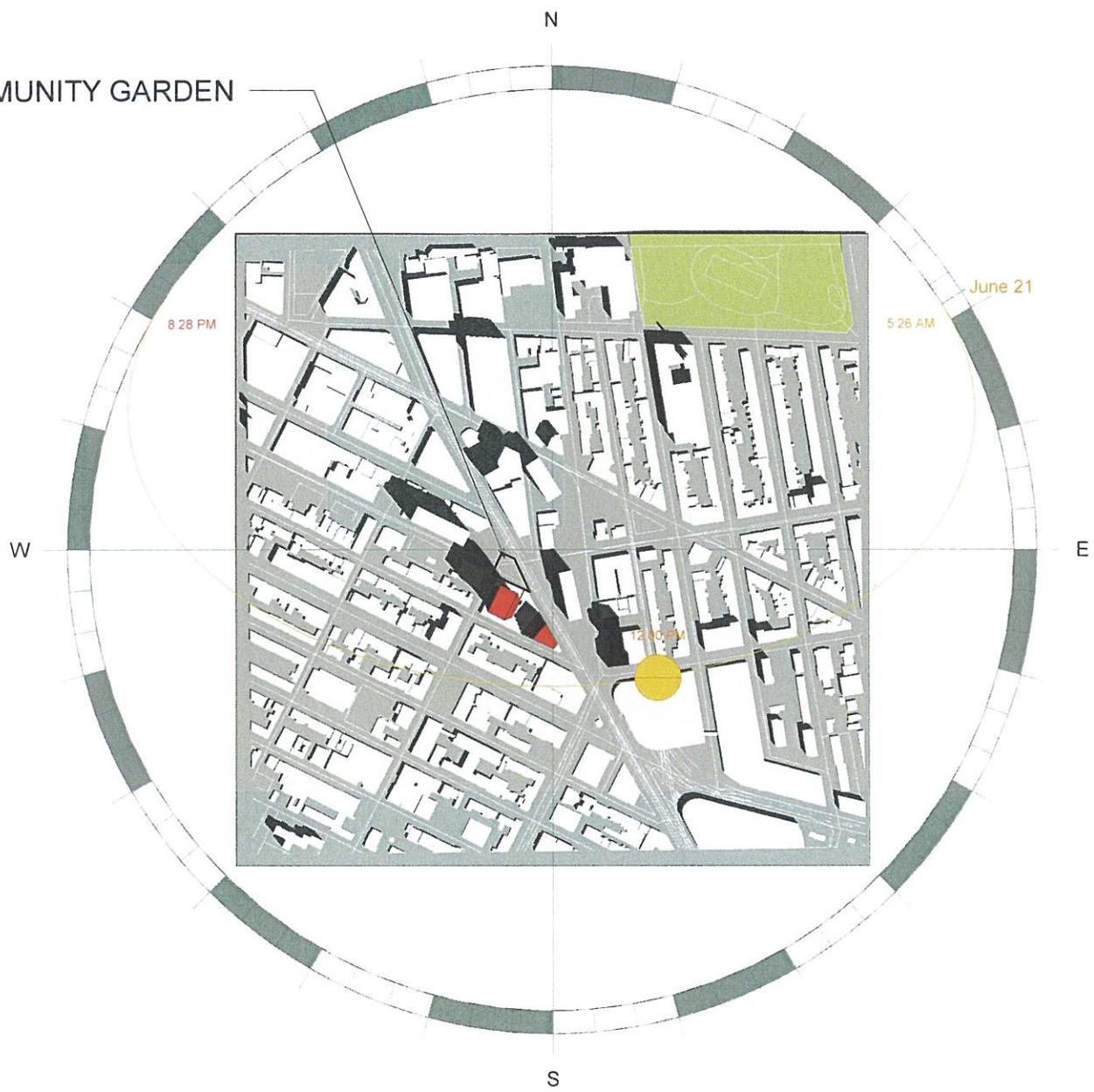
ADDITIONAL SHADOWING FROM 80 FLATBUSH PROPOSAL:



**JUNE 21 : 12:00 PM**

ADDITIONAL SHADOWING FROM 80 FLATBUSH PROPOSAL:

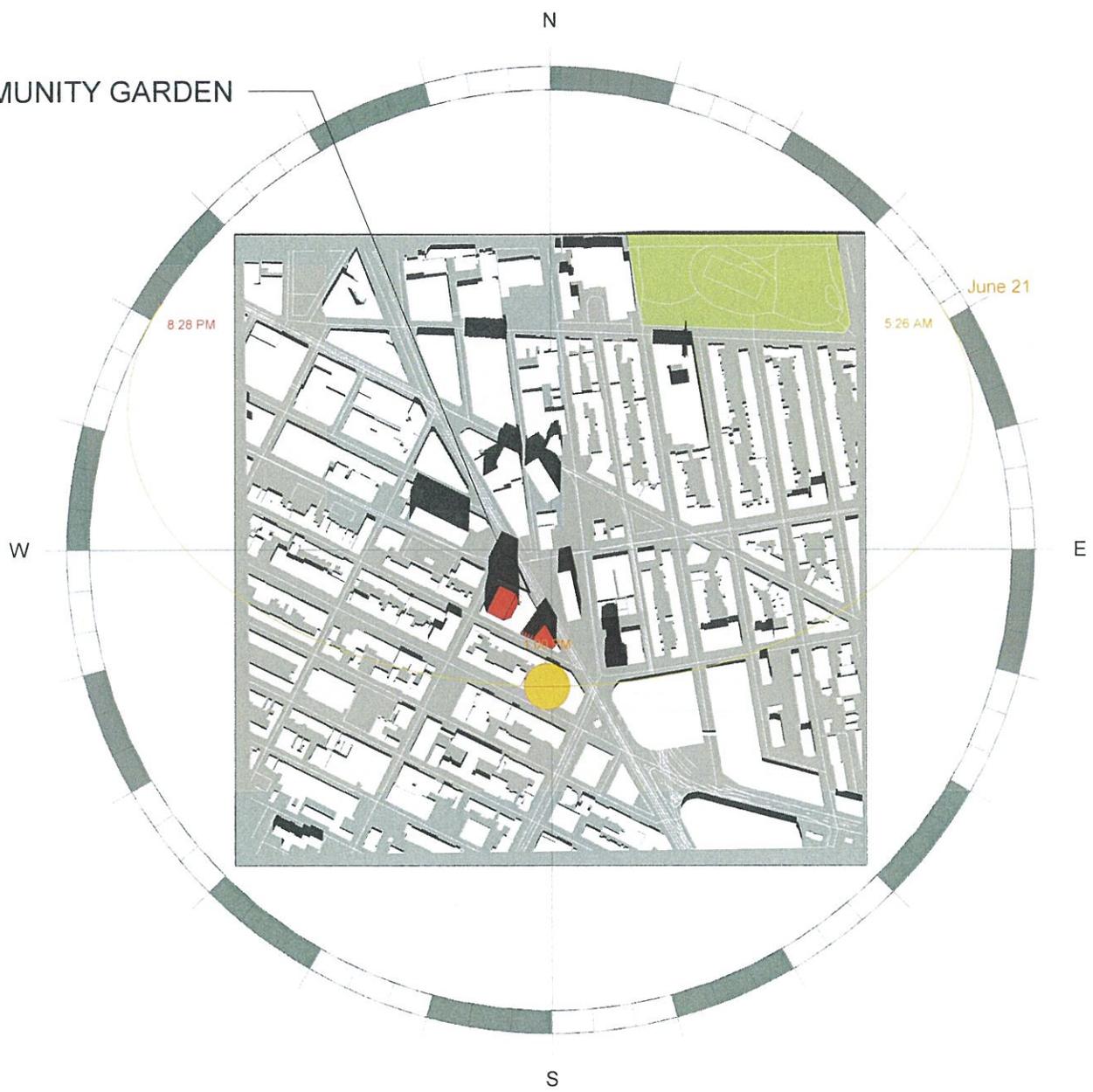
COMMUNITY GARDEN



JUNE 21 - 12 PM

DOWNTOWN BROOKLYN, FLATBUSH AVENUE AREA  
ADDITIONAL SHADOWING FROM 80 FLATBUSH PROPOSAL:

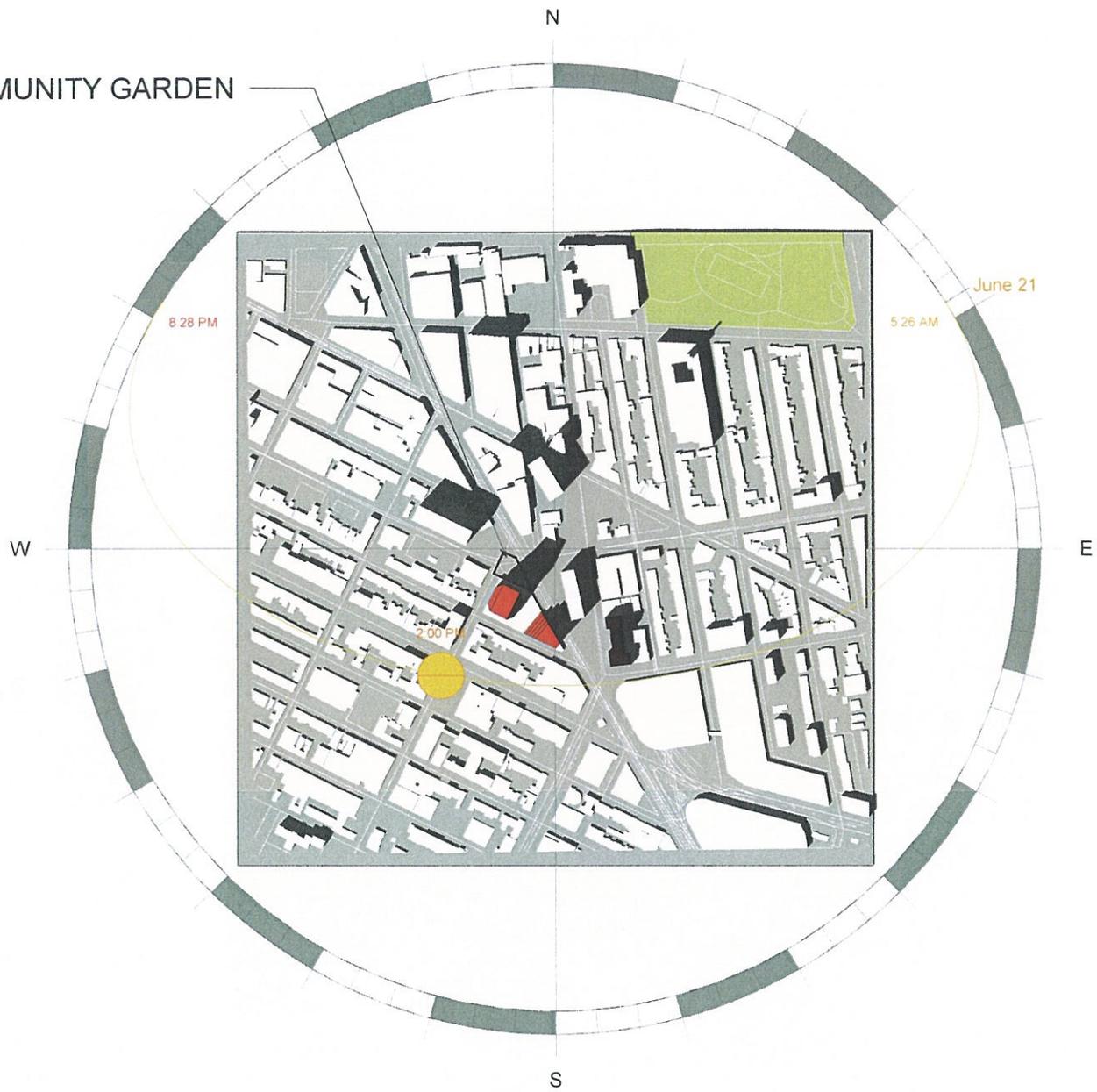
COMMUNITY GARDEN



JUNE 21 - 1 PM

ADDITIONAL SHADOWING FROM 80 FLATBUSH PROPOSAL:

COMMUNITY GARDEN



JUNE 21 - 2 PM

**DOWNTOWN BROOKLYN: FLATBUSH AVENUE AREA**

**ADDITIONAL SHADOWING FROM 80 FLATBUSH PROPOSAL:**



**JUNE 21 : 3:00 PM**

Lucy Koteen  
138 Lafayette Av  
Brooklyn, NY 11238

August 14, 2018  
City Council Hearing

Opposition to 80 Flatbush Ave development

In some parts of the country your level of testosterone is represented by the size of your gun. In our part of the country, pardner, it is the size of your tower that represents your virility.

It is the ultimate mine is bigger than yours syndrome. Out of context towers in residential neighborhoods lead to death-death of gardens, light, sky, air and neighborhood cohesion. They lead to the death of citizen participation in government but they increase cynicism.

This project stinks (to highest heaven). Every part of it is the worst kind of manipulation. From bringing students to testify who won't come within 10 years of seeing a new school realized, to no mention of the several generations of students who will sit through dust, noise and abuse, to the DOE and SCA who did not provide an appropriate learning environment to these students who will suffer abuse for 10 years. There is no acknowledgement that \$5 million of taxpayer money was spent to upgrade the facility when the students were moved to this location-that's \$5 million flushed away.

Everyone agrees that this is a terrible location for a primary school, that areas in the district are far more crowded, that the SCA has millions earmarked for the district and that they manipulated their own formulas to show misleading results that the 900 new apartment units will not fill up the new school. No mention of the many other school children passing through the construction area who will be subjected to the same filth. Kahlil Gibran is a city-wide school that can be sited elsewhere.

Depending on the housing market, the 200 affordable units planned for stage two may never come to pass, and as with every other affordable project there is likely to be a pittance of actual affordable units.

It is well established that 1000s of vacant market and luxury apartments already exist with still 1000s of units yet to come on line. Landlords are offering incentives to lure people into these many empty new developments.

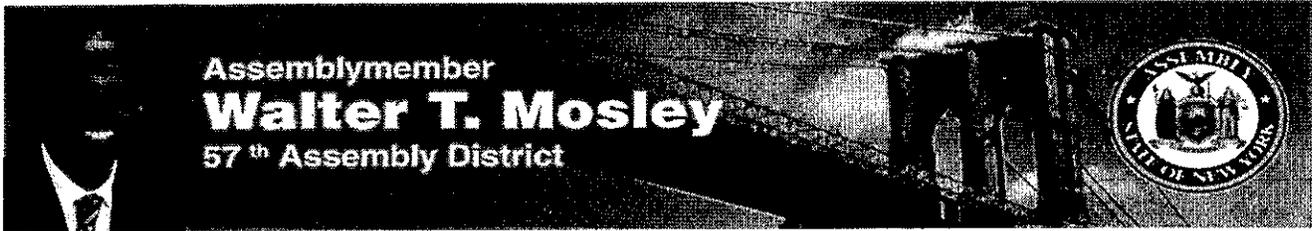
Then there is the tired refrain that this is a transit rich location, without recognizing the many developers using that same line and that this transit rich location is so dense now that you can not get on a train. When PC Richards/Models office towers are developed it will bring 1000s more riders to this "transit rich location." Still many buildings to be put up with the Atlantic Yards /Pacific Park development.

When this part of Brooklyn was rezoned in 2004 it did so with the promise of no spot rezoning. Out of scale projects that so disregard current zoning and the community board vote, don't seek to be part of existing neighborhoods.

**Vote NO** on this non contextual, out of scale development and let the developer work with the current zoning. Without Exceptions!

It's time that developers play by the same rules as everyone else!

FOR THE RECORD



**FOR IMMEDIATE RELEASE**  
*April 3, 2018*

**Contact: Joshua Board**  
718-596-0100

### **Assemblyman Mosley Opposes 80 Flatbush Avenue Proposal**

Brooklyn, NY – "While 80 Flatbush Avenue sits across the street, just outside of my District, I am gravely concerned over Alloy's proposed development, and the negative impacts it would have on the entire borough of Brooklyn. I firmly stand behind my colleague, and neighbor Assembly Member Jo Ann Simon, in strongly opposing this project as it currently stands.

Located in Boerum Hill, surrounding the areas of Cobble Hill, Carroll Gardens, Downtown Brooklyn, Brooklyn Heights, Gowanus, and Park Slope, this proposal would have significant impacts on the character and quality of life of residents in these aforementioned neighborhoods. The proposed towers, 38 and 74 stories respectively, would not only eliminate open space, adversely impacting local gardens, green spaces, and sight lines, it would also block the famous and iconic downtown Brooklyn Williamsburg Savings Bank Tower.

Moreover, of the proposed 920 housing units in both sites, only 200 would be "affordable", of which the level of affordability will not be low enough for most families and Brooklynites who are in desperate need of housing. Alloy has argued that these towers are needed to address New York City's housing crisis. This argument however misses the point because what we have is not a housing crisis, but rather an affordable housing crisis. In short, more developed units do not equate to more low-to-middle income families having a place to call home.

This project also calls for an unprecedented Floor Area Ratio (FAR) of 18, tripling the allotted amount of 6, and would be the first domino to fall in a set of out-of-context, mass-scale development in quiet neighborhoods such as Boerum Hill. This sort of construction would be poor urban planning at best, and disregards contextual zoning put in place to maintain the character and quality of life of our neighborhood communities.

In addition, the pressures on traffic, transit and congestion would be exacerbated by years of construction and development, as we have seen with projects such as Atlantic Yards. This project would have a tremendous negative impact on the physical and social infrastructure, including the shortage of lower and middle school seats and overburdened transit, not to mention the effects of construction including noise/air pollution, and the inability to handle the massive amount of waste and excess environmental materials.

Lastly, I am extremely disappointed that the Education Construction Fund and Alloy would place the Khalil Gibran School in the middle of this proposal, as a bargaining chip to get the mass-scale development they want. The developer and ECF claim that the school's building is in such poor shape that this development is necessary to provide Khalil Gibran students with a safer home. To this point I must say that there will be nothing safe about this school's location when the area becomes a massive loading zone for construction and increased commercial traffic. Likewise, if schools need to be built, the City must take the lead, not private developers seeking profit.

Our community has expressed numerous concerns that have not been sufficiently addressed in the final Scope of Alloy's Draft Environmental Impact Statement (DEIS). I strongly urge Alloy and ECF to work with the community to create a project that better serves its needs. As such, this proposal must be halted as it stands against everything our communities have fought so hard to preserve," **said Assemblyman Mosley.**

###

**VELMANETTE MONTGOMERY**  
25TH SENATE DISTRICT

**ALBANY OFFICE**  
ROOM 903  
LEGISLATIVE OFFICE BUILDING  
ALBANY NEW YORK 12247  
PHONE (518) 455-3451  
FAX (518) 426-6854

**DISTRICT OFFICE**  
30 THIRD AVENUE  
BROOKLYN NEW YORK 11217  
PHONE (718) 643-6143  
FAX (718) 237-4137

E-MAIL: MONTGOME@NYSenate.GOV  
WEBSITE: MONTGOMERY.NYSenate.GOV



THE SENATE  
STATE OF NEW YORK  
ALBANY

SECRETARY, SENATE DEMOCRATIC CONFERENCE  
RANKING MINORITY MEMBER

CHILDREN & FAMILIES

**COMMITTEES:**  
AGRICULTURE

CRIME VICTIMS, CRIME & CORRECTION

EDUCATION

FINANCE

HEALTH

RULES

February 23, 2018

Hon. Eric L. Adams  
Brooklyn Borough President  
Brooklyn Borough Hall  
209 Joralemon St.  
Brooklyn, NY 11201

Marisa Lago  
Chairperson  
NYC City Planning Commission  
120 Broadway, 31<sup>st</sup> Floor  
New York, NY 10271

Re: Proposed rezoning of 142-150 South Portland

Dear President Eric L. Adams and Chairperson Marisa Lago,

I am writing you today to respectfully request that you reject the recent ULURP Land Use Review Application 180096 ZMK, 180097 ZRK, submitted by the South Portland LLC and Randolph Day Care Center, INC regarding the proposed rezoning of 142-150 South Portland Avenue.

In 2007, Fort Greene/Clinton Hill was rezoned in an effort to protect and preserve the predominantly brownstone character of the neighborhood's residential core. The block in question is a part of the contextual re-zoning area. If this ULURP is approved, it will impose non-contextual height and density and open the door to further such applications in the area moving forward. A large number of constituents have raised concerns as to why MDG Construction didn't apply for a variance but instead applied for a rezoning which would not be limited to the proposed development site (Lots 30-33 and 37). This approach seems to be indicative of a larger agenda that extends past developing 142-150 South Portland Avenue. My constituents have expressed that approving this application would betray the trust of Fort Greene/Clinton Hill residents who fought to acquire the contextual rezoning of 2007.

Lastly, I am well aware of the church's longstanding history with the Fort Greene community and the good work they have done in the area. It occurs to me that there has to be a better way for the Seventh-Day Adventist Church of Hanson Place to expand their community services, provide affordable housing and develop their property without rezoning the entirety of the block in question. Partnering with a reputable non-profit who specializes in developing affordable housing would be a good place to start.

I join Community Board 2 and its residents in voicing my strong disapproval of this proposal and hope you take our concerns into consideration.

Sincerely,

  
Senator Velmanette Montgomery  
25<sup>th</sup> Senate District



## NEW YORK STATE LEGISLATURE

July 28, 2017

*Via email and first class mail to:*

[KhalilGibran80Flatbush@schools.nyc.gov](mailto:KhalilGibran80Flatbush@schools.nyc.gov)

Jennifer Maldonado, Executive Director

New York City Educational Construction Fund

30-30 Thompson Avenue, 4<sup>th</sup> Floor

Long Island City, NY 11101

RE: 80 Flatbush Avenue, Brooklyn, NY; SEQR/CEQR No. 17ECF001K

Dear Ms. Maldonado:

We write to comment on the Draft Scope of Work for the Preparation of an Environmental Impact Statement (EIS) for the development proposed for 80 Flatbush Avenue, Brooklyn, NY. The proposed development is overwhelmingly commercial in nature and historically large (including proposing an unprecedented FAR of 18). **Located in an already densely built and highly congested area adjacent to the "crossroads of Brooklyn," its impacts will likely be great, hence we believe that the EIS process must be as thorough, comprehensive, and inclusive of community stakeholders as possible.**

In addition, we request that a thorough and transparent disclosure be made of the following information: (a) terms of the lease of city-owned land to the developer; (b) the cost of tax-exempt bonds, and every other city or state subsidy, including tax abatements for this project; and (c) where the RFP response of Alloy can be found.

**Project Site and Study Area:** The Draft Scope of Work indicates that a proposed study area radius of 400 feet from the site at 80 Flatbush will be used. We believe that is entirely too small a study area. The study area must be expanded in order to have a legitimate and contextual understanding of the effects on Downtown Brooklyn and the residential neighborhood of Boerum Hill. Expanding the study area to at least one (1) square mile would allow the developers to assess, account for and mitigate other factors that may well impact the development. This includes housing, traffic, transit overcrowding, public safety, population demographics and other jurisdictional issues, such as the proximity of the site to school District 13, which is also over-capacity in the vicinity and which has many additional units of housing under construction and on deck.

Below we discuss particular issues as they relate to specific EIS tasks to be performed.

### Task 1: Project Description

The project is described in the Draft Scope of Work with emphasis on the creation of two schools, a new public elementary school and the replacement and expansion of the Khalil Gibran International Academy, a high school. However, **the proposed school construction constitutes less than 15% of the proposed development.** Thus, it is far more appropriate to characterize this as a mixed-use, commercial and residential development with a small element of educational space as such.

*shiny object*

No one doubts that the Khalil Gibran International Academy is in desperate need of renovation and that a new primary school is needed to accommodate the already burgeoning population in the area; however, with the additional housing proposed at this site, the current overcrowding in classrooms will continue to be an issue, so much so that the net result would be negative and thus the claimed public benefit is illusory.

### Task 2: Land Use, Zoning, and Public Policy

As noted above, the study area should be expanded to a radius of 1 square mile. 400 feet is simply myopic for the site and the density proposed. Land use trends must be evaluated in their historical context, including historical buildings on Fulton Street, and the historically and architecturally significant neighborhoods of Boerum Hill and Ft. Greene.

The development of Hoyt-Schermerhorn must be included in the assessment of neighborhood and community plans.

We pause to note that while we anticipate that the EIS will assert consistency with current public policies to increase availability of housing stock as justification for the enormity of the project, we are concerned that New York City will not be able to build its way out of a housing crisis with luxury projects that include a small number of subsidized units themselves priced at rents higher than neighborhood median incomes can afford. Our experience in Brooklyn is that such projects only increase pressure on rents, displacing people who can't even qualify to enter lotteries for the new, supposedly "affordable" housing. There is nothing about the proposed project at 80 Flatbush that alters our concerns in this regard.

Moreover, we are concerned that the proposed FAR of 18 is far too great for the area. It is, in fact, unprecedented and our many years of experience with development in and around Downtown Brooklyn tell us that our fears regarding an FAR of 18 are not misplaced. Current zoning, as cited in the Draft Scope would permit a building of 330 feet including bulkheads. The proposed development would include two towers, one of which would be 960 feet tall, more than 400 feet taller than the Williamsburg Bank building at One Hanson Place and even dwarfing other new towers in the area. We are extremely concerned that 960 feet will become the new normal, and we do not believe that is in the best interest of the communities we represent. Nor do we see any effort to justify this height as economically sound and request that it be thoroughly analyzed and evidence submitted to support the economics of such height.

"Context"  
#300  
Oakland

Moreover, the proponent seeks exceptions to the current setback requirements. These setbacks exist so as to provide light and a feel of less density and greater community on the ground. We do not see a rationale for this exception in the Draft Scope and request that the EIS thoroughly analyze this and produce evidence to support the request.

### Task 3: Socioeconomic Conditions

There is cause to be concerned that the proposed housing units will attract a new population with a higher income than surrounding neighborhoods, such as Downtown Brooklyn. Phase I includes studio and one-bedroom apartments, in one of the two luxury towers. The affordable housing units will not be included in this phase. We are concerned that the proposed building will further displace the African American community in the area, which has already suffered significant displacement. We would like this thoroughly analyzed as well as the effect on the market value of the housing on the 400 and 500

**blocks of State Street, whose homes would be directly impacted by the construction of such tall towers.**

#### Task 4: Community Facilities and Services

Conducting construction for a new school directly next to the current Khalil Gibran High School building could be tremendously distracting for the students throughout the school year. While this outdated building should no longer be used for this school, and the construction of a new one is of the utmost importance and needed urgently, significant thought and attention should be given to how and when construction should take place. School holidays and vacation periods should be maximized for construction periods to reduce the disturbance that nearby construction will undoubtedly have on the students at the high school.

**We are extremely concerned about the issue of school overcrowding in this area.** While the Draft Scope cites to statistics for District 15, the site is **virtually surrounded by District 13** which has school overcrowding issues as well. The **rapid pace of residential development** in and around Downtown Brooklyn has only exacerbated this problem with **no relief in sight**. Each attempt to build school space into a massive residential development furthers the area's shortage of school seats. The instant proposal is no different. It proposes to add 922 new residential units, which will add an estimated 510 new public school students using the Department of Education's own formula. The 370 new school seats that 80 Flatbush is offering leaves a **net negative of 140 school seats in an area** where residents are facing overcrowding in their public schools already. It appears that at least 140 additional school seats are required to support the students projected from 80 Flatbush alone. This does nothing to address the current shortage, but would leave hundreds more students high and dry.

We request that the EIS analyze the area construction over the next five years (as mentioned in Task 2 of the Draft Scope of Work) in this regard. There are 4,000 new units of housing under or near construction in the area and another 2,000 in the pipeline. A thorough and dispassionate **analysis is needed** and will help gauge the **number of school seats** that are actually needed and could potentially modify the plans for the two schools.

We also ask that the effects of the proposed project on the firehouse on State Street, Engine 226, be analyzed as well.

#### Task 5: Open Space

**Boerum Hill in particular has no parks** and is in desperate need of additional green space. This is according to the City's own metrics. We believe that there will be direct effects on open space as the number of people in need of such space, and in particular, active green space, will increase dramatically and this lack of open space must be analyzed.

#### Task 6: Shadows

It is important that shadow studies be considered for the new towers that are being built. The towers that have been proposed are much taller than any other tower in Downtown Brooklyn and would significantly change the landscape of the area. Moreover, these towers would be next to 4-story residential buildings and entirely shift their surrounding views. The **sheer height of the proposed towers separates it from the rest of the Brooklyn skyline**. In addition, reflections from the proposed glass towers must be evaluated. We are also concerned about wind patterns as the area is increasingly windy as a result of the many tall buildings that have been constructed in the area.

#### Task 7: Historic and Cultural Resources

Again, the best way to evaluate how the surrounding area is affected by the new development is to expand the study area. The current study area of 400 feet is far too small. Boerum Hill, a New York City historic district with many buildings on the national and state registries of historic places is the neighborhood within which the proponent seeks to build. It is comprised of many 4-story brownstones that are wildly dissimilar to the 80 Flatbush proposal. In order to truly understand the potential adverse effects of the development, the study area should be expanded as indicated above.

#### Task 8: Urban Design and Visual Resources

We reiterate here our serious concerns regarding the proposal for an 18 FAR, as well as the requests for the elimination of required setbacks to the towers. As is indicated in the current proposal, the residential towers will be the tallest buildings thus far in the Downtown Brooklyn area (the buildings are not in Downtown Brooklyn, but in Boerum Hill), and would obliterate the views of some of the already existing icons of the Brooklyn skyline. The Williamsburg Savings Bank Tower, or 1 Hanson Place, is a focal point of Downtown Brooklyn. It is a beautiful and historic piece of architecture that has become personally significant not only with its inhabitants, but with many visitors to Brooklyn. Current residents at 1 Hanson Place are concerned that their beautiful tower that they fastidiously maintain will be blocked completely from sight. The view of this building should be considered when finalizing the height and design of the new towers so as not to detract from the Brooklyn skyline as it exists now, but rather enhance it and create a sense of cohesion within the context of the area.

#### Task 9: Environmental Materials

The students at Khalil Gibran High School will remain in their current building as construction on the two new schools takes place. The noise level is already a concern, but the use of hazardous materials can also negatively affect the students. We believe that the proponent understands and will be exceedingly careful in the analysis of hazardous materials at the site.

#### Task 10: Water and Infrastructure

Water and infrastructure must be considered in the context of an additional 4,000 to 6,000 new residential units. The area is uphill from the infamous Gowanus Canal superfund site. Water run-off and storm water retention issues must be thoroughly analyzed.

#### Task 11: Transportation

Scoping should also include subway and car traffic trends, not solely at peak periods but at all times of day and night, to understand congestion impacts. Traffic at the crossroads of Brooklyn is such that the traditional peak/off-peak analysis fails. Traffic is congested throughout the day. Additionally, an analysis of each intersection near the development site should be conducted to understand possible safety issues. The proposed schools will require students to cross Flatbush Avenue at particularly dangerous intersections. The advent of new housing and thousands of people commuting to school and work will generate a significant increase in transit and crowding.

The Draft Scope mentions 18 intersections to be analyzed without identifying them. To the extent those 18 intersections will be an outgrowth of the TDF, the public must be noticed of those intersections before the EIS is conducted and have opportunity to comment on the intersections' dynamics and the proposed analysis.

Moreover, the EIS does not address transit issues because the study area is drawn to exclude them – there is no subway stop within the proposed study area.

The area is also prone to major traffic congestion. Flatbush Avenue is not a safe place to make deliveries, nor is it a good place for school buses to pull up, but neither is State Street for a host of reasons. The issues of loading docks and school drop-off and pick-ups must be carefully and thoroughly analyzed.

Task 12: Air Quality

The EIS must identify with precision the steps to be taken to mitigate construction dust and debris.

Task 14: Noise

We reiterate the need for construction noise to be at a minimum during school hours and for construction to be limited to weekdays.

Task 16: Neighborhood Character

It should be clarified at the outset that the neighborhood character to be assessed and conformed to must be **historic Boerum Hill**. The Draft Scope indicates that neighborhood character is made up of factors including land use, urban design, visual resources, historic resources, socioeconomic conditions, traffic, and noise. However, we submit that neighborhood character is also a factor of the people who live in the area and the area's small business community serving them. What makes New York City's **neighborhood worth investing in and fighting for are the people**. Please do not dismiss this important factor in the analysis.

From an urban design point of view the current proposal seems far too reminiscent of "tower in the park" design, an outdated and unsuccessful approach which altered life in the streets and detracted from what Jane Jacobs described as the need for, "eyes upon the street, eyes belonging to those we might call the natural proprietors of the street." Boerum Hill has eyes on the street and community dynamics worthy of respect and consideration in any development.

Task 17: Construction

See above.

Very truly yours,



Senator Velmanette Montgomery



Assemblymember Jo Anne Simon

cc: Brooklyn Borough President Eric L. Adams  
Councilman Stephen Levin



JO ANNE SIMON  
Assemblymember 52<sup>nd</sup> District

THE ASSEMBLY  
STATE OF NEW YORK  
ALBANY

CHAIR  
Subcommittee on Workplace Safety

COMMITTEES  
Consumer Affairs  
Higher Education  
Judiciary  
Labor  
Transportation

May 28, 2018

*Via email and first class mail to:*  
Brooklyn President Eric L. Adams  
Brooklyn Borough Hall  
209 Joralemon Street  
Brooklyn, NY 11201  
[askeric@brooklynbp.nyc.gov](mailto:askeric@brooklynbp.nyc.gov)

**Testimony from Assemblymember Jo Anne Simon  
on the Draft Environmental Impact Statement for  
ECF 80 Flatbush Avenue  
ULURP Nos. I 180216 ZMK, N 180217 ZRK, I 180218 ZSK  
May 28, 2018**

Dear Brooklyn Borough President Adams,

I write to comment on the Draft Environmental Impact Statement (DEIS) for the development proposed for 80 Flatbush Avenue in Brooklyn, New York. I represent the 52nd Assembly district which includes Boerum Hill, the neighborhood in which the proposed project is sited, and the surrounding areas including Cobble Hill, Carroll Gardens, Downtown Brooklyn, Brooklyn Heights, Gowanus, Park Slope, and others. I am also a neighbor of the proposed project. I have lived in Boerum Hill for 35 years.

I was the Boerum Hill Association President in the 1990's and have practiced law in Downtown Brooklyn for over 20 years. Over the years, I have observed many changes in our neighborhoods and commercial district, including small businesses being pushed out, drastic demographic changes, and skyrocketing rents. This community has organized against projects that would have been detrimental to its character and its people, but we have also successfully worked with developers to enhance the landscape of the community.

After careful review of the project and consideration of community feedback, **I strongly oppose the proposal given that the negative impacts on the community vastly outweigh the benefits.**

I have several concerns, including:

1. the project's gratuitous demand for an unprecedented Floor Area Ratio (FAR) of 18;
2. the pressure on traffic, transit, and congestion;
3. the project's exacerbation of the woefully inadequate open space available to residents of Boerum Hill and Downtown Brooklyn and resulting shadows;
4. the deliberate mischaracterization of the location of this project, which is in the neighborhood of Boerum Hill and not Downtown Brooklyn;
5. the pressure this proposal will have on the physical and social infrastructure, including, but not limited to, the shortage of school seats and overburdened transit;
6. the missed opportunity to create more affordable housing and instead infuse the community with mostly luxury housing;
7. the ability to handle the massive amount of waste and environmental materials;
8. urban design;
9. water and infrastructure; and

10. noise associated with the project.

I am also disappointed that the community has expressed numerous concerns that have not been adequately addressed in the final Scope of Work or in the Draft Environmental Impact Statement (DEIS).

Further, Senator Montgomery and I issued comments last July on the Draft Scope of Work. We asked the ECF and Alloy provide the following information: (a) terms of the lease of city-owned land to the developer; (b) the cost of tax-exempt bonds, and every other city or state subsidy, including tax abatements for this project; and (c) where the RFP response of Alloy can be found. We have received no answers to these questions to date. As we move forward with this process, I hope that this information will be made public, transparency will be improved, and that all questions asked by the community members will be answered including more details on the likely massive profit that the developers stand to gain through this project.

*Council deserve answers*

The 80 Flatbush project would significantly change the character and quality of life of Boerum Hill and Downtown Brooklyn. Therefore, I urge the New York City Educational Construction Fund (ECF) and Alloy Development and to work with the community to create a project that better serves its needs.

**1. The proposed development is overwhelmingly commercial in nature and historically large, including an unprecedented FAR of 18.** Located in an already densely built and highly congested area adjacent to the "crossroads of Brooklyn," the project's impacts will be vast and adverse. The proposal allows one of the towers to be over 960 feet tall - as tall as the Chrysler Building in Midtown Manhattan. It is also far too dense for the site. The design includes two residential towers anchored by commercial space, two schools, and a cultural center amounting to 1,285,000 gross square feet, all slated for a small plot of land in one of New York City's busiest intersections.

**An FAR of 18 is far too great for the area.** In my many years of experience with development in and around Downtown Brooklyn, two things are clear: each project wants to outdo the other; and if one developer gets a variance in height, the next developer thinks they are entitled to the same variance. That is no way to run an airline. That is not acceptable urban planning. The current zoning would permit a profitable building of 330 feet including bulkheads. Even that is a huge intrusion on the Boerum Hill community which worked collaboratively with City Planning to secure zoning that would "step down" in height from the commercial core. We expect the City to keep its promises. If the variance is granted, 960 feet will become the new normal, and as my neighbors have made abundantly clear to the developer, that is not in the best interest of the communities I represent. Nor do I see any effort to justify this height as necessary to the project. **Schools and affordable housing can be built without the City's giving carte blanche to the developer to run the table.**

During the rezoning of the area in 2004, the FAR allowance was doubled. The community has already experienced significant increases in building height since then, and does not need the current FAR tripled.

In addition, the study area for the final scope of work is far too small. It does not allow for a legitimate and contextual understanding of the effects of such a massive project on the residential neighborhoods. The study area must be expanded in order to have a legitimate and contextual understanding of the effects on Downtown Brooklyn and the residential neighborhood of Boerum Hill. Expanding the study area would allow the developers to assess, account for and mitigate other factors that may well impact the development. This includes housing, traffic, transit overcrowding, public safety, population demographics and other jurisdictional issues, such as the proximity of the site to school District 13, which is also over-capacity in the vicinity and which has many additional units of housing under construction and on deck. I am disappointed that the request Senator Velmanette Montgomery and I made last summer to increase the study area was not honored.

**2. Pressure on Traffic, Transportation, and Congestion**

The density of this project is enormous for an already heavily congested area, and will cause more traffic, additional pressure on transit, and possible displacement during the lengthy construction period and once the project is completed.

The DEIS studied numerous intersections, identifying 16 intersections that warrant "further review" that I strongly suspect will not be mitigated. While they were evaluated during peak times on weekdays, the DEIS did not take weekends into consideration. However, traffic at the crossroads of Brooklyn is such that the traditional peak/off-peak analysis fails. Traffic is congested throughout the day including weekends.

Flatbush Avenue is not a safe place to make deliveries, nor is it a good place for school buses to pull up, but neither is State Street. The draft EIS acknowledges that significant safety measures must be included in this project, and that three of the pedestrian crossings analyzed in the school safety assessment had a high number of pedestrian crashes. The DEIS is silent as to how, with the addition of the proposed project, these crossings can be made acceptably safe. I strongly suspect they can't. That is unacceptable.

We are experiencing an overburdened public transit system in New York City, including significant delays. Adding thousands more commuters every day to the nearest transportation hub at Atlantic Avenue-Barclays will certainly not mitigate this issue.

In addition, other large construction projects are in the pipeline for this area. It is likely that massive reconstruction to the Brooklyn Queens Expressway (BQE) and reconstruction to the Brooklyn House of Detention will be occurring at the same time. Congestion from these projects will undoubtedly be significant and difficult, if not impossible, to control, causing additional school safety concerns, change in traffic patterns, increase in noise, and an influx of vehicles and people to the area. I remind the Borough President that vehicle emissions are the single largest cause of air pollution in our State, and of asthma and pulmonary disorders in this area. Given current health inequities, our children and seniors of color will bear the greatest burden.

### **3. Lack of Open Space and Shadows**

Boerum Hill in particular has no parks and is already in desperate need of additional green space (according to the City's own guidelines), even before an influx of new residents. In the DEIS, it is mentioned that shadows could "reduce the utility of the open spaces," and that "other open spaces with similar uses would continue to be available to residents and workers." With such limited open space (whether active or passive) and green space, this is distressing and unacceptable to community members who wish to enjoy the few precious gardens and open spaces they have.

The towers that have been proposed are much taller than any other tower in Downtown Brooklyn and would significantly change the landscape and shading of the area. Moreover, these towers would be next to 4-story residential buildings and entirely shift their surrounding views. The sheer height of the proposed towers separates it from the rest of the Brooklyn skyline.

The Rockwell Place Bear's Community Garden across the street from the development will experience limited sunlight and devastation to their vegetation. With the shadows from the new buildings, the garden will experience less than four hours of sunlight every day, which is concerning as this is one of the only green spaces in the area. In addition to the community garden, the BAM South Plaza at 300 Ashland Place and Temple Square would experience significant adverse impacts as a result of the project including less than four hours of sunlight per day.

*BH  
boundary*

### **4. The location of this project is in the neighborhood of Boerum Hill and not Downtown Brooklyn.**

There simply is no context of Boerum Hill or its character in the DEIS. There is a way to conduct transitional zoning that results in intelligent development, as we have seen with Hoyt Schermerhorn. While Boerum Hill is on the edge of Downtown Brooklyn, Downtown has always been north of Schermerhorn and State Street has been part of Boerum Hill, not Downtown Brooklyn as the DEIS claims.

The developer should not be permitted to bootstrap its vastly commercial proposal to the failure of the Downtown Brooklyn Plan to meet its proponents' erroneous predictions of the market at that time. Having led the coordinated community response to the Downtown Plan at the time, I am very familiar with the

failure of its proponents to heed the communities' well-documented concerns that proponents were "planning for the last war," that the market would be residential, and that the Downtown Plan inadequately addressed market realities, including an outdated focus on big footprint back office space. Very quickly, the market asserted itself, and showed the proponents the error of their ways. The City failed in adjusting the plan to address reality, but continued to dismiss the voices of the local communities. Who supports 80 Flatbush? The same organizations and interests that supported the Downtown Plan with the same dismissiveness of community voices. Similarly, the community rightly pointed out the flaws in the Atlantic Yards plan, another plan conceived by developers, dismissing market realities and community voices. 80 Flatbush is repeating the same failed approach.

The neighborhood character to be assessed and conformed to must be historic Boerum Hill. CEQR does this for a reason: what makes New York City's neighborhoods worth investing in and fighting for are their people.

##### **5. This proposal will place significant pressure on infrastructure, including but not limited to school seats.**

The project emphasizes the creation of two schools, a new public elementary school and the needed replacement and expansion of Khalil Gibran International Academy high school. The DEIS and the proposal accentuate the schools in a manner to distract decision-makers from the true nature of the project: a massive mixed-use commercial and residential project that is wildly out of context and wildly overbuilt, exacerbating the rapid pace of development around Downtown Brooklyn.

No one doubts that the Khalil Gibran International Academy is in desperate need of renovation. The school is located in a 150 year-old building lacking basic necessities and the location was not intended to be a school. However, the construction of a new school should not be used as leverage for irresponsible and unintelligent development. Instead, the city and ECF should focus their efforts on finding more suitable space for the Khalil Gibran students.

Adding 350 elementary school seats is hardly a solution to District 15's crisis of overcrowding, especially given that a majority of those seats will be needed for the new residents. According to the DEIS, in the No Action condition, there would be a deficit of 3,616 seats for elementary schools in the area. The new school would hardly make a dent in the problem. In fact, it is indisputable that the rapid pace of residential development in and around Downtown Brooklyn has only exacerbated this problem with no relief in sight. Each attempt to build school space into a massive residential development furthers the area's shortage of school seats. The instant proposal is no different. It proposes to add 922 new residential units, which will add an estimated 507 new public school students using the Department of Education's own formula. **The 350 new elementary school seats and 38 high school seats that 80 Flatbush is offering leaves a net negative of 119 school seats in an area where residents are facing overcrowding in their public schools already.** This is unacceptable. While the proposal claims to provide a net benefit of elementary seats to D15 (while adding additional middle and high school students from the new DUs), it should not take a new building equivalent in size to the Chrysler Building to produce a handful of new elementary school seats!

In their resolution against the project, CEC 15 expressed concerns that ECF has underestimated the number of students that the project adds because the formula is outdated and it doesn't even account for middle school seats, that the project will likely exacerbate the overcrowding in CEC 15, and that it will further exacerbate school equity which the city has committed to address. It is also worth noting that the numbers used to predict school seating in the Final Scope are not up to date, but rather from the 2016-2017 Blue Book. For example, there are also 436 seats that will be available in two years at P.S. 32 in subdistrict 3 that are not accounted for in ECF's analysis (instead it is stated that they are 181% overcapacity). P.S. 261's capacity is also not accurately reflected in the Blue Book. Furthermore, ECF included MS 442 in subdistrict 3, but it was relocated last year. It would be helpful to consider the current data in order to get an accurate view of the school seat need. There is no doubt that we need more seats; however, since one of

the key features of the project is the proposed creation of elementary seats, we should also examine where those seats can be found at other schools nearby.

If the developer is at all serious about providing public benefits to the community, then the focus should be on creating a significant number of school seats and more affordable housing and not adding to the traffic and congestion that make our streets less safe for our residents and schoolchildren.

District 15 parents have also expressed concerns over safety issues with locating an elementary school on this plot. The intersections at State Street at 3rd and Flatbush Avenues are dangerous and extremely busy. This area is prone to massive traffic congestion, and with new commercial and residential space, it is only going to get worse.

## **6. Affordable Housing**

This project should have taken better advantage of the opportunity to substantially increase opportunities for affordable housing. I am pleased that 20% of the units will be permanently affordable, but this was contractually required of the project. However, since household incomes and market rate rents have been increasing in the area, 60% of area median income is simply not affordable for many people in my district or New York City.

In addition, the specific AMI tiers that average 60% AMI have not yet been determined. This is an important consideration for properly evaluating this component of the project. For example, 60% of AMI (\$56,340) for a family of 3 is still more than double what a minimum wage earner takes home annually.

A better way to ensure affordable housing would be to lower the percentage of area median income used for the affordable units and to increase the overall number of units that are affordable. Further, no affordable housing units will be included in phase 1, unacceptably delaying that asserted benefit.

There is also cause for concern that the proposed market-rate housing units in the luxury towers are expected to attract a new population with a higher income than the surrounding neighborhoods. This will continue to exacerbate the problem of skyrocketing market-rate rents. While the DEIS notes that the average income and rents have been increasing and asserts that the community will be able to afford any rental increases, it seems lost on the developer that this project will further exacerbate the problem of increasing rents by infusing a large number of market-rate apartments with no rental protections.

I am also concerned that the proposed building will further displace the African American community in the area, which has already suffered significant displacement. The EIS should thoroughly analyze this as well as the effect on the market value of the housing on the 400 and 500 blocks of State Street, whose homes would be directly impacted by the construction of such tall towers. The DEIS mentions that "of the 68 - 84 percent of households living in unprotected-market rate DUs, based on almost two decades of raising household incomes and market-rate rents in the study area, a vast majority of those households are not defined as vulnerable to displacement because their income could support substantial rent increases" (p. 43-44). This is a logical leap for which there is no evidence. Every day, families who moved to the area 10 - 20 years ago are being priced out of the neighborhoods they once could afford. The proposed development at 80 Flatbush would further that dynamic, and the developer cannot credibly ignore it.

It is also worth mentioning that since the 2004 rezoning of Downtown Brooklyn, there has been an unexpected and significant influx of new housing units. The Brooklyn Borough President's report on the rezoning highlights the fact that the original plan accounted for 1,000 units of housing to be built over ten years. At the time of publication, the report cited that 6,700 units had been built, almost seven times the original projection. Of those units, only 530 were affordable. Because more housing units were in the pipeline at the time, the total amount of new residential units in Downtown Brooklyn would be 11,000. As noted, the "Downtown Brooklyn is bearing a burden of unanticipated new residential development without a comparable level of infrastructure to sustainably support a growing 24-hour community." The 80 Flatbush

project would add over 900 residential units, more than 700 of which are luxury market-rate apartments and have no rental protections.

### **7. Environmental Materials**

The students at Khalil Gibran High School will remain in their current building as construction on the two new schools takes place. The noise level is already a concern, but the use of hazardous materials would also negatively affect the students. I believe that the proponent understands and will be exceedingly careful in the analysis of hazardous materials at the site.

It is also worth noting that this site will generate 19.7 tons of solid waste per week. Storage of this waste must be thoroughly analyzed.

### **8. Urban Design**

Moreover, as is indicated in the proposal, the residential towers will be the tallest buildings thus far in the Downtown Brooklyn area (the buildings are not in Downtown Brooklyn, but in Boerum Hill), and would obliterate the views of some of the already existing icons of the Brooklyn skyline. The Williamsburg Savings Bank Tower, or One Hanson Place, is a focal point of Downtown Brooklyn. It is a beautiful and historic piece of architecture that has become personally significant not only with its inhabitants, but with many visitors to Brooklyn. Current residents at One Hanson Place have concerns that their beautiful tower that they fastidiously maintain will be blocked completely from sight. The view of this building should be considered when finalizing the height and design of the new towers so as not to detract from the Brooklyn skyline as it exists now, but rather enhance it and create a sense of cohesion within the context of the area.

### **9. Water and Infrastructure**

Water and infrastructure must be considered in the context of an additional 4,000 to 6,000 new residential units. The area is uphill from the infamous Gowanus Canal superfund site. Water run-off and stormwater retention issues must be thoroughly analyzed.

### **8. Noise**

I reiterate the need for construction noise to be at a minimum during school hours and for construction to be limited to weekdays.

Lastly, while I applaud the developer for holding many meetings with stakeholders and community members, the proposal has not been modified to reflect the community input. In fact, the developer publicly stated at the Community Board 2 hearing their refusal to consider any changes to height or an FAR of 18. That is unacceptable.

The changes in design have allowed for more flexibility within the zoning envelope, but the concessions made have been aesthetic, with no mitigations to height or density. **As this project continues, I urge the developer to work together with the community to create a design that will be beneficial, useful, and safe. Failing that, the Borough President should vote “no” on this ULURP.**

Sincerely,



Jo Anne Simon  
Member of Assembly

**STATEMENT to New York City Council August 14, 2018  
Opposing the Re-Zoning of 80 Flatbush Avenue  
Ron Janoff, Coordinator, Rockwell Place Brooklyn Bear's Community Garden**

**Thank you for this opportunity to speak against the rezoning of 80 Flatbush Avenue.**

I'm **RON JANOFF**, coordinator of the **Rockwell Place Community Garden**, the 40-year-old public garden on Flatbush Avenue directly **north** of the proposed Alloy Development.

Our public amenity will be **irremediably damaged** by the shadow of that development -- giving us less than four hours of prime sunlight daily.

The Alloy Development proposal has raised **many red flags** in the surrounding low-rise, landmark neighborhoods of **Boerum Hill** and **Fort Greene** because of issues of density, traffic, safety, transportation, garbage, noise, wind, and the like;

**but we are the ones directly affected by the shadow (which stretches in fact all the way to the southwestern corner of Fort Greene Park).**

As moss grows in the shadows on the dark north side of trees and buildings, we face the same fate: **a darkened space unsuitable for the vegetables, fruit, and flowers that flourish there now.**

In the 1990's the Garden went through this same ULURP process to become one of the first 17 **official Parks Department Greenthumb Gardens.**

As a result when the MTA demolished the original Garden in 2005 to build the **Rockwell Fan Plant** underneath, they were required to rebuild the Garden, which they did, in 2008, grandly, assuming at the time that the **zoning of the block to the south** -- the block in question -- **had already been decided in 2004**, assuring the Garden of summer sunlight.

**MORE THAN ONE MILLION DOLLARS OF PUBLIC FUNDS WENT INTO THE RESTORATION**, providing the ADA-compliant pathways, wrought-iron fence, shed, grape arbor, water and electrical systems, the soil and the plantings which make it such a **unique oasis** today, ten years later – a project we could never even imagine on our annual budget of \$600.

There is no nearby sunlit public space that offers comparable access or enjoyment to the stream of public visitors.

**Zoning** was introduced in New York City in 1916 to tame development and save some sunlight for citizens.

Our garden – YOUR GARDEN, the PUBLIC's GARDEN -- stands to be the unwitting **victim of unpredictable unscrupulous spot-rezoning and development** spinning out of control. Once lost, we can never regain the blocked sunlight.

It makes no sense whatsoever to continue to add residents (luxury residents for the most part) to an already densely populated area while diminishing health-giving public park and garden space.

**YOU, the city's stewards, can stand up against the lobbying, the co-option of local institutions, the red herring of affordable housing, the scam of new school construction, and the scar of mediocre design and wildly outsized development.**

**We are calling on you to reject the rezoning and the Alloy proposal and save our sunlight.**

Thank you.

Testimony for the New York City Council on the 80 Flatbush Avenue Rezoning August 14, 2018

I am Sandy Balboza , representing the Atlantic Avenue Betterment Association, an advocacy group for Atlantic Avenue, from Fourth Avenue, to Hicks Street.

Zoning is a powerful tool that has been used to transform neighborhoods overnight.

The proposal for 80 Flatbush is in direct opposition to the comprehensive vision of the 2004 Downtown Brooklyn Rezoning plan, that respected the adjacent low-scale neighborhoods, by allowing for transitional zones.

Now, the Department of City Planning has advised and encouraged the applicants, Alloy Development, and the ECF, to aggressively up-zone the site.

Rather than transition to lower heights, as development approaches the residential neighborhoods, as required in the 2004 FEIS, Alloy and ECF propose to build one of the densest and highest developments in all of NYC.

What is the point of empowering residents to recommend regulations, if special interest groups can just change the rules when they feel like it!

Alloy and ECF are asking the City Council to vote, to nullify the transitional zoning protections, that our communities fought for, without considering the cumulative effects from the unanticipated new residential development, over the last fourteen years, and the additional residential development in the pipe-line over the next five years, with a failing, and insufficient infrastructure ( that includes an overburdened transit hub ).

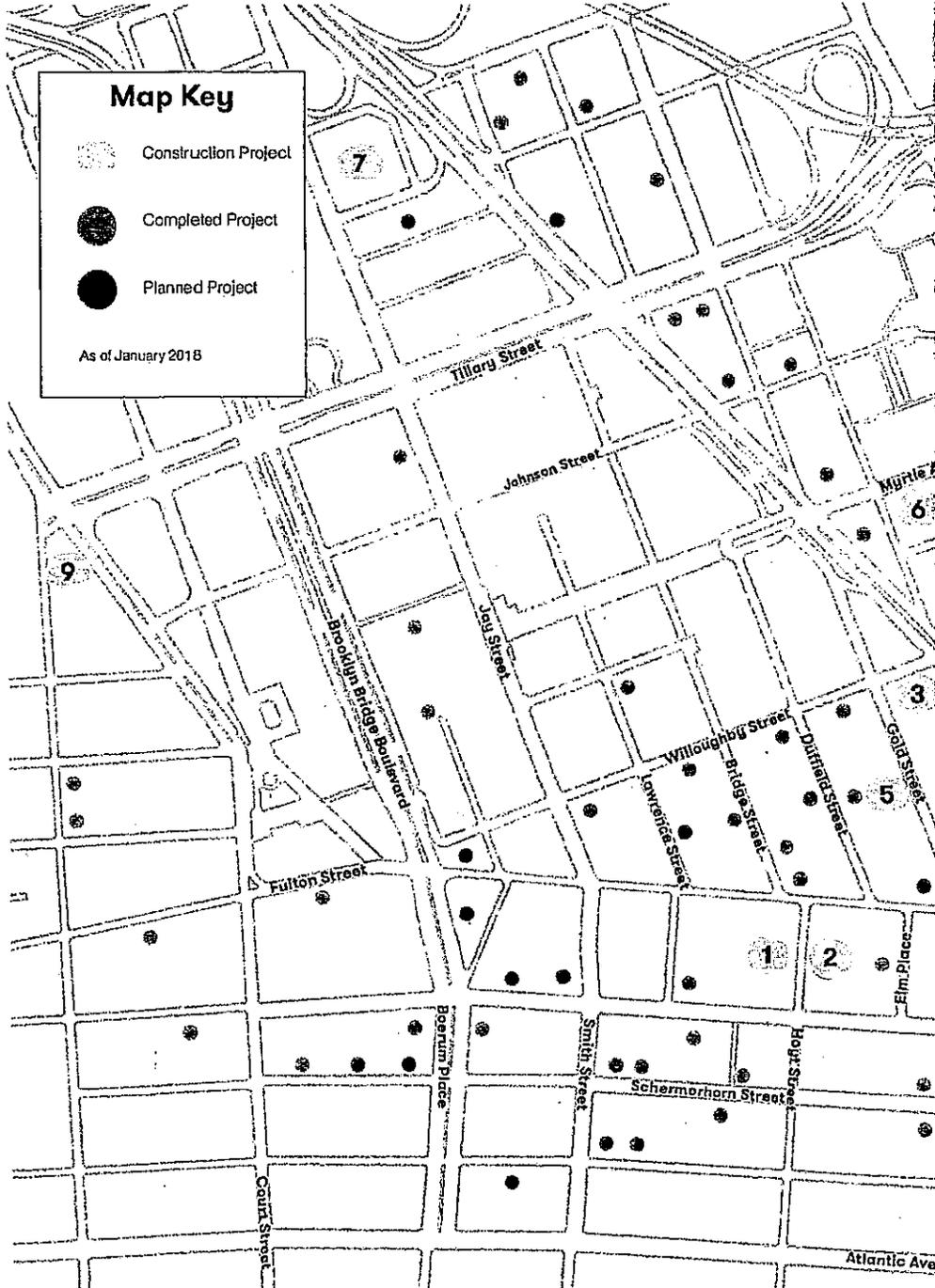
Our low-scale historic neighborhoods, are a valuable asset for New York City.

We ask the City Council to uphold the past commitments made to the community by supporting development that will be consistent with the existing transition zone, on the 80 Flatbush site - and not ask thousands of Brooklynites to bare the burden of the many long term, and permanent impacts that we know will occur, if a development of this proposed magnitude is built at this location.

If the City Council fails to support the interests of the community, it will send a clear message, that special interests decide zoning, and that community agreements can easily be disregarded.

# AN ATLAS OF NEIGHBORHOOD CHANGE

In 2004, the city rezoned much of Downtown Brooklyn, with the primary goal of encouraging the construction of new office space, along with a modest amount of new housing. After some fits and starts due to the economic downturn, Downtown Brooklyn saw an explosion of new housing development, much of it in the past five years. This map documents the projects that are built, in construction, or proposed since the rezoning, while the list below highlights the top ten (in terms of square footage) that are currently in construction.

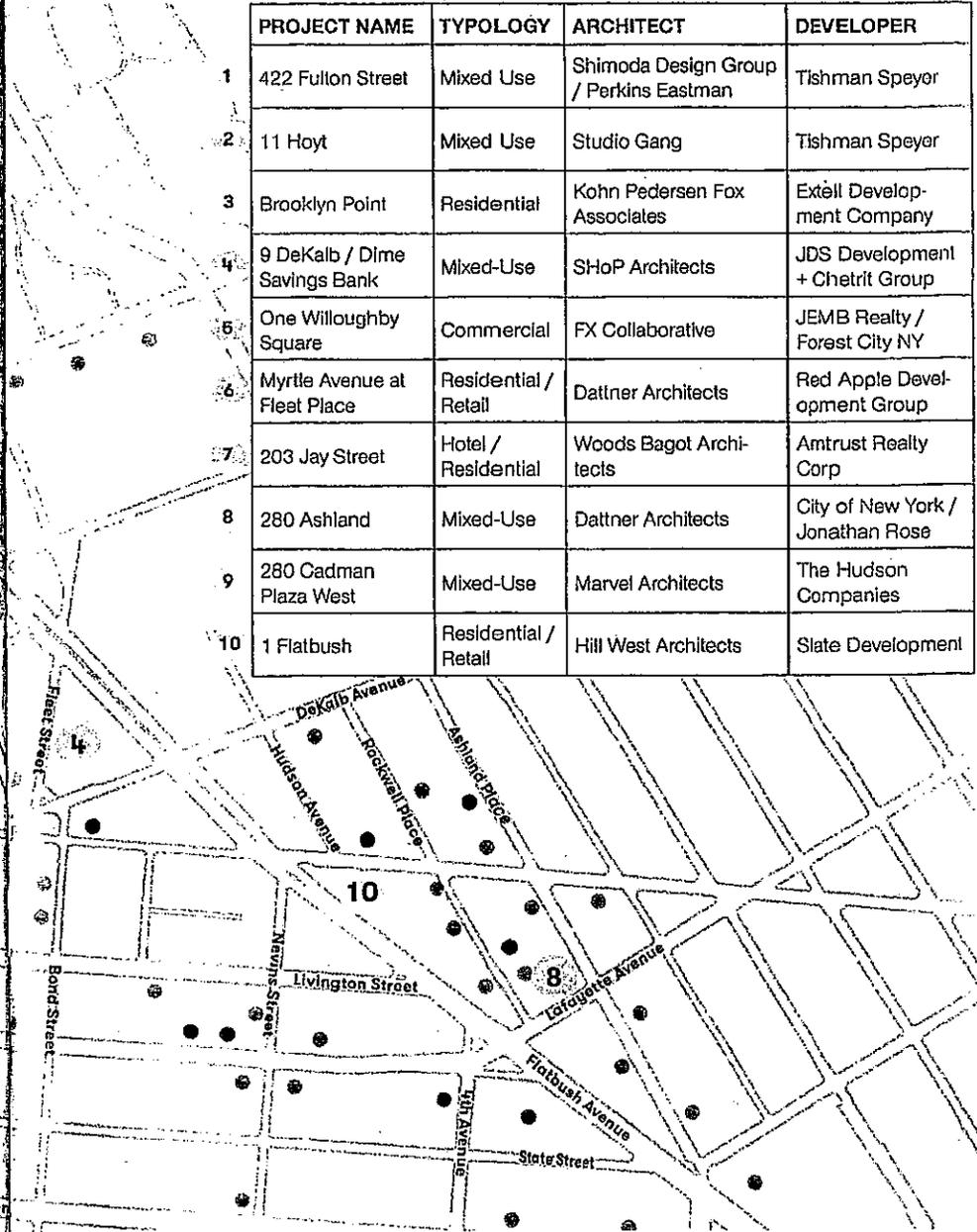


**Map Key**

-  Construction Project
-  Completed Project
-  Planned Project

As of January 2018

	PROJECT NAME	TYPOLOGY	ARCHITECT	DEVELOPER
1	422 Fulton Street	Mixed Use	Shimoda Design Group / Perkins Eastman	Tishman Speyer
2	11 Hoyt	Mixed Use	Studio Gang	Tishman Speyer
3	Brooklyn Point	Residential	Kohn Pedersen Fox Associates	Extell Development Company
4	9 DeKalb / Dime Savings Bank	Mixed-Use	SHoP Architects	JDS Development + Chetrit Group
5	One Willoughby Square	Commercial	FX Collaborative	JEMB Realty / Forest City NY
6	Myrtle Avenue at Fleet Place	Residential / Retail	Dattner Architects	Red Apple Development Group
7	203 Jay Street	Hotel / Residential	Woods Bagot Architects	Amtrust Realty Corp
8	280 Ashland	Mixed-Use	Dattner Architects	City of New York / Jonathan Rose
9	280 Cadman Plaza West	Mixed-Use	Marvel Architects	The Hudson Companies
10	1 Flatbush	Residential / Retail	Hill West Architects	Slate Development



Fulton Street was Brooklyn's original thoroughfare: it was the road to the ferry, which began in 1642 at today's Fulton Landing, and followed what is now Old Fulton Street, Cadman Plaza West, and Fulton Mall. Colonial maps show a cluster of buildings near the dock; after Robert Fulton replaced his rowboats with a steam ferry in 1814, development boomed. Brooklyn became a village and then an independent city.

As a result of rapid population growth in the 1820s, landowners in the area began subdividing their farms for residential development. This initial residential growth largely stemmed from merchants and professionals moving into Downtown Brooklyn, carving out a middle-class enclave between wealthy Brooklyn Heights and working-class Vinegar Hill. The brick-and-clapboard houses now on Duffield Street, between Myrtle and Willoughby, are charmingly incongruous vestiges of that era. Though originally built on Johnson Street (on the former Johnson family estate) in 1840, the Italianate townhouses were moved to their present location in 1990 during the construction of MetroTech Center.

By the mid-19th century, twelve horsecar railway lines converged at Fulton Ferry, transforming Downtown Brooklyn into a civic and commercial center. Rising in 1848, Brooklyn's City Hall (now Borough Hall) cemented its status as one of the fastest growing cities in the country. Fulton Street, being in close proximity to the bustling governmental core and surrounding

residential districts, emerged as Brooklyn's prime shopping corridor. Dating to the 1870s, the former Gage & Tollner restaurant, at 372 Fulton Street, and the cast-iron lofts next door are among the few buildings that remain from that early commercial period.

Like its neighbor across the East River, Brooklyn's prosperity in the 19th century was significantly based on trade and the constant stream of raw materials, manufactured goods, and immigrants passing through its ports. Just north of Downtown Brooklyn, the Brooklyn Navy Yard employed thousands of longshoremen residing in the northern stretches of the city.

The opening of the Brooklyn Bridge in 1883 ushered in a 25-year period of rapid development in the neighborhood. Trams across the bridge connected with elevated lines on Fulton Street and Myrtle Avenue, significantly increasing consumer access and subsequently expanding the commercial district eastward. To satiate the increased demand for consumer goods, manufacturing spread inland from the Navy Yard.

In 1906, the Flatbush Avenue Extension opened, in anticipation of the Manhattan Bridge, as did the Long Island Railroad terminal on Atlantic Avenue. Subways came in 1908. Landmarks like the Brooklyn Academy of Music, Dime Savings Bank, and Williamsburgh Savings Bank followed as Downtown Brooklyn flourished.

Though Downtown Brooklyn was packed with department stores, restaurants, and movie palaces, it was no longer considered a desirable place to live. Rental maps show

that by the 1940s, Downtown Brooklyn's housing stock was low-end. After World War II, when industrial jobs dried up and shoppers moved to the suburbs, the area emptied out. It was ripe for urban renewal.

In the 1940s and 1950s, the city razed the blocks around Borough Hall to create a revamped civic center, easily accessible from the new Brooklyn-Queens Expressway to the north. Portions of Fulton and Washington Streets were widened to become Cadman Plaza. The austere public spaces further deadened the neighborhood.

Derelict as it was, Downtown Brooklyn still had great transit connections, so it continued to be an object of urban renewal projects. In 1977, construction began on a traffic-free Fulton Mall. With wide sidewalks and benches, it aimed to create a "pedestrian paradise" that would reverse the street's decline. A decade or so later, the 16-acre MetroTech Center, a joint project of the city and Polytechnic University, was built in an effort to create a campus-centered office complex to stanch the flow of back-office jobs to New Jersey and Connecticut.

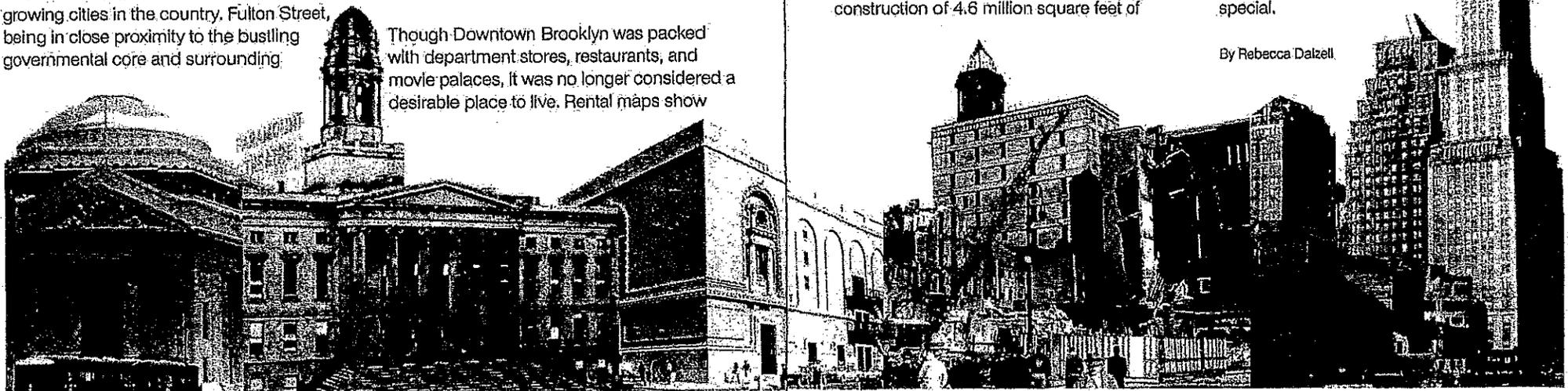
The current skyscraper boom is due to the Downtown Brooklyn Development Plan of 2004. That plan was originally intended to reinforce Downtown Brooklyn's role as a regional central business district, and help keep in New York the jobs that went along with it. While the plan projected the construction of 4.6 million square feet of

office space and approximately 1,000 units of housing over ten years, in the end only 1.3 million square feet of commercial space was developed, with some counts that put the number of housing units at over 20,000.

Lower crime rates, a strong economy, and Brooklyn's growing international appeal have made Downtown Brooklyn desirable again. But like all stories of change, the reality is more complicated. Existing businesses, many catering to a low-income clientele, are getting priced out, and critics see Downtown Brooklyn as yet another victim of gentrification. Some question whether skyscrapers belong in the borough at all, with some communities claiming they ignore the low-scale context of Brooklyn's neighborhoods. There are deep concerns about whether the neighborhood's infrastructures—water, subways, energy, and schools—can't absorb such a massive influx of new residents.

The transformation of Downtown Brooklyn over the past decade has few parallels in New York City's recent history. But as unprecedented as it is, the wave of development that has washed over Downtown Brooklyn offers a model for how the rest of the city might guide its own development and for how to manage the delicate balance of space, people and use that makes New York's neighborhoods so special.

By Rebecca Daizell





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**Testimony on the 80 Flatbush Avenue Rezoning  
August 14, 2018**

My name is Peter Bray. I am speaking for the Brooklyn Heights Association to oppose this rezoning.

There can be no issue that we need affordable housing, schools and community facilities. But we should not have all of them on this small site.

A rezoning of this site to an FAR of 18 represents overkill. Some of this project's amenities should be achieved, such as a new Khalil Gibran Academy, but only if the project is scaled down to a density more appropriate to its residential context.

A good place to start would be to eliminate the elementary school promoted by ECF. It does too little to remedy the 3,000 seat deficit in downtown Brooklyn, since the project's 900 units of housing will fill two thirds of its seats.

The costs of all the amenities loaded on this site impose too high a cost. Placing 74 and 38-story towers along State Street violates the transitional zoning requirement that City Planning itself champions. Worse yet, it sets a precedent for the next wave of developments nearby.

From our perspective, this project reflects the City's misguided approach, which increasingly relies upon developers to fund new schools, public parks, and affordable housing. The result has been an impoverished public realm populated by decrepit parks and public housing and unreliable transit, while the city has become a haven for the wealthy.

We call upon the City Council to reexamine this policy. It can start by rejecting this rezoning application and taking a fresh approach to meeting the needs of Downtown Brooklyn.



August 14, 2018

I am here to speak in support of the 80 Flatbush project.

I am a Founding Partner at SITU, a Design, Research and Fabrication practice. As a business owner and resident of Brooklyn, I am deeply invested in the well being and future growth of the borough. I recently relocated my company to the Brooklyn Navy Yard's new office building, Building 77. We were amongst the first tenant to make this move, and in these past months the benefits of Navy Yard's growth to the neighborhood surrounding it are obvious. The influx of new companies and their employees has already had a very clear economic impact on the surrounding area. We have chosen to locate and grow our business in Brooklyn because we believe in its future as a hub for innovation and opportunity. We were drawn to the Navy Yard, in large part, because of the vibrancy of the surrounding neighborhoods and we regard 80 Flatbush as squarely within this ecosystem and exactly the type of programming that will continue to draw the talent, jobs and economic opportunities that are critical to Brooklyn's continued growth.

In terms of the 80 Flatbush project, a mixed use building will increase both the living and working capacity in downtown Brooklyn. I think we're all here in this meeting because there is certainly a tension between the need for increased density in New York City and the question of where to locate it. Not all neighborhoods can accommodate this type of density, but sitting at a transportation hub for the borough, this site is certainly better suited than others. I believe that the proposition of concentrated vertical density is a reality that all New Yorkers need to not only become more comfortable with but embrace when implemented thoughtfully and appropriately. With 200 below market rate units and the inclusion of schools and a cultural center, the development will offer components that move beyond what the market alone demands and will provide resources that will make a positive impact on the neighborhood.

Lastly, I want to speak about execution briefly...and attest to the character of the leadership at Alloy Development. Having been tenants in the same office building at 20 Jay Street before our move to the Navy Yard, I have gotten to know them well. While they are certainly in the business of development, I do not believe that profit is the only significant motivation here. I believe they also care deeply about the cultural and social impact that a project like this will have. This ethos sets them apart from most of their development peers and is of critical importance to the confidence we should place in their commitment to realizing a project that will deliver a well executed development that will have a positive impact on the Borough and its residents.

Thank you for your time

Brad Samuels

# KHALIL GIBRAN INTERNATIONAL ACADEMY

FOR THE RECORD

362 SCHERMERHORN STREET  
BROOKLYN, NY 11217  
TEL: 718-237-2502 • FAX: 718-488-1724  
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WINSTON HAMANN,  
PRINCIPAL  
MARIA HULIARIS, ASSISTANT  
PRINCIPAL

8/14/18

My name is Irene Moussa, and I am the Parent Coordinator at Khalil Gibran International Academy. I have enjoyed being there for 7 years.

We are a small school. A school of about 270 students that have done remarkably well academically, considering the circumstances they face inside and outside the classroom.

Our kids walk into this school, where they are embraced for who they are and celebrated for where they come from. However, as much as we support them – they are still met with inequity. Like Mr. Hamann said previously, the inequity of the outside world is one thing; the inequity of their school building is another.

After a number of hearings like this, I am sure many of you have heard about the current limitations of our building. The inside of the building does not meet the austerity of its exterior. This building does not allow our kids to flourish, to play, to have the advantages of other schools. We struggle without a gymnasium to allow our kids proper physical education; without an auditorium to allow for large group activities, meetings, town halls; without bathrooms on each floor; without dedicated and appropriate computer or art rooms; without working water faucets; without natural light in our cafeteria space; without enough standard size classrooms to accommodate students comfortably .



International Baccalaureate  
Baccalaureat International  
Bachillerato Internacional

These may seem like small things to others – but these things not only provide children with a well-rounded educational experience, they provide them with a sense of worth and feeling respected as individuals.

I understand the hesitation of those that see this as one large, overwhelming project. It is, but it is also a project that will provide so much for our next generation of students.

This is not only one building, or one store, or one school or one affordable apartment; it is an actual opportunity to serve and do better for everyone, young people and adults, who would benefit from this project in the short and long term.

For these reasons, and in particular for a well-deserved new school facility for the families and students we work with, I support and ask for your support for this project.

Thank you.

### In Conclusion:

This project is critical to the long-term success of Khalil Gibran and the entire downtown Brooklyn community.

Without this project we will not be able to have our new desperately needed school.

This project allows for an entire school community to flourish, from kindergarten to high school

This project helps the community access jobs and housing

This is a unique school and important for a multicultural city like NYC to have educational offerings like this



The  
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August 14, 2018

**Testimony respectfully submitted to the New York City Council's Subcommittee on Zoning and Franchises on behalf of Rick Russo, Acting President at the Brooklyn Chamber of Commerce, regarding 80 Flatbush Avenue**

Good Morning Chair Moya, other committee members and guests.

I'm Melissa Chapman, Senior Vice President for Public Affairs at the Brooklyn Chamber of Commerce, and I'm delivering testimony on behalf of our Acting President, Rick Russo, in support of the project proposed by Alloy Development at 80 Flatbush Avenue.

With over 2,000 active members, the Brooklyn Chamber is the largest and # 1 ranked Chamber of Commerce in New York State. We promote economic development across the borough of Brooklyn, as well as advocate on behalf of our member businesses. The Brooklyn Alliance is the not-for-profit economic development affiliate of the Brooklyn Chamber, which includes the NYC Business Solutions Center that we manage for the borough. Brooklyn Alliance Capital is the third affiliate of the Brooklyn Chamber and provides micro loans to immigrant and minority-owned small businesses.

I would like to express our strong support for the 80 Flatbush Project. This project will create 3,000 jobs, strengthen the commercial corridor of Flatbush Avenue and provide much needed Class A office space to Brooklyn. It is imperative that, as a borough, we manage growth carefully. Considering all the public benefits of this project, 80 Flatbush is an example of the smart development we need.

Demand for office space in Downtown Brooklyn is at a record high, driven by tremendous growth in creative businesses and innovation. Companies want to base their businesses in Downtown Brooklyn, with commercial vacancy rates close to 3 percent, threatening to slow the area's recent job growth. The project will deliver 200,000 square feet of Class A office space and, critically, it is located close to Atlantic Terminal, connecting it to all of NYC and Long Island.

Commercial tenants coming to Brooklyn today are looking for office space located in vibrant, diverse areas. As a result, the mixed-use nature of this project is attractive. Equally, the commercial floor plates, which are approximately 10,000 square feet, are well sized for the creative companies coming into the market.

In addition to delivering much needed office space, we strongly support the project's proposed affordable housing and new school facilities. NYC is in a severe housing crisis, and 80 Flatbush will bring 900 units of new housing, 200 of which will be permanently affordable, to one of the city's most transit-rich sites. In addition, the aging facilities at Khalil Gibran International School cannot meet the current needs of the Arab-American community. Providing this new school shows Alloy's commitment to educating all of our children and speaks to the strength of our multicultural heritage.

Alloy has proven itself attentive to community needs, having held over 100 community stakeholder meetings, and incorporating many suggestions. They have paid attention to the lowest 50 feet from street level by integrating existing structures and separating the tallest structures within the site to break up density. In addition, this project recently received approval from the City Planning Commission.



**BROOKLYN**  
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Brooklyn is in need of high density, mixed use projects with affordable and market rate residential units downtown, and therefore the Brooklyn Chamber remains supportive of this project.

Thank you for the opportunity to testify in this matter.

August 14, 2018

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**MAS Comments on the 80 Flatbush Avenue Rezoning Proposal, City Council, CEQR No. 17ECF001K, Brooklyn, NY**

**Position**

Alloy has delivered an impressive design that includes mixed income housing, new community facilities, and the adaptive reuse of the historic Kahlil Gibran International Academy buildings.

However, MAS is troubled about the Educational Construction Fund (ECF) school construction process, the proposal's inconsistency with the transition zone that was envisioned for the site between Downtown Brooklyn and Boerum Hill in the Downtown Brooklyn Rezoning process, and other significant unresolved underlying planning policy issues that preceded this proposal.

The City's inherent unwillingness to construct school facilities with public dollars and its increasing reliance on zoning and private sources for school financing that leads to out-of-scale residential towers, remain a primary source of concern.

One thing is certain. The magnitude of the proposal cannot be overstated (Figure 1). With an FAR of 18, it would represent the highest density development outside of Manhattan since 1961 that does not use a transfer of development rights to achieve its peak density. As such, this is far from the transition area envisioned fourteen years ago.

**Background**

The applicants seek to rezone the 61,399-sf block within the Special Downtown Brooklyn District from a C6-2 district to a C6-9 district and increase the FAR from 6.02 to 18. The site would also be designated as a Mandatory Inclusionary Housing Area. The rezoning would allow the redevelopment of 145,000-gross-square-feet (gsf) of school space, including a new 350-seat lower school and a 350-seat replacement for the existing Khalil Gibran International Academy. The project will create 830,000 gsf of residential uses which will be contained in two high-rise residential towers, one at 74 stories and the other at 38; 245,000 gsf of office space; 50,000 gsf of retail; and 15,000 gsf of community facility use. The residential component includes 922 dwelling units, 225 of which would be affordable under the City's Mandatory Inclusionary Housing (MIH) program.

*2004 Downtown Brooklyn Rezoning and Vision for 80 Flatbush*

The 2004 Downtown Brooklyn Rezoning sought to frame future development of the area as a regional central business district. Although far from perfect, the rezoning represented a protracted and comprehensive long-range strategy involving many stakeholders to create a vibrant, multi-use urban environment in Downtown Brooklyn.

As part of that vision, the 80 Flatbush Avenue site was identified as a transition zone, which, according to the 2004 Downtown Brooklyn Development Final Environmental Impact Statement (Downtown Brooklyn FEIS), would allow contextual buffers between large-scale commercial buildings in the downtown core and low-scale buildings in the residential Boerum Hill neighborhood.<sup>1</sup>

<sup>1</sup> 80 Flatbush was identified as Site DD in the Downtown Brooklyn Development Final Environmental Impact Statement (FEIS).

This would be achieved through “extensions of the district, added flexibility in height and setback envelopes, additional height limits, and changes to permit residential and community facility uses.”<sup>2</sup>

The 2004 rezoning also sought to create a connection between the commercial and retail cores of MetroTech and Fulton Mall and the Boerum Hill residential neighborhood. As for the development of the 80 Flatbush Avenue site and surrounding area, the Downtown Brooklyn FEIS stated “*the proposed height limits along these blocks will be reduced in order to create a transition to the nearby low-scale, residential neighborhood.*”<sup>3</sup> [emphasis added]

Under the 2004 plan, development of the 80 Flatbush Avenue site was projected as 199,000 sf of residential use (199 dwelling units) and 40,000 sf of retail for a total of 239,000 sf. In stark contrast, the current proposal would represent an over five-fold increase in floor area. Not to mention the inclusion of an almost 1,000-foot tall tower.

The current proposal poses other significant inconsistencies with the 2004 plan. While the considerably smaller development of 80 Flatbush Avenue at that time would have altered certain views of area resources (Baptist Temple and former Public School 15), the 2004 FEIS concluded “...the scale of development permitted on this site under the proposed zoning would not be expected to overwhelm these resources.”

In direct opposition to what was envisioned in the 2004 plan, the current proposal at 80 Flatbush Avenue has pushed the project site from a transition area with reduced heights and flexible setbacks to what will be one of New York City’s densest developments.

### **Comments**

#### *Height and Density*

In addition to being the highest density development outside of Manhattan not using development rights, the 18 FAR proposed for 80 Flatbush Avenue would eclipse the high-density 12 FAR zones approved under the Downtown Brooklyn Rezoning.

The height of the proposal is also excessively out-of-context with the surrounding area. The approximately four thousand buildings within a one-half-mile radius of 80 Flatbush Avenue have a mean height of 43 feet. The tallest of which would be 240 feet shorter than the proposed 986-foot tower.

The contrast is more startling when compared to the adjacent lower density Boerum Hill neighborhood, where the buildings have a mean height of 38 feet. The tallest, NYCHA’s Wyckoff Gardens, is only 184 feet.

#### *School Capacity*

As mentioned previously, while we support the construction of a new lower school and the adaptive reuse of the historic school building for the 350-seat middle school, the fact is, even with the 388 incremental new school seats, enrollment capacity in Subdistrict 3/Community School District (CSD) 15 will significantly worsen.

By the 2025 build-year, enrollment utilization will increase from 107 percent to 158 percent over capacity, leaving the CSD to operate at a deficit of 3,371 elementary school seats. On a historic level, the project brings to light the gross under-estimation of residential development that occurred under the Downtown Brooklyn Rezoning, and subsequently, the City’s lack of foresight to address the problem of overburdened public schools and publicly funded daycare facilities in the area. The development at 80 Flatbush Avenue will greatly exacerbate these conditions.

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<sup>2</sup> *Downtown Brooklyn Development Final Environmental Impact Statement*, CEQR#: 03DME016K, April 2004, p. 147, 2-24.

<sup>3</sup> *Ibid*, pp. 1-7, 105

The Downtown Brooklyn Rezoning woefully underestimated the amount of residential development the area would see over the next ten years. According to the Downtown Brooklyn FEIS, 979 dwelling units were predicted by the 2013 build year. However, by 2014, an astounding 11,000 housing units had either been developed or were planned for development. This represents an underestimation of 8.9 million square feet of residential floor area.<sup>4</sup>

During the 2002-2003 school year, prior to the Downtown Brooklyn Rezoning, elementary schools in CSD 15 were at 85 percent utilization.<sup>5</sup> The Downtown Brooklyn FEIS anticipated that program utilization in CSD 15 would increase to 88 percent by 2013, leaving a surplus of 2,125 seats. However, the reality in 2018 tells a very different story. Due to the gross underestimation of residential development under the Downtown Brooklyn Rezoning, elementary schools in Subdistrict 3/CSD 15 are currently operating at 107 percent utilization, which would increase to an eye-raising 158 percent with the proposed development.<sup>6</sup>

Under CEQR, the impacts on school capacity are not considered significantly adverse because there will be an 8 percent decrease in over-utilization over the No-Action development scenario. Despite the conclusions in the DEIS, the additional school seats under the current proposal are a drop in the bucket in addressing the overall looming school utilization problem.

#### *Public Daycare Facilities*

The gross underestimation of residential development under the Downtown Brooklyn Rezoning has created an added demand for publicly funded daycare centers in the area. According to the Downtown Brooklyn FEIS, there was a surplus of 314 publicly funded daycare center slots in the project area in 2004.<sup>7</sup> The FEIS concluded that the demand for public day care facilities would not cause a significant impact on public day care centers.

Currently, publicly funded child care facilities in the study area are at 86 percent capacity and have 149 available slots. However, with the proposed development, facilities in the project area would operate at 110 percent capacity and have a 112-slot deficit. For a 1.3 million sf development, we suggest that the applicants could increase the 15,000 gsf of community facility space to address the deficit.

#### *Open Space*

The 1,288 residents and 1,059 incremental new workers introduced to the neighborhood with the proposed development would place great demands on the area's open space. Under current conditions, the neighborhood is already underserved. The residential open space ratio is only 1.043 (acres per one thousand residents), which is far below the city's median of 1.5. With the proposed development and additional population, the ratio will be further reduced to 0.86, almost 20 percent worse than existing conditions.

We find the suggestion in the DEIS that residents would be willing to travel farther to access parks and recreational facilities to be disingenuous. A livable and vibrant neighborhood must have accessible open space that is within a 10-minute walking distance. It is further objectionable to propose that private open space on the development site would offset project impacts on the limited public open space currently available to residents in the neighborhood. Private open space is not public open space.

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<sup>4</sup> *A Decade Later in Downtown Brooklyn – A Review of the 2004 Rezoning, 2014*, Eric L. Adams Brooklyn Borough President

<sup>5</sup> *Downtown Brooklyn Development FEIS, 2004*, Table 4-3 "Public School Utilization, Capacity, and Enrollment Figures 2002-2003 School Year," p. 4-6.

<sup>6</sup> *Ibid*, Table 4-11 "Estimated Public Elementary/Intermediate School Enrollment, Capacity, and Utilization: Future with the Proposed Actions," p. 4-17

<sup>7</sup> *Ibid*, Table 4-5 "Publicly Funded Day Care Centers in or near the Project Area," p. 4-9

### *Shadows*

Following the Downtown Brooklyn Rezoning and subsequent redevelopment of the Brooklyn Academy of Music (BAM site) at 300 Ashland Place, the area has seen a continual erosion of the amount of sunlight that reaches the limited public open space. This raises serious concerns about unaddressed cumulative impacts of the proposed development (Figure 2).

Incremental shadows would be cast on three important open space resources in the area: Rockwell Place Bears Community Garden (RPBCG), the BAM site, and Temple Square. RPBCG has been an oasis for residents and workers in the area for nearly forty years. It features a winding path and seating and is part of the New York City Department of Parks and Recreation *GreenThumb* program. RPBCG provides much more than fruits and vegetables; it is a gathering place for visitors, often with children, who enjoy the garden throughout the spring, summer, and fall. The fact that the Parks Department spent nearly a million dollars to restore it just over a decade ago speaks to the importance the garden has played in the community.

A 2012 Technical Memorandum issued for the BAM site redevelopment evaluated shadows on RPBCG.<sup>8</sup> While the memorandum acknowledged that incremental shadows would be generated during the morning hours for three out of four evaluation time periods, it concluded that no adverse shadow impacts would occur (Figure 3).

Similarly, according to the 80 Flatbush Avenue DEIS, incremental shadows would reach RBCBG during the late morning and early afternoon hours throughout the year (Figure 4). The March 21 and December 21 evaluation periods would see a three-hour and ten-minute incremental shadow. The May 6<sup>th</sup> and June 21<sup>st</sup> periods show a one-hour and forty-five-minute and a one-hour and fifteen-minute incremental shadow, respectively.

It is evident that between the BAM site and the proposed 80 Flatbush Avenue development, sunlight that reaches RBCBG would be significantly reduced to the extent that it would have a destructive impact on shade intolerant plants, not to mention the public enjoyment of this admired space. Human beings need light to maintain health. This is not just an issue of public amenities but what commitment the City makes to the health and well-being of all its citizens. Light is easy to take but its removal has far-reaching consequences and implications.

While the 80 Flatbush Avenue DEIS concludes that the project would result in significant adverse shadow impacts on the RBCG, the BAM site, and Temple Square, MAS finds the proposed mitigation measures patently inadequate, warranting reexamination. MAS suggests that effective mitigation would include modifications to the height, shape, size, and/or orientation of the development and urges the co-applicants to explore these alternatives.

### *Traffic*

The project DEIS states that unmitigated significant adverse traffic impacts will occur at the intersections of Flatbush Avenue and Fulton Street, Flatbush Avenue and Lafayette Avenue, and Flatbush Avenue and 4<sup>th</sup> Avenue during various peak hour evaluation times. In light of the overall impacts of the project, we find this unacceptable and urge the applicants to reduce the scale of the project.

### *Wind Impacts*

The DEIS does not provide an evaluation of channelized and downwashed wind in relation to the proposed buildings and other tall buildings in the area that could create adverse conditions for pedestrians. We expect this evaluation will be completed for the Final Environmental Impact Statement (FEIS).

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<sup>8</sup> *Technical Memorandum for the Downtown Brooklyn Development FEIS: BAM South Development*, CEQR Number 03DME016K (TM005 Revised), 2012.

**Conclusion**

Alloy's impressive design notwithstanding, MAS remains opposed to the planning and policy framework pursued by the City and ECF in advancing this proposal. School financing cannot drive the zoning rationale. The City's inherent unwillingness to construct school facilities with public dollars and an increasing reliance on zoning and private sources for financing has led to an associated private residential development that is out-of-scale with the neighborhood and grossly inconsistent with the long term vision for the site.

Given the lack of public open space in the area, we stress the importance of protecting existing open space and incorporating true quality, publicly accessible open space in the project design.

At a minimum, the project's massing and height should be re-evaluated to insure that some of the most extreme shadow impacts could be significantly reduced and provide more of the transition zone that was envisioned in the Downtown Brooklyn Rezoning.

If the proposal is allowed to go through without modifications to address the anticipated environmental impacts, a compelling case could be made to take a hard look at the City's environmental review process and the methodologies used to project future development.

The current proposal for 80 Flatbush Avenue has pushed the project site from a transition area with reduced heights and flexible height and setbacks to one of New York City's densest developments.

We urge the applicants and the City to work with the community and come up with a reasonable proposal that better represents a collective vision for the future of Downtown Brooklyn and the adjoining neighborhoods.

Figure 1 - Proposed Development at 80 Flatbush; Southwest view showing Fort Greene Park in the foreground



Figure 2 - 2014 view of shadows near Rockwell Place Bears Community Garden at 10am in September

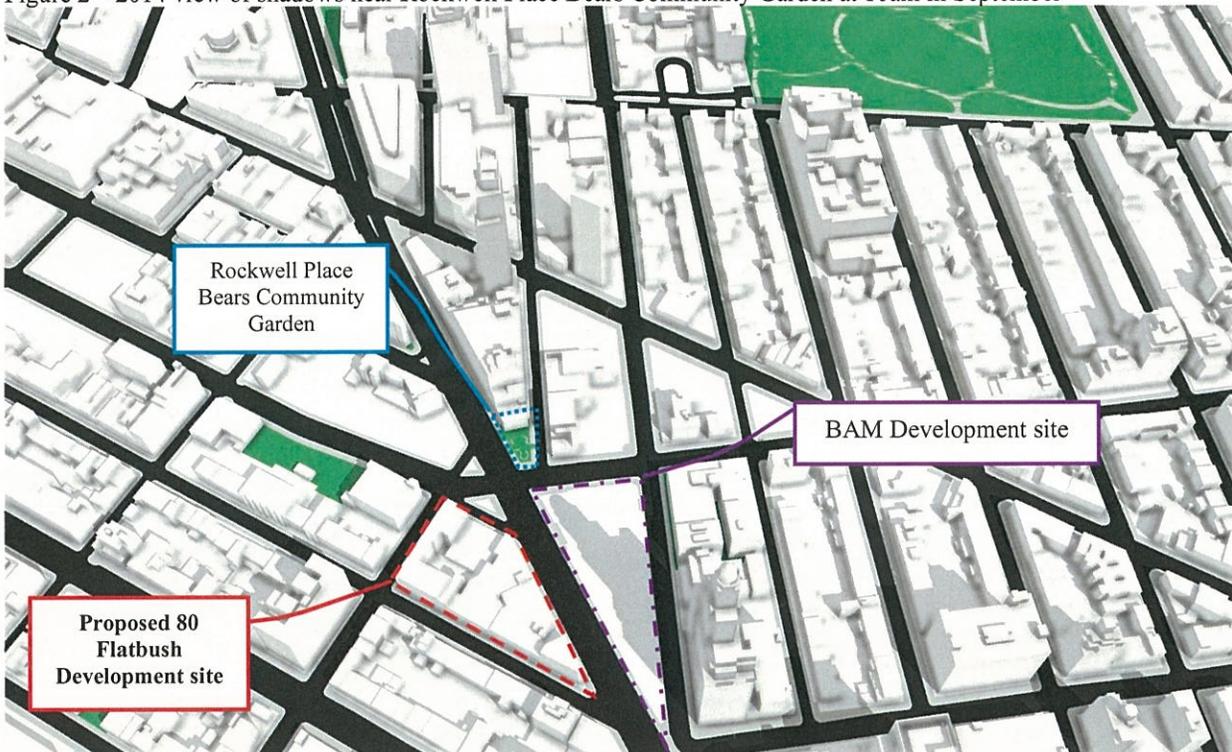


Figure 3 – BAM development shadows on Rockwell Place Bears Community Garden at 10am in September.

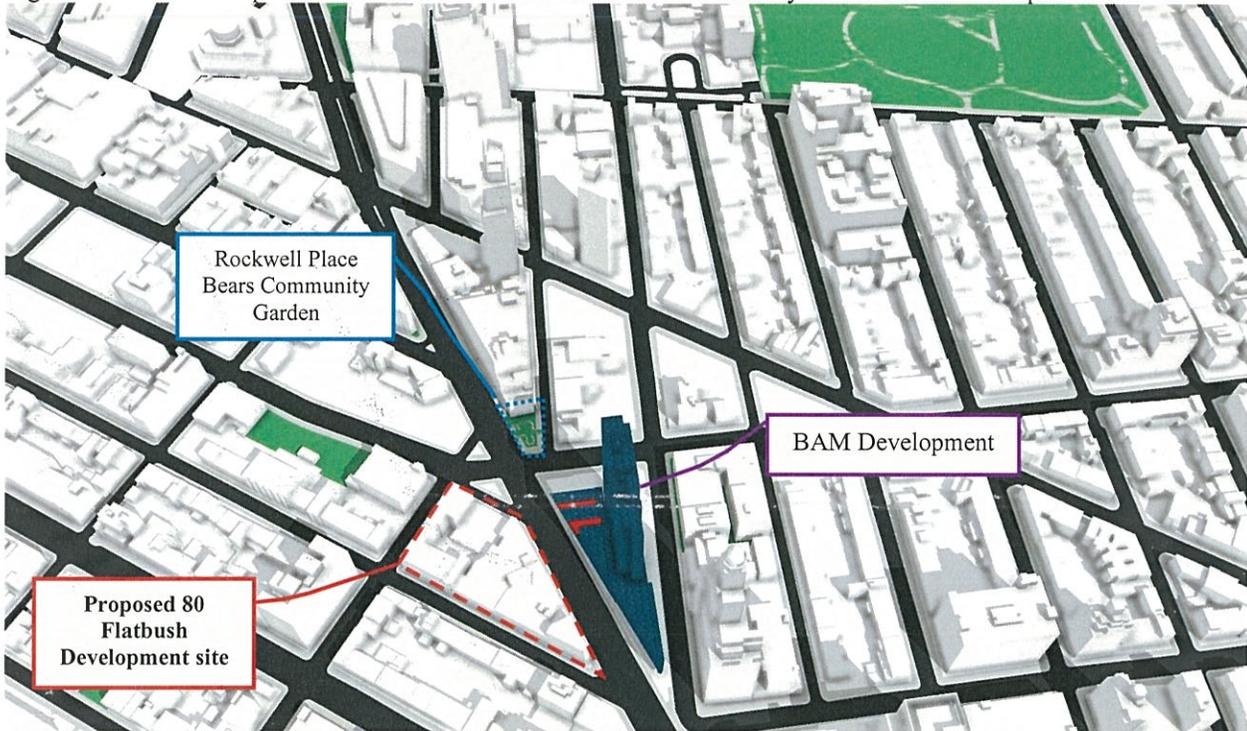
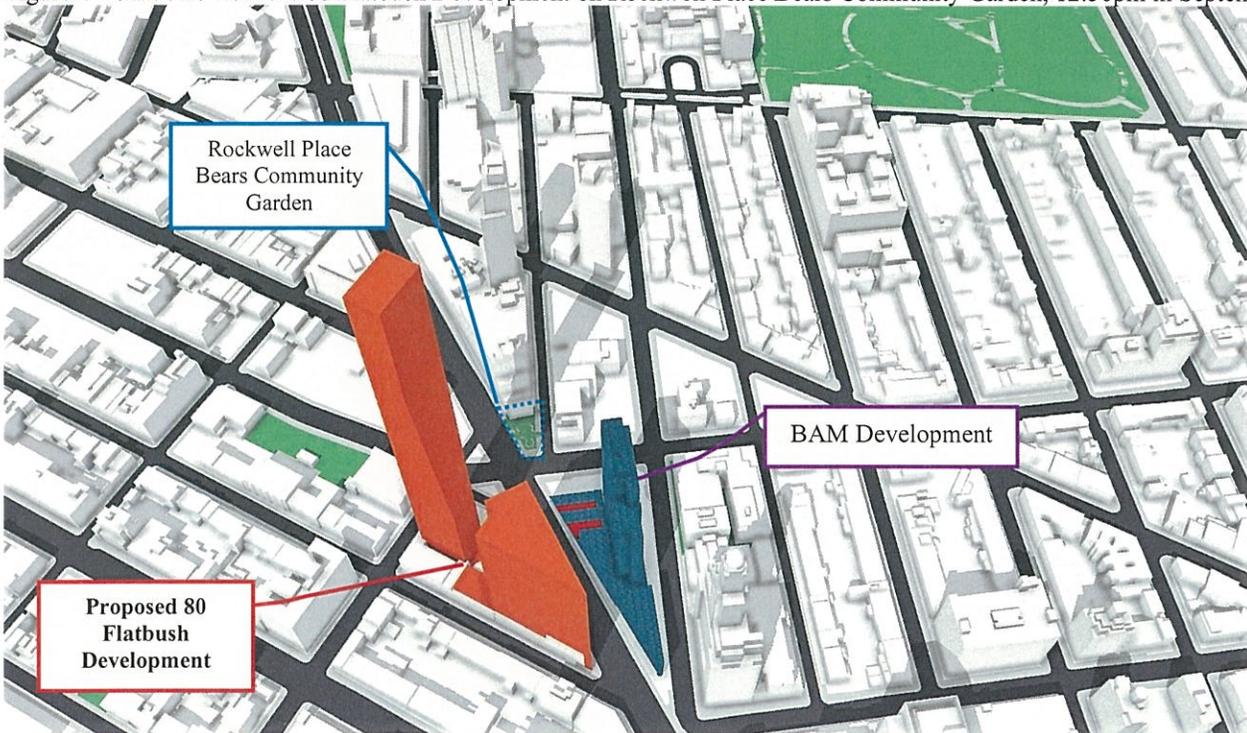


Figure 4 - Shadows from the 80 Flatbush Development on Rockwell Place Bears Community Garden, 12:50pm in September



**TESTIMONY OF SAM BERNSTEIN, ON BEHALF OF NEW YORK BUILDING  
CONGRESS  
CITY COUNCIL SUBCOMMITTEE ON ZONING AND FRANCHISES PUBLIC  
HEARING ON 80 FLATBUSH  
AUGUST 14, 2018**

Good afternoon. Thank you to Chair Moya and the members of the Subcommittee on Zoning and Franchises for hearing our testimony today. My name is Sam Bernstein, and I'm here on behalf of the New York Building Congress. I am pleased to offer our support for the proposed zoning changes at 80 Flatbush.

If approved in its entirety, the proposed zoning will allow a private developer to partner with the Educational Construction Fund to create immense public benefits, including substantial new housing available to all income levels, a major new cultural space, and modern school facilities at an important crossroads of New York City. This is a value of \$230 million in public benefits.

The City's development of affordable housing has been a hallmark of Mayor de Blasio's administration, and as Councilmember Reynoso and other elected officials have noted, it is critically important that rezonings contribute to the creation of new affordable units across the City – in low-income and more affluent neighborhoods alike. And the proposed 80 Flatbush development helps achieve that goal by developing 200 permanently affordable homes.

This important project is also a model of the type of public-private partnership that uses zoning as a tool to help create desperately needed infrastructure – specifically elementary school seats. The proposed 80 Flatbush development will create 350 new elementary school seats and a brand new 350-seat school for Khalil Gibran International Academy (KGIA) in downtown Brooklyn, where the need (for Districts 13 and 15 combined) is estimated to be more than 3,000 seats.

Among the many other benefits, I would also highlight that the revised zoning will create an envelope permitting 200,000 square feet of new Class A office space. This reflects an important new dynamic in our economy: New York City has added hundreds of thousands of jobs and has the highest employment in its history. Employers are seeking out parts of our city to establish job centers that did not exist before. Downtown Brooklyn stands poised to become the third major central business district of the City and the first outside Manhattan, and it currently has the lowest office vacancy rate of all three areas. 80 Flatbush can be a part of this future.

As we saw with the Vanderbilt corridor, now is the time for the city to model zoning to achieve its goals and take the opportunity to have private developers pay for infrastructure. The City can't afford to reject this plan.

Alloy Development has developed a once-in-a generation opportunity to create a multiple-use program that will be a part of the community and include its surrounding neighbors, while taking the city to the next level with two new schools, housing, retail, community center, and commercial office space.

The Building Congress urges the Subcommittee to approve the entirety of the proposed zoning changes for a project that will create new economic opportunity and immense public benefits for Brooklyn and all of New York City.

Thank you.

FOR THE RECORD



**TESTIMONY FROM THE ASSOCIATION FOR A BETTER NEW YORK BEFORE  
CITY COUNCIL ZONING AND LAND USE COMMITTEE**

By: Angela Pinsky  
August 14, 2018

Good morning. My name is Angela Pinsky and I am the Executive Director of the Association for a Better New York (ABNY), a 47-year old civic organization that promotes the effective cooperation of public and private sectors to improve the quality of life for all New Yorkers. Thank you for the opportunity to express our support of the proposed redevelopment of 80 Flatbush as proposed by Alloy Development and ECF. We welcome the consideration of this project, which combines an open and active Department of Education School with a privately-owned site, and is proposing a mixed-use project including commercial, residential, community facilities, open space and two replacement schools.

Concurrently, as a resident of the neighboring community of Park Slope and the parent of two children in District 15 public school system, I am also here to express my and my family's personal support for this project.

In addition to the design standards and the efforts to create contextual interfaces with the adjacent facades and neighborhoods, we believe that the proposed development fulfills significant needs and identified desired uses for the area.

- **Commercial/Office/Retail** – We concur with the findings of Borough President Adam's 2016 report "A Decade Later in Downtown Brooklyn" that the Downtown Brooklyn rezoning was largely successful in bringing a significant amount of density and economic activity to an area relatively rich with transportation infrastructure and opportunity. However, the projections for office development were more optimistic than the construction, and we are supportive of 80 Flatbush's inclusion of 200,000 square feet of Class A commercial office space to contribute to the central business district.
- **Public Infrastructure** – The report also focused on the need for more school seats in the district. As mentioned, I am a resident of District 15, and the concerns I see from the community for sufficient school seats in safe, clean, and appropriate learning environments is obvious. The proposed redevelopment of the Khalil Gibran International Academy, as well as the addition of an elementary school will help to alleviate Downtown Brooklyn's school seat shortage in state-of-the-art facilities without burdening the already constrained School Construction Authority budget, while creating \$230M in public benefits.
- **Affordable and Market Rate Housing** – Although there are concerns of increased residential density across the city, the need for affordable housing is clear. 80 Flatbush

helps contribute to the solution directly through the creation of 200 units of affordable housing, and indirectly through the creation of market rate housing that accommodate New York City's growing population and subsidizes the affordable units.

- **Cultural and Open Spaces** – Contributing to the Brooklyn Cultural Corridor, we also support the thoughtful inclusion of a Cultural Space, which would enhance the Downtown Brooklyn facilities and further promote the area as a citywide destination. The cultural contributions to the economic activity in Brooklyn is significant, and the cluster created by the density of offerings in the area create a whole that is more than the sum of its parts.

Part of Brooklyn's achievements and desirability are related to its dynamic growth and diversity. We believe that the proposed 80 Flatbush is a respectful addition to the downtown Brooklyn area, while providing infrastructure and spaces that are necessary for the growth of the district. We look forward to a productive and inclusive discussion on the proposed development and encourage you and the community to support the project.

I appreciate the opportunity to testify today. Thank you for your time and your consideration.

HOWARD KOLINS

FOR THE RECORD

As President of the Boerum Hill Association I speak for over 10,000 members of my community when we reject the unprecedented tripling of the FAR to 18.

We call for the City to adhere to its own statement regarding transitional zoning which is specifically referred to in Chapter 1 of the Special Downtown Brooklyn District GENERAL PURPOSES, I quote:

"to create and provide a transition between the Downtown commercial core and the lower-scale residential communities of Fort Greene, Boerum Hill, Cobble Hill and Brooklyn Heights."

Our Community Board agreed with us, voting 32 against, 1 in favor and 5 abstentions.

The Borough President Eric Adams agreed by also recommending reducing the FAR.

Our position is far from NIMBY. We ask for a better plan, one that is intelligent, one that works to blend and protect the properties that are adjacent to this development site, one that does not ignore that our residences are within 50 feet of Tower One and 75 feet of Tower Two.

Our consistent call has been to:

- ▶ oppose tripling the FAR as out-of-scale and a bad precedent for Brooklyn.
- ▶ eliminate the State Street loading dock and keep trash off State Street.
- ▶ Create transition, by building R6B townhouses on the north side of State Street to create comparable scale and a 50-foot setback.
- ▶ Create transition by requiring a 50-foot set back from Third Avenue for any new building over 4-stories.
- ▶ Build only one tower.
- ▶ Build only the new high school. (Is it desirable to locate an elementary school at the nexus of the worst traffic location in Brooklyn?)
- ▶ Relocate high school operations during 8 years of construction.

Hardly NIMBY. ~~9,000~~<sup>11,000</sup> dwelling units so far and the EIS identifies an additional 8000 dwelling units in the pipeline. That's a pretty big backyard.

Simply put, we reject the FAR of 18 and demand a conversation about what can be built intelligently and appropriately at this site.

In summary, we ask for balance. We should work toward a solution that makes sense for Brooklyn; not one that drops Manhattan density at our front doors.

Thank you.



HOWARD KOELINS  
President BHA

FOR THE RECORD

#### ADDITIONAL INFORMATION FOR CITY COUNCIL

The Boerum Hill Association opposes this project primarily due to its unprecedented scale and bulk. A loading dock on State Street will compromise the residential character of that street.

These exhibits represent more of our positions and these are some of the organization who have supported us along the way.

- DCP meeting document 12-14-17; this document was not considered or discussed in our meeting.
- From the BHA website, "Five Reasons to Oppose 80 Flatbush."
- New York Landmarks Conservancy letter that "urges the developers to take into account the Community's concerns about excessive height and density."
- Historic Districts Council that states, "This extreme juxtaposition of the residential streets with a megalithic tower appears wrong on its face."
- Brooklyn Heights Association Letter of Concern, 12-22-17.
- Prospect Heights Neighborhood Development Council Letter of Concern, 11-22-17.
- Park Slope Civic Council Letter of Concern, 1-12-18.
- Municipal Arts Society of New York, 6-20-18 stating, "The magnitude of the proposal cannot be overstated."

## **DCP Meeting Discussion Document for 12/14/17**

### **Overview:**

The residents of Boerum Hill are in favor of intelligent development so they seek a plan and design that sensitively binds downtown and our traditional 4-5-story brownstone neighborhood.

The 80 Flatbush plan is driven by maximizing mass, height and bulk without regard for traditional zoning, neighborhood context and design. No development should be driven solely by a formula that dictates the results without taking account of the previously mentioned factors.

As a result, we perceive a lack of real planning, sensible zoning, and neighborhood sensitivity. Additionally, this proposed development is not a full square block which makes the density more of an overload.

Most of downtown is limited to 12 FAR with no bonuses unlike this proposal. C6-1 and C6 -2 districts in downtown should serve as transitional districts linking them to R6B neighborhoods.

Given the city's need for affordable housing (which unfortunately does not come on line until Phase II of this proposed plan) and schools, we accept the need for density in our transit rich environment. However, an upzoning to 12 FAR on this site is aggressive, and the tripling of FAR is absurd.

### **Our position statements for DCP consideration:**

- Must not certify the project plan in Q1 2018. This plan needs more time for consideration and adjustment due to the density impact on neighborhood quality of life that has not been addressed despite numerous meetings with the development team.
- We oppose tripling of the FAR.
- To address required transitional zoning, we suggest townhouses on the north side of State Street to create comparable scale and a 50-foot setback.
- Eliminate the State Street loading dock.
- Require a 50-foot set back from Third Avenue for any building over 4-stories.

### **We suggest:**

- Build only one tower that is glare-free.
- Build only the new high school. (State Street is a bad location for an elementary school due to local traffic on Third Avenue and Atlantic Avenue.)
- Relocate high school operations during construction.

## Our questions:

- Can the loading dock be within 30 feet of a residential district boundary per ZR36-683?

*36-683 Restrictions on location of berths near Residence Districts C1 C2 C3 C4 C5 C6 C7 C8 In all districts, as indicated, where #accessory# off-street loading berths are located within 60 feet of a #Residence District# boundary, such berths shall be enclosed within a #building#, and no entrance to or exit from the berths onto the #street# shall be less than 30 feet from the district boundary.*

- Has DCP approved the parking variance?
- Has Alloy approached DCP to request a setback variance?
- What other conditions has DCP considered/is considering at Alloy's request?
- What other EIS issues has the DCP responded to?

# Five Reasons to oppose 80 Flatbush development

## Transitional Zoning, Context and Neighborhood Character

- 20% more dense than any project in Brooklyn; more than Pacific Park
- At 74-stories it will have the tallest tower in Brooklyn, the 16<sup>th</sup> tallest in NYC
- Violation of “Transitional Zoning” with 74-story and 38-story buildings within 100’ of 4-story residential
- Clashes with nearby Boerum Hill Historic District
- Walls off and blocks views of iconic Williamsburg Savings Bank Building
- Glass towers are not contextual with existing Brooklyn buildings
- State Street becomes a loading dock resulting in the destruction of those residential blocks

## Overly large project with little public gain

- Less than 15% of development is school space
- Only 350 elementary school seats when 750 seats should be called for (the district is currently 2100 seats deficient)
- Poor precedent for Brooklyn. How will this affect Sunset Park, East New York?

## An additional 7500 units of housing coming in the next 3 years

- Overcrowding!
- Subways at capacity now during rush hours
- Traffic at this location is currently gridlocked at Flatbush and Third
- Atlantic and Flatbush Avenues and current surrounding traffic problems are not fully mitigated *now*.

## No disclosure about the terms of this ECF-Alloy deal

- Unknown terms of the lease of city-owned land to the developer
- Unknown cost of tax-exempt bonds
- Unknown city or state subsidies and tax abatements for this project
- Other respondents to the RFEI. Why this developer with no track record of large projects?

## Other factors

- No affordable housing in Phase One
- No open space component
- Additional load and stress on water and sewage systems
- SCA should identify additional school locations NOW

THE NEW YORK  
LANDMARKS  
CONSERVANCY

July 6, 2017

Jennifer Maldonado  
NYC Educational Construction Fund

Re: Alloy development/80 Flatbush

Dear Ms. Maldonado:

The New York Landmarks Conservancy has met with the architects at Alloy and has been shown preliminary design for the proposed mixed-use project on Flatbush Avenue in Downtown Brooklyn. The Conservancy supports the reuse of the historic school buildings on the site and commends Alloy for incorporating these two historic buildings in their development proposal. Neither building is officially designated a landmark and yet they are historically significant. Their retention will preserve a meaningful part of the neighborhoods' history and development. We believe that incorporating the historic buildings in the overall ensemble results in a better project.

The Conservancy also urges the developers to take into account the Community's concerns about excessive height and density. We appreciate that Alloy took our concerns seriously and hope that they take the community's concerns seriously as well.

Sincerely,



Peg Breen  
President



HISTORIC DISTRICTS COUNCIL

THE ADVOCATE FOR NEW YORK CITY'S HISTORIC NEIGHBORHOODS

232 East 11<sup>th</sup> Street New York NY 10003  
tel (212) 614-9107 fax (212) 614-9127 email hdc@hdc.org

September 5, 2017

Howard Kolins, President  
Boerum Hill Association  
P.O. Box 020583  
Brooklyn, NY 11202

RE: 80 Flatbush Avenue, Brooklyn Proposed Development

The Historic Districts Council (HDC) is the citywide advocate for New York's historic neighborhoods. Our primary constituency is over 500 community-based groups throughout the five boroughs, whom we help to preserve and enhance the physical character of their neighborhoods. Our staff and board are fully in support of the Boerum Hill Historic District extension. While the proposed development at 80 Flatbush Avenue is not in the Boerum Hill Historic District, it is immediately adjacent and will overwhelm the historic neighborhood.

HDC agrees with the Boerum Hill Association in that the site of the new development is indeed located within the neighborhood borders of Boerum Hill, not downtown Brooklyn. While many skyscrapers have been constructed as-of-right in the larger vicinity, none of them will be of the scale that is proposed for 80 Flatbush, with an unprecedented floor area ratio of 18. This property can currently build as-of-right to a height of 330 feet. As proposed is a massive 960 feet for one of the two towers: a height which has no relation in scale to the surrounding neighborhood characterized by four-story townhouses. It will also dwarf and obscure the iconic Williamsburg Savings Bank, which is the only recognizable landmark of its height in the area.

HDC is highly critical of the presumed public benefit for this development, as only 15% of the total property will be devoted to a new school space and 200 out of 900 apartments will be affordable. Adding this density will almost render the school seats gained irrelevant upon full occupancy, especially with thousands of new units within a mile radius of this being constructed or almost complete. These units, however, were not included in the EIS as the study area only included a 400-foot radius of the site as opposed to the greater neighborhood.

It is truly disheartening that New Yorkers are not able to have normal public amenities such as schools, parks, and libraries unless a private developer is in partnership. This popular formula does not bode well for the future urban planning of the city in any borough. Frank Lloyd Wright commented on the New York skyline said it best: "...Because it never was planned – it's all a race for rent, and it is a great monument I think to the power of money and greed. I don't see an idea in the whole thing anywhere, do you?" This extreme juxtaposition of the residential streets with a megalithic residential tower appears wrong on its face. Smart urban planning seeks to make cities work and goes beyond what can legally be zoned to the maximum.

Sincerely,



Simeon Bankoff  
Executive Director



**Officers**

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Martha Bakos Dietz

**Vice Presidents**

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Carolyn L. Ziegler

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Carolyn L. Ziegler

**Executive Director**

Peter L. Bray

**Executive Assistant**

Katherine Davis

December 22, 2017

Honorable Bill de Blasio

Mayor, City of New York

City Hall

New York, New York 10007

Re: Proposed Development at 80 Flatbush Avenue, Brooklyn

Dear Mayor de Blasio:

We recognize that while more school seats and more affordable housing units are laudable policy goals in rapidly developing areas of Brooklyn, the Brooklyn Heights Association has significant concern about the 80 Flatbush Avenue project's outsized scale and impact on the adjacent Boerum Hill community, and the precedent it sets for other sites adjacent to Brooklyn's low-rise, historic neighborhoods. We call upon the Department of City Planning to postpone the certification of the project's land use application until our very real concerns, and those of our neighboring communities, are better addressed.

The project, as currently conceived by Alloy Development with the input of the Department of City Planning and the Educational Construction Fund, includes 38- and 74-story towers - on a site bounded by Flatbush Avenue, Third Avenue, and State Street - that would incorporate 900 units of housing (200 affordable), 200,000 square feet of commercial offices, 40,000 square feet of retail, a new 350-seat elementary school, a new 350-seat high school replacing the existing Khalil Gabran International Academy, and community facilities. The shoehorning of so many housing units and facilities onto a small and sensitive site does not reflect a sensible planning approach. More specifically, it violates the City's traditional use of "transitional zoning" tools that ensure that the livability of adjacent residential communities is respected and not compromised. Though some of the components of the project are individually desirable, this particular conglomeration on such a small site results in a development that is wholly out-of-scale with the Boerum Hill community, generates serious traffic problems that cannot be mitigated, and exerts other significant environmental impacts on the neighborhood. 200,000 square feet of commercial offices, 40,000 square feet of retail, a new 350-seat elementary school. The project site is a sensitive location for several reasons. State Street, the project's southern boundary, is occupied by 4-story rowhouses, which would face the 38-story tower immediately across the street and its loading dock. The quality of life of the existing residents would be seriously degraded by the ongoing deliveries and trash that would be generated by this tower, all of which would occur directly across from these residents. A second loading dock situated on Third Avenue, serving the taller tower, would be on a highly congested roadway that connects Atlantic Avenue and Fourth Avenue to Flatbush Avenue and the Manhattan Bridge. Given that Third Avenue is a small site results in a development that is wholly out-of-scale with the Boerum Hill community, generates serious traffic problems that cannot be mitigated, and exerts other significant environmental impacts on the neighborhood.

Avenue is already heavily clogged throughout the day, the addition of trucks entering or exiting the loading dock would make this key artery virtually impassable.

The project proposes to upzone the site from an FAR of 6 to 18. By tripling the existing density, it would set a precedent for other sites along the Flatbush corridor, all of which abut historic low-rise neighborhoods. In particular, it would increase the probability of a like-wise out-of-scale tower on the so-called Site 5 block of the Atlantic Yards Project, at the corner of the Park Slope, Boerum Hill and Prospect Heights neighborhoods.

Our concerns are shared by the Boerum Hill community and other Downtown Brooklyn neighborhoods. Given the project's magnitude, we believe the project's density and height, and the siting of key elements, necessitate reconsideration by the Department of City Planning and a delay in the certification of the ULURP application expected in early 2018.

Moreover, we ask that DCP and the developer work with the affected communities to lower its height, decrease its density, relocate the loading docks to the northern side of the project site where there is an underutilized, short stretch of roadway that connects Third Avenue to Flatbush Avenue, and greatly step down the State Street frontage so that it acts to transition the project more appropriately to the scale of the existing residential community on State Street.

We appreciate this opportunity to bring these concerns to your attention and to ask for your assistance to intervene at this crucial moment in the project's development.

Sincerely,



Martha Bakos Dietz  
President

cc: Public Advocate Letitia James  
Brooklyn Borough Presidents Eric Adams  
Council Member Stephen Levin  
Council Member Brad Lander  
Marisa Lago, Director, Department of City Planning Commission,  
and Chair of the City Planning Commission  
Brooklyn Community Board 2 Chair Shirley McCrae



284 Park Place  
Brooklyn, NY 11238

646.847.9720  
www.phndc.org

November 22, 2017

Hon. Bill de Blasio  
Mayor  
The City of New York  
City Hall  
New York, NY 10007

Re: Proposed development at 80 Flatbush Avenue by Educational Construction Fund and 80 Flatbush LLC

Dear Mayor de Blasio:

We write with respect to the above-referenced project to share our concern regarding the plans which so far have been released. Although the project is not within the Prospect Heights neighborhood, it is in close proximity and has potential to influence development along the Flatbush Avenue corridor south of its site in a way that could affect the neighborhoods of Prospect Heights, Park Slope and Boerum Hill.

Specifically, the proposal to allow density of 18 FAR at the site is unprecedented for a location abutting an R6B zone containing row houses. The current zoning allows for 6 FAR, providing a transition between the new high rise buildings at 113 Flatbush (overbuilt at 7.32 FAR versus an allowable maximum of 6 FAR) and 350 Livingston Street (overbuilt at 12.57 FAR versus an allowable maximum of 10 FAR), and the row houses south and west along State Street (maximum 2 FAR). Tripling the current FAR next to a low-rise residential neighborhood is not only poor urban design, it would create a dangerous precedent in a part of Brooklyn experiencing tremendous development pressure.

Should 80 Flatbush proceed as proposed, for example, it would be very likely to be cited as precedent by Atlantic Yards developers Greenland Forest City Partners to justify their expected application to shift density previously planned for the southeast corner of Atlantic Avenue and Flatbush Avenue (i.e., in front of the Barclays Center arena) across the street to a location known as Site 5 (currently occupied by Modell's and P.C. Richard). Like block 174 where 80 Flatbush would be constructed, the Site 5 block also abuts an R6B zone to the south and west.

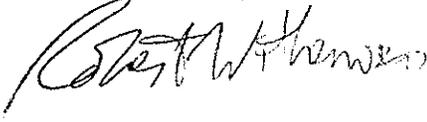
Our concern here is not simply one of urban design and aesthetics. The experience of neighbors living next to the Atlantic Yards project over the last seven and a half years has not demonstrated that dense, out-of-scale new development is compatible with historic, low-rise residential blocks. We have instead seen protracted construction create significant environmental impacts to these residents, and operations of new uses change the character of the neighborhood.

We understand the argument that public/private partnerships should be part of the solution to the City's need for public goods like affordable housing and school facilities. However, large multiphase redevelopment projects that require access to considerable capital and carry substantial exposure to market risks have not always proven to be prudent choices to deliver public benefits in the near term. Again, the Atlantic Yards project serves as a case in point. On balance, since Atlantic Yards' approval in 2006, we have not been convinced that the opportunity for public benefit from unconstrained redevelopment justifies the risk to existing Brooklyn communities, nor have we found government's negotiation of such arrangements to be equitable for public stakeholders.

We therefore call upon you to affirm the City's commitment to transitional zoning in northwest Brooklyn in a way that preserves and protects existing low-rise

neighborhoods, while also allowing for sensible new development. We further ask that a formal policy in this regard be presented for public comment before 80 Flatbush moves further in the approval process.

Sincerely,

A handwritten signature in black ink, appearing to read "Rob Witherwax". The signature is fluid and cursive, with the first name "Rob" being particularly prominent.

Rob Witherwax  
Chair

cc: Public Advocate Letitia James  
Brooklyn Borough President Eric Adams  
State Senator Velmanette Montgomery  
State Senator Jesse Hamilton  
Assembly Member Jo Anne Simon  
Assembly Member Walter Mosley  
City Council Member Stephen Levin  
City Council Member Laurie Cumbo  
Brooklyn Community Board 2 Chair Shirley McCrae  
Brooklyn Community Board 8 Chair Nizjoni Granville



# PARK SLOPE CIVIC COUNCIL

Advocate for Our Community

P.O. Box 172, 123 Seventh Avenue • Brooklyn, New York 11215  
Telephone 347.871.0477 • [www.parkslopeciviccouncil.org](http://www.parkslopeciviccouncil.org)

January 12, 2018

Honorable Bill de Blasio  
Mayor, City of New York  
City Hall  
New York, New York 10007

Re: Proposed Development at 80 Flatbush Avenue, Brooklyn

Dear Mayor de Blasio:

On behalf of the Trustees of the Park Slope Civic Council (PSCC), we write to express our serious concern with the outsized scale of the 80 Flatbush Avenue project, which in its current configuration would overwhelm the adjacent low-rise Boerum Hill community, impose deleterious environmental impacts on the downtown Brooklyn area, and establish an objectionable zoning precedent for nearby neighborhoods, including Park Slope. We call upon you and your designated representatives to delay the certification of the required land use actions until a more appropriately and sensitively scaled project can be devised.

As you may know, the project being undertaken by Alloy Development in coordination with the Department of City Planning and the Educational Construction Fund, would increase the site's density by 300%. To justify raising the FAR from 6 to 18, Alloy is seeking to construct 38- and 74-story towers, including 900 housing units, alongside 4-story rowhouses on State Street, the project's south border, incorporate two 350-seat schools, retail and commercial office space, and to adaptively reuse the existing Khalil Gabran International Academy Building for community uses.

While some of these features can be considered to be highly desirable, particularly the 200 units of affordable housing and the added school capacity, the project suffers from seeking to do too much on too small a site. In the process, it would overwhelm the adjacent scale and historic character of the Boerum Hill community and create traffic bottlenecks on Third Avenue, a major artery that serves commuters from throughout Brooklyn seeking to connect to the Manhattan Bridge. The resulting traffic congestion would make an already highly congested situation intolerable, but it would further exacerbate the problem at a time when traffic may be diverted for years while the BQE is being reconstructed.

PSCC shares the concerns of the Boerum Hill Association, which has approached the developers and the Department of City Planning in a highly deliberative manner, and has as well, sponsored town hall meetings with the neighborhood's residents to inform them of the proposal and to listen to their concerns.

In addition to many localized impacts on the Boerum Hill neighborhood, the proposed project would also greatly impact Park Slope and other downtown Brooklyn neighborhoods. In part, this would be due to the enumerated traffic impacts, but by also changing the zoning, become a precedent for other developments in the Flatbush Avenue corridor. Of immediate concern to PSCC is the intersection of Atlantic, Flatbush and 4<sup>th</sup> Avenues, or the Site 5 parcel of the Atlantic Yards Project, which could take advantage of this zoning to construct an immense tower that would similarly seriously degrade the character and livability of the adjacent area that abuts Park Slope and Boerum Hill.

We call upon the City to delay the ULURP process until the project's scale and the siting of its various components can be adequately addressed. We look forward to helping to shape a project that better meets the needs of all Brooklyn residents, including those who currently live nearby and the new occupants who will inhabit and use this project.

Sincerely,



Ronald M. Daignault  
Co-President

cc: Public Advocate Letitia James  
Brooklyn Borough Presidents Eric Adams  
Council Member Stephen Levin  
Council Member Brad Lander  
Marisa Lago, Director, Department of City Planning Commission,  
and Chair of the City Planning Commission  
Brooklyn Community Board 2 Chair Shirley McCrae

June 20, 2018

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HELEN S. TUCKER

**MAS Comments on the 80 Flatbush Avenue Rezoning Proposal, City Planning Commission, CEQR No. 17ECF001K, Brooklyn, NY**

**Position**

Alloy has delivered an impressive design that includes mixed income housing, new community facilities, and the adaptive reuse of the historic Kahlil Gibran International Academy buildings.

However, MAS is troubled about the Educational Construction Fund (ECF) school construction process, the proposal's inconsistency with the transition zone that was envisioned for the site between Downtown Brooklyn and Boerum Hill in the Downtown Brooklyn Rezoning process, and other significant unresolved underlying planning policy issues that preceded this proposal.

The City's inherent unwillingness to construct school facilities with public dollars and its increasing reliance on zoning and private sources for school financing that leads to out-of-scale residential towers, remain a primary source of concern.

One thing is certain. The magnitude of the proposal cannot be overstated (Figure 1). With an FAR of 18, it would represent the highest density development outside of Manhattan since 1961 that does not use a transfer of development rights to achieve its peak density. As such, this is far from the transition area envisioned fourteen years ago.

**Background**

The applicants seek to rezone the 61,399-sf block within the Special Downtown Brooklyn District from a C6-2 district to a C6-9 district and increase the FAR from 6.02 to 18. The site would also be designated as a Mandatory Inclusionary Housing Area. The rezoning would allow the redevelopment of 145,000-gross-square-foot (gsf) of school space, including a new 350-seat lower school and a 350-seat replacement for the existing Khalil Gibran International Academy. The project will create 830,000 gsf of residential uses which will be contained in two high-rise residential towers, one at 74 stories and the other at 38; 245,000 gsf of office space; 50,000 gsf of retail; and 15,000 gsf of community facility use. The residential component includes 922 dwelling units, 225 of which would be affordable under the City's Mandatory Inclusionary Housing (MIH) program.

*2004 Downtown Brooklyn Rezoning and Vision for 80 Flatbush*

The 2004 Downtown Brooklyn Rezoning sought to frame future development of the area as a regional central business district. Although far from perfect, the rezoning represented a protracted and comprehensive long-range strategy involving many stakeholders to create a vibrant, multi-use urban environment in Downtown Brooklyn.

As part of that vision, the 80 Flatbush Avenue site was identified as a transition zone, which, according to the 2004 Downtown Brooklyn Development Final Environmental Impact Statement (Downtown Brooklyn FEIS), would allow contextual buffers between large-scale commercial buildings in the downtown core and low-scale buildings in the residential Boerum Hill neighborhood.<sup>1</sup>

<sup>1</sup> 80 Flatbush was identified as Site DD in the Downtown Brooklyn Development Final Environmental Impact Statement (FEIS).

This would be achieved through “extensions of the district, added flexibility in height and setback envelopes, additional height limits, and changes to permit residential and community facility uses.”<sup>2</sup>

The 2004 rezoning also sought to create a connection between the commercial and retail cores of MetroTech and Fulton Mall and the Boerum Hill residential neighborhood. As for the development of the 80 Flatbush Avenue site and surrounding area, the Downtown Brooklyn FEIS stated “*the proposed height limits along these blocks will be reduced in order to create a transition to the nearby low-scale, residential neighborhood.*”<sup>3</sup> [emphasis added]

Under the 2004 plan, development of the 80 Flatbush Avenue site was projected as 199,000 sf of residential use (199 dwelling units) and 40,000 sf of retail for a total of 239,000 sf. In stark contrast, the current proposal would represent an over five-fold increase in floor area. Not to mention the inclusion of an almost 1,000-foot tall tower.

The current proposal poses other significant inconsistencies with the 2004 plan. While the considerably smaller development of 80 Flatbush Avenue at that time would have altered certain views of area resources (Baptist Temple and former Public School 15), the 2004 FEIS concluded “...the scale of development permitted on this site under the proposed zoning would not be expected to overwhelm these resources.”

In direct opposition to what was envisioned in the 2004 plan, the current proposal at 80 Flatbush Avenue has pushed the project site from a transition area with reduced heights and flexible setbacks to what will be one of New York City’s densest developments.

## **Comments**

### *Height and Density*

In addition to being the highest density development outside of Manhattan not using development rights, the 18 FAR proposed for 80 Flatbush Avenue would eclipse the high-density 12 FAR zones approved under the Downtown Brooklyn Rezoning.

The height of the proposal is also excessively out-of-context with the surrounding area. The approximately four thousand buildings within a one-half-mile radius of 80 Flatbush Avenue have a mean height of 43 feet. The tallest of which would be 240 feet shorter than the proposed 986-foot tower.

The contrast is more startling when compared to the adjacent lower density Boerum Hill neighborhood, where the buildings have a mean height of 38 feet. The tallest, NYCHA’s Wyckoff Gardens, is only 184 feet.

### *School Capacity*

As mentioned previously, while we support the construction of a new lower school and the adaptive reuse of the historic school building for the 350-seat middle school, the fact is, even with the 388 incremental new school seats, enrollment capacity in Subdistrict 3/Community School District (CSD) 15 will significantly worsen.

By the 2025 build-year, enrollment utilization will increase from 107 percent to 158 percent over capacity, leaving the CSD to operate at a deficit of 3,371 elementary school seats. On a historic level, the project brings to light the gross under-estimation of residential development that occurred under the Downtown Brooklyn Rezoning, and subsequently, the City’s lack of foresight to address the problem of overburdened public schools and publicly funded daycare facilities in the area. The development at 80 Flatbush Avenue will greatly exacerbate these conditions.

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<sup>2</sup> *Downtown Brooklyn Development Final Environmental Impact Statement*, CEQR#: 03DME016K, April 2004, p. 147, 2-24.

<sup>3</sup> *Ibid*, pp. 1-7, 105

The Downtown Brooklyn Rezoning woefully underestimated the amount of residential development the area would see over the next ten years. According to the Downtown Brooklyn FEIS, 979 dwelling units were predicted by the 2013 build year. However, by 2014, an astounding 11,000 housing units had either been developed or were planned for development. This represents an underestimation of 8.9 million square feet of residential floor area.<sup>4</sup>

During the 2002-2003 school year, prior to the Downtown Brooklyn Rezoning, elementary schools in CSD 15 were at 85 percent utilization.<sup>5</sup> The Downtown Brooklyn FEIS anticipated that program utilization in CSD 15 would increase to 88 percent by 2013, leaving a surplus of 2,125 seats. However, the reality in 2018 tells a very different story. Due to the gross underestimation of residential development under the Downtown Brooklyn Rezoning, elementary schools in Subdistrict 3/CSD 15 are currently operating at 107 percent utilization, which would increase to an eye-raising 158 percent with the proposed development.<sup>6</sup>

Under CEQR, the impacts on school capacity are not considered significantly adverse because there will be an 8 percent decrease in over-utilization over the No-Action development scenario. Despite the conclusions in the DEIS, the additional school seats under the current proposal are a drop in the bucket in addressing the overall looming school utilization problem.

#### *Public Daycare Facilities*

The gross underestimation of residential development under the Downtown Brooklyn Rezoning has created an added demand for publicly funded daycare centers in the area. According to the Downtown Brooklyn FEIS, there was a surplus of 314 publicly funded daycare center slots in the project area in 2004.<sup>7</sup> The FEIS concluded that the demand for public day care facilities would not cause a significant impact on public day care centers.

Currently, publicly funded child care facilities in the study area are at 86 percent capacity and have 149 available slots. However, with the proposed development, facilities in the project area would operate at 110 percent capacity and have a 112-slot deficit. For a 1.3 million sf development, we suggest that the applicants could increase the 15,000 gsf of community facility space to address the deficit.

#### *Open Space*

The 1,288 residents and 1,059 incremental new workers introduced to the neighborhood with the proposed development would place great demands on the area's open space. Under current conditions, the neighborhood is already underserved. The residential open space ratio is only 1.043 (acres per one thousand residents), which is far below the city's median of 1.5. With the proposed development and additional population, the ratio will be further reduced to 0.86, almost 20 percent worse than existing conditions.

We find the suggestion in the DEIS that residents would be willing to travel farther to access parks and recreational facilities to be disingenuous. A livable and vibrant neighborhood must have accessible open space that is within a 10-minute walking distance. It is further objectionable to propose that private open space on the development site would offset project impacts on the limited public open space currently available to residents in the neighborhood. Private open space is not public open space.

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<sup>4</sup> *A Decade Later in Downtown Brooklyn – A Review of the 2004 Rezoning, 2014*, Eric L. Adams Brooklyn Borough President

<sup>5</sup> *Downtown Brooklyn Development FEIS, 2004*, Table 4-3 "Public School Utilization, Capacity, and Enrollment Figures 2002-2003 School Year," p. 4-6.

<sup>6</sup> *Ibid*, Table 4-11 "Estimated Public Elementary/Intermediate School Enrollment, Capacity, and Utilization: Future with the Proposed Actions," p. 4-17

<sup>7</sup> *Ibid*, Table 4-5 "Publicly Funded Day Care Centers in or near the Project Area," p. 4-9

### *Shadows*

Following the Downtown Brooklyn Rezoning and subsequent redevelopment of the Brooklyn Academy of Music (BAM site) at 300 Ashland Place, the area has seen a continual erosion of the amount of sunlight that reaches the limited public open space. This raises serious concerns about unaddressed cumulative impacts of the proposed development (Figure 2).

Incremental shadows would be cast on three important open space resources in the area: Rockwell Place Bears Community Garden (RPBCG), the BAM site, and Temple Square. RPBCG has been an oasis for residents and workers in the area for nearly forty years. It features a winding path and seating and is part of the New York City Department of Parks and Recreation *GreenThumb* program. RPBCG provides much more than fruits and vegetables; it is a gathering place for visitors, often with children, who enjoy the garden throughout the spring, summer, and fall. The fact that the Parks Department spent nearly a million dollars to restore it just over a decade ago speaks to the importance the garden has played in the community.

A 2012 Technical Memorandum issued for the BAM site redevelopment evaluated shadows on RPBCG.<sup>8</sup> While the memorandum acknowledged that incremental shadows would be generated during the morning hours for three out of four evaluation time periods, it concluded that no adverse shadow impacts would occur (Figure 3).

Similarly, according to the 80 Flatbush Avenue DEIS, incremental shadows would reach RBCBG during the late morning and early afternoon hours throughout the year (Figure 4). The March 21 and December 21 evaluation periods would see a three-hour and ten-minute incremental shadow. The May 6<sup>th</sup> and June 21<sup>st</sup> periods show a one-hour and forty-five-minute and a one-hour and fifteen-minute incremental shadow, respectively.

It is evident that between the BAM site and the proposed 80 Flatbush Avenue development, sunlight that reaches RBCBG would be significantly reduced to the extent that it would have a destructive impact on shade intolerant plants, not to mention the public enjoyment of this admired space. Human beings need light to maintain health. This is not just an issue of public amenities but what commitment the City makes to the health and well-being of all its citizens. Light is easy to take but its removal has far-reaching consequences and implications.

While the 80 Flatbush Avenue DEIS concludes that the project would result in significant adverse shadow impacts on the RBCG, the BAM site, and Temple Square, MAS finds the proposed mitigation measures patently inadequate, warranting reexamination. MAS suggests that effective mitigation would include modifications to the height, shape, size, and/or orientation of the development and urges the co-applicants to explore these alternatives.

### *Traffic*

The project DEIS states that unmitigated significant adverse traffic impacts will occur at the intersections of Flatbush Avenue and Fulton Street, Flatbush Avenue and Lafayette Avenue, and Flatbush Avenue and 4<sup>th</sup> Avenue during various peak hour evaluation times. In light of the overall impacts of the project, we find this unacceptable and urge the applicants to reduce the scale of the project.

### *Wind Impacts*

The DEIS does not provide an evaluation of channelized and downwashed wind in relation to the proposed buildings and other tall buildings in the area that could create adverse conditions for pedestrians. We expect this evaluation will be completed for the Final Environmental Impact Statement (FEIS).

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<sup>8</sup> *Technical Memorandum for the Downtown Brooklyn Development FEIS: BAM South Development*, CEQR Number 03DME016K (TM005 Revised), 2012.

**Conclusion**

Alloy's impressive design notwithstanding, MAS remains opposed to the planning and policy framework pursued by the City and ECF in advancing this proposal. School financing cannot drive the zoning rationale. The City's inherent unwillingness to construct school facilities with public dollars and an increasing reliance on zoning and private sources for financing has led to an associated private residential development that is out-of-scale with the neighborhood and grossly inconsistent with the long term vision for the site.

Given the lack of public open space in the area, we stress the importance of protecting existing open space and incorporating true quality, publicly accessible open space in the project design.

At a minimum, the project's massing and height should be re-evaluated to insure that some of the most extreme shadow impacts could be significantly reduced and provide more of the transition zone that was envisioned in the Downtown Brooklyn Rezoning.

If the proposal is allowed to go through without modifications to address the anticipated environmental impacts, a compelling case could be made to take a hard look at the City's environmental review process and the methodologies used to project future development.

The current proposal for 80 Flatbush Avenue has pushed the project site from a transition area with reduced heights and flexible height and setbacks to one of New York City's densest developments.

We urge the applicants and the City to work with the community and come up with a reasonable proposal that better represents a collective vision for the future of Downtown Brooklyn and the adjoining neighborhoods.

Figure 1 - Proposed Development at 80 Flatbush; Southwest view showing Fort Greene Park in the foreground

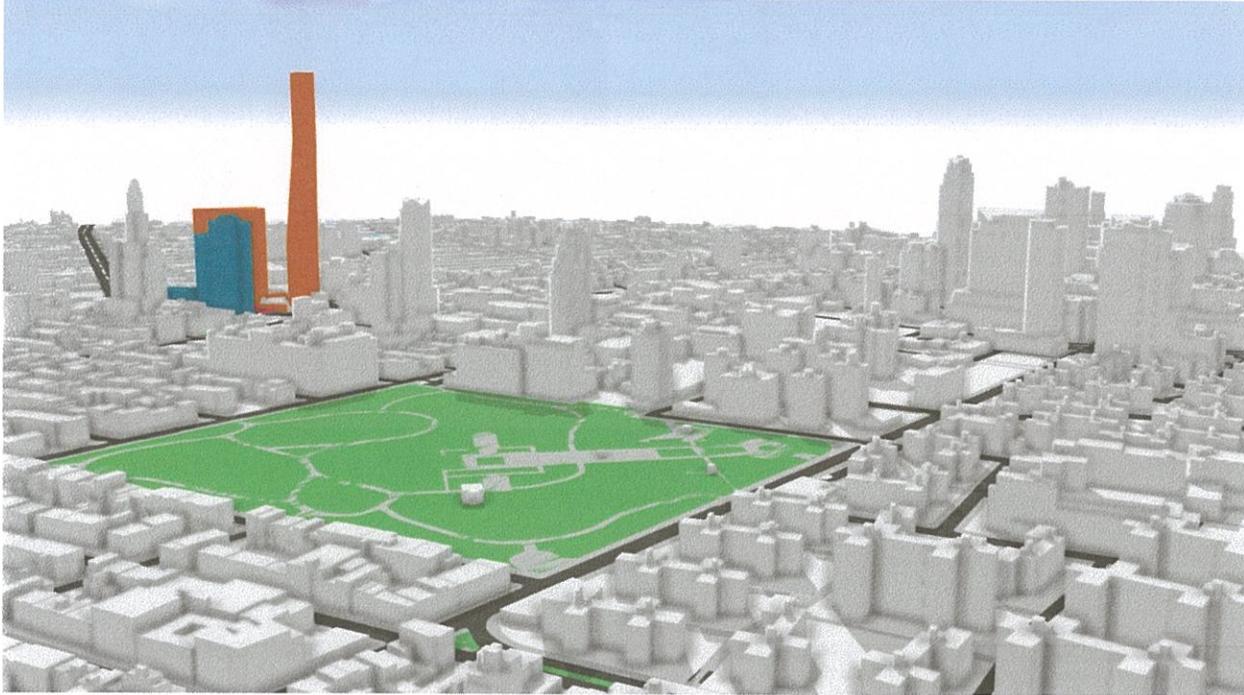


Figure 2 – 2014 view of shadows near Rockwell Place Bears Community Garden at 10am in September

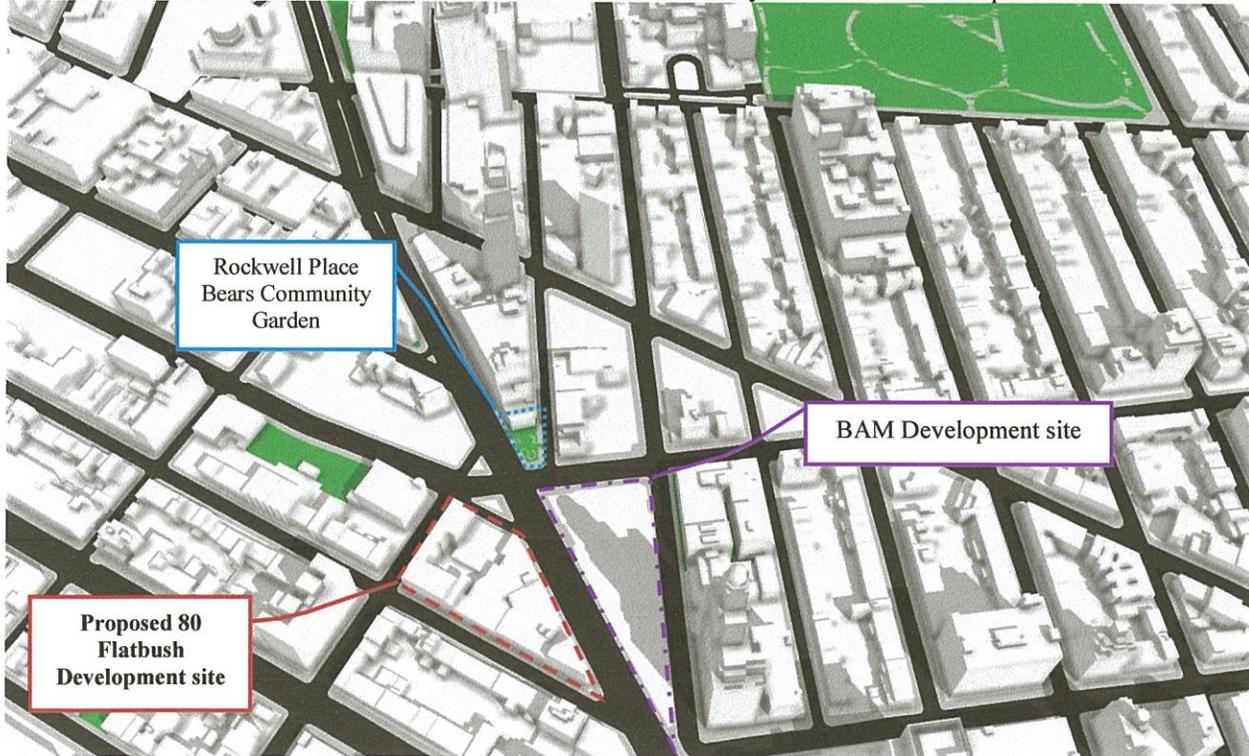


Figure 3 – BAM development shadows on Rockwell Place Bears Community Garden at 10am in September.

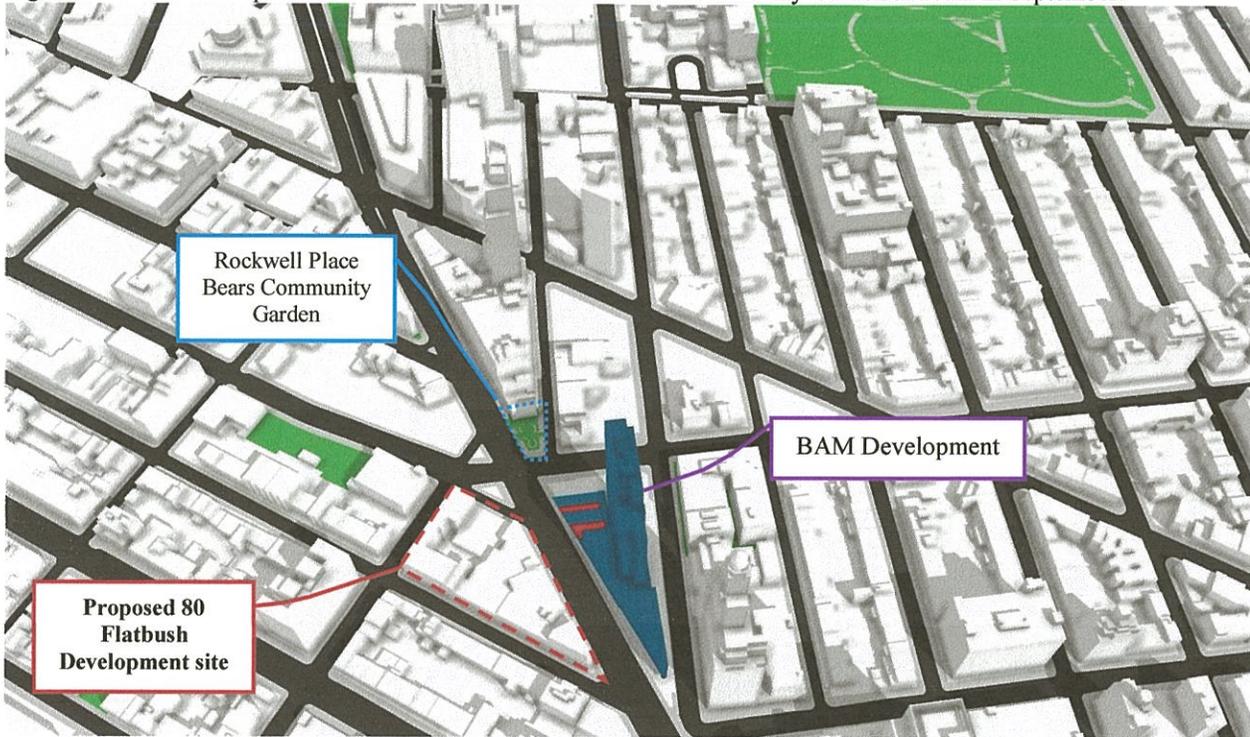
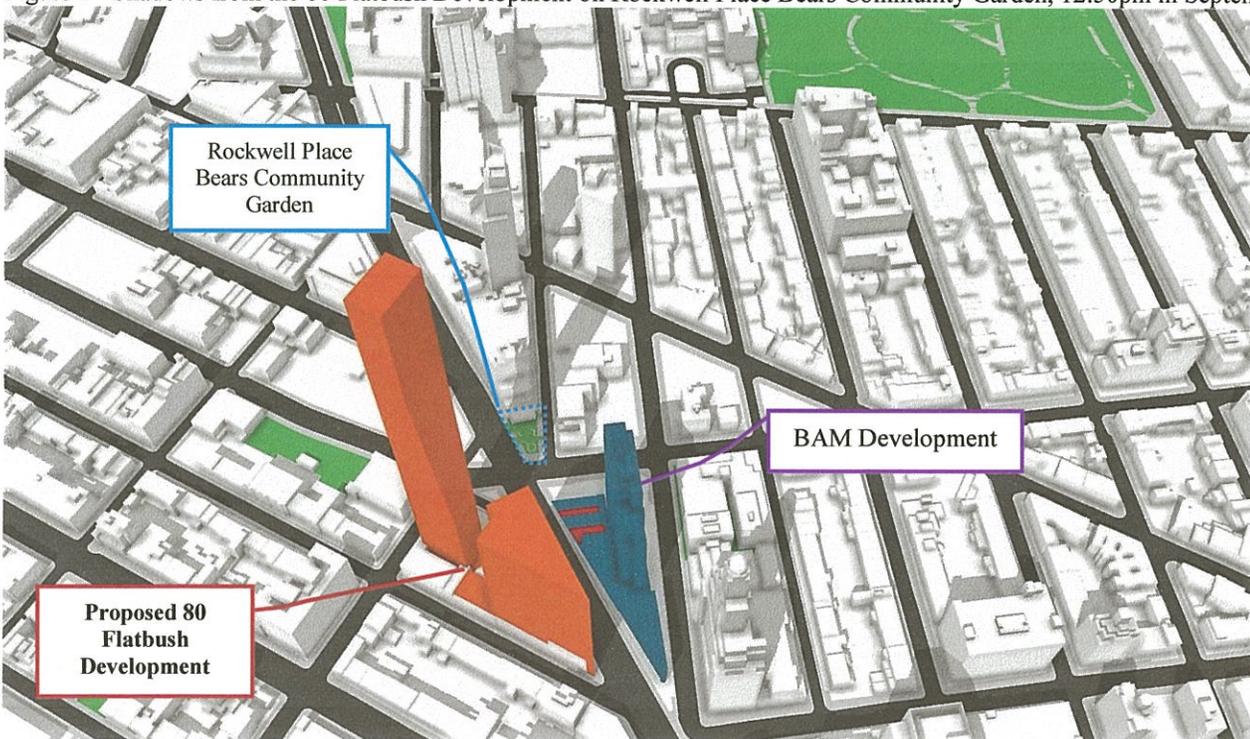


Figure 4 - Shadows from the 80 Flatbush Development on Rockwell Place Bears Community Garden, 12:50pm in September



August 14, 2018

~~Good Morning~~ <sup>*Afternoon*</sup> City Council.

I'm Patti Hagan -- a 20th Century immigrant to Brooklyn from the island of Manhattan. I'm here to implore you: Steve Levin & fellow City Councillors: **VOTE "NO!" on 80 FLATBUSH.** (Then take a second Vote, immediately, to ditch Mayor de Blasio's ubiquitous "NYC FOR SALE" signs.) Thanks to Sunday's *New York Post* we know that City Hall is progressively helpful to the many developers & their lobbyists who shovel big bucks de Blasio's way. "136 lobbyist meetings in 54 days!" this spring. Jona Rechnitz (of the Rivington House scandal) testified (again) last week about "**bribing my way through City Hall.**" It is depressing to realize that 30 years ago Jack Newfield & Wayne Barrett wrote "CITY FOR SALE: Ed Koch and the Betrayal of New York" & *the City is still for sale...*

The Manhattanization of Brooklyn is wiping out Big Sky Brooklyn & Big Clock Brooklyn. In 20th Century Brooklyn I always knew what time it was: the Williamsburg Clock Tower is 4-faced. But since the 2004 up-re-zoning (to facilitate Uberdeveloper Bruce Ratner's conquests) buildings-too-tall block the Clock. 1,000 ft. tall buildings like 80 Flatbush -- also create heat islands & wind tunnels & grow SHADE. The Alloy-commissioned EIS describes "adverse shadow effects" states that "the health of the vegetation...could be significantly affected by new project generated shadows" and that the massive "project-generated shadows" will plunge the floriferous Rockwell Place Brooklyn Bears Community Garden (along with BAM, Ft. Greene even unto Ft. Greene Park) into Stygian gloom. There goes the sun. Does Alloy care about these "significant adverse impacts?" Not much!. The garden's been there for 40 years, the new 80 Flatbush shade would be implacable: so, community gardeners -- just find some other "sunlight sensitive" place where photosynthesis could take place. MOVE.

This 80 Flatbush Alloy Development with its outlandish size -- imagine the Combined Sewer Overflows[CSOs] in the rains to come in a Climate Changing future! -- would be utterly out of place in this borough, stick out like a giant "F--k you!" belongs in Manhattan on West 57th St. Brooklyn does not want de Blasio & his Developer cronies constantly fiddling UP our Contextual Zoning. No to flex-zoning. Community Board 2 rejects 80 Flatbush -- now, cry the beloved Borough -- the City Council must!

Patti Hagan .  
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Preserve Our Brooklyn Neighborhoods

Ray Rogers...

Let's discuss facts and political realities:

On the <sup>legislative</sup> rezoning scheme for the 80 Flatbush development, Community Board 2's vote was 32 no, 1 in favor and 5 abstentions. Borough President Eric Adams voted no with recommendations.

Author Alessandro Busa in "The Creative Destruction of New York City," asks:

"When did people tell their government bureaucracies to drain city budgets to subsidize... or to give out massive tax breaks to developers and buyers of luxury units, when affordable housing is shrinking at a record pace?"

Jeremiah Moss says his book, "Vanishing New York," is about how the city has been taken from us. It's not just a story of death, it's a story of murder...the spirit of the city as we knew it has vanished in the shadow of luxury condo towers, rampant greed..."

When we talk about upzoning and rampant greed, we must talk about REBNY. REBNY stands for the Real Estate Board of New York or more appropriately, the Real Estate Bullies of New York Ravaging Every Borough of New York City **so REBNY members who are property speculators, developers and landlords can make obscene profits.** 80 Flatbush developer Jared Della Valle, Co-founder and President of Alloy Development, is a member of REBNY.

The rezoning plans defiling our city are dictated by the billionaire bullies and racketeers running REBNY. Fat pay to play political contributions to the mayor and certain city council members keeps the EDC, the City Department of Planning, the Buildings Department and other city agencies in lockstep with whatever REBNY wants.

Rather than improving the city, REBNY's rezoning plans are plaguing our city. They are fueling the proliferation of supertall luxury towers, causing massive displacement, exacerbating the homelessness crisis and inflicting great hardship on longtime residents and small businesses.

Instead of building, REBNY's rezoning plans are bulldozing important community centers, libraries, schools, hospitals, nursing homes, community gardens, and historic buildings to make way for more supertalls and absentee landlords.

REBNY is the head of the monster that creates the political environment allowing these out-of-scale building monstrosities that are overburdening our infrastructure in our human-scale neighborhoods and communities.

Groups all across the five boroughs are trying to deal with the symptoms and havoc created by REBNY's assault on the 99%. But as long as REBNY remains such a dominant political power, enough of our political leaders will continue supporting the rezoning, affordable housing scam and REBNY will continue running roughshod over New Yorkers.

If anyone here would like to seriously discuss how to end REBNY's political dominance over NYC and NYS politics and thus end the upzoning madness, please introduce yourself or visit [stopREBNYbullies.org](http://stopREBNYbullies.org) to learn more and find out how to contact me.

Ray Rogers, Director  
Corporate Campaign, Inc./Campaign to Stop REBNY Bullies  
718-852-2808

I am Mark Bollettieri reading on behalf of Architect Marc Kushner.

Dear City Council

I am a 15-year resident of Cobble Hill and Carrol Gardens. I am also a practicing architect in Lower Manhattan where I am principal of Hollwich Kushner, a firm I founded 10 years ago in New York City. I am also President of Friends of the Plus Pool and an AIANY Board Member. Suffice to say I am invested in making New York City a better place to live and work, and I am viciously protective of my neighborhood in Brooklyn

From my apartment in Cobble Hill I have a direct view of Flatbush Avenue and Downtown Brooklyn. I have had a ringside seat to the evolution of the area. Every building that has gone up over the last year was initially jarring. So tall. So big. And then a week passes, a month passes, and it is just another part of the fabric of the city. That is the magic of our city - its ability to subsume new buildings and progress into the character of the places that we love. Change is jarring, and brings out passionate responses in people, but I have no doubt even they will see that 80 Flatbush Avenue, once built, will be a stunningly positive addition to our city's fabric. This site in Brooklyn is uniquely capable of handling height and density given its transportation rich location.

I was recently on a panel with Jared Della Valle, principal of Alloy, and got the chance to talk about his project at One John Street in Dumbo. Perhaps it is his background as an architect, or just that he is a New Yorker through and through, but he talks about that building as an asset to the community, as a driver for good in the city. Anyone who visits One John can see that he is right. The building is as beautiful as it is accessible to residents and the community alike. I know that as much care went into planning 80 Flatbush - and there are few other people I would trust with a project like this to ensure that Brooklyn gets the type of growth it deserves.

I encourage the City Council to approve 80 Flatbush and make way for great architecture by responsible developers who will make a better city for us all.

Thank you

**FOR THE RECORD**

My name is Khalid Dhobhany.

I have been a resident of Brooklyn since 1989.

I have raised four children in this beautiful community. My kids have friends that are attending KGIA. The students at KGIA have expressed how much they love the school, but they feel the facility is not meeting their needs. My kids also wish to join them at KGIA. However, the facility limitations stop them from doing so--no gym, no places for enrichment activities.

I am not only a resident, and a parent in Brooklyn. I have been working with students at KGIA, providing enrichment activities for the students during their lunch time.

I can share with you first hand; the space is very limiting. It does not meet the needs of students and therefore, makes providing enrichment activities equally difficult.

For all those reasons, I think it's unfair for the students to continue with such an inadequate space and environment and can definitely benefit from this new project.

**FOR THE RECORD**

Hello everyone. My name is Sam Dhobhany. I go to Edward R. Murrow HS. I have been a part of the AAFSC since 2005. I think the reconstruction of Khalil Gibran would have a significant impact for the students. With the bigger space provided this can allow students to have access to extracurricular activities.

When I was applying for high school a couple years ago, my focus was for a school that's academics are outstanding and it's performing arts program to be prestigious. I couldn't have had Khalil Gibran as one of my choices because I knew I wouldn't learn anything for my craft. The school even doesn't have an auditorium. Students need to be exposed to these extracurricular activities, high school is where most students find their passion and have an idea what they want to do for college. Music, Art, sports, theatre, business, the list goes on. This allows students to start brainstorming, not all of them are left-brained and will do the more demanding jobs and become doctors, accountants, lawyers. I am sure that they're students in that school who wants to be a pro athlete or be on Broadway or become the world best graphic designer.

If kids don't have access to these activities. When there's no gym for there to have indoor sports teams, or an auditorium to practice for shows. It's not a step in the right direction. The main goal is to provide the students with a brighter future, and I think with the new project of building a new school for Khalil Gibran is definitely a step in the right direction. Thank you.

**FOR THE RECORD**

Good morning,

My name is Leen Shumman, and I am a proud member of the downtown Brooklyn Community. I have lived in Brooklyn all my life, and have been apart of the tremendous, fast paced, and wonderful growth.

Although, I am very honored to have witnessed this growth. I feel that a part of my community has not reached its fullest potential. That being, the Khalil Gibran International Academy.

A school not even a full block away from my home, did not reach the standards I had when applying to High School. It was unfortunate that my only option was to look elsewhere. Khalil Gibran, is very limited when it comes to the interests of many students. If I had attended Khalil Gibran, I wouldn't have been able to exceed in my writing, and film making abilities.

Which is why I am speaking here today. To give the opportunity to students to come, what I didn't get the change to have. Thanks you.

**Written Testimony on the Need for a New School Building at  
80 Flatbush Avenue**

Testimony for Sarah Clem  
Hearing on 80 Flatbush Avenue Rezoning  
August 14, 2018

**FOR THE RECORD**

Dear Members of the Subcommittee on Zoning and Franchises:

Good morning and thank you for your time. My name is Sarah Clem and I am a resident of Brooklyn. I work with students at the Khalil Gibran International Academy as a Counselor Advocate. In my role, I work directly with students by promoting self-advocacy, providing targeted homework assistance, and connecting the student to the resources needed to help them succeed in their academic pursuits and as members of our community. To accomplish this I work with students during their lunch breaks and I host after-school group to provide a space for students to build strong, healthy peer relationships.

I regularly meet with students one-on-one to provide counseling services. During these meetings, it is important they feel that they are in a safe space when opening up about tough topics. Creating such a space that allows student to feel this level of comfort has been made extremely difficult due to the facilities at the current school building. Last year my office space was shared with the school food pantry, a staff microwave and refrigerator, and storage cabinets for the PTA.

Working in this shared space was not conducive for providing services as Counselor Advocate. It was a regular occurrence for my one-on-one meetings with students to be interrupted: sometimes by a hardworking staff member needing to quickly heat up their meal; other times by dedicated student volunteers needing to sort through a food pantry donation. These interruptions, caused by the lack of space in the current school building, greatly disrupted my work with students and violated the privacy of the space.

My program at the school serves a very diverse group of students who live all around New York City and come from all around the globe. My services as Counselor Advocate are open to any students in need of help, and today I am asking for your help.

The new facilities at 80 Flatbush will allow me to create the safe and comfortable environment that my students need and deserve. Thank you for your time and for your commitment to the students in our community.

~~XXXXXXXXXXXXXXXXXXXX~~

Date: Monday, August 13, 2018 at 8:02:56 PM Eastern Daylight Time

~~XXXXXXXXXXXXXXXXXXXX~~ RE: 80 FLATBUSH

FOR THE RECORD

Dear Council Members:

My name is Norman Ryan. I live in Fort Greene at One Hanson Place. I'm a member of the MetroTech BID Board and a former Board member of the Fort Greene Park Conservancy. I've lived in New York City since 1985 and in Brooklyn since 2004. My family immigrated to Brooklyn over 100 years ago. I grew up hearing my parents talk about why they loved Brooklyn: "the borough of parks and churches" they'd say, "an oasis from the canyons of Manhattan."

I'm writing to you now because the Brooklyn communities that my parents loved and that I love and that millions of others love are being threatened. Threatened by a developer who, despite boastful claims to have responded to public feedback, has shown cavalier disregard to countless objections to this monstrous overbuild inside the heart of an historic, residential Brooklyn neighborhood. The only substantive change to proposed tower massing since the initial scoping process last June has been a series of four 5 foot setbacks on the south tower and, remarkably, to only the west facing façade, a token adjustment that does not demonstrate a willingness to listen and react responsibly to public outcry.

There is good reason for intelligent zoning laws and well-considered urban design; one that acknowledges quality of life, neighborhood character, scale, and density. To allow an unprecedented tripling of the FAR of this cornerstone site in a residential/transitional neighborhood that is not, and I repeat, not located in downtown Brooklyn, is to set a dangerous precedent throughout New York City for unchecked development and, ultimately, the undoing of countless precious historic neighborhoods. The solution to the legitimate demand for new schools and affordable housing should not be a massive up-zoning to the highest density zoning district in New York City, a district exclusively found in Lower Manhattan. Development cannot and should not trump rational public policy.

Let's grow Brooklyn but let's do it in a way that makes sense for its residents. Access to good schools and affordable housing are critical issues facing our city. Sadly, Alloy and the ECF have glibly used both as sugar coating to sell their plan, when a close examination of the numbers reveals that the principal goal of this project is plain and simple: profit.

When I and other Brooklyn residents met with Marty Markowitz five years ago regarding TwoTrees' proposed development of 300 Ashland, Borough President Markowitz included in his report on the proposal, among other recommendations, an exhortation to the developer to "produce a building layout that keeps intact the presence of one of the borough's most iconic structures, the landmarked Williamsburgh Savings Bank." He went on to state that "there is merit in wanting to retain the tower as an iconic skyline feature." TwoTrees, to their credit, listened.

I trust that you will take a similar view on the paramount importance of balancing growth with intelligent, contextualized urban design. Brooklyn deserves better than this; the greater good deserves better than this. I implore you to reject this proposal and demand that alternative options for an economically sound and environmentally conscious build-out of this site be developed.

Yours sincerely,

Norman Ryan

One Hanson Place,  
Brooklyn, NY 11243  
646 961-9001

~~XXXXXXXXXXXX~~

CITY COUNCIL HEARING

August 14, 2018

RE: 80 Flatbush Avenue

I am Claire Angelica. I've lived in Boerum Hill for forty years, arriving during the age of urban blight and flight.

Neighbors just like me nurtured and fought for our homes and neighborhood. We were not wealthy, but with hard work, we created a community. This was pure sweat equity.

It's easy to forget how we weathered the economic downturn of the 70s and 80s by forming block associations, BIDs and merchants' associations, partnering with officials and agencies, growing community gardens, resurrecting parks and playgrounds. We fought crime and drugs. Nights, we walked together as "block-watchers." We advocated for our public schools, fostered the arts, initiated a tutoring program, planted trees. We collaborated in opening of a drop-in center for the homeless and supportive housing for the needy. We created homes and rentals in structures that, had we not been there, would certainly have been demolished and cleared.

We tried to attract business and development when no one wanted us.

We are no strangers to expansion and change. As the tides turned, we advocated for sensible development, so that our graceful townhouses and other scaled buildings would blend into Downtown.

In 2004 the CPC backed the model of a gradual increase in FAR from Boerum Hill to Downtown in order to protect the historic nature of this area.

80 Flatbush is a flawed conception, a red herring: calling it Downtown, when in reality, it's Boerum Hill; offering amenities -- in quotes -- in exchange for height and bulk; a boondoggle with an inflated FAR, and bestowing upon Alloy, decades of tax abatements ultimately financed by the public.

We must maintain the character and spirit of Boerum Hill – and ALL residential areas in Brooklyn. Neighborhoods are the lifeblood of New York. The proposed project at 80 Flatbush with its extreme FAR will set a poor precedent for the entire city.

I ask this Council to reject the Alloy Development plan for 80 Flatbush.

Claire Angelica  
128 Wyckoff Street  
Boerum Hill, Brooklyn NY 11201  
718 643 9061  
cangelica@aol.com

TESTIMONY OF ALEXANDRIA SICA

Brooklyn Resident

Tuesday, August 14 2018

I am here to testify in support of the project at 80 Flatbush. I'm a resident of Brooklyn for 10 years, and a mother of a three year old who I hope will live many of her years in this amazing place.

This is the kind of development that Brooklyn needs. The City is getting a beautiful addition to the skyline – and tons of value for this rezoning. New schools, \$10 million for culture, and affordable housing for 400 Brooklynites.

This is exactly the kind of project the city has to green light. We are at a cross roads. We have more people, more money floating around this borough and we need units and schools to serve everyone. Doing this kind of development in a transit rich neighborhood is exactly what smart planning is all about. Let's make the most of the assets Brooklyn has.

I have seen a number of projects that Alloy Development has completed in Brooklyn Bridge Park and in Dumbo – and they always add to the neighborhood. Their work is lovely and they are contentious as today's presentation suggests. They make good on their promises and we should be encouraging these kinds of good actors who are, yes, looking to bring a major project to fruition, but also looking to move the needle for the needs of Brooklyn.

I encourage you to approve this proposal full stop and hope that the Commission is given similar proposals in the future so we can build the future Brooklyn we need and deserve.

Testimony to City Council re: 80 Flatbush

8/14/18

Good ~~morning~~<sup>afternoon</sup> members of the City Council.

My name is Betty Feibusch. I live in Boerum Hill and I am a member of Community Board 2.

You have heard that the proposed 80 Flatbush is too tall, too dense, too much. So I'm not going to tell you that again.

I am here to talk about civic engagement.

Neighbors from both across the street and from the communities of Boerum Hill, Fort Greene, Brooklyn Heights and Cobble Hill have spoken against this project. The Community Education Council 15 is against the project. Community Board 2 voted overwhelmingly against the project. Brooklyn Borough President Eric Adams recommended NO to the project as currently proposed. Many elected officials presented detailed objections to the project.

The city council and the mayors office are all considering ways to engage New Yorkers in their neighborhoods and broader communities. There is a recommendation for an office of ~~community~~<sup>civic</sup> engagement. More and more City Council members are engaging their communities through the participatory budgeting process. Yet I wonder how this focus on engagement of the people who live in our neighborhoods co-exists with the unrelenting march of development without regard for the concerns of residents and the unintended environmental impacts that cannot be mitigated and cannot be undone.

What is the purpose of specific zoning for downtown Brooklyn which was established to honor the residential areas as well as encourage economic development in the core downtown. if project by project, block by block, this framework and rules can be overturned?

see over →

The Brooklyn I grew up in was a bedroom community to the core Manhattan business districts. Now Brooklyn is a major economic driver with more and more business and young people seeking to work and live here. Please listen to the voices of our Brooklyn neighbors who are asking that this project go back to the drawing board. We are asking for intelligent, responsible development.

Thank you.

Betty Feibusch  
366 Pacific St  
Brooklyn 11217  
bfeibusch@gmail.com

We need a detailed financial analysis of the amt. of money being diverted from the city tax collection that would typically be used for city services - schools, police, sanit, fire etc.

We need to know why the city seems so intent on going forward with an ECF proposal that is tremendously out-of-scale & not supported by the CEC.

We need to know why it seems so important to the city to bring Manhattan's largest density to Brooklyn.



JO ANNE SIMON  
Assemblymember 52<sup>nd</sup> District

**THE ASSEMBLY  
STATE OF NEW YORK  
ALBANY**

CHAIR  
Subcommittee on Workplace Safety

COMMITTEES  
Consumer Affairs  
Higher Education  
Judiciary  
Labor  
Transportation

August 17, 2018

*Via email to:* [hearings@council.nyc.gov](mailto:hearings@council.nyc.gov)  
New York City Council Land Use Committee

**Testimony from Assemblymember Jo Anne Simon  
on the Final Environmental Impact Statement for  
ECF 80 Flatbush Avenue  
ULURP Nos. I 180216 ZMK, N 180217 ZRK, I 180218 ZSK  
August 14, 2018**

Dear Members of the City Land Use Committee,

I write to comment on the Final Environmental Impact Statement (FEIS) for the development proposed for 80 Flatbush Avenue in Brooklyn, New York. I represent the 52nd Assembly district which includes Boerum Hill, the neighborhood in which the proposed project is sited, and the surrounding areas including Cobble Hill, Carroll Gardens, Downtown Brooklyn, Brooklyn Heights, Gowanus, Park Slope, and others. I am also a neighbor of the proposed project. I have lived in Boerum Hill for 35 years.

I was the Boerum Hill Association President in the 1990's and have practiced law in Downtown Brooklyn for over 20 years. Over the years, I have observed many changes in our neighborhoods and commercial district, including small businesses being pushed out, drastic demographic changes, and skyrocketing rents. This community has organized against projects that would have been detrimental to its character and its people, but we have also successfully worked with developers to enhance the landscape of the community.

After careful review of the project and consideration of community feedback, **I strongly oppose the proposal given that the negative impacts on the community vastly outweigh the benefits.**

I have several concerns, including:

1. the project's gratuitous demand for an unprecedented Floor Area Ratio (FAR) of 18;
2. the pressure on traffic, transit, and congestion;
3. the project's exacerbation of the woefully inadequate open space available to residents of Boerum Hill and Downtown Brooklyn and resulting shadows;
4. the deliberate mischaracterization of the location of this project, which is in the neighborhood of Boerum Hill and not Downtown Brooklyn;
5. the pressure this proposal will have on the physical and social infrastructure, including, but not limited to, the shortage of school seats and overburdened transit;
6. the missed opportunity to create more affordable housing and instead infuse the community with mostly luxury housing;
7. the ability to handle the massive amount of waste and environmental materials;
8. urban design;
9. water and infrastructure; and
10. noise associated with the project.

I am also disappointed that the community has expressed numerous concerns that have not been adequately addressed in the final Scope of Work or in either the Draft (DEIS) and Final Environmental Impact Statements (FEIS).

Further, Senator Montgomery and I issued comments last July on the Draft Scope of Work. We asked the ECF and Alloy provide the following information: (a) terms of the lease of city-owned land to the developer; (b) the cost of tax-exempt bonds, and every other city or state subsidy, including tax abatements for this project; and (c) where the RFP response of Alloy can be found. We have received no answers to these questions to date. **Since we are now near the end of this process, I hope that before its conclusion, this information will be made public, transparency will be improved, and that all questions asked by the community members and elected officials will be answered, including more details on the likely massive profit that the developers stand to gain through this project at the public's expense.**

The 80 Flatbush project would significantly change the character and quality of life of Boerum Hill and Downtown Brooklyn. Therefore, I urge the New York City Educational Construction Fund (ECF) and Alloy Development and to work with the community to create a project that better serves its needs.

**1. The proposed development overwhelms, is largely commercial in nature and historically dense including an unprecedented FAR of 18.** Located in an already densely built and highly congested area adjacent to the “crossroads of Brooklyn,” the project’s impacts will be vast and adverse. The proposal allows one of the towers to be over 960 feet tall - as tall as the Chrysler Building in Midtown Manhattan. It is also far too dense for the site. The design includes two residential towers anchored by commercial space, two schools, and a cultural center amounting to 1,285,000 gross square feet, all slated for a small plot of land in one of New York City’s busiest intersections.

**An FAR of 18 is far too great for the area.** In my many years of experience with development in and around Downtown Brooklyn, two things are clear: each project wants to outdo the other; and if one developer gets a variance in height, the next developer thinks they are entitled to the same variance. That is no way to run an airline. That is not acceptable urban planning. The current zoning would permit a profitable building of 330 feet including bulkheads. Even that is a huge intrusion on the Boerum Hill community which worked collaboratively with City Planning to secure zoning that would “step down” in height from the commercial core. We expect the City to keep its promises. If the variance is granted, 960 feet will become the new normal, and as my neighbors have made abundantly clear to the developer, that is not in the best interest of the communities I represent. Nor do I see any effort to justify this height as necessary to the project. As I have previously stated, the **school(s) and affordable housing can and should be built without the City’s giving carte blanche to the developer to run the table.**

During the rezoning of the area in 2004, the FAR allowance was doubled. The community has already experienced significant increases in building height since then, and does not need the current FAR tripled.

In addition, the study area for the final scope of work was far too small. It did not allow for a legitimate and contextual understanding of the effects of such a massive project on the residential neighborhoods. The study area should have been expanded in order to have a legitimate and contextual understanding of the effects on Downtown Brooklyn and the residential neighborhood of Boerum Hill. Expanding the study area would have allowed the developers to assess, account for and mitigate other factors that may yet impact the development. This includes housing, traffic, transit overcrowding, public safety, population demographics and other jurisdictional issues, such as the proximity of the site to school District 13, which is also over-capacity in the vicinity and which has many additional units of housing under construction and on deck.

I am disappointed that the request Senator Velmanette Montgomery and I made last summer to increase the study area was not honored.

## **2. Pressure on Traffic, Transportation, and Congestion**

The density of this project is enormous for an already heavily congested area, and will cause more traffic, additional pressure on transit, and possible displacement during the lengthy construction period and once the project is completed.

The DEIS studied numerous intersections, identifying 16 intersections that warranted “further review.” Of those intersections, 8 are impossible to mitigate, and the remainder appear to be mitigatable on paper, but will nevertheless adversely impact on pedestrian, bicycle and vehicular traffic. While they were evaluated during peak times on weekdays, the DEIS did not take weekends into consideration. However, traffic at the crossroads of Brooklyn is such that the traditional peak/off-peak analysis fails. Traffic is congested throughout the day including weekends.

Flatbush Avenue is not a safe place to make deliveries, nor is it a good place for school buses to pull up, but neither is State Street. The draft EIS acknowledges that significant safety measures must be included in this project, and that three of the pedestrian crossings analyzed in the school safety assessment had a high number of pedestrian crashes. The DEIS is silent as to how, with the addition of the proposed project, these crossings can be made acceptably safe. I strongly suspect they can't. That is unacceptable.

We are experiencing an overburdened public transit system in New York City, including significant delays. Adding thousands more commuters every day to the nearest transportation hub at Atlantic Avenue-Barclays will certainly not mitigate this issue.

**In addition, other large construction projects are in the pipeline for this area.** It is likely that massive reconstruction to the Brooklyn Queens Expressway (BQE) and reconstruction to the Brooklyn House of Detention will be occurring at the same time. Congestion from these projects will undoubtedly be significant and difficult, if not impossible, to control, causing additional school safety concerns, change in traffic patterns, increase in noise, and an influx of vehicles and people to the area. I remind the City Council that vehicle emissions are the single largest cause of air pollution in our State, and of asthma and pulmonary disorders in this area. Given current health inequities, our children and seniors of color will bear the greatest burden.

## **3. Lack of Open Space and Shadows**

Boerum Hill in particular has no parks and is already in desperate need of additional green space (according to the City's own guidelines), even before an influx of new residents. In the DEIS, it is mentioned that shadows could “reduce the utility of the open spaces,” and that “other open spaces with similar uses would continue to be available to residents and workers.” With such limited open space (whether active or passive) and green space, this is distressing and unacceptable to community members who wish to enjoy the few precious gardens and open spaces they have.

The towers that have been proposed are much taller than any other tower in Downtown Brooklyn and would significantly change the landscape and shading of the area. Moreover, these towers would be next to 4-story residential buildings and entirely shift their surrounding views. The sheer height of the proposed towers separates it from the rest of the Brooklyn skyline.

The Rockwell Place Bear's Community Garden across the street from the development will experience limited sunlight and devastation to their vegetation. With the shadows from the new buildings, the garden will experience less than four hours of sunlight every day, which is concerning as this is one of the only

green spaces in the area. In addition to the community garden, the BAM South Plaza at 300 Ashland Place and Temple Square would experience significant adverse impacts as a result of the project including less than four hours of sunlight per day.

#### **4. The location of this project is in the neighborhood of Boerum Hill and not Downtown Brooklyn.**

This is more than a mere bone of contention. By characterizing the site as being in “Downtown Brooklyn” the FEIS, the proponent deliberately skews the perception of the project as being within a commercial core, as opposed to Boerum Hill. That is inaccurate and unfair to the brownstone neighborhood. As a result, the FEIS reflects nothing of the context or character of Boerum Hill. There is a way to conduct transitional zoning that results in intelligent development, as we have seen with Hoyt Schermerhorn. While Boerum Hill is on the edge of Downtown Brooklyn, Downtown has always been north of Schermerhorn and State Street has been part of Boerum Hill, not Downtown Brooklyn as the FEIS claims.

The developer should not be permitted to bootstrap its largely commercial proposal to the failure of the Downtown Brooklyn Plan to meet its proponents’ erroneous predictions of the market at that time. Having led the coordinated community response to the Downtown Plan at the time, I am very familiar with the failure of its proponents to heed the communities’ well-documented concerns that proponents were “planning for the last war,” that the market would be residential, and that the Downtown Plan inadequately addressed market realities, including an outdated focus on big footprint back office space. Very quickly, the market asserted itself, and showed the proponents the error of their ways. The City failed in adjusting the plan to address reality, but continued to dismiss the voices of the local communities. Who supports 80 Flatbush? The same organizations and interests that supported the Downtown Plan with the same dismissiveness of community voices. Similarly, the community rightly pointed out the flaws in the Atlantic Yards plan, another plan conceived by developers, dismissing market realities and community voices. 80 Flatbush is repeating the same failed approach.

The neighborhood character to be assessed and conformed to must be historic Boerum Hill. CEQR does this for a reason: what makes New York City’s neighborhoods worth investing in and fighting for are their people.

#### **5. This proposal will place significant pressure on infrastructure, including but not limited to school seats.**

The project emphasizes the creation of two schools, a new public elementary school and the needed replacement and expansion of Khalil Gibran International Academy high school. The FEIS and the proposal accentuate the schools in a manner to distract decision-makers from the true nature of the project: a massive mixed-use commercial and residential project that is wildly out of context and wildly overbuilt, exacerbating the rapid pace of development around Downtown Brooklyn.

No one doubts that the Khalil Gibran International Academy is in desperate need of renovation. The school is located in a 150 year-old building lacking basic necessities and the location was not intended to be a school. However, the construction of a new school should not be used as leverage for irresponsible and unintelligent development. Instead, the city and ECF should focus their efforts on finding more suitable space for the Khalil Gibran students.

Adding 350 elementary school seats is hardly a solution to District 15’s crisis of overcrowding, especially given that a majority of those seats will be needed for the new residents. According to the FEIS, in the No Action condition, there would be a deficit of 3,616 seats for elementary schools in the area. The new school would hardly make a dent in the problem. In fact, it is indisputable that the rapid pace of residential development in and around Downtown Brooklyn has only exacerbated this problem with no relief in sight. Each attempt to build school space into a massive residential development furthers the area’s shortage of

school seats. The instant proposal is no different. It proposes to add 922 new residential units, which will add an estimated 507 new public school students using the Department of Education's own formula. **The 350 new elementary school seats and 38 high school seats that 80 Flatbush is offering leaves a net negative of 119 school seats in an area where residents are facing overcrowding in their public schools already.** This is unacceptable. While the proposal claims to provide a net benefit of elementary seats to D15 (while adding additional middle and high school students from the new DUs), it should not take a new building equivalent in size to the Chrysler Building to produce a handful of new elementary school seats!

In their resolution against the project, CEC 15 expressed concerns that ECF has underestimated the number of students that the project adds because the formula is outdated and it doesn't even account for middle school seats, that the project will likely exacerbate the overcrowding in CEC 15, and that it will further exacerbate school equity which the city has committed to address. It is also worth noting that the numbers used to predict school seating in the Final Scope are not up to date, but rather from the 2016-2017 Blue Book. For example, there are also 436 seats that will be available in two years at P.S. 32 in subdistrict 3 that are not accounted for in ECF's analysis (instead it is stated that they are 181% overcapacity). P.S. 261's capacity is also not accurately reflected in the Blue Book. Furthermore, ECF included MS 442 in subdistrict 3, but it was relocated last year. It would be helpful to consider the current data in order to get an accurate view of the school seat need. There is no doubt that we need more seats; however, since one of the key features of the project is the proposed creation of elementary seats, we should also examine where those seats can be found at other schools nearby.

If the developer is at all serious about providing public benefits to the community, **then the focus should be on creating a significant number of school seats and more affordable housing and not adding to the traffic and congestion that make our streets less safe for our residents and schoolchildren.**

District 15 parents have also expressed concerns over safety issues with locating an elementary school on this plot. The intersections at State Street at 3rd and Flatbush Avenues are dangerous and extremely busy. This area is prone to massive traffic congestion, and with new commercial and residential space, it is only going to get worse.

## **6. Affordable Housing**

This project should have taken better advantage of the opportunity to substantially increase opportunities for affordable housing. I am pleased that 20% of the units will be permanently affordable, but this was contractually required of the project. However, since household incomes and market rate rents have been increasing in the area, 60% of area median income is simply not affordable for many people in my district or New York City.

In addition, the specific AMI tiers that average 60% AMI have not yet been determined. This is an important consideration for properly evaluating this component of the project. For example, 60% of AMI (\$56,340) for a family of 3 is still more than double what a minimum wage earner takes home annually.

A better way to ensure affordable housing would be to lower the percentage of area median income used for the affordable units and to increase the overall number of units that are affordable. Further, no affordable housing units will be included in phase 1, unacceptably delaying that asserted benefit.

There is also cause for concern that the proposed market-rate housing units in the luxury towers are expected to attract a new population with a higher income than the surrounding neighborhoods. This will continue to exacerbate the problem of skyrocketing market-rate rents. While the FEIS notes that the average income and rents have been increasing and asserts that the community will be able to afford any

rental increases, it seems lost on the developer that this project will further exacerbate the problem of increasing rents by infusing a large number of market-rate apartments with no rental protections.

I am also concerned that the proposed building will further displace the African American community in the area, which has already suffered significant displacement. The EIS should thoroughly analyze this as well as the effect on the market value of the housing on the 400 and 500 blocks of State Street, whose homes would be directly impacted by the construction of such tall towers. The DEIS mentions that “of the 68 - 84 percent of households living in unprotected-market rate DUs, based on almost two decades of raising household incomes and market-rate rents in the study area, a vast majority of those households are not defined as vulnerable to displacement because their income could support substantial rent increases” (p. 43-44). This is a logical leap for which there is no evidence. Every day, families who moved to the area 10 – 20 years ago are being priced out of the neighborhoods they once could afford. The proposed development at 80 Flatbush would further that dynamic, and the developer cannot credibly ignore it.

It is also worth mentioning that since the 2004 rezoning of Downtown Brooklyn, there has been an unexpected and significant influx of new housing units. The Brooklyn Borough President’s report on the rezoning highlights the fact that the original plan accounted for 1,000 units of housing to be built over ten years. At the time of publication, the report cited that 6,700 units had been built, almost seven times the original projection. Of those units, only 530 were affordable. Because more housing units were in the pipeline at the time, the total amount of new residential units in Downtown Brooklyn would be 11,000. As noted, the “Downtown Brooklyn is bearing a burden of unanticipated new residential development without a comparable level of infrastructure to sustainably support a growing 24-hour community.” The 80 Flatbush project would add over 900 residential units, more than 700 of which are luxury market-rate apartments and have no rental protections.

## **7. Environmental Materials**

The students at Khalil Gibran High School will remain in their current building as construction on the two new schools takes place. The noise level is already a concern, but the use of hazardous materials would also negatively affect the students. I believe that the proponent understands and will be exceedingly careful in the analysis of hazardous materials at the site.

It is also worth noting that this site will generate 19.7 tons of solid waste per week. Storage of this waste must be thoroughly analyzed. The FEIS does not inspire confidence in this regard.

## **8. Urban Design**

Moreover, as is indicated in the proposal, the residential towers will be the tallest buildings thus far in the Downtown Brooklyn area (the buildings are not in Downtown Brooklyn, but in Boerum Hill), and would obliterate the views of some of the already existing icons of the Brooklyn skyline. The Williamsburg Savings Bank Tower, or One Hanson Place, is a focal point of Downtown Brooklyn. It is a beautiful and historic piece of architecture that has become personally significant not only with its inhabitants, but with many visitors to Brooklyn. Current residents at One Hanson Place have concerns that their beautiful tower that they fastidiously maintain will be blocked completely from sight. The view of this building should be considered when finalizing the height and design of the new towers so as not to detract from the Brooklyn skyline as it exists now, but rather enhance it and create a sense of cohesion within the context of the area.

## **9. Water and Infrastructure**

Water and infrastructure must be considered in the context of an additional 4,000 to 6,000 new residential units. The area is uphill from the infamous Gowanus Canal superfund site. Water run-off and stormwater retention issues must be thoroughly analyzed.

## **10. Noise**

I reiterate the need for construction noise to be at a minimum during school hours and for construction to be limited to weekdays.

Lastly, while I applaud the developer for holding many meetings with stakeholders and community members, the proposal has not been modified to reflect the community's core concerns. In fact, the developer publicly stated at the Community Board 2 hearing their refusal to consider any changes to height or an FAR of 18. That is unacceptable.

The changes in design have allowed for more flexibility within the zoning envelope, but the concessions made have been aesthetic, with no mitigations to height or density. During my oral testimony at the Council's hearing on August 14, I referenced the community driven plan to develop 6.5 acres of land bounded by Smith Street to Bond Street, Atlantic Avenue and State Street to Schermerhorn Street, previously used for parking lots and drug activity, and known as the Hoyt-Schermerhorn project because it sits atop the Hoyt Schermerhorn subway station. Boerum Hill residents rolled up their sleeves, debated the merits and alternatives and devised a unanimous set of principles for developing this long neglected urban renewal area site. Despite significant engineering constraints and project requirements of 37.5% low to moderate income housing, Hoyt-Schermerhorn has been successful because it was developed consistent with community vision, and with density in those areas where the site could accommodate additional density. The proof has been in the pudding. Hoyt-Schermerhorn 's success has been under the radar because, unlike 80 Flatbush, no one is arguing about it - it serves the community well.

**As this project concludes, I urge the developer to work closely with the community to create a design that will be beneficial, useful, and safe. Failing that, the City Council should vote "no" on this ULURP.**

Sincerely,



Jo Anne Simon  
Member of Assembly

**BROOKLYN  
CHILDREN'S  
MUSEUM**

November 8, 2017

Council Member Stephen T. Levin  
250 Broadway, 1820  
New York, NY 10007

**Stephanie Hill Wilchfort**  
PRESIDENT & CEO

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Kristen Morrissey Thiede  
Angela Tribelli  
Andy Weissman  
Malcolm Williams  
Annik Wolf

Re: Alloy Development

Dear Council Member Levin,

I understand you have been working with Alloy Development on their 80 Flatbush project in Downtown Brooklyn. As President of Brooklyn Children's Museum (BCM), I've worked closely with Alloy for many years, and can attest to their character and values. Alloy takes their civic responsibility seriously; they are visionary and effective collaborators, and equally important, reliable and supportive partners.

Three years ago, they donated to us a 1,750 sf storefront space within their One John Street project in Brooklyn Bridge Park. Alloy generously arranged the lease so that Brooklyn Children's Museum pays only maintenance and the cost of utilities. In addition to the donation of space, Alloy's team of architects contributed their time to design the interiors of the space, coordinate the construction, cover 100% of the fit-out costs, and contribute to our operating expenses at the new location. This support was 100% elective on their part, not a mandate from the City or the Park. The space, called SPARK, has now been open for over a year, and we've welcomed over 10,000 children and caregivers through our doors.

Throughout the process Alloy proved to be terrific partners, showing empathy and care from start to finish. As we all know, when joining forces with another party for the first time, there is always a great deal of risk. In Alloy, we found that they consistently met their promises. Their team is small and our staff has had the pleasure of working with many of them.

From our experience, Alloy will be effective stewards of this development, and we are excited to see that their proposed Flatbush project will include a new cultural facility and new schools. As you know, our organization is concerned with the wellbeing and cultural education of children. The proposed new school facilities and cultural institution that are a part of this proposal seem like great additions to Downtown Brooklyn, and we support their inclusion in the project.

Considering all the inclusive public programming, we are excited by the standard this project might set for new developments in Brooklyn. Based on our experience, I trust Alloy can make this vision a reality, and I would encourage you to do the same.

Sincerely,

Stephanie Hill Wilchfort  
President & CEO  
Brooklyn Children's Museum

145 Brooklyn Avenue  
Brooklyn, New York 11213  
[www.brooklynkids.org](http://www.brooklynkids.org)  
718-735-4400 Tel.  
718-604-7442 Fax

cc:Brooklyn Borough President Eric Adams  
Brooklyn CB2 District Manager Rob Perris  
Senator Velmanette Montgomery  
Assembly Member Jo Anne Simon

## TESTIMONY OF THE REAL ESTATE BOARD OF NEW YORK BEFORE THE SUBCOMMITTEE ON ZONING AND FRANCHISES IN SUPPORT OF ULURP APPLICATIONS C 180218 ZSK, C 180216 ZMK AND N 180217 ZRK – 80 FLATBUSH AVENUE REZONING

August 14, 2018

The Real Estate Board of New York, Inc. (REBNY) is a broadly-based trade association representing owners, developers, brokers, managers and real estate professionals active throughout New York City. We support the rezoning of property located at 80 Flatbush Avenue by Alloy and the NYC Education Construction Fund (ECF).

The proposed zoning actions will facilitate a mixed-use development which will provide the community with a new elementary school, a high school, permanently affordable housing units, retail space and 200,000 SF of Class A office space. This proposal advances the City Council's stated goals for equity in the city.

The proposal is a laudable model, representing rational, comprehensive land use planning at its best. By siting these high priority needs together and adjacent to mass transit, the public-private partnership ensures that density is built where infrastructure best supports it. Its location on Flatbush Avenue and proximity to Atlantic Terminal, one of Brooklyn's best served transit nodes with 13 lines, can handle this level of density and ensure the schools, housing and retail are highly accessible.

The city's need for inclusive, affordable housing is critical. The development at 80 Flatbush Avenue will offer 200 permanently affordable housing units at an average household income of 60% AMI. New affordable and market rate housing is crucial for the borough's continued growth. Also of importance is the development of affordable units in an high income neighborhood, furthering the aims of the inclusionary housing policy for low and high income neighborhoods this body adopted in 2015.

A new 350 seat public elementary school will help increase school seat capacity in District 15. In addition, the Khalil Gibran International Academy (KGIA), NYC's first dual-language Arabic high school, will finally have an appropriate facility. The proposed development will also bring a new cultural facility to the area which will help strengthen and expand the Brooklyn Cultural District as a destination for the arts.

Alloy's 80 Flatbush Avenue development will benefit the surrounding neighborhood and the City. REBNY supports Alloy's development plans for 80 Flatbush Avenue, and we respectfully request that the City Council approve the proposed rezoning.

###

**CONTACT:**

Michael Slattery  
Senior Vice President - Research  
Real Estate Board of New York (REBNY)  
(212) 616-5207  
[msslattery@rebny.com](mailto:msslattery@rebny.com)

I am extremely against the building of 80 Flatbush. Our neighborhood has already been compromised by at least five enormous and unnecessary buildings, some of which I believe to have many vacancies. Do we even know who owns these apartments? Are they for neighborhood use, or investment opportunities for out-of-towners, or even non-US investors? Who benefits from the building of such unnecessary size? Certainly not the neighborhood.

The construction of a building the size of 80 Flatbush will cause serious traffic and pollution problems for those of us who live in the immediate area.( I live [at 527 Atlantic](#))

Many buildings along Atlantic Avenue, especially between Fourth and Third Avenue, where I live, are of historic importance, in the 1840s and 1850s. One of the great crimes in New York construction is the destruction of our past. The behemoth that could be 80 Flatbush will follow that destructive path.

If 80 Flatbush is built it will also compromise the light we who live in this neighborhood enjoy. Many of us are artists who depend on this light for our work.

If 80 Flatbush is built, it will certainly change the composition of the neighborhood. People do not come to Brooklyn for skyscrapers, they come for the beauty of our neighborhoods. We do not need to recreate Manhattan. Most importantly, we do not need a building of this size.

I say NO to towers in Brooklyn!

Dana A. Catharine  
Atlantic Gardens  
527B Atlantic Avenue  
Brooklyn, NY 11217

80 Flatbush Ave, as proposed, when fully occupied, would add more than 2,500 people to an already dense area that will already be getting much denser based on all the existing development recently completed, approved, and in process.

This project is being sold to the public mainly by promising one new small elementary school, a new building for an existing school, and approximately 200 below market rate apartments (I refuse to use the word "affordable" any more with respect to these development projects as the vast majority of new apartments built in the city are nowhere near affordable for the people that really need them).

But why are we abdicating our responsibility to provide true, low cost housing and schools to private corporations? Why are we sacrificing our public assets, our light, air, warmth, iconic views, and the right to live our lives in a human scale Brooklyn? Who voted to live in what will be the equivalent of midtown Manhattan or Shanghai? Who wants that?

What will happen to the people now living in this neighborhood, once it becomes flooded with 700 market rate apartments on top of all the other market rate apartments opening up over the next several years? What will happen to all the small businesses? Who will still be able to afford to live here, shop here?

This project, like so many others throughout the city, is vastly out of context with the neighborhood and will demonstrably change it forever, making it much more crowded, darker, colder and much more expensive.

The character and diversity that made New York, Brooklyn and neighborhoods like these special is rapidly being lost. Projects like this one need to be stopped. Planning for needed growth and development should be entrusted to the people that actually live in the community.

Thank you.

Alan P. Berger  
Steering Committee member, Alliance for a Human Scale City  
Co-founder, Concerned Citizens for Community Based Planning

I urge you to oppose this out of scale development. Luxury Housing doesn't equal affordable housing. As J. Krinsky, S. Schaller, and S. Rickenbacker said in the NY Daily news: The city must slow down and do an honest cost-benefit analysis.

The Council has an obligation not to ignore CB2's vote of 32 NO, 1 in favor and 5 abstentions and Borough President Adams, NO with recommendations.

Sincerely,  
Holly Rothkopf  
New York, NY 10023

Linda Rosenberg Caracciolo  
463 State Street  
Brooklyn, New York 11217  
[lindylew@gmail.com](mailto:lindylew@gmail.com)

10 August 2018

Dear City Council Members,

Thank you for this opportunity to articulate my opposition to the 80 Flatbush development in Boerum Hill.

We have lived in Brooklyn since 1988 and for the past 21 years in Boerum Hill, approximately 140 feet from the nearly 1,000-foot-tall Phase II tower.

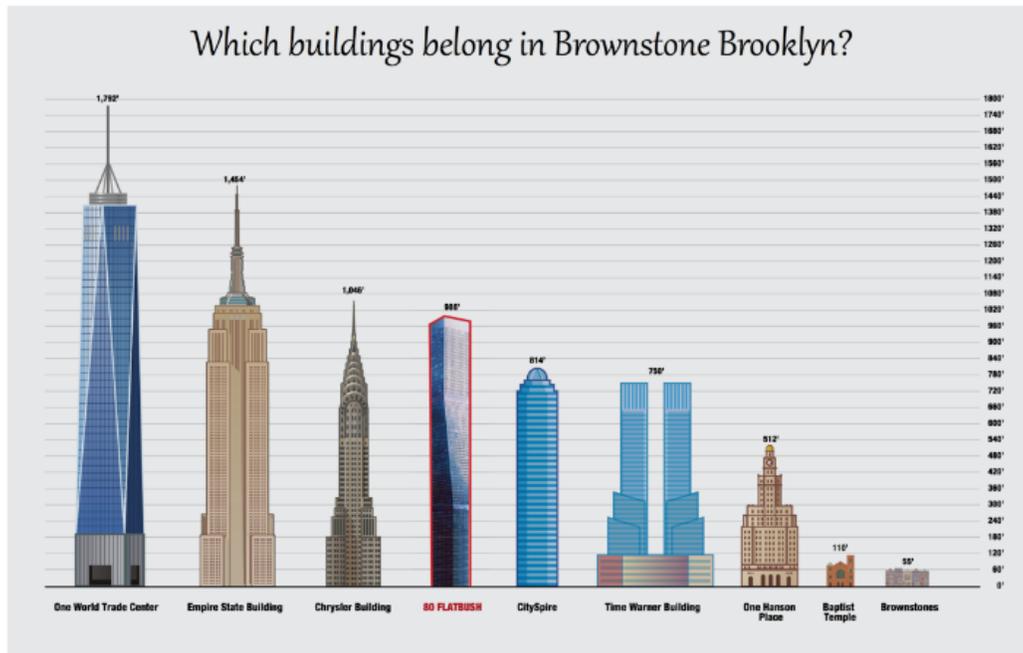
*I am writing today to implore you to disapprove the application without modifications for the reasons set forth below.*

- ***The Radical Up-Zoning Proposed for the 80 Flatbush Site Violates Long-Standing Agreements Regarding Contextual and Transitional Zoning for Small, Irregularly-Shaped Lots Bordering the Downtown***

The 80 Flatbush development is simply too tall and too dense for Boerum Hill. The jarring juxtaposition of the proposed masses to the residential community breaks radically with the contextual, transitional zoning guidelines set forth in 2004. It is extremely disheartening that the very individual who spearheaded the 2004 zoning, representing sacred agreements between the city and the neighborhoods bordering Downtown Brooklyn, now heads the organization whose members stand to gain the most from its dismantling.

- ***Our Neighborhood Can't Accommodate the Scale of this Development***

80 Flatbush will have enormous impacts on our community, both during its eight years of construction and in the decades that follow. The highest density buildings on the site front Boerum Hill: the 986-foot tower will be built on Third Avenue with no setback, looming 60 feet from a contiguous line of brownstones. In addition, the location of loading docks on narrow residential streets is an affront to the community and unnecessarily complicates sanitation, deliveries and move in/out operations at the site. The following graphic illustrates the scale of the larger tower in relation to neighborhood and city landmarks.



- ***Our Opposition is not a Reflection of NIMBYism***

We have embraced ICL's proposal to develop essential housing for low-income families adjacent to 50 Nevins Street and supported the many social services and supported living institutions in our neighborhood. We also soldiered through the construction of the Hub, 300 Ashland, and the Hendrick. We did so because we understand the need for robust but right-sized development along Schermerhorn and the rest of downtown, development that respects transitional zoning guidelines.

- ***We Believe in Affordable Housing for Those that Need it Most, but not as an Excuse to Justify Over-Scaled Development***

Like the ICL proposal, opportunities to provide affordable housing galvanize our community. However, housing on demand is not a right of this new army of young, well-educated white men who are demanding approval of this project at hearings and in the press. Affordable housing initiatives were not put in place to accommodate them. This expanding argument smacks of white and class privilege: a sadly *Trumpian* Utopia.

- ***The Lack of a Brooklyn-wide, Comprehensive Traffic Management Plan Means that 80 Flatbush will Cripple the Community***

Brooklyn cannot afford another Fulton Mall; it has taken almost 40 years to try to correct the negative traffic implications of that urban planning experiment once considered award-worthy. The Barclays jug-handle traffic diversion already concentrates traffic into the streets that bound the site, creating daily gridlock, bottlenecks and life-threatening delays for emergency vehicles. This is especially troubling when one takes into account the anticipated truck traffic diversions to northbound Third and Fourth avenues from the BQE triple cantilever design/build project. The impacts to the neighborhood and surrounding areas during and after construction cannot be ignored.

- **Our neighborhood can't survive almost a decade of construction**

The Khalil Gibran High School will remain operational throughout construction, making it likely that construction activities will be restricted to non-school hours. Moreover, the project's proximity to BAM may also impact the construction window; in the past, BAM has required variances to halt nearby construction during performances and other events. Please consider the likely impacts to students, residents and small businesses. Also consider the many homeowners who will be unable to sell their properties without resorting to fire-sale prices and small landlords who will be unable to lease their properties. Please also consider our well-being when evaluating the track record of the development team in designing ultra-high-rise structures and their crane safety records. We now represent one of the most densely populated neighborhoods in Brooklyn: will we be expected to live through years of after-hours and overnight construction?

- **The Khalil Gibran Community Deserves Better**

If the DOE truly values the students, faculty and administration of Khalil Gibran, which is not a locally zoned school, they must make it an absolute priority to find appropriate space now. Why must they wait five years or more for the space they deserve? It makes no sense, except as a pretext for unbridled development.

In closing, the 2004 and 2007 zoning initiatives in Brooklyn reflected agreements with our communities that transitional and contextual zoning would drive future development. 80 Flatbush would set dangerous precedent to violate the thoughtful city planning vision that served as the foundation for the continued regeneration and viability of the Boerum Hill/ Brooklyn Heights/Fort Greene/Prospect Heights communities in juxtaposition to a burgeoning downtown.

Thank you for your commitment to hearing the divergent viewpoints of your many constituents. I hope I can count on your support to oppose 80 Flatbush without modification.

Respectfully,

Linda Rosenberg Caracciolo

**Subject: 80 Flatbush**

To The City Council:

The size of this proposed building is wildly out of scope with the neighborhood. It will dwarf, and shadow, and in a way insult all it looms over. My office is on 3rd and Dean, I live on State and Henry, and it's clear that this neighborhood has been united in keeping this building's size to that which is now already allowed.

Chris Eigeman

**Subject: 80 Flatbush**

I am writing to register my opposition to 80 Flatbush Ave. development project.

I urge the City Council to reject the 80 Flatbush building because it is far too tall for our brownstone neighborhood — what makes Brooklyn unique and special. Traffic and congestion in that corridor is already unmanageable and it will only make grid lock and unsafe streets worse.

Furthermore, we have enough luxury apartments in the neighborhood already.

The precedent of this zoning change will have negative impacts throughout Brooklyn.

All of our neighborhood elected officials have opposed the project and we hope City Council stands with them!

Sincerely,

Amy Quinn Suplina

Bend + Bloom Yoga founder/ Brooklyn small business owner

**Subject: re 80 Flatbush Avenue**

To Whom It May Concern,

we, the immediate neighbors of the planned 80 Flatbush Avenue project, are appalled at the insanity that has allowed this project to proceed to this level. it should not even have gone to the first hearing but rejected out of hand from day one. anyone who advocates placing two gigantic towers with thousands of new tenants and hundreds of students at the site's TWO new schools clearly has no idea - or simply doesn't care, as in "just as long as it does not happen in my neighborhood" - how congested the area already is without this added burden for a townhouse neighborhood. subways are chronically overcrowded, and for most of the day, Flatbush Avenue and Atlantic Avenue at their intersection next to 80 Flatbush Avenue are competing with the Long Island Express Way as the world's longest parking lot.

once again, the well being of those directly affected, indeed the whole extended neighborhood, are trumped by poorly thought out plans for schools, which according to most experts are already considered too small for the area. in order to get these schools off the ground, the powers that be, i.e. the School Construction Authority or whoever is in charge, basically allowed the planners at Allow to do whatever they want - the word rape comes to mind - to the neighborhood. this led to plans for a 70+ story and for good measure an almost 40 story tall building - the taller one is larger than the Chrysler Building - next to 4 and 5 story townhouses which have formed the neighborhood since the mid-18's century. neither the promise of 2 new schools and a small number of so-called affordable apartments in the second tower - if they actually get built - justify destroying a neighborhood.

we urge the City Council to vote NO in order to put a stop to these plans that have already been rejected by CB2 and others involved in this abomination of a project.

respectfully

michael & faustina nischk  
532 state street  
brooklyn, n.y. 11217  
[newsinter@aol.com](mailto:newsinter@aol.com)

## **Subject: 80 Flatbush**

Dear City Council Memembers:

As a 30+ year resident of Boerum Hill I write in strong opposition to the planned **80 Flatbush Avenue** project for the following reasons:

- A FAR of 18 is far too great for the area. This represents a tripling of the current FAR in Boerum Hill (which had already been doubled less than 15 years ago) to Manhattan level density directly adjacent to four-story townhouse blocks. Where is the “step down” from the commercial core in zoning if the currently approved FAR is tripled to 18? This massive project will have a significantly negative on traffic congestion, transit adequacy, public safety, infrastructure, sunlight, noise and neighborhood quality of life.
- Why is it that the City needs to hand over their (ie, the taxpayers) land for a rebuilt high school and perhaps a net of less than 100 of the 350 elementary school seats (since residents of the more than 900 planned apartments will no doubt include children) to a private developer who will also receive huge tax breaks for the development? Yes, this area of Brooklyn needs more school seats, but aren't City and State taxes supposed to pay for school construction?

I live across the street from the proposed project so clearly my life will be adversely impacted by a decade of construction if this project is approved. But, as a reasonable citizen, I would be far more willing to tolerate it if I felt the project wasn't basically a “win” for the developer at the expense of everyone else - the City, local residents, students, commuters. This is a massive mixed-use commercial and residential project, wildly out of context and overbuilt, that the developers are trying to gussy up as a benefit to the City and it should not be approved.

CB2 voted no, the Borough President voted no, the City Council should also have the wisdom and courage to vote no to this monstrously out-of-scale proposal.

Susan Holman

544 State Street #1

Brooklyn, NY 11217

**Subject: 80 Flatbush Rezoning**

12 August 2016

RE: 80 Flatbush Rezoning

180216 ZMRK, 180217 ZRK, 180218ZSK

To the New York City Council -

After long and careful consideration of the proposed 80 Flatbush development between 3<sup>rd</sup> Avenue and Flatbush, Schermerhorn Street and State Street, I vehemently oppose the proposal in its current form.

I am an Architect with a background in non-profit community development, a homeowner and a mother. I have examined the current proposal through all of these lenses, and come to the same conclusion: the project is too large, lacks respect for existing context, and dishonors the intent of the 2004 Zoning Text.

The project is asking for three times the allowable FAR on a site that does not measure a full orthogonal block. C6-9 does not exist even in the densest parts of Downtown. This upzoning from a C6-2, which was just established in 2004, to a C6-9 would set a very dangerous precedent of establishing spot zoning as a means to provide essential city services (such as school construction). C6-9 zoning is the densest district in the entire city and exists only in the very densest locations in Manhattan. Boerum Hill is not in Manhattan, and though the site is proximal to Flatbush Avenue and the Atlantic Avenue subway station, it does not support a tripling of the FAR.

Further, the proposed community benefits do not warrant such a generous offering. Brooklyn needs affordable housing, so why is so little being required? And of those, why are even fewer units being offered at the lowest affordability scale? Why is the affordable housing only being offered in Phase 2 when the critical need exists right now? Not to mention that almost 8,000 additional units of housing are coming on line in Downtown in the next year.

I support the provision of a new high school for Khalil Gibran (KGHS). They should never have been located in the 100+ year old building in the first place. But the addition of an elementary school with only 350 seats (net gain of 168 seats) when there are 432 new seats being provided at PS32 and open seat capacity at PS38 doesn't warrant the benefits to the developer in the form of three times the FAR.

The project site lies at the very intersection of brownstone Brooklyn and the new downtown towers, and as such should reflect both rich tapestries. However, the proposal to triple the as-of-right zoning stands antithetical to what the establishment of the Special District was supposed to facilitate. Per Section 101-00 of Article I Chapter 1, the Special Downtown Brooklyn District was created "to create a provide a **transition** between the Downtown commercial core and the lower-scale residential communities of Fort Greene, Boerum Hill, Cobble Hill and Brooklyn Heights." In addition, the Special Downtwon Brooklyn District was created "to encourage the design of new buildings that are in character with the area."

The site is also sandwiched between (2) restricted sub-districts: Schermerhorn Street and Atlantic Avenue. In both cases, the City recognized the need to limit height (and therefore density) in order to honor adjacent properties. The south side of Schermerhorn Street is limited to 140 feet. Per Section 101-710 (a), the existing zoning seeks "to protect the existing scale and form of development on Atlantic Avenue..." The site is located directly between these sub-districts. Tower 2 is proposed to be over 1,000 feet. No one would say that towers reaching to 74 and 38 stories is transitional when placed against 4 story historic buildings and brownstones.

Mapping an 18 FAR district directly across from a 2 FAR neighborhood is antithetical to the planning principles outlined in the 2004 rezoning and the establishment of the Special District. It is proposing too much bulk in an area already stressed with new development. It flies in the face of what good planning is, and offers too little in return.

Since August of 2016, my neighbors and I have been clear about our opposition to the current proposal, and have asked repeatedly for Alloy and ECF to sit down and have a meaningful conversation about how the project can be downsized and still deliver many of the proposed benefits. To date, nothing significant has changed.

**We propose the following changes to the project:**

- **Relocate the loading dock to Schermerhorn Slip (dock would serve both phases)**
- **Reduce FAR/ bulk (9+3)**
- **Preserve transitional zoning by pushing the Phase 2 tower to Schermerhorn Street and including contextual building street walls (including up to a 12 story building at the corner of State and 3<sup>rd</sup> Avenue) and significant setbacks in buildings along State and 3<sup>rd</sup> Avenue**
- **Locate KGHS in the base of the tower (not a stand alone school building)**
- **Relocate KGHS during construction so as to minimize construction schedule and disruption to learning**

I urge you to stand with our Community Board, our Borough President and many of our elected officials in opposition to the project as proposed, and commit to working together to design a project that we can all stand behind.

Regards,

Daughtry K. Carstarphen, AIA

546 State Street

**Subject: 80 Flatbush**

To Whom it May Concern:

I very much urge the City Council to reject the 80 Flatbush proposal because of the following reasons - there are enough luxury apartments in the neighborhood already. Also, the precedent of this zoning change will have negative impacts throughout Brooklyn; this is a dangerous place for an elementary school; 8-10 years of construction will be an absolute nightmare; and **ALL** of our neighborhood elected officials have **opposed** the project.

I have lived in Brooklyn for over 20 years. For the love of Brooklyn, please reject the 80 Flatbush proposal.

Sincerely,

Vanessa Walters

**Subject: 80 Flatbush**

Dear City Council,

I understand there is a hearing on August 14th, at 9:30 am about 80 Flatbush. I am not sure if I will be able to attend so I am writing to share my views on the proposal for 80 Flatbush.

I am asking you to vote NO on the current proposal for 80 Flatbush. It is way too big and out of scale for Boerum Hill. Community Board 2 Voted 32 NO, 1 in favor and 5 abstentions. Brooklyn Borough President Adams voted NO with recommendations. Will the council ignore Borough President Adams and the community board?

Sensible development helps us all but this huge project does not.

Public transportation, sewers, and other infrastructure will be overwhelmed. There is not enough capacity for such huge towers. Enlarging the high School, true affordable housing and class A office space may be good ideas but not with the out-of-scale towers that are being proposed.

Thank you for considering my views!

Anita Abraham-Inz  
61 Dean Street  
Brooklyn, NY 11201

**Subject: 80 Flatbush**

Dear City Council,

I am writing asking you to vote NO to the proposed 80 Flatbush redevelopment project.

The proposed 70+ floor building project is out of scale for the Boerum Hill neighborhood. I welcome the building of a new public elementary school. However according to the developer's prediction our neighborhood is only expected to gain 164 seats of the estimated 186 student placements. This seems a very large development to only gain 164 seats for our children.

Additionally the impact on local public transportation, parking, sewers, and other infrastructure will be overwhelming. There is not enough capacity in the neighborhood to accommodate such a large development..

For this reason I am asking you to vote NO on the current proposal for 80 Flatbush,

Sincerely,

Alexis Broben  
62 Dean Street  
Brooklyn

**Subject: 80 Flatbush**

Name Joan Weihe  
Address YWCA 30 Third Avenue - 4H  
NBrooklyn, Ny 11217

Member of Boerum Hill Association  
Email - [wejm042001@yahoo.com](mailto:wejm042001@yahoo.com)

Comments:

In my opinion, more consideration should be given to the community at large and how it will be affected. We are not Downtown Brooklyn, but a Brownstone Community.

Continual 24-hour traffic on third avenue and Flatbush Avenue would make it hard to accommodate all the additional traffic. It would generate creating a safety issue for children and those in the area. Thus, I believe the school issue should be considered separately and not be used to justify the 2 luxury buildings.

In addition, the disruption to the lives of those in the area would be enormous due to the noise from long-range construction, narrow streets, releasing of vermin, overcrowded transportation, lack of adequate shopping, and safety issues for everyone.

Therefore, I think this project is not suitable for the location that has been chosen. I truly appreciate your consideration of these matters in making your decision.

Respectfully,

Joan Weihe

**Subject: 80 Flatbush**

Dear Sir / Madam ,

I am writing you to show my support for the opposition to the building plan for 80 Flatbush . The design put forward by the developer is "out of scale". Together with the unprecedented bulk and density , this project needs to be reconsidered. Having a grade school and upgrading the current High School should not be the reason for giving your approval.

Regards,

Cheryl Gelbs.

Resident of Boerum Hill .

80 Flatbush

I strongly oppose the development of a 74 story tower in the middle of brownstone Brooklyn. Why do we need such a thing wreaking havoc on the area, destroying the skyline, and leading to other zoning changes that will demolish the character of the neighborhood?

Nick Suplina  
Brooklyn, NY

## 80 Flatbush

I am in opposition to the 80 Flatbush Development. As a homeowner and member of this community, I am outraged and worried by the unprecedented bulk and density this development will bring to our neighborhood. We do not have the infrastructure to support this many people and it will squeeze resources from those already living in the area, some for generations.

80 Flatbush is out of scale with other homes and developments in the area and would severely change the landscape and vibe of the community. This is a wonderful place to live, work and visit, but that won't be the case with such a large zoning project. The area will become congested and unattractive to visitors and renters. Businesses will suffer in the long run.

Thank you for listening to my concerns.  
Christina Gonzalez

## 80 Flatbush - Please vote no on the current development plan

City Council,

I live in Fort Greene Brooklyn, a wonderful neighborhood that is developing very quickly. I welcome most of the new developments but am very concerned about 80 Flatbush. The plans call for a 73 story tower, twice the height of buildings around it. The plans also call for a 38 story building with no setbacks. Both of these buildings violate zoning restrictions that are in place for this lot. There are GOOD reasons we have zoning rules to allow for sensible development and quality of life for those people living here. We don't want too many tall shadows, wind tunnels, overcrowding on already busy streets and subways and out of proportion development next to tiny brownstones. The development does offer schools which we need, but the sheer size of the building will take up many of the seats available and aren't a good enough reason to MASSIVELY increase the FAR of this lot from 6 to 18! Please vote no and redo this development to something more matched to the neighborhood.

Best

Lisa Vehrenkamp

1 Hanson Place, Brooklyn, NY

## 80 Flatbush Hearing

PLEASE do not approve this development!

- This is the largest zoning in Brooklyn.
- It is equivalent to Manhattan's largest density.
- Will this up scale not only Brooklyn but New York City overall?
- Will the City Council override the CB2 vote as well Borough President Adams?
- Will the City Council rubber stamp this completely out of scale CEF proposal?

Sue Wolfe, VP Atlantic Avenue Local Development Corp



**Sue Wolfe**  
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Testimony in Opposition to the 80 Flatbush Development project

August 13, 2018

To: the Members of the New York City Council

**Opposition to the Re-Zoning of designated Transition Area of Brooklyn That Would Permit the Construction of the Proposed 80 Flatbush Development Project**

I am a member of the **Bear's Rockwell Place Community Garden, a Parks Department Green Thumb Garden, at the intersection of Lafayette and Flatbush Avenues** which will be cast into significant shadow if the immense 80 Flatbush Development project is permitted to be erected through the passage of a drastic change in the zoning law.

The loss of sunlight which the Garden will suffer, as documented by several non-partisan, detailed shadow studies, will not only cast the now vibrantly productive Garden into gloom (with likely the end of cultivation of most vegetables, the lifeblood of a community garden) but **will curtail the community-bonding benefits** of this neighborly space, which is cared for completely by volunteers who live nearby. The Rockwell Place Garden has been a haven for more than 25 years for Brooklynites as well as visitors, who are surprised and pleased to find a friendly and flourishing green spot at this busy intersection. And, notably, The Rockwell Place Garden is the **ONLY** green spot in this zoned "transition" area.

Rockwell, this little piece of neighborhood life, is a welcome relief from the presence of the hulking, sun-stealing and impersonal monoliths that populate frenetic "Downtown Brooklyn" a few blocks away. It has helped to signal to pedestrians and motorists alike that **people live here**. Here, in the Fort Greene and Boerum Hill neighborhoods whose existence has defined the best qualities of Brooklyn, we step down from the tensions of work and commerce and conduct our lives on streets with trees, in affordable, calming, low-rise dwellings that generate an atmosphere that nurtures the soul.

Furthermore, **changing this zoning will eliminate protection from skyscraper incursions into residential neighborhoods in other areas and diminish the quality of life citywide for**

**all but the most wealthy individuals** (who most likely have no allegiance to calling Brooklyn home). Is this to be the future of Brooklyn and New York City that you want to foster?

I urge you to VOTE NO on changing the zoning law.

Diana Leidel

[dleidel@gmail.com](mailto:dleidel@gmail.com)

80 Flatbush

Hello

My name is Michael Chiavaroli and I wanted to voice my concern to the City Council.

This 80 Flatbush proposal is going to be a disaster for the neighborhood.

We have enough luxury apartments in the neighborhood already and the precedent of this zoning change will have negative impacts throughout Brooklyn.

Not to mention that the 8-10 years of construction will be an absolute nightmare for ourselves and our neighbors.

Because of this, I urge the City Council to reject the 80 Flatbush proposal.

Thank you

Michael Chiavaroli

Michael Chiavaroli

[mikeychev@gmail.com](mailto:mikeychev@gmail.com)

## 80 Flatbush

To Whom It May Concern:

We are current residents on State Street, directly across from the proposed new development being called 80 Flatbush. We have numerous concerns both about the construction and resulting changes it will bring to the community. We understand the benefits it also brings to the neighborhood, and so want to be somewhat accommodating as long as our concerns are heard and our requests for mitigating these concerns implemented. This development is located in Boerum Hill, not downtown, therefore this density is excessive. As a reminder, locating the tallest tower in Brooklyn next to low-rise residential buildings is a violation of transitional zoning and design context.

Key concerns / requests to help mitigate concerns:

- Construction can cause underlying damage to the land and neighboring buildings
  - Indemnify us from damages to our property for at least 10 years
- Demolition and construction will take at least 6-7 years, which will be noisy and dirty
  - Provide new soundproof windows to those buildings facing the construction site
  - Shorten the construction time if possible
  - No construction on weekends or past 7pm, when our small children start their bedtime routines
- The second tall residential / commercial tower proposed, is significantly higher than all surrounding buildings, which will block out sunlight to our street.
  - Shorten the taller tower to a more appropriate level, adhering to current zoning restrictions
- Increased vehicular traffic due to the school entrance (buses), loading dock (trucks), and proposed residential parking deck, which will undoubtedly eliminate the existing street parking on the 500 block and make the intersection of State St and Flatbush Ave even more difficult
  - Give us first right of refusal on a dedicated parking spot in a new parking facility in the development or pay for parking at a neighboring lot
  - Move the permanent loading dock for the building to 3<sup>rd</sup> Ave once the school has moved into their new building
  - Ensure that the Commercial entrance is on Flatbush or 3<sup>rd</sup> Ave and not State St
  - State St should only contain the entrance to the Elementary School and a private, secondary residential entrance for the shorter tower
  - Evaluate the existing traffic congestion at the end of State St leading into Flatbush Ave and 4th Ave, potentially adding a light and modifying traffic patterns as necessary
- Increased foot traffic and constant deliveries will lead to increased litter on our street
  - Provide clean-up to our stoops and front yard on a daily basis
  - Mandate that the building cannot leave trash outside the building, unless it is right before pick-up and in rodent-safe bags. There is already a rat issue on the block
- The building will increase strain on already capacity constrained local resources, such as subways, restaurants, etc.
  - Enlarge the environmental impact study beyond the originally proposed 400 feet
  - Include a restaurant in the retail segment of the building
  - For a more accurate and informed study, the EIS should include drawings and elevations of the No Action plan as well as a comparison elevation of heights of all buildings over 12-stories in the study area.
- For the headache and hassle of enduring the construction as well as altering the community, give the block free access to all the amenities in the proposed development, including playground access, gym access, etc.
  - The development does not include any open space for the community. While green space is shown on the roofs of the schools, they are small and may not be accessible to the public.

- We also request that, not only for us but for the benefit of your prospective commercial and residential tenants, you work with Verizon to pay for and bring FIOS to the block, making sure it be made available for those of us on the 500 block that want to switch away from Spectrum. As a far superior high speed internet technology, being able to boast that FIOS is available would greatly improve your investment into the block.

We do realize the benefit the new development can bring to the neighborhood, but want to ensure that the feel on State Street stays vibrant yet charming, and not overrun by commercialization. We welcome the schools and the affordable housing but not if it overwhelms our neighborhood.

Thank you,

Kristal and Alan Seales  
538 State St., Brooklyn, NY 11217  
919-264-8493

KRISTAL YEE SEALES, CFA  
Managing Director, Leveraged Finance

[kristal.seales@tiaainvestments.com](mailto:kristal.seales@tiaainvestments.com)

212 9166579

TIAA Investments  
730 Third Avenue 6<sup>th</sup> Floor  
New York, New York 10017

## 80 Flatbush

### To Whom It May Concern:

We are current residents on State Street, directly across from the proposed new development being called 80 Flatbush **OPPOSE** this development. We have numerous concerns both about the construction and resulting changes it will bring to the community. We understand the benefits it also brings to the neighborhood, and so want to be somewhat accommodating as long as our concerns are heard and our requests for mitigating these concerns implemented. This development is located in Boerum Hill, not downtown, therefore this density is excessive. As a reminder, locating the tallest tower in Brooklyn next to low-rise residential buildings is a violation of transitional zoning and design context.

Key concerns / requests to help mitigate concerns:

- Construction can cause underlying damage to the land and neighboring buildings
  - Indemnify us from damages to our property for at least 10 years
- Demolition and construction will take at least 6-7 years, which will be noisy and dirty
  - Provide new soundproof windows to those buildings facing the construction site
  - Shorten the construction time if possible
  - No construction on weekends or past 7pm, when our small children start their bedtime routines
- The second tall residential / commercial tower proposed, is significantly higher than all surrounding buildings, which will block out sunlight to our street.
  - Shorten the taller tower to a more appropriate level, adhering to current zoning restrictions
- Increased vehicular traffic due to the school entrance (buses), loading dock (trucks), and proposed residential parking deck, which will undoubtedly eliminate the existing street parking on the 500 block and make the intersection of State St and Flatbush Ave even more difficult
  - Give us first right of refusal on a dedicated parking spot in a new parking facility in the development or pay for parking at a neighboring lot
  - Move the permanent loading dock for the building to 3<sup>rd</sup> Ave once the school has moved into their new building
  - Ensure that the Commercial entrance is on Flatbush or 3<sup>rd</sup> Ave and not State St
  - State St should only contain the entrance to the Elementary School and a private, secondary residential entrance for the shorter tower
  - Evaluate the existing traffic congestion at the end of State St leading into Flatbush Ave and 4th Ave, potentially adding a light and modifying traffic patterns as necessary
- Increased foot traffic and constant deliveries will lead to increased litter on our street
  - Provide clean-up to our stoops and front yard on a daily basis
  - Mandate that the building cannot leave trash outside the building, unless it is right before pick-up and in rodent-safe bags. There is already a rat issue on the block
- The building will increase strain on already capacity constrained local resources, such as subways, restaurants, etc.
  - Enlarge the environmental impact study beyond the originally proposed 400 feet
  - Include a restaurant in the retail segment of the building
  - For a more accurate and informed study, the EIS should include drawings and elevations of the No Action plan as well as a comparison elevation of heights of all buildings over 12-stories in the study area.
- For the headache and hassle of enduring the construction as well as altering the community, give the block free access to all the amenities in the proposed development, including playground access, gym access, etc.
  - The development does not include any open space for the community. While green space is shown on the roofs of the schools, they are small and may not be accessible to the public.
- We also request that, not only for us but for the benefit of your prospective commercial and residential tenants, you work with Verizon to pay for and bring FIOS to the block, making sure it

be made available for those of us on the 500 block that want to switch away from Spectrum. As a far superior high speed internet technology, being able to boast that FIOS is available would greatly improve your investment into the block.

We do realize the benefit the new development can bring to the neighborhood, but want to ensure that the feel on State Street stays vibrant yet charming, and not overrun by commercialization. We welcome the schools and the affordable housing but not if it overwhelms our neighborhood.

Thank you,

Kristal and Alan Seales  
538 State St., Brooklyn, NY 11217

## **80 Flatbush Statement**

Hi- I'd like to voice my opposition to the project for the following reasons:

- I'm most concerned about public safety... specifically traffic congestion and impact on first responders.
- With so many new people in these towers, I'm concerned about the negative impact on mass transit, water, and sewer
- I'm concerned about prolonged construction on and around State Street and Flatbush
- Even with schools being a part of this project, the number of tenants in the building outweighs the number of seats that are being opened up

Thanks,

Eric & Jess Farkas

Residents and Parents in Boerum Hill

## 80 Flatbush statement

Hi,

I cannot be at the hearing in person, but would like to register my opposition to this project. While I would welcome a new development at that site, the current proposal is WAY out of scale and will pose significant negative impact on the Boerum Hill neighborhood.

State Street is very much a part of the Boerum Hill neighborhood, with its brownstone and low rise houses. I am all for something more transitional in height, ie 15 stories or so which will fit into its transitional position between the two neighborhoods. To increase the FAR so substantially will cause a tremendous impact on the neighborhood when complete. The traffic caused by 900 apartments getting deliveries as well as the trash that will accumulate on that narrow street will greatly affect the neighborhood feel, both in practical and environmental senses. Not to mention the additional people on already crowded, narrow subway platforms. The building should fit in closer with the YWCA, the Grove on Schermerhorn and Nevins, or the building being built at Pacific and 4th Ave.

Also, while I am all for an upgraded HS and an additional elementary school, the overall project will increase the overcrowding of schools. There is no way that adding 900 apartments and 300 elementary school seats will ease overcrowding. The math just doesn't make sense. If 25% of the apartments have only ONE child in elementary school, nearly the entire school will be taken up by children from that building. And those numbers are likely to be higher in reality.

While there are *some* benefits to this project, the scale and negative effects outweigh the positives.

Thank you,  
Kristina Kane  
556 State St.

Nina Servizzi  
150 West 131<sup>st</sup> Street, Unit 3  
New York, NY 10027

August 12, 2018

Rafael Salamanca, Chair  
Committee on Land Use  
and  
Adrienne E. Adams, Chair  
Subcommittee on Landmarks, Public Siting  
and Maritime Uses

**RE:** LU 0151-2018 - Application No. 20185492 HKM [DL 507, LP-2607] pursuant to Section 3020 of the New York City Charter and Chapter 3 of Title 25 of the Administrative Code of the City of New York, concerning the designation by the Landmarks Preservation Commission of the Central Harlem – West 130th St-132nd Streets Historic District, Borough of Manhattan, Community District 10, Council District 9.

Dear Council Members

I am writing to give my full support to the Central Harlem West 130th-132nd Streets Historic District as designated by the Landmarks Preservation Commission (LPC) on May 29, 2018. I own a home at 150 West 131<sup>st</sup> Street and strongly feel that landmarking the 164 properties in this highly intact district will preserve not only the character of 19<sup>th</sup> century development in Harlem, but also the rich social, cultural, and political life of Harlem's African-American community in the 20<sup>th</sup> century.

Among the row houses that predominate this district are included several fine examples of 19<sup>th</sup> century Renaissance Revival single-lot flat buildings at 148-156 West 131<sup>st</sup> Street, designed by architect Henry Andersen. In 1923 four of these buildings became early African-American Housing Co-operatives: 148-150 forming the West 131<sup>st</sup> Street Holding Company, Inc. (incorporated May 15, 1923, DOS ID 18517) and 152-154 forming 152-154 West 131<sup>st</sup> St. Holding Co., Inc. (incorporated June 9, 1923, DOS ID 18571). In 1925, William Des Verney, President of the West 131<sup>st</sup> Street Holding Company, together with Roy Lancaster and Ashley Trotten met with Asa Phillip Randolph at Des Verney's home at 150 West 131<sup>st</sup> Street, to discuss forming a union for African-American Pullman porters. This meeting would lead to one of the most successful African-American trade unions in America, The Brotherhood of Sleeping Car Porters.

Other notable institutions in the proposed district include the headquarters for the New Amsterdam Musical Association and the Alpha Physical Culture Club (the oldest African-American musical association and the first all-black athletic club in the United States). Perhaps most significant is the former Utopian Neighborhood Club House, where planning for the 1963 March on Washington for Jobs

and Freedom took place. The revised façade for this building was designed by Vertner Woodson Tandy, one of the first African-American architects in New York State.

This designated district is just one of many historic areas of Harlem that need to be recognized and protected as historic districts. Harlem deserves more district designations before whole neighborhoods are lost to inappropriate and out-of-scale development. It is for this reason that I believe any alteration the boundaries Designated by LPC would not only affect the integrity of our district, but also set a dangerous precedent for this and future historic districts in Harlem. Given the architectural, historical, and cultural legacy of the designated Central Harlem West 130<sup>th</sup> – 132<sup>nd</sup> Streets Historic District, it is important that measures be taken now to protect the architectural and historic integrity of the district for not, only for its current community but, for future generations as well. I, therefore, respectfully request that the Subcommittee on Landmarks, Public Siting and Maritime Uses, and the Committee on Land Use affirm the historic district with the boundaries designated by the LPC.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nina Servizzi', with a long horizontal flourish extending to the right.

Nina Servizzi  
Treasurer  
West 131<sup>st</sup> Street Holding Company, Inc.  
148-150 West 131<sup>st</sup> Street  
New York, NY 10027

# DOWNTOWN BROOKLYN SCHOOL SOLUTIONS

A new school for a new neighborhood [DOBROSCHOOLS.ORG](http://DOBROSCHOOLS.ORG)

August 12th, 2018

Councilman Stephen Levin  
250 Broadway, 1820  
New York, NY 10007

Re: Support for 80 Flatbush Project

Dear Councilman Levin:

We are writing to express our organization's support for the proposed 80 Flatbush Avenue project in Downtown Brooklyn. As you know, *Downtown Brooklyn School Solutions* is a grassroots association of more than 300 families who live in and around Downtown Brooklyn and are concerned about the most important issue impacting our children: schools. Since 2012 we've worked with you, other officials and community stakeholders to advocate for the DOE to build new elementary schools in Downtown Brooklyn, one of the fastest growing neighborhoods in the city. There are currently no District 15 elementary schools located in Downtown Brooklyn and the growing schools in the surrounding neighborhoods are overcapacity with thousands of new apartments still on the way.

We feel strongly that 80 Flatbush, which promises to deliver a new 350-seat elementary school to District 15 and a replacement facility for the Khalil Gibran International Academy (KGIA) is an example of the kind of solution for which we have been advocating for more than five years. Due to the DOE's lack of long-term planning in Downtown Brooklyn, there are few options but to partner with developers, and we believe the developers of 80 Flatbush will build a high quality project that will truly benefit the community. These new schools will help alleviate the District 15 elementary school overcrowding issue and provide a much-needed new facility to KGIA. We also think taking advantage of a rare ECF (Education Construction Fund) project in Downtown Brooklyn is a worthwhile undertaking, and would leave money in the Capital Plan for other new (and currently unfunded) school facilities in the overcrowded district.

In addition to the schools, as residents of the neighborhood we're supportive and excited by the project's proposed mix of uses, cultural facility, affordable housing, and the preservation of historic structures. The project will set a high bar for what is expected from new Downtown Brooklyn developments. We strongly encourage you to do all you can do to make this project a reality.

Sincerely,



Christopher Young & Erin Hayes  
Founders, *Downtown Brooklyn School Solutions*

cc: Brooklyn Borough President Eric Adams  
Brooklyn CB2 District Manager Rob Perris  
City Planning

August 13, 2018

To the Council:

RE: ULURP Application by Alloy for 80 Flatbush

You are voting to ratify a resolution on a ULURP application after a required “public hearing” in which the public’s testimony is often only heard by one person—Chair of the subcommittee of the Land Use Committee—none of whom attended that hearing. It has become routine practice for your body to ignore the public process that is ostensibly at the core ULURP. Perhaps designed to depress and exhaust citizens, this repeated dismissal of public input includes approval of ULURP applications rejected by the community boards in which they lie—as did Brooklyn Community Board 2 after a true public hearing with an overflowed attendance.

Beyond needed debates about 1. whether it is even possible to build our way to affordability 2. the definition of affordability to begin with 3. a real attempt to quantify displacement 4. whether New York actually wants to look and be like Singapore, this application from Alloy for 80 Flatbush Avenue has its own unique profound flaws.

The so-called public benefits of affordable housing and the schools are each full of problems. No details provide income tiers or size of units to illuminate the target groups they would serve. In fact, these units may never be built at all if Alloy determines that its profits from the first tower are insufficient, or, like the Ratner project at Atlantic Yards, many of the so-called affordable units were out of reach for those who qualified and ended up being advertised in the open market. Alloy’s shrewdly cynical move to contract The Fifth Avenue Committee, whose Director, Michelle de la Uz also serves as a Planning Commissioner further compromise both her and a fair process.

Other members of the public argue the specious “benefits” of the schools in more detail—if any of you actually read that testimony. The paltry size of the elementary school which will largely serve tenants of the building if the units are even filled, along with why it is a poor location for an elementary school are only two basic objections. No one opposes upgrades to the Kahlil Gibran School and the Department of Education has an obligation to provide decent quarters for all of our school children.

Recent statistics show an 11% vacancy rate in the luxury market—a figure that excludes largely-vacant building units hardly occupied by the oligarchs and corporations that purchased or rented them. Alloy representatives at one public meeting threatened to build as of right with no public benefits, which shows that builders of luxury market housing don’t need our tax subsidies to proceed, thank you very much. This site was already upzoned when the 2004 Special Downtown Brooklyn District was created, but apparently every zoning is merely a target for a spot rezoning if a developer only asks.

Yours truly in bitterness,  
Enid Braun  
116 Adelphi Street  
Brooklyn, NY 11205

Lucy Koteen  
138 Lafayette Av  
Brooklyn, NY 11238

### Opposition to 80 Flatbush Ave development

In some parts of the country your level of testosterone is represented by the size of your gun. In our part of the country, *pardner*, it is the size of your tower that represents your virility.

It is the ultimate mine is bigger than yours syndrome. Out of context towers in residential neighborhoods lead to death-death of gardens, light, sky, air and neighborhood cohesion. They lead to the death of citizen participation in government but they increase cynicism.

This project stinks (to *highest* heaven). Every part of it is the worst kind of manipulation. From bringing students to testify who won't come within 10 years of seeing a new school realized, to no mention of the several generations of students who will sit through dust, noise and abuse, to the DOE and SCA who did not provide an appropriate learning environment to these students who will suffer abuse for 10 years. There is no acknowledgement that \$5 million of taxpayer money was spent to upgrade the facility when the students were moved to this location-that's \$5 million flushed away.

Everyone agrees that this is a terrible location for a primary school, that areas in the district are far more crowded, that the SCA has millions earmarked for the district and that they manipulated their own formulas to show misleading results that the 900 new apartment units will not fill up the new school. No mention of the many other school children passing through the construction area who will be subjected to the same filth. Kahlil Gibran is a city-wide school that can be sited elsewhere.

Depending on the housing market, the 200 affordable units planned for stage two may never come to pass, and as with every other affordable project there is likely to be a pittance of actual affordable units.

It is well established that 1000s of vacant market and luxury apartments already exist with still 1000s of units yet to come on line. Landlords are offering incentives to lure people into these many empty new developments.

Then there is the tired refrain that this is a transit rich location, without recognizing the many developers using that same line and that this transit rich location is so dense now that you can not get on a train. When PC Richards/Models office towers are developed it will bring 1000s more riders to this "transit rich location."

When this part of Brooklyn was rezoned in 2004 it did so with the promise of no spot rezoning. Out of scale projects that so disregard current zoning and the community board vote, don't seek to be part of existing neighborhoods.

Vote NO on this non contextual, out of scale development and let the developer work with the current zoning. It's time that developers play by the same rules as everyone else!

Nora McCauley

56 Court St, 7k  
Brooklyn, NY 11201  
347-365-0575  
nsmcc@mac.com

August 14, 2018

Honorable City Council Members  
City Hall, New York NY

Dear Councilmembers,

The proposed development at 80 Flatbush is too big for the neighborhood. There is no reason to grant them permission to build twice as tall as they are currently zoned for.

Developments like 80 Flatbush—and, quite honestly, all the buildings built nearby in the last several years, of which there are at least 40—add strain to the neighborhood schools (yes, even if they include a tiny school in their plan), to the very limited neighborhood parks and open spaces, and to the aging subway infrastructure. The buildings add thousands of new people, who use these tax-payer funded resources, but the developers do not build or improve the parks, the subway stations, or the subway service.

Similarly, developers typically do not contribute to redeveloping and repairing aging subway stations, as compensation for the extreme additional capacity they will cause them to bear. At rush hour, when (not if) a train is delayed at the aging and crumbling DeKalb subway station, the lines of those waiting extend up the stairs, which creates an unsafe environment even for those getting off the train. The rush hour crowds in the connecting tunnels underneath the Atlantic Terminal/Barclay's station regularly make me fear that my children will be swept away from me. How would the additional 1000-plus residents of FAR-adjusted 80 Flatbush towers affect these stations, "transit-rich" though they are? With political leverage, it ought to be possible to require developers to address this as well.

The developers can still build a large, amenity-free building without their FAR variance. What really needs to happen is serious leverage at the city level to address the real needs and concerns of the community.

Thank you for your time and consideration.

Nora McCauley  
Court St.

## Testimony

My name is Elizabeth Kissam. I join many others in opposition to the proposed zoning text and map amendment at 80 Flatbush Avenue from a C6-2 to a C6-9 district. The lot at 80 Flatbush Avenue is zoned for 400 feet and the City Council should not donate city properties to sweeten the deal.

In 2004 area residents were promised that if they approved more density they would be protected from spot-zoning such as 80 Flatbush that would destroy the character of our neighborhoods. To go back on that promise is to erode community support of any re-zoning efforts in NYC. Look at the protests against the Inwood rezoning. A City Council Member commented that the system is rigged to enrich developers at our expense and ordinary citizens are left to fight each other over crumbs.

80 Flatbush Ave. would be appropriate in Manhattan's Mid-Town Business District, not in between two low-rise neighborhoods. What is really upsetting is that the NYC Department of City Planning has rigged the system to force the process towards approval of numerous out of scale, spot zoning plans that undo promises made in 2004 when communities were asked to approve re-zoning of their neighborhoods.

There is a lack of transparency regarding the kinds of tax abatement incentives being offered to enrich this developer and others, without any accountability. For decades the City has offered substantial subsidies to build higher to spur economic development. But instead of new businesses moving in Metrotech, it is full of City and State agencies paying rent. Has anyone considered the vacancy rate for the recent tall residential towers already built in our downtown neighborhoods? Many are not rented. All the tax abatements for developers of luxury high-rises — who add in "low-income" housing which in no way reflects the income of the surrounding communities — are being paid for by us, the local constituents, in higher taxes.

Vote no! Vote with the community! Vote no!!

Elizabeth Kissam

57 South Portland Ave., Brooklyn, NY 11217

**Subject:** 80 FLATBUSH AVENUE re-zoning for ALLOY DEVELOPMENT. Statement of OPPOSITION from the Rockwell Place Garden.

To the New York City Council Members Ensemble; cc: Laurie Cumbo, Steven Levin

From: Ron Janoff, Coordinator, Rockwell Place Brooklyn Bear's Community Garden, 104 Rockwell Place, Brooklyn

Re: **Implore you to VOTE NO on the proposed re-zoning of the 80 Flatbush Avenue** location where Alloy proposes to build an immense, dense, out of scale, and currently illegal development

I'm writing to ask your support for the **Rockwell Place Brooklyn Bear's Community Garden**, the small triangular community garden at the intersection of Flatbush and Lafayette Avenues in Downtown Brooklyn at the gateway to Fort Greene, directly north of the proposed 80 Flatbush project.

Our community garden is threatened with a severe **loss of sunlight** (down to less than four hours during growing seasons) by a proposed rezoning of the block of Flatbush Avenue directly across and south of us to make possible Alloy Development's proposed enormous **towers of 560 and 986 feet in height**, respectively. (For reference, Alloy's 986-foot tower is virtually **double** the height of the iconic land-marked 512-foot Williamsburgh Savings Bank clock tower just to the east).

Alloy Development released the EIS for the project at the end of February. It describes very clearly, though inadequately, **adverse shadow effects**:

As discussed in Chapter 6, "Shadows," the **Rockwell Place Bears Community Garden**, the BAM South Plaza at 300 Ashland Place, and Temple Square would experience significant adverse impacts as a result of the proposed actions. The proposed actions would cause these resources to receive **less than four hours of direct sun**. Given the duration and extent of incremental shadow, ***the use and character of these open spaces could be altered and the health of the vegetation found within the open spaces could be significantly affected by new project-generated shadows***. Other nearby sunlight-sensitive resources would also receive new project-generated shadows but the project-generated shadows would not significantly alter the use or character of the resources or threaten the health of vegetation within the resources. However, the significant adverse shadow impacts would not result in an impact on neighborhood character because there are several other plazas and gardens in neighborhood that would continue to be sunlit and function in the same way as the affected open spaces

The cavalier dismissal of the impact on the neighborhood because of other unspecified, and frankly, non-existent "plazas and gardens" nearby is **completely unacceptable** to our garden volunteers who have worked in and championed the garden since its founding nearly forty years ago.

The Alloy Development proposal has raised **many red flags** in the surrounding low-rise, landmark neighborhoods of **Boerum Hill** and **Fort Greene** because of issues of density, traffic, safety, transportation, garbage, noise, wind, and the like; but we are the ones directly affected by **the shadow** (which stretches in fact all the way to the southwestern corner of Fort Greene Park).

We realize that Alloy may build as-of-right (and because of an already approved rezoning of the site) to almost 40 stories, which would affect our sunlight primarily in the fall and winter; but the impact of the 80-story building as they themselves report will be devastating to our garden's vegetable plots, fruit trees, grape arbor, and all our plantings--and to the many visitors, often with children, who enjoy the garden throughout the spring, summer, and fall.

We are proud of **our history**; and especially proud of the fact that volunteers 40 years ago rescued this small plot at **a time when it was valueless** and had already been vacant for more than 15 years during an era when the borough of Brooklyn had been virtually left for dead.

After vandalism and restoration in the 90's, with the support of **Howard Golden** and through the efforts of Renata Kammerer on the Parks Committee of Community Board Two, we were adopted as a **Parks garden**. **At that time we were subject to the ULURP process and received unanimous support from Community Board Two, the Boro President, and the City Council.**

As a result, when the **MTA** with funding from Homeland Security tore up the original garden entirely in 2005 in order to build a fan plant underneath it they were required through a Parks contract to restore it -- which they did grandly in 2008, spending close to a **million dollars** on the soil, ADA-compliant pathways, wrought-iron fence, shed, arbor, water and electrical systems, and plantings which make it such a **unique oasis** today, ten years later.

***Parks and the MTA naturally assumed that the 2004 zoning agreement for downtown Brooklyn and the transitional block in question (which is in Boerum Hill) would remain in place -- and protect the garden's sunlight by limiting building to 38 stories.***

**We were here in the zero hours of Brooklyn**, and have been here as an amenity as development has taken place around us. It seems particularly unfair that as Brooklyn continues to thrive anew we should be victims of that very development.

You can't landmark **sunshine**. You can't bottle **sunshine**. You can't find a substitute for **sunshine**. But you can **zone for it**, as they did in 1916 when wise city fathers realized that giant sun-blocking buildings like the Equitable Life Building at 120 Broadway could turn the city into a dark windy labyrinth of canyons devoid of live-giving light.

**It isn't only plants that need sunlight.** Yes, on our little space we grow tomatoes and peppers, corn and kale, peaches, apples, pears and figs, green and red grapes, strawberries, blueberries, basil, garlic, parsley, sage, rosemary, thyme, and more, not to mention the roses, daffodils, iris, lilies, lilacs, and hydrangea. But **WE thrive in that light as well** -- sitting on the long bench the MTA just built to honor the engineer who designed the garden, we bask in **health-giving sunlight**. As the president of the **Municipal Art Society**, Elizabeth Goldstein, said in her February 2018 letter to members:

...How precious our access to light and air has become. Certainly, this is an urban design issue of a rather urgent sort, but it is also a health issue...light plays a role in reducing fear and anxiety...As we think about how New York neighborhoods should develop to accommodate more New Yorkers every year, we should think twice about whether those incremental shadows, the darker streets, and our canyons of glass and concrete are just a minor annoyance or whether they are a matter of far more significance.

MAS, as I'm sure you know, has strenuously opposed this project subsequently in closely reasoned public statements.

For us, the gardeners of Rockwell Place Community Garden, and for those who will come after us for many generations, we hope, "those incremental **shadows**" are a matter of **great significance**. Once lost, we can never regain the blocked sunlight. "Old men plant trees in whose shade they will never sit." We want the cool shade of trees, not the cold shadows of megaliths, to be available to our local neighbors and community for many years to come.

I write as coordinator of the garden, as a resident of Fort Greene, and as a voter.

PLEASE JOIN FELLOW COUNCIL MEMBERS IN VOTING AGAINST THIS DESTRUCTIVE PROPOSAL.

Ron Janoff

--

Ron Janoff, Ph.D.  
917 523 0545 [chiron.nyc@gmail.com](mailto:chiron.nyc@gmail.com)  
Latin \* English \* Humanities \* Classics  
"dicamus verba bona"  
[www.saveoursunlight.org](http://www.saveoursunlight.org)  
licensed NYC tour guide / member GANYC  
co-president, New York Classical Club  
<http://www.ganyc.org/ron-janoff>

**Subject:** Support for 80 Flatbush and a new D15 elementary school

Dear Councilman Levin,

I am writing to express the support of Downtown Brooklyn School Solutions for the much needed new District 15 school proposed as part of the 80 Flatbush mixed use development. For nearly 6 years, we've worked together with you to bring new district schools to the neighborhood and I wanted to reaffirm this long standing commitment. While we are excited about the inclusion of the school at the One Willoughby Square project in District 13, we are running out of locations for one in District 15 (which is already experiencing overcrowding.)

According to our most recent estimates (<http://dobroschools.org/the-last-chance-to-build-an-downtown-brooklyn-elementary-school-in-d15/>), nearly 6000 apartments will be constructed between 2017 - 2022 in Downtown Brooklyn within the District 15 zones that feed PS 261 and PS 38 across Atlantic Avenue. This is roughly equal to the total number of apartments that were built in *all* of Downtown Brooklyn in the prior decade. Combined, these schools currently have fewer than 10 available seats.

With fewer and fewer parcels of land available in Downtown Brooklyn and the surrounding neighborhoods suitable for building new schools, we urge you to work with the developers to build as large an elementary school as possible in this project. Additional letters of support attached.

Best regards,

Christopher Young

Founder, Downtown Brooklyn School Solutions <http://dobroschools.org>

**Subject:** FW: 80 Flatbush - VOTE NO

Dear Council Member Levin –

I am writing today to add my voice to growing number of your constituents who are opposed to the current plans for 80 Flatbush. I live at 457 State Street about 100 feet from where the largest tower would be located. I moved to State Street just over 20 years ago and have seen and welcomed many changes in our neighborhood since that time. I am filled with pride each time I tell people that I live on State Street as they respond with compliments for what is known to be a beautiful block with character and charm. Without any doubt, the scale of the development proposed for 80 Flatbush would diminish many of the aspects that make our neighborhood and block special. The developers argue that the expansion of the existing high school and the creation of a new elementary school justify the variance they are requesting. As the father of a 4 year old, I can assure you that space in public schools is at the very top of my priority lists. However, the desire to add seats should not be used to excuse the radical changes in zoning being requested by the developers. Additionally, the promise of “affordable housing” (which ought to be mandated and automatic) shouldn’t come at the expense of the existing quality of life in our neighborhood.

**State Street isn’t the appropriate place for the kind of development being proposed at 80 Flatbush.** I strongly urge you to listen to those of us who have elected to have you represent us and our interests. A “NO” vote is the only vote that respects and reflects the wishes of the majority of your constituents. In fact, I dare say, you were elected to protect us and advocate for our wishes in times like these.

Respectfully,

Dennis Williams

**Subject: 80 Flatbush**

I am writing to express my opposition to the proposed rezoning of 80 Flatbush.

I have been a resident of Brooklyn since 2009 and a condo owner since 2011. I support responsible development and affordable housing generally, but the proposed 80 Flatbush project is completely out of scale with the neighborhood and on balance, the net impact from the development will be detrimental to the neighborhood in terms of construction, traffic, safety, subway congestion, shadows and tax revenue. Please take into consideration the views of those who know the neighborhood best -- CB2, BP Eric Adams and Public Advocate Letitia James -- and reject this proposal.

Sincerely,

Marisa Office

**Subject: 80 Flatbush**

Council members,

I am unalterably opposed to this project. It is way out of scale for the brownstone townhome neighborhoods it dominates/overwhelms and directly abuts. The density it brings to our neighborhoods is setting a terrible precedent for the future development of all New York City. Borough President Adams has said NO as it is proposed. CB2 cast resounding NO votes.

This project must not go forward

James L. Crow  
139 Bond Street  
Brooklyn, NY 11217

**Subject:** Stop 80 Flatbush Project!

Dear Council Member Levin:

My wife Laura and I write with an impassioned plea that you follow your conscience and respect the needs of your constituents and your community: vote down the 80 Flatbush project as currently proposed.

As you heard from scores of residents over the past months, the project is deeply flawed. The proposed buildings would be massively overbuilt for downtown Brooklyn—let alone for the humble residential context of State Street for which they are proposed. Last decade, during the significant comprehensive rezoning of downtown Brooklyn, the City Planning Department and City Planning Commission quite intentionally *excluded this project site* from changes to allow additional bulk, because it is a transitional block between the brownstone streets of Boerum Hill and the more appropriately up zoned area north of Schermerhorn Street.

In contrast to the downtown area, which is filled with wider streets accommodating greater traffic flow, and populated by commercial buildings and residential high-rises, the project site sits across a narrow street lined with 3-story row houses. Allowing this massive increase in bulk in a low-rise neighborhood context would create myriad problems. Most obviously, 600+’ buildings (higher than most *in Manhattan*) would tower over their humble and historic neighbors, casting huge shadows and blocking out the sky. Even more significantly, adding this level of activity—thousands of additional residents, workers, shoppers, and students—would overwhelm the relatively narrow street which would be the sole access for loading and unloading the site. Dozens of truck trips would be required throughout the week, to supply residents, workers and shoppers (with everything from office supplies to store inventory to student meal delivery to Amazon package deliveries) and remove the additional tons of landfill waste and recyclable material from the occupants of these massive buildings. Currently with only demand from low-rise residences, State Street traffic backs up for a half block due to the presence of a single Department of Sanitation garbage truck making its rounds.

Despite these facts, the developers are requesting not just the same massive up zoning that exists in downtown Brooklyn (12 FAR), but *50% more* (18 FAR). Given the 3-story brownstones across narrow State Street from the project, the existing C6-2 is appropriate. Building out the maximum amount currently allowed would already place a strain on the capacity of the narrow street. Building *more* than this would disrupt the neighborhood for generations to come. The developers are trying to accomplish too much in the wrong place.

Adding a second school (the first school is a contractual agreement to which the developers have already committed and are being compensated by the City) does not justify this burden on the neighborhood. I write this despite the fact that I am the father of a 6-year-old and a 4-year-old who will be starting at P.S.38 next month. The City does indeed need to plan for additional preK-5 capacity in and around downtown Brooklyn. For this reason for years I have been supportive of Downtown Brooklyn School Solutions. But in exchange for adding this single school the developer is asking to build *anadditional* nearly 600' of height (on top of the 400' they could build as-of-right) and an additional 700,000 s.f. of bulk. This is a Faustian bargain. The City Council should allow the builder to add bulk equivalent to that of the second school—no more—or explore building a school on one of several other development sites nearby.

Change and property development is an inexorable part of New York City. However, excessive development of this scale (currently prohibited within a well-thought out zoning framework) is simply unnecessary. The City Council should not rubber stamp it.

In conclusion, we respectfully request that you lead your colleagues in avoiding a decision that will haunt you and the community for decades. If this genie is released, it will never be put back in the bottle.

Sincerely,

Mark Williams & Laura Rosenthal  
462 State Street  
Brooklyn, NY 11217

**Subject: 80 Flatbush**

Dear NYC Council,

I would like to voice my and my families opposition to this zoning variance request for a 1,000 foot tall building to dominate our borough's skyline. As New Yorker's we come together as a community and decide on zoning resolutions and agree on major changes to our environment and surrounding. This is not that, it is a developing company who is trying to strong-arm the community. This is not right, or fare. We are a democracy and have a justice system, our systems and processes should be respected.

It is especially discouraging to see this developer dangling schools for young children and an Islamic center in front of people as bait.

PS38 is a 6 minute walk from 80 Flatbush Ave. Meaning this area is not lacking schools. The proposed site is on one of the most dangerous intersections, how is this a considerate decision to have children around this intersection.

I am a Muslim Bosnian refugee who lived through corrupt manipulation of government to its people I hope this is not happening in the America I call home.

As a final point of the developer strong arming us, "low-income" housing as a term in New York City classification that is extremely vague. Meaning if you give a developers an inch, they will take a mile. The spaces you assume are going to be used in a well-meaning purpose will not end up so.

To quote Jane Jacobs, "Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody."

Thank you,  
Suncica Jasarovic

**Subject: 80 Flatbush**

Dear City Council,

As a concerned resident of Brooklyn's Boerum Hill neighborhood, I'm writing to express my opposition to the proposed development at 80 Flatbush. This vastly out-of-scale and out-of-touch proposal in no way serves the needs of the neighborhood or our Borough, and would serve simply to enrich developers at the expense of demonstrated public interest, and in the face of clear public opposition.

As a concerned neighbor asked recently:

*"Will the Council really approve the largest zoning in Brooklyn?"*

*Will the Council really bring Manhattan's largest density to our neighborhood?*

*Will the Council really set this dangerous precedent for Brooklyn and all of New York City?*

*Will the Council really ignore CB2's vote of 32 NO, 1 in favor and 5 abstentions?*

*Will the Council really ignore Borough President Adams, NO with recommendations?*

*Will the Council really rubber stamp an ECF proposal that is tremendously out-of-scale?*

**The answer, clearly, needs to be "No."**

Thank you for your attention,  
Josh Seiden  
211 Wyckoff Street,  
Brooklyn, NY 11217

**Subject: 80 Flatbush: Opposed**

To the members of the City Council,

I oppose the present proposal for the planned development called '80 Flatbush'.

I am not opposed to building on that site and Alloy has the design prowess and ability to create something fine, possibly great, but Alloy's present proposal does not give proper consideration to the existing residential neighborhood and focuses on the commercial Flatbush Corridor.

It can be done: to build where the tall buildings are pushed to the Flatbush side of the property, where there is an 8 story limit on State Street (either separate townhouse-style façade or apartments that fit in with the 19<sup>th</sup> century neighborhood it abuts. It can be done: to keep all loading docks off the 19<sup>th</sup> century residential streets that define the location—State Street and 3<sup>rd</sup> Avenue—and locate the loading docks on the streets that are commercial and non-residential: Flatbush and Schermerhorn Streets.

Of all locations: an historic neighborhood of 3-6 story buildings, how can the Council approve the largest zoning in Brooklyn? How can the Council ignore CB2's vote of 32 opposed, 1 in favor and 5 abstentions? How can the Council ignore Borough President Adams conclusion of "NO" to this project unless significant alterations are made to the proposal?

When will the Council become sensitive to the real and long-term needs and not accept a proposal that gives only lip service to the affordable, school building and reward for the historic neighborhood housing. When will the governing body of New York City begin to think first of the many New Yorkers directly affected by the project "80 Flatbush" who stand to lose in quality of life, over the developer whose priority is to gain millions of dollars. When will the city realize for its future, it needs to preserve and maintain the aspects of the city including 19<sup>th</sup> century neighborhoods for itself, for its visitors and for its revenue.

I am a 37 year resident of Brooklyn, 22 years in Boerum Hill.

Laura McCallum  
526 State Street  
Brooklyn

**Subject: 80 FLATBUSH**

TO: New York City Council Members

FROM: Deborah Lauter, 96 Rockwell Place, Brooklyn, NY 11217

I am writing to express my strong opposition to the re-zoning of 80 Flatbush.

I am a member of the Rockwell Place Brooklyn Bear's Community Garden, which is on my block in Fort Greene, across from 80 Flatbush. I am very concerned about the negative impacts the currently proposed project will have not only on our beautiful, historic garden, but on the entirety of the surrounding neighborhoods.

In my past, I was a zoning and land use attorney in San Francisco, representing developers, and generally support the development of housing in transit-rich zones. But after reviewing the EIS for this project I am convinced, as you should be, that this proposal is wildly out of scale with the neighborhood. I am very concerned about shadows that will be cast most of the day on the garden which are documented in the EIS as a negative impact. **SUNLIGHT CANNOT BE MITIGATED.** The shadows projected by the project will extend all the way to Fort Greene Park and the beautiful brownstone neighborhoods in Fort Greene and Boerum Hill, permanently harming Brooklyn.

Please do not view our triangular oasis of open space as just a garden. The people who have made it possible over the decades have planted something much more than flowers and vegetables and fruit trees: they have planted and cultivated a wonderful community. The garden has become a kind of outdoor community center for the neighborhood. I firmly believe the proposed development will not only cast shadows on the vegetation, but on the healthy relationships that define community, indeed that define the unique character of Brooklyn.

While the developers have met with community groups, I do not believe they have made good faith efforts to actually address the many, many concerns of those of us who are the most negatively impacted. I urge you to reject 80 Flatbush as proposed and require the developers to work with the community to create a project that is more in scale and that minimizes the permanent, negative impacts on our neighborhoods. Thank you.

**Subject: 80 Flatbush**

I want to add my voice STRONGLY AGAINST the 80 Flatbush plans. I have owned a brownstone on S. Portland Ave. since the seventies. I served as Block President in those early years watching parts of Fort Greene disintegrate at the same time as efforts were in place, mostly through sweat equity, hoping to save fabulous buildings while having concern about long time residents and what would happen to them. Progress is good but we need to define what is progress. Fort Greene and Boreum Hill and other close neighborhoods exist because of the architecture, the history and the people.

New buildings are expected but this plan is totally outrageous. To think that someone thinks this makes sense, other than financial gain for a few, is thoughtless and aggressively pathetic. It is difficult in NYC to feel part of a neighborhood, but this decision is in your control. How many of you live in one of these neighborhoods; how many of you will be affected by the change in sunlight or the addition of hundreds in the subway?

I urge you to not rush into a decision that will have an impact for generations.

Rae Linefsky  
C3 Consulting  
Management. Strategy. Program design

917.447.9803

**Subject: 80 Flatbush**

Dear Council Members:

My name is Norman Ryan. I live in Fort Greene at One Hanson Place. I'm a member of the MetroTech BID Board and a former Board member of the Fort Greene Park Conservancy. I've lived in New York City since 1985 and in Brooklyn since 2004. My family immigrated to Brooklyn over 100 years ago. I grew up hearing my parents talk about why they loved Brooklyn: "the borough of parks and churches" they'd say, "an oasis from the canyons of Manhattan."

I'm writing to you now because the Brooklyn communities that my parents loved and that I love and that millions of others love are being threatened. Threatened by a developer who, despite boastful claims to have responded to public feedback, has shown cavalier disregard to countless objections to this monstrous overbuild inside the heart of an historic, residential Brooklyn neighborhood. The only substantive change to proposed tower massing since the initial scoping process in June 2017 has been a series of four 5 foot deep setbacks on the south tower and, remarkably, to only the west facing façade, a token adjustment that does not demonstrate a willingness to listen and react responsibly to public outcry.

There is good reason for intelligent zoning laws and well-considered urban design; one that acknowledges quality of life, neighborhood character, scale, and density. To allow an unprecedented tripling of the FAR of this cornerstone site in a residential/transitional neighborhood that is not, and I repeat, not located in downtown Brooklyn, is to set a dangerous precedent throughout New York City for unchecked development and, ultimately, the undoing of countless precious historic neighborhoods. The solution to the legitimate demand for new schools and affordable housing should not be a massive up-zoning to the highest density zoning district in New York City, a district exclusively found in Lower Manhattan. Development cannot and should not trump rational public policy.

Let's grow Brooklyn but let's do it in a way that makes sense for its residents. Access to good schools and affordable housing are critical issues facing our city. Sadly, Alloy and the ECF have glibly used both as sugar coating to sell their plan, when a close examination of the numbers reveals that the principal goal of this project is plain and simple: profit.

When I and other Brooklyn residents met with Marty Markowitz five years ago regarding TwoTrees' proposed development of 300 Ashland, Borough President Markowitz included in his report on the proposal, among other recommendations, an exhortation to the developer to "produce a building layout that keeps intact the presence of one of the borough's most iconic structures, the landmarked Williamsburgh Savings Bank." He went on to state that "there is merit in wanting to retain the tower as an iconic skyline feature." TwoTrees, to their credit, listened.

I trust that you will take a similar view on the paramount importance of balancing growth with intelligent, contextualized urban design. Brooklyn deserves better than this; the greater good deserves better than this. I implore you to reject this proposal and demand that alternative options for an economically sound and environmentally conscious build-out of this site be developed.

Yours sincerely,

Norman Ryan

One Hanson Place  
Brooklyn, NY 11243

**Subject: 80 Flatbush**

As a resident of Boerum Hill, where the 80 Flatbush development will be located, I am writing to express my deep objection to this development and my concern about the scope of this new building and its impact on the neighborhood resources.

The development unabashedly seeks to triple the allowable FAR. I understand this proposed building will be the 2d *tallest* in Brooklyn and the highest density development outside Manhattan in many decades that does not employ a transfer of development rights to achieve its density. Locating a building of this size next to a low profile residential neighborhood, many of 1, 2 and 3 family homes, violates transitional zoning and design context. The current zoning was enacted in 2004 after a painstaking process that involved much input from, and serious consideration for, all interested parties. The current zoning was specifically designed as a transition area from the Downtown Brooklyn to Boerum Hill and other low scale communities that we Brooklynites dearly cherish. The proposed development greatly exceed the new Downtown development, discarding that careful plan.

I also understand the size of the area for the Environmental Impact Study is grossly inadequate to study the impact, direct and indirect, of this project. The EIS size should be at least one-half mile. It should include drawings and elevations of the no action plan. It should include a comparison elevation of heights of all buildings over 12 stories in the study area.

The proposed benefit --350 seats at the elementary level – represents a very small school. Also, I understand that the City uses a guideline of 55 students per 100 units; given the planned 900 units so that number of seats does not even meet the need of this proposal – a net loss!

The neighborhood welcomes schools and affordable housing but not at the expense of overwhelming our neighborhood for negligible, if any, benefit.

Please let me know that you have received my comments.

Very truly yours,

Mary Terry Reilly

122 Dean Street

Brooklyn, N.Y. 11201

**Mary T. Reilly**

Hill, Betts & Nash LLP

14 Wall Street, Suite 5H

New York, N.Y. 10005

Tel. No.: (212) 839-7000

Direct No.: (212) 589-7553

Fax No.: (212) 466-0514

Mobile No.: (917) 476-9495

**Subject: Say No to 80 Flatbush**

Dear City Council, Councilman Levin, and Councilwoman Cumbo,

I am writing to urge you against voting yes for the 80 Flatbush building. I have lived in Fort Greene nearly 11 years - and I fear this pointlessly oversized skyscraper would alter our beautiful neighborhood beyond repair. Our community board overwhelmingly opposed the structure, and - frankly - there is just no reason for it.

If you vote yes for this structure, you will lose my longtime respect -- and it will lead me to believe you care more about developers (and their wallets) than the actual wants/needs of those you serve.

I am paying attention and I am urging all my neighbors to do the same.

Thanks for your attention and all best.

Lauren Lumsden

--

Lauren Lumsden

I want to add my voice STRONGLY AGAINST the 80 Flatbush plans. I have owned a brownstone on S. Portland Ave. since the seventies. I served as Block President in those early years watching parts of Fort Greene disintegrate at the same time as efforts were in place, mostly through sweat equity, hoping to save fabulous buildings while having concern about long time residents and what would happen to them. Progress is good but we need to define what is progress. Fort Greene and Boreum Hill and other close neighborhoods exist because of the architecture, the history and the people.

New buildings are expected but this plan is totally outrageous. To think that someone thinks this makes sense, other than financial gain for a few, is thoughtless and aggressively pathetic. It is difficult in NYC to feel part of a neighborhood, but this decision is in your control. How many of you live in one of these neighborhoods; how many of you will be affected by the change in sunlight or the addition of hundreds in the subway?

I urge you to not rush into a decision that will have an impact for generations.

Rae Linefsky  
C3 Consulting  
Management. Strategy. Program design

## 80 Flatbush

Like so many of my neighbors, I am opposed to the present plan for 80 Flatbush. So many reasons for a hideously out-of-scale tower to be imposed on a low-rise community, bringing unspeakable disorder, breaking faith with previous decisions regarding buffer zones. It appears that Big Money Trumps all, in the face of massive community opposition, as in the hundreds who could not fit in a recent community meeting. We need sensitive, community- minded development. Local subway platforms are crowded to capacity during rush hour, streets are already overwhelmed with traffic. The list goes on. Please keep faith with the wishes of the community as repeatedly demonstrated, and deny 80 Flatbush as currently presented.

Clara Freeman,  
69 S. Elliott Place

Dear Council Member Levin:

I write with an impassioned and desperate plea, as a 400-block State Street resident, that you follow your conscience and respect the needs of your constituents and your community: vote down the 80 Flatbush project as currently proposed, or reduce its overly generous FAR “gift,” at the expense of tax payers and residents like myself.

As you heard from scores of residents over the past months, the project is deeply flawed. The proposed buildings would be massively overbuilt for downtown Brooklyn—let alone for the humble residential context of State Street for which they are proposed. Over the last decade, during the significant comprehensive rezoning of downtown Brooklyn, the City Planning Department and City Planning Commission quite intentionally excluded this project site from changes to allow additional bulk, because it is a transitional block between the brownstone streets of Boerum Hill and the more appropriately up zoned area north of Schermerhorn Street.

In contrast to the downtown area, which is filled with wider streets accommodating greater traffic flow, and populated by commercial buildings and residential high-rises, the project site sits across a narrow street lined with 3-story row houses. Allowing this massive increase in bulk in a low-rise neighborhood context would create myriad problems. Most obviously, 600+’ buildings (higher than most in Manhattan) would tower over their humble and historic neighbors, casting huge shadows and blocking out the sky. Even more significantly, adding this level of activity—thousands of additional residents, workers, shoppers, and students—would overwhelm the relatively narrow street which would be the sole access for loading and unloading the site. Dozens of truck trips would be required throughout the week, to supply residents, workers and shoppers (with everything from office supplies to store inventory to student meal delivery to Amazon package deliveries) and remove the additional tons of landfill waste and recyclable material from the occupants of these massive buildings. Currently with only demand from low-rise residences, State Street traffic backs up for a half block due to the presence of a single Department of Sanitation garbage truck making its rounds.

Despite these facts, the developers are requesting not just the same massive up zoning that exists in downtown Brooklyn (12 FAR), but 50% more (18 FAR). Given the 3-story brownstones across narrow State Street from the project, the existing C6-2 is appropriate. Building out the maximum amount currently allowed would already place a strain on the capacity of the narrow street. Building more than this would disrupt the neighborhood for generations to come. The developers are trying to accomplish too much in the wrong place.

Adding a second school (the first school is a contractual agreement to which the developers have already committed and are being compensated by the City) does not justify this burden on the neighborhood. The City does indeed need to plan for additional preK-5 capacity in and around downtown Brooklyn. But in exchange for adding this single school the developer is asking to build an additional nearly 600’ of height (on top of the 400’ they could build as-of-right) and an additional 700,000 s.f. of bulk. This is a Faustian bargain. The City Council should allow the

builder to add bulk equivalent to that of the second school—no more—or explore building a school on one of several other development sites nearby.

Change and property development is an inexorable part of New York City. As an architect and real estate developer myself, I am In full support of development and the enhancements to our communities. However, excessive development of this scale (currently prohibited within a well-thought out zoning framework) is simply unnecessary and more importantly NOT CONTEXTUAL. This violates the very foundation of the pact we make with the city, that commitment we call zoning. The City Council should not rubber stamp it.

Lastly, I am greatly concerned regarding the implications of the Department of Education's restrictions on construction concurrent with the official school day. If this proposal, in any of its potential incarnations, is permitted to proceed I implore you to find a solution that does not involve what is in inevitably a punitive living conditions for us neighbors: after hours work permits. I firmly agree it is not wise nor beneficial to permit construction during the school day, and thus imperative to find them temporary loggings. Anything short of this would be detrimental to the quality of life of my own family, and that of my community.

Sincerely,

--

**Evan Watts**

Registered Architect

Lic. Real Estate Salesperson

t. 404.226.5815

e. [evan.v.watts@gmail.com](mailto:evan.v.watts@gmail.com)

Dear City Council Members,

I am a resident with my family in Boerum Hill and am very much opposed to the plans for 80 Flatbush. This two tower project is tremendously out of scale for an already crowded area in our fine neighborhood. The unbridled development throughout this area of Brooklyn along Flatbush is turning the area into a far too congested Brooklyn version of Manhattan. We must stop such unbridled tower development in this city which greatly diminishes the quality of life for established residents of this neighborhood.

Please vote NO to this development!

Sincerely,

Ben Taylor

While I can't be at the meeting tomorrow morning, as a longtime Boerum Hill homeowner and resident who raised my children in this lovely neighborhood, I must express my hope that this inappropriate skyscraper NOT be built on the edge of our neighborhood. It is radically out of scale and obviously driven by greed. **I VOTE NO.**

Sincerely,  
Katia Lief

[katialief.com](http://katialief.com) |  
[karenellisbooks.com](http://karenellisbooks.com)

**A MAP OF THE DARK**

by Katia Lief writing as Karen Ellis

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A "riveting series launch...The tight plotting will keep readers turning the pages."  
—Publishers Weekly

"a far-from-ordinary FBI novel... elegant, haunting."  
—Lit Hub

My name is Roz Kopit. Back in 1970, my husband and I bought a house on Dean Street in Boerum Hill. The house was in need of total renovation and the area was rundown and crime was rampant. Our parents thought we were crazy.

The things that drew us to the area were affordability, small scale living, great transportation options, and diversity -- of incomes, races and ethnicity. So we bought a wreck of a house and with a lot of sweat equity, we renovated the building while also making efforts to restore the neighborhood. Working with the block association and the Boerum Hill Association, we pressured the police to crackdown on crime, the sanitation department to clean up the area, and the city to plant trees, improve the local schools and support our local library. After 40 plus years, our work and the work of many, many others have succeeded far beyond what we could ever imagined.

Unfortunately, Boerum Hill has lost some of the things we prized most. We don't miss the drug dealers, abandoned cars, or the prostitutes, but we see that it has become affordable to the average Brooklynite. We have lost a lot of our diversity in population, and we are in danger of being swallowed up by sky high, luxury towers.

I currently live across the street from this proposed project. This building will house 900 apartments in two towers that will take 7 years (or more) to construct. It is *totally out of scale and context for the brownstone block that it will abut*. The development will cast shadows over vast swaths of our neighborhood and will destroy the lovely Bears Garden forever. The extended timetable of construction will mean almost a decade of nightmarish traffic, noise, and disruption for us.

In addition, when finally completed, the garbage from 900 apartments will overflow the sidewalks. The residents of 900 apartments will overwhelm the already saturated transit system. Our water, sewer, and power resources are stretched to capacity already. And in the news we read that developers are offering months of concessions in order to fill their luxury towers. "Will the affordable portion of this project ever get built?" is a question we need to ask.

I am not against reasonable development. I realize that Brooklyn is now a desirable destination and new buildings will go up. I am in favor of affordable housing, but I am not in favor of a project that will overwhelm and destroy the neighborhood that we have worked so hard to build.

On a final note: I have sat in on some Alloy community meetings where we discussed aesthetics, cladding on the towers, placement of loading docks, etc. But at no point was there any meaningful discussion of size, density, height, or the various components of the plan. Their plan was the only one offered which I find totally unacceptable for many, many, reasons. So until Alloy is willing to work with the community to create a plan that addresses our concerns, I urge you to vote NO.

Thank you. --Roz Kopit

556 State Street, Brooklyn, NY 11217

**Subject:** Re: 80 Flatbush Avenue

Please note my correction in red type below:

to hearings, m35, Stephen, Howard, bcc: me

My name is Roz Kopit....

Unfortunately, Boerum Hill has lost some of the things we prized most. We don't miss the drug dealers, abandoned cars, or the prostitutes, but we see that it has become **unaffordable** to the average Brooklynite. We have lost a lot of our diversity in population, and we are in danger of being swallowed up by sky high, luxury towers.

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Dear Council Member Levin:

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In contrast to [the downtown](#) area, which is filled with wider streets accommodating greater traffic flow, and populated by commercial buildings and residential high-rises, the project site sits across a narrow street lined with 3-story row houses. Allowing this massive increase in bulk in a low-rise neighborhood context would create myriad problems. Most obviously, 600+’ buildings (higher than most in Manhattan) would tower over their humble and historic neighbors, casting huge shadows and blocking out the sky. Even more significantly, adding this level of activity—thousands of additional residents, workers, shoppers, and students—would overwhelm the relatively narrow street which would be the sole access for loading and unloading the site. Dozens of truck trips would be required throughout the week, to supply residents, workers and shoppers (with everything from office supplies to store inventory to student meal delivery to Amazon package deliveries) and remove the additional tons of landfill waste and recyclable material from the occupants of these massive buildings. Currently with only demand from low-rise residences, State Street traffic backs up for a half block due to the presence of a single Department of Sanitation garbage truck making its rounds.

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Sincerely,

Ravi Raj

As someone who was eminent domained out of my condo in the Spaulding building for Atlantic Yards, I am less than comfortable siding with a developer. As someone who lives directly across the street from the proposed project, I am not happy to lose the abundant views which will disappear with this project. I would be happy to stand with my neighbors in opposing this project. But as it happens, I think that we need to build lots of apartments to ease the price of housing in this city. The affordable housing planned for this project, as I understand it, is nothing like the clearly not affordable income linked units in Atlantic Yards, and most of what has been included in the many recent buildings to rise in this area. I welcome the units at the low end of the affordable range planned for 80 Flatbush. I think there should be more school seats in exchange for the generous advantages offered to the developer. I would be happier if the building were not so big, but I do think we have to build fairly high to get all the units we will need here and across the city. I wish they could use mirrors or something to get light to the community garden. In the end, this is not ideal, and nothing is. I want the plusses, and am willing to tolerate some of the negatives. Squeeze them, squeeze them hard to make it better, but approve the project.

Vince Bruns  
556 State Street

To the members of the City Council,

I oppose the present proposal for the planned development called '80 Flatbush'.

I am not opposed to building on that site and Alloy has the design prowess and ability to create something fine, possibly great, but Alloy's present proposal does not give proper consideration to the existing residential neighborhood and focuses on the commercial Flatbush Corridor.

It can be done: to build where the tall buildings are pushed to the Flatbush side of the property, where there is an 8 story limit on State Street (either separate townhouse-style façade or apartments that fit in with the 19<sup>th</sup> century neighborhood it abuts. It can be done: to keep all loading docks off the 19<sup>th</sup> century residential streets that define the location—State Street and 3<sup>rd</sup> Avenue—and locate the loading docks on the streets that are commercial and non-residential: Flatbush and Schermerhorn Streets.

Of all locations: an historic neighborhood of 3-6 story buildings, how can the Council approve the largest zoning in Brooklyn? How can the Council ignore CB2's vote of 32 opposed, 1 in favor and 5 abstentions? How can the Council ignore Borough President Adams conclusion of "NO" to this project unless significant alterations are made to the proposal?

When will the Council become sensitive to the real and long-term needs and not accept a proposal that gives only lip service to the affordable housing, school building and saving the historic neighborhood. When will the governing body of New York City begin to think first of the many New Yorkers directly affected by the project "80 Flatbush" who stand to lose in quality of life, over the developer whose priority is to gain millions of dollars. When will the city realize for its future, it needs to preserve and maintain the aspects of the city including 19<sup>th</sup> century neighborhoods for itself, for its visitors and for its revenue.

Laura McCallum  
526 State Street  
Brooklyn

Dear Council Member Levin:

I write with an impassioned and desperate plea, as a 400-block State Street resident, that you follow your conscience and respect the needs of your constituents and your community: vote down the 80 Flatbush project as currently proposed, or reduce its overly generous FAR “gift,” at the expense of tax payers and residents like myself.

As you heard from scores of residents over the past months, the project is deeply flawed. The proposed buildings would be massively overbuilt for downtown Brooklyn—let alone for the humble residential context of State Street for which they are proposed. Over the last decade, during the significant comprehensive rezoning of downtown Brooklyn, the City Planning Department and City Planning Commission quite intentionally excluded this project site from changes to allow additional bulk, because it is a transitional block between the brownstone streets of Boerum Hill and the more appropriately up zoned area north of Schermerhorn Street.

In contrast to the downtown area, which is filled with wider streets accommodating greater traffic flow, and populated by commercial buildings and residential high-rises, the project site sits across a narrow street lined with 3-story row houses. Allowing this massive increase in bulk in a low-rise neighborhood context would create myriad problems. Most obviously, 600+’ buildings (higher than most in Manhattan) would tower over their humble and historic neighbors, casting huge shadows and blocking out the sky. Even more significantly, adding this level of activity—thousands of additional residents, workers, shoppers, and students—would overwhelm the relatively narrow street which would be the sole access for loading and unloading the site. Dozens of truck trips would be required throughout the week, to supply residents, workers and shoppers (with everything from office supplies to store inventory to student meal delivery to Amazon package deliveries) and remove the additional tons of landfill waste and recyclable material from the occupants of these massive buildings. Currently with only demand from low-rise residences, State Street traffic backs up for a half block due to the presence of a single Department of Sanitation garbage truck making its rounds.

Despite these facts, the developers are requesting not just the same massive up zoning that exists in downtown Brooklyn (12 FAR), but 50% more (18 FAR). Given the 3-story brownstones across narrow State Street from the project, the existing C6-2 is appropriate. Building out the maximum amount currently allowed would already place a strain on the capacity of the narrow street. Building more than this would disrupt the neighborhood for generations to come. The developers are trying to accomplish too much in the wrong place.

Adding a second school (the first school is a contractual agreement to which the developers have already committed and are being compensated by the City) does not justify this burden on the neighborhood. The City does indeed need to plan for additional preK-5 capacity in and around downtown Brooklyn. But in exchange for adding this single school the developer is asking to build an additional nearly 600’ of height (on top of the 400’ they could build as-of-right) and an additional 700,000 s.f. of bulk. This is a Faustian bargain. The City Council should allow the builder to add bulk equivalent to that of the second school—no more—or explore building a school on one of several other development sites nearby.

Change and property development is an inexorable part of New York City. As an architect and real estate developer myself, I am In full support of development and the enhancements of our communities. However, excessive development of this scale (currently prohibited within a well-thought out zoning framework) is simply unnecessary and more importantly NOT CONTEXTUAL. This violates the very foundation of the pact we make with the city, that commitment we call zoning. The City Council should not rubber stamp it.

Lastly, I am greatly concerned regarding the implications of the Department of Education's restrictions on construction concurrent with the official school day. If this proposal, in any of its potential incarnations, is permitted to proceed I implore you to find a solution that does not involve what is in inevitably a punitive living conditions for us neighbors: after hours work permits. I firmly agree it is not wise nor beneficial to permit construction during the school day, and thus imperative to find them temporary loggings. Anything short of this would be detrimental to the quality of life of my own family, and that of my community.

Sincerely,

Emily Watts

--

Emily Watts Johnson  
770-367-0995

Dear Council Member Levin:

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Sincerely,

David Haladjian  
212-321-0887

Hello,I have been a State Street resident for 50 years-I am dismayed and greatly saddened by the unbridled, runaway plans for the building complex-80 Flatbush Avenue:

1) I and others do not believe for a moment that a building of this scope is needed at this site- I plead with all of you to find time to come to our neighborhood ( yes, Boerum Hill IS most definitely a Brooklyn Neighborhood) to see for yourselves exactly what is happening here.Plans on paper and the hundreds of meetings regarding same will not in any wY prepare you for actually visualizing the numbers of large scale buildings coming here-I refer to well known books by Jane Jacobs in the 60's to learn about the unparalleled importance of true neighborhoods in a city.

Of course change is necessary, but Boerum Hill is not in the scope of this monstrosity

2) How sad it is to have these urgent meetings in August, the high point of needed summer vacations for so many city dwellers

3).Using the Khalil Gibran as a partial raisin d'etre does seem at all realistic to me-Please check it's ratings-

Not only that, this location is not a good place for any school at all-Really-High school kids all over the city like to "hang out" at lunch and after school like I did lo those years ago, to grab a soda and sit with my friends.Well, these huge projects have managed to remove all the Mom and Pop coffee shops-Snd many others as well

4) Lastly-Close your eyes and visualize the amount of trash and food garbage, the number of rats , the loading docks on our little State Street, and on and on  
Just plain unreasonable all around

Respectfully,  
Binni Ipcar, State Street, Boerum Hill

Dear City Council,

I am writing to voice my sincere and considered opposition to the proposed upzoning at the 80 Flatbush site, and urge you to vote no on the proposed upzoning. I work in public-private energy, infrastructure, and real estate investment. I live on Fort Greene Place, a block that is dominated by affordable and middle-class low-rise housing, small businesses, and Brooklyn Tech-- a world class public school sustained by public funds. My block is living proof that a more sustainable, affordable, and community-friendly solution is possible than the luxury supertall cash machine Alloy has proposed.

80 Flatbush's 986 foot peak is grossly out of scale with the neighborhoods over which it will loom. At this proposed doubling of the most generous interpretation of applicable zoning, 80 Flatbush will result in reduced sunlight and vast shadows that may stretch to Fort Greene Park and well into Clinton Hill, according to a Pratt Professor; its 900 new units will pinch limited and uncompensated public resources like parks and transit, and its luxury, private-amenity-fueled approach will dramatically and irreversibly shift the priceless neighborly character of the adjacent communities.

And, at its core, this is a project motivated by developer Alloy's desire to reap enormous profits: privatizing the air, sun, and sky over a city-owned school (KGIA), selling it to their wealthy investors, leasing it to wealthy renters.

This obscene combination of public costs and private profits are all waved away or trivialized by 80 Flatbush advocates for the benefits the project will purportedly bring. The benefits are insufficient, as Alloy's case for 80 Flatbush rests on two flawed and specious arguments.

First, the idea that handouts from developers are the sole means to pay for schools and office space, in an era of tremendous prosperity in the richest megacity in the world, is completely absurd. The local shortages of these two public needs were in fact caused by the City Council's reckless 2004 upzoning of Downtown Brooklyn, which failed to provide schools, parks, or transit because it carelessly assumed developers would build offices there (surprise! luxury residential was built instead). There are vastly more affordable, not to mention innovative and community-friendly ways to supply these deficiencies, and the Council should take the lead in pursuing them.

Second, Alloy and other advocates hold up the 200 so-called affordable units of the 900 to be built on site as a solution to the affordable housing crisis gripping the city. But in-depth exposés on the issue by ProPublica and the New York Times have identified bad city and state laws, incentivizing unscrupulous developer behavior, as the root cause here. Meanwhile, less than a neighborhood over at Pacific Park, units touted as "affordable" are now openly listed as market rate-- because, despite gaining vast tax

breaks, they were never really affordable to begin with. Two facts are eminently clear here: this alleged solution doesn't work, and it is nakedly in the interest of developers. This is not just my opinion, but the opinion of the policy's original Bloomberg Administration architect, Amanda Burden (quoted at the Atlantic Citylab, Oct 2013):

"I have never, since I had this job, come up with a satisfactory answer of how to make sure everyone benefits... I had believed that if we kept building in that manner and increasing our housing supply ... that prices would go down. We had every year almost 30,000 permits for housing, and we built a tremendous amount of housing, including affordable housing, either through incentives or through government funds. And the price of housing didn't go down at all. That's a practitioner's point of view."

It is incumbent on our representatives to fix this broken, empirically refuted trickle-down machine, and find true solutions rather than blindly continuing to do the bidding of developer donors.

Finally, I would urge the Council to recognize that today is a very different era from just 2 years ago.

Voters are paying attention, and the old formula--catering to moneyed interests full-time while glad-handing come election time--will no longer cut it. Voters are paying attention now, and will remember what happens here for a long, long time.

I would urge the Council to stand up, do the right thing, and vote no to this proposed upzoning at 80 Flatbush.

--

Benjamin L. Pickard

I urge the council to VOTE NO on the proposal for 80 Flatbush. As a 33 year resident on Pacific St I supported, with some reservations, the rezoning of downtown Brooklyn. That was a collaborative and thoughtful process that brought in a wide range of expertise and interests. The current proposal for 80 Flatbush frankly requesting variance of FAR of 18 puts that process in the dustbin

- project's demand for a Floor Area Ratio (FAR) of 18, is unjustified by the meager benefits and will set an alarming precedent

- problems resulting from increased traffic, transit, and congestion cannot be ameliorated

- destruction of views of the one iconic landmark in Brooklyn will at the same time put the surrounding neighborhood in shadow

- the mis-characterization of the location of this project. It is in the neighborhood of Boerum Hill and not Downtown Brooklyn;

- the project will add to the shortage of school seats in the district.

- the affordable housing is created only at the upper income range, not where it is truly needed at the lowest end.

- failure to plan for the massive amount of waste, needs for water and other infrastructure will add to taxpayer burden

- failure to be transparent about tax incentives, costs and funding sources, leading to distrust that the promised community benefits will not be realized and that costs to taxpayer cannot be truly determined.

City government must find a way to fund truly affordable housing and schools without giving away precious neighborhood assets through zoning variances. This proposal is simply about developer profit. The defacement of our skyline, the ruinous congestions and over-taxing of our infrastructure will remain long after the developer and out-of-state landowner have abandoned the site. We rely on New York City Council to vote for the interests of the people who live here.

Sincerely,

Genevieve Christy

445 Pacific Street

Brooklyn, NY 11217

Dear Council Member Levin:

I write with an impassioned and desperate plea, as a 400-block State Street resident, that you follow your conscious and respect the needs of your constituents and your community: vote down the 80 Flatbush project as currently proposed, or reduce its overly generous FAR “gift,” at the expense of tax payers and residents like myself.

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Sincerely,  
Olivia

OLIVIA M WATTS  
4047901215

Dear Council members,

My name is Rafael Levy. I am a resident of Ft. Greene, Brooklyn; A member of the Rockwell Bears Garden; And a registered voter. I strongly oppose the above mentioned construction project for the following reasons:

The permanent shade that this building will cast over the Rockwell Bears Garden will be detrimental to the development and natural growth of the existing vegetation and will make impossible for the garden to exist. Second, I believe the OUT OF SCALE dimensions of this super tall tower will change the neighborhood for ever and destroy our community.

I back the government's efforts to build affordable housing but unfortunately I believe this is too little and will not make any dent in trying to solve the housing crisis. The density the neighborhood will experience brings further contamination and difficult living conditions to all of us. Added the fact that the garden will no longer provide heaven to residents, tourist and children as it presently does. The outlook just seems too sad.

The results of the CB2 voting reflected indeed my own feelings and that of my community. The vote was overwhelmingly against the project and I wish you join us turning down this rezoning request.

I thank you and wish you all the best,

Rafael Levy

Dear Council Member Levin:

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Sincerely,

Ryan

—

RYAN STENGER  
+1.805.231.7649

To: Council Member Stephen Levin, and the NYC City Council

My name is Peter Salett and I live in Boerum Hill.

From the beginning of this process, the developers have used a very simple script. They have diligently met with many neighbors and smiled and behaved as if they were listening, but somehow thought that this was all a charade, that our opposition to this project would fade, and that our community and our elected officials would eventually just toe the line. They spent \$500,000 lobbying our local officials and yet the CB2 voted the project down without recommendations 32-1, and Alloy still refused to lower the height of the nearly 1000 foot tower they want to build opposite brownstones. JoAnne Simon, Walter Mosley, Velmanette Montgomery, Tish James all voiced strong opposition to the project, and Alloy made no changes. The Brooklyn Borough President Adams disapproved the project and they still made no changes.

The community has always been in favor of development, we simply want responsible development. At no point have we said we are against all development. But we are sick and tired of being run roughshod over, everywhere in the city from Sutton Place to Inwood, from Bushwick to Boerum Hill, and we know that this type of upzoning is not being approved for us, but rather for the developers to make some serious money.

An article this weekend in the NY Post revealed that De Blasio officials had meetings with real estate and housing lobbyists on 46 of the 65 city workdays between March and May. 46 out 65! And that's just the ones they were forced to disclose.

Another article this weekend in the Washington Post titled "Rents Fall for the Rich but Rose for the Poor" quoted the president of the National Low Income Housing Coalition - "For-profit developers have predominantly built for the luxury and higher end of the market, leaving a glut of overpriced apartments...Some decision-makers believed this would 'filter down' to the lowest income people, but it clearly will not meet their needs."

I see this in Downtown Brooklyn where instead of the 950 housing units anticipated by the 2004 rezoning agreement nearly 12,000 units were built - and many of the luxury apartments remain unoccupied. They can't come up with enough goodies to entice people to move in. The luxury market is saturated. The most recent statistic is that 250,000 apartments in New York City remain unoccupied or scarcely used.

If this grand experiment in building luxury housing with tiny slivers of "affordable" housing was going to bring down rents for poor and middle income people the way the mayor seems to think it will, we would have seen those effects by now. Even if I ascribe the best of intentions to this project and many others, the facts are in - this philosophy does not work. It's akin to thinking that building more private jets is going to bring down the price of Southwest Airlines tickets.

There is simply no demand for this project in our community. Real affordable housing, like the YWCA across the street from this site, which is never discussed and who's occupants will be devastated by the 8-10 of nighttime and weekend construction, real affordable housing we need, for all of New York. I

will repeat, the developers want to do nighttime and weekend construction for 8-10 YEARS. The devastating impact on the people in the surrounding areas cannot be overstated.

Of course Khalil Gibran needs a new building - but is subjecting the students there to an entire high school experience as a part of a massive construction site the best way to do it? Is half an elementary school in a terrible location really a solution to district problems that don't even exist in this sector of District 15? The danger of the precedent set by this outrageous proposal, the tripling of an FAR – outweigh any slim community benefits. Brooklyn does not want this type of overdevelopment, and we have made our voices clearly heard.

I urge the City Council to reject this proposal - let's go back to the drawing board with some transparency, honesty, and community input, and let's work together to design something reflective of a Brooklyn that we can all be proud of.

Thank you,

Peter Salett  
476 ½ State St.  
Brooklyn, NY 11217

To Councilmember Stephen Levin and NYC City Council,

I strongly urge you to vote "No" to the up-zoning request by ECF/Alloy development for 80 Flatbush.

There are an overwhelming number of reasons why a vote of "No" is appropriate for this project. Some of these reasons are specific to our neighborhood of Boerum Hill and some are more general to the health of our entire city. You will hear, I have no doubt, all of these reasons at the public hearing and from other citizen's written testimony.

For myself, I would like to appeal to your vision for our amazing city and how that vision conflicts with the DeBlasio administration.

This administration has the erroneous concept that significantly increasing density will solve all of our housing issues in the city.

As my 8 year old son, Max, has often told me, New York is already the most densely populated city in North America, at 23 million! If density has not already solved our housing issues then I seriously doubt it ever will. I have attached a document by the Community Service Society based on the most recent census form the New York City Housing and Vacancy Survey. (HVS). Here you can see in great detail that the only housing that has decreased in rent are "Luxury" housing.

Rents for lower income dwelling have actually risen, by 47%. Please consider reading the document at the end of my testimony for more details.

The strategy of giving valuable city funding, through tax exemptions, free air rights and city bonds, to wealthy developers for Luxury buildings in an attempt to lower the housing costs for those New Yorkers surviving on average or below average incomes, is deeply flawed. The only thing this strategy will accomplish is to displace longtime residents and destroy the unique beauty of our neighborhoods throughout the city, while creating tax shelters for the top 1% and huge profits for already billionaire developers.

It is clear from recent news reports that the DeBlasio administration has had an open door policy towards lobbyists working for developers.

There is even some possibility of foulplay!

How this connects to this particular project, 80 Flatbush, is clear.

This is the largest, and most invasive project that has threatened our Brooklyn neighborhoods to date. Unfortunately, I believe it is only the beginning of a dangerous trend. If you, as our city representatives do not speak clearly and loudly that this kind of development does not fit into our picture of the future of Brooklyn, the door will be wide open to a wave of similar developments and the end of our beautiful, quaint Brooklyn neighborhoods.

I am well aware that this project has some benefits that may prove to make it difficult for you to resist. Mr. Levin has said. "It is hard to say no to schools." I understand that saying no to "affordable housing and schools may not be easy." On the surface, as in a press release, these catch phrases make this project seem appealing. But it is very necessary to look beneath these empty phrases at the "Real" benefits of this project. I recently spoke with Camille Casaretti, president of the CEC, in her words the Subdistrict numbers from the SCA Blue Book say that our neighborhood does not need any elementary seats. While the ECF and the SCA policies are most likely to blame for this interpretation of our seat needs, I think it is an important interpretation by the same agency, the ECF, that is insisting that we need an elementary school within this project! When Ms. Casaretti requested of the ECF to add more than 350 seats to this project, she was told they could only have 50 more seats and that if the ECF gave these seats, they would have to take them away from Khalil Gibran High School. So clearly, there is something suspect within this school seat issue as it relates to 80 Flatbush. I believe that a better approach would be to say No to 80 Flatbush and then work to require schools in some of the myriad other projects being developed in Downtown Brooklyn.

Perhaps then a proper 700-1000 seat elementary school could be added that would really positively impact our neighborhood. My point is that I believe we have other options to resolving our school seat issues rather than settling with a bad deal like 80 Flatbush that will make little to no impact.

As for the affordable housing aspect of this project, based on other projects of similar size, the benefits to those at the lowest income brackets is minimal at best! Many projects that have included "affordable housing" cannot even rent these apartments because they are still too expensive. An AMI of 100-120% is not affordable to those who truly need housing. In our city right now we have over 62,000 people living in homeless shelters, 23,000 of those are children literally growing up in homeless shelters. This is a huge problem that is really not being addressed by all these new luxury developments.

Even with the "200" affordable units offered by the ECF/Alloy, I challenge anyone to tell the community how many formally homeless families will find a new home at 80 Flatbush. I have total confidence that the answer will be zero. Whatever, more appropriately named, "below market value" apartments are included, they will be too expensive for low income families or individuals. Perhaps there may be 10 or 20 apartments out of the 200 that are truly low-income.

So, will you approve this enormous project for a net gain of approximately 160 elementary school seats in a neighborhood that, apparently doesn't even need it, and for "affordable housing" that is unaffordable to low income New Yorkers, just because it looks good in a press release?

Instead, I ask you to be champions for our neighborhoods and fight for appropriate development that is contextual and beneficial to our neighborhoods.

I would also like to make a personal request on behalf of myself and for the next two generations of students at Khalil Gibran that if this project goes forward in some form that you absolutely require Khalil Gibran to be moved during the 8-10 years of construction.

Asking children to attend school on a construction site for up to 10 years is unacceptable.

thank you so much for listening,  
Cynthia Salett  
Boerum Hill resident

OUR FAST ANALYSIS OF THE 2017 NEW YORK CITY HOUSING AND VACANCY SURVEY  
Thomas J. Waters August 10th, 2018

The Community Service Society analyzed just-released U.S. Census Bureau data from the 2017 version of its New York City Housing and Vacancy Survey (HVS). Our preliminary analysis of the results sheds light on important housing issues facing New York City and State—including the renewal in 2019 of rent control and rent stabilization and the ongoing need for massive capital reinvestment at the New York City Housing Authority.

Our analysis reveals that rents have risen rapidly, especially in inner-ring neighborhoods in Brooklyn and Manhattan. By looking at rents on private-market apartments that turned over during the five-year periods before the 2002 and 2017 surveys, we can get an idea how the market for vacant apartments has changed over time. Rents on these recent-mover apartments rose by 47 percent citywide over the 15-year period, even after removing the effect of inflation. The sharpest increases occurred in neighborhoods surrounding the traditionally high-rent area of Manhattan below Harlem. In two neighborhoods known for highly visible signs of gentrification, these rents more than doubled.

The loss of rent-regulated housing to vacancy deregulation is combining with the loss of subsidized housing and with rising rents overall to dramatically shrink the city's supply of housing affordable to low-income households. Between 2002 and 2017, the city lost more than 490,000 units of housing affordable to households with incomes below twice the federal poverty threshold.

The New York City Housing and Vacancy Survey is a survey of 13,000 New York households conducted every three years under contract with the New York City Department of Housing Preservation and Development. On August 9, 2018, the U.S. Census Bureau released detailed data from the 2017 version of its New York City Housing and Vacancy Survey.

Rents are rising rapidly, especially in inner-ring neighborhoods in Brooklyn and Manhattan.

In order to sensitively assess the changing state of the housing market, CSS focused on the rents being paid by tenants who have recently moved into private-market apartments (rent regulated and unregulated). This eliminates the tendency of lower rents paid by long-term tenants to smooth out market changes and mask the changes that affect tenants who are looking for a place to live. By analyzing apartments that turned over during the five-year periods before the 2002 and 2017 surveys, we can get an idea how the market for vacant apartments has changed over time. Rents on these recent-mover apartments rose by 47 percent citywide over the 15-year period, even after removing the effect of inflation. The

sharpest increases occurred in neighborhoods surrounding the traditionally high-rent area of Manhattan below Harlem.

The supply of housing that is affordable to low-income New Yorkers continues to dwindle—especially in Brooklyn.

Despite the lower than usual increases permitted by the Rent Guidelines Board in recent years, the supply of housing affordable to households with incomes below twice the federal poverty threshold continues to shrink due to other factors, including the deregulation of rent-stabilized apartments, the large increases allowed when rent-regulated apartments become vacant, and rent increases in unregulated apartments. Apartments are counted as affordable if they rent for less than 30 percent of 200 percent of the 2017 poverty threshold for a family of three.

Who lives in rent-regulated, public, and other types of housing?

Rent-regulated housing remains the most important resource for low-income New Yorkers with household incomes less than twice the poverty threshold. NYCHA's stock of public housing is also extremely important because of its concentration of poor households (those with incomes below the poverty threshold), and because its rents are more affordable—fixed at 30 percent of tenants' adjusted income.

Where is New York's rent-regulated housing?

New York City's rent-regulated housing is concentrated in upper Manhattan, the West Bronx, and central Brooklyn.

80 Flatbush

I wish to voice my objection to this project, which will be discussed at tomorrow's hearing. I *\*strongly\** oppose the tripling of the FAR, as it is out of scale so close to our residential community. The plan needs to be rethought, as both CB2 and the Borough President have realized.

Respectfully,

Melissa Guion  
264 Dean Street #2  
Brooklyn NY 11217

Larisa Genshaft  
1 Hanson Place apt 11L  
Brooklyn NY 11243  
9173063226

To whom it may concern:

Dear Sir or Madam,  
I am against 80 Flatbush project.

This is such an absurd idea to build another monster in historical neighborhood where brownstones must be the only type of buildings!

Quality of life became so bad since new development overwhelmed our streets. Noise and pollution from construction is our every day reality for the last 5 years.

Subway stations are so crowded that people have to skip 2-3 trains before being able to get into train and go to work every morning.

Every grocery store is packed with people who are lined up to pay for food.

There are not enough hospitals, parks, police, firefighters to serve current overpopulated Boerum Hill and Fort Greene.

80 Flatbush will be a monster who will block sunlight for all other buildings on Ashland, Hanson Place and Atlantic Avenue.

We are congested, overwhelmed and waiting for city council to hear our voices. Please help!

80 Flatbush is horrible idea. It's anti human. It will kill once beautiful neighborhoods. It will force people to sell their homes.

I hope for your fair judgement.

Respectfully,

Larisa Genshaft, resident of Fort Greene.

Citi Hall Hearing for 80 Flatbush,

I am strongly opposed to the project.

Proposed buildings will ruin the balance of transportation conditions, block the day and sun light for the all buildings and people who live in the radius of half mile, worsen already bad human congestion.

The combination of the most busy transportation terminal and 80 Flatbush buildings would create a dream target for terrorist attacks.

The whole project is driven by developer's greed only and conflicts with welfare and well being of every person who lives in Fort Green and Boerum Hill.

Thank you,  
Gene Golub  
1 Hanson place apt 11 L  
Brooklyn, NY 11243  
201-736-5657

To the City Council:

Re 80 Flatbush

My husband and I are traveling and cannot attend today's meeting, but we hereby register our staunch opposition to the 80 Flatbush development, especially as it is currently envisioned.

Unfettered greed and lack of planning are killing the neighborhood. It is already so dense that we, who have lived in Boerum Hill since 1985, are seriously considering leaving. Developers don't care about how people are supposed to navigate by foot, car, bike, etc. They don't live here. And the City doesn't seem to care either, since it can't even be bothered to keep up the subways in anticipation of such density. That, in any case, is our perception.

It comes down to this:

- Will the Council really approve the largest zoning in Brooklyn?
- Will the Council really bring Manhattan's largest density to our neighborhood?
- Will the Council really set this dangerous precedent for Brooklyn and all of New York City?
- Will the Council really ignore CB2's vote of 32 NO, 1 in favor and 5 abstentions?
- Will the Council really ignore Borough President Adams, NO with recommendations?
- Will the Council really rubber stamp an ECF proposal that is tremendously out-of-scale?

We sincerely hope not!

Gabriele Schafer-Fracaro  
Nicholas Fracaro  
214 Dean St.  
Brooklyn 11217

Dear Council members,

My name is Eduardo Berisso and I'm a proud member of the Ft. Greene, Brooklyn community and the Rockwell Bears Garden. I write to you to express my firm and resolute opposition to the above mentioned subject for the following reasons:

- 1- I consider this plan to be totally OUT OF SCALE and toxic to my beloved community.
- 2- I'm dismayed by the recent decision taken by the City Planning Commission in contempt to the overwhelming public rejection well expressed by the CB2 vote of 32 against and only 1 in favor of the motion. Pretty much against the people's will.
- 3- I agree with the current "as of right" limitations imposed by the current zoning regulations and hope you will keep them in the books by rejecting this grotesque request to rezone the area. They were created to allow a transitional buffer zone the request ignores.
- 4- I believe the collateral cost exceeds any benefits this project may offer the community.

For these reasons I ask you to vote NO.

Thanking you and wishing you the best,

Eduardo Berisso

Dear Council Members:

How many of you will be termed out in 2021?

Do you think the people of this city will forget how you served during your tenure in City Hall? We will not forget. Council members who do not serve their constituents should look to a future outside public service.

80 Flatbush Avenue is the largest zoning in Brooklyn.

This up zoning will set a dangerous precedent for Brooklyn and all of New York City.

The community's voice was heard in CB2's vote of 32 opposed, 1 in favor and 5 abstentions (the cowards vote).

The Brooklyn Borough President Adams voted NO with recommendations.

This proposal needs to be scrapped.

Listen to the people.

Thank you.

Katherine O'Sullivan

New York, NY

646-584-6092

212-942-9071

Good morning,

I am reaching out as a voter, a member of the Fort Greene community and a Rockwell Bears Garden member.

Please say no to the largely out of scale development plan for 80 FLATBUSH.

If you approve this, what does this also say yes to? I am not opposed to smart development but our neighborhood can not support something of this size. Things like massive amounts of waste and increased congestion and foot traffic are just as concerning as the massive shadow it will cast— leaving the surrounding area and our much loved Rockwell Bears garden in darkness for most of the day.

Please say no to 80 Flatbush for the sake of our community, it's tenants and our historic neighborhood garden.

Thank you.  
Jess Pitera

Hello

I am writing to object to plans for 80 Flatbush to be built. It is out of scale for the plot of land, and for the neighborhood. We do not need an 80 story building here. This proposal is totally insensitive to the quality of life for current residents within the immediate area. I live at the corner of Fulton and Ashland Place so this development will directly impact my quality of life. The noise of building a huge project like this over a 2-3 year period will ruin my sleep and health with the noise of the building works as well as out of hours trucks delivering materials, which will be turning up at 4 or 5 am every morning and idle a block or two away from the site as trucks arrive early to avoid traffic and illegally leave their engines running for hours while they wait causing air pollution and noise pollution. The environmental damage from all the dust and toxic building materials is great, and even greater is the damage to each person's health from these toxic materials going into our lungs. Our homes will be coated with layers of this toxic dust which we cannot help but breathe in. And the 80 story tower will definitely block the light to my building which is in scale with the neighborhood and only 12 stories tall.

Proposers say this building is needed to take Brooklyn forward. Not so. Progress should not be valued only when it comes in big packages...those same facilities the builder proposes can be houses in a 20 story building. We do not need 80 floors to have progress. The developer is a greedy big business developing property for wealthy occupants and is sugar coating this one in the name of schools and affordable housing, both which can be housed in a 20 story building.

The developers call this neighborhood transitional. It is home to many people, and the insensitivity of calling our homes transitional shows the ignorance of the developer who came up with this scheme. The voice of the local people is saying no. So there is no reason to pass this except payoffs from the developer to council members. I hope they will resist the bribes of the developers and allow the people to speak. Our council members need to represent us and not be on the lookout for some fast cash and a cushy job with Alloy 4 years down the road. That happens all too often. Government is by the people for the people,....that is how it works. Those that think big business runs the country are sometimes right, at a local scale like this, it is cut and dry, we don't want this building and if it is passed through we will make it our mission to reveal the payouts from the developer to the council members and politicians who approve this and end your careers. Think about it.

Jill Everett  
280 Ashland Place  
Apt 802  
Brooklyn, NY 11217

I strongly urge you to vote "No" to the up-zoning request by ECF/Alloy development for 80 Flatbush.

I want to speak against the up-zoning request for the 80 Flatbush development. Two months ago I moved to a new 13 floor building in Fort Greene/Boerum Hill just a block away from the Rockwell place community garden and close to the proposed development. I was surprised to find such a lush garden at the intersection of large thoroughfares but delighted that I would have access to such a beautiful space. I was quickly welcomed in by the community of gardeners and told I could enjoy the space whenever I wanted. They not only offered me fresh food from the garden but they also told me about the history of the neighborhood and gave me advise on living in the area all of which helped me feel more at home in an unknown place.

Gardens create a space to create and contribute to community and have a direct relationship with an improved quality of life of urban dwellers. I have felt this to be so true in my experience of living in Brooklyn. The shade created by the existing plan for 80 Flatbush would prohibit the diverse and lush growth of the garden as well as overwhelm the neighborhood with traffic.

It would truly be a loss for the current and future residents not to experience the many benefits of a communal green space. I look forward to the improvements coming to this changing neighborhood but development must not come at the expense of green space and community.

MaryKatherine Voter in Fort Green

I am opposed to this rezoning because there has already been so much new development in our neighborhood, bringing in tens of thousands of new residents and completely changing the character and population density of this community. Our infrastructure cannot support even more additions to the skyscraper corridor. Moreover, the shadow this building will cast will further diminish the literal sunlight available to areas to the east. Claims of additional “affordable housing” do not feel credible, given the failure of developers to provide such units in recent construction.

Sincerely,  
Kathryn Hwang  
49 S. Portland Ave.

I am writing to voice my objection to the 80 Flatbush project, which will be discussed at today's hearing. I strongly oppose the tripling of the FAR, as it is out of scale so close to our residential community. The plan needs to be rethought, as both CB2 and the Borough President have realized.

Many thanks,

David Guion

**Subject:** Re: [80 Flatbush](#)

Thank you for forwarding your powerful testimony, Enid. I think we all join your in bitterness about the preposterous unfairness of the system. We get two minutes to peep up after years of fixing the deal behind the scenes. Michelle de la Uz feels confident enough in her triple agency -- to the CPC, the luxury building lobby and its lucrative non-profit arm, her own 5th Ave Committee front and center here -- to call out those who oppose 80 Flatbush as heretics to MIH. We remember ZQA MIH uniformly rejected in every borough, by every community gathering it was hawked at, from block associations to community boards to Borough Boards. What happened? The Council had voted themselves a \$32,000/yr raise. De Blasio said he'd approve the raise if the Council approved ZQA MIH. The people had spoken. It didn't matter. It won't matter tomorrow either. Michelle de la Uz has spoken. She matters. The Council doesn't really need her to front for them on this conspicuously extravagant supertall but they appreciate any virtue signalling to add to their own.

Schellie Hagan

FACT

**Subject: 80 Flatbush**

Dear Council,

I am writing to oppose this entirely out of scale development.

I own property a block away from this site. I have seen the area finally begin to clean up, and turn into an area where people can safely walk and enjoy the BAM area both at night and during the day. The site is surrounded by many tree-lined streets that have given the area its character. What are they thinking by even proposing such a monster of a building?

The proposed bulk and density are completely out of place and would irrevocably alter the neighborhood. PLEASE do not let this proposal move forward.

Thank you,

Spencer Adler

Dear Council Member Levin:

I write with an impassioned and desperate plea, as a 400-block State Street resident, that you follow your conscience and respect the needs of your constituents and your community: vote down the 80 Flatbush project as currently proposed, or reduce its overly generous FAR “gift,” at the expense of tax payers and residents like myself.

As you heard from scores of residents over the past months, the project is deeply flawed. The proposed buildings would be massively overbuilt for downtown Brooklyn—let alone for the humble residential context of State Street for which they are proposed. Over the last decade, during the significant comprehensive rezoning of downtown Brooklyn, the City Planning Department and City Planning Commission quite intentionally excluded this project site from changes to allow additional bulk, because it is a transitional block between the brownstone streets of Boerum Hill and the more appropriately up zoned area north of Schermerhorn Street.

In contrast to the downtown area, which is filled with wider streets accommodating greater traffic flow, and populated by commercial buildings and residential high-rises, the project site sits across a narrow street lined with 3-story row houses. Allowing this massive increase in bulk in a low-rise neighborhood context would create myriad problems. Most obviously, 600+’ buildings (higher than most in Manhattan) would tower over their humble and historic neighbors, casting huge shadows and blocking out the sky. Even more significantly, adding this level of activity—thousands of additional residents, workers, shoppers, and students—would overwhelm the relatively narrow street which would be the sole access for loading and unloading the site. Dozens of truck trips would be required throughout the week, to supply residents, workers and shoppers (with everything from office supplies to store inventory to student meal delivery to Amazon package deliveries) and remove the additional tons of landfill waste and recyclable material from the occupants of these massive buildings. Currently with only demand from low-rise residences, State Street traffic backs up for a half block due to the presence of a single Department of Sanitation garbage truck making its rounds.

Despite these facts, the developers are requesting not just the same massive up zoning that exists in downtown Brooklyn (12 FAR), but 50% more (18 FAR). Given the 3-story brownstones across narrow State Street from the project, the existing C6-2 is appropriate. Building out the maximum amount currently allowed would already place a strain on the capacity of the narrow street. Building more than this would disrupt the neighborhood for generations to come. The developers are trying to accomplish too much in the wrong place.

Adding a second school (the first school is a contractual agreement to which the developers have already committed and are being compensated by the City) does not justify this burden on the neighborhood. The City does indeed need to plan for additional preK-5 capacity in and around downtown Brooklyn. But in exchange for adding this single school the developer is asking to build an additional nearly 600’ of height (on top of the 400’ they could build as-of-right) and an additional 700,000 s.f. of bulk. This is a Faustian bargain. The City Council should allow the builder to add bulk equivalent to that of the second school—no more—or explore building a school on one of several other development sites nearby.

Change and property development is an inexorable part of New York City. As an architect and real estate developer myself, I am In full support of development and the enhancements of our communities. However, excessive development of this scale (currently prohibited within a well-thought out zoning framework) is simply unnecessary and more importantly NOT CONTEXTUAL. This violates the very foundation of the pact we make with the city, that commitment we call zoning. The City Council should not rubber stamp it.

Lastly, I am greatly concerned regarding the implications of the Department of Education's restrictions on construction concurrent with the official school day. If this proposal, in any of its potential incarnations, is permitted to proceed I implore you to find a solution that does not involve what is in inevitably a punitive living conditions for us neighbors: after hours work permits. I firmly agree it is not wise nor beneficial to permit construction during the school day, and thus imperative to find them temporary loggings. Anything short of this would be detrimental to the quality of life of my own family, and that of my community.

Sincerely,  
Nancy

Nancy Satola  
(404) 323 - 4534  
[nisatola@gmail.com](mailto:nisatola@gmail.com)

Dear city council members, I am writing to express my view and beliefs of the 80 Flatbush project. I appreciate very much the desire for the city to provide housing and education benefits to our residents in NYC, and we certainly have seen significant progress towards that goal over the last few years, especially on the housing front.

However we do need to pause at this stage and reflect upon where we are in pursuing this goal, and to evaluate the current density of the Brooklyn downtown area and its nearby areas. There is already significant strain on the infrastructure in this area given the massive amount of buildings built in the last 8 - 10 years, as well as the Barclays Center's demand from traffic and services' needs perspective. Traffic in that area is very congested and extremely dangerous for pedestrians and cyclists. I cannot imagine placing a school right in the midst of the traffic crossroads of 4th Avenue, Flatbush, Atlantic, and all the other tributaries. There could be young lives getting killed if there is a school there and how many lives are we prepared to lose for the perceived benefits? A school is definitely needed but can it be placed somewhere else such as along 4th Avenue rather than right in that intersection?

The massive size of the project is also extremely out of scale and character for the area and for Brooklyn as a whole. We need to preserve the characteristics and identity of Brooklyn as well as having unique distinctions amongst our 5 boroughs of NYC.

I respectfully submit my opinion and my vote against this project.

Regards

Mabel Lung

917-334-2259

Brooklyn residents for the past 21 years

Good Morning City Council.

I'm Patti Hagan -- a 20th Century immigrant to Brooklyn from the island of Manhattan. I'm here to implore you: Steve Levin & fellow City Councillors: **VOTE "NO!" on 80 FLATBUSH.** (Then take a second Vote, immediately, to ditch Mayor de Blasio's ubiquitous "NYC FOR SALE" signs.) Thanks to Sunday's *New York Post* we know that City Hall is progressively helpful to the many developers & their lobbyists who shovel big bucks de Blasio's way. "136 lobbyist meetings in 54 days!" this spring. Jona Rechnitz (of the Rivington House scandal) testified (again) last week about **"bribing my way through City Hall."** It is depressing to realize that 30 years ago Jack Newfield & Wayne Barrett wrote "CITY FOR SALE: Ed Koch and the Betrayal of New York" & *the City is still for sale...*

The Manhattanization of Brooklyn is wiping out Big Sky Brooklyn & Big Clock Brooklyn. In 20th Century Brooklyn I always knew what time it was: the Williamsburg Clock Tower is 4-faced. But since the 2004 up-re-zoning (to facilitate Uberdeveloper Bruce Ratner's conquests) buildings-too-tall block the Clock. 1,000 ft. tall buildings like 80 Flatbush -- also create heat islands & wind tunnels & grow SHADE. The Alloy-commissioned EIS describes "adverse shadow effects" states that "the health of the vegetation...could be significantly affected by new project generated shadows" and that the massive "project-generated shadows" will plunge the floriferous Rockwell Place Brooklyn Bears Community Garden (along with BAM, Ft. Greene even unto Ft. Greene Park) into Stygian gloom. There goes the sun. Does Alloy care about these "significant adverse impacts?" Not much. The garden's been there for 40 years, the new 80 Flatbush shade would be implacable: so, community gardeners -- just find some other "sunlight sensitive" place where photosynthesis could take place. MOVE.

This 80 Flatbush Alloy Development with its outlandish size -- imagine the Combined Sewer Overflows[CSOs] in the rains to come in a Climate Changing future! -- would be utterly out of place in this borough, stick out like a giant "F--k you!" belongs in Manhattan on West 57th St. Brooklyn does not want de Blasio & his Developer cronies constantly fiddling UP our Contextual Zoning. No to flex-zoning. Community Board 2 rejects 80 Flatbush -- now, cry the beloved Borough -- the City Council must!

Patti Hagan .  
117 St. Marks Avenue  
Brooklyn, NY 11217-2410  
718-219-2137 [ph.brooklyn@gmail.com](mailto:ph.brooklyn@gmail.com)  
Preserve Our Brooklyn Neighborhoods

--

Patti Hagan  
[ph.brooklyn@gmail.com](mailto:ph.brooklyn@gmail.com)

To whom it may concern,

We are unable to attend the meeting in person today as we have to be at work, but would like to share my husband's and my thoughts as residents of Fort Greene.

We oppose the proposed development at 80 Flatbush for the following reasons:

- Unprecedented FAR of 18 is out-of-scale for this location and all of Brooklyn. 80 Flatbush does not fit in with the scale nor the sensibility of the neighborhood whatsoever, and will only negatively impact the area moving forward.
- Transitional zoning needs to be part of the plan.
- I seriously question the choice to place a loading dock on a residential street. This is incredibly disruptive and seems indicative of the developer's insensitivity to the neighborhood and its constituents.
- Alloy does not have the experience to be building towers of this size and nature. It isn't even close. Their portfolio consists of smaller condo buildings. I am terrified that Alloy will break ground on a project that will take many years to complete with countless delays, if it is in fact, completed at all.
- Alloy's offer to build additional schools as a way of compromise only suffices at the public relations level because if you look deeper, their plan will only exacerbate the overcrowding of schools. This won't attract young families to the neighborhood and it will also prevent young families like ours from establishing roots. The focus is not on "building schools." If it were so, why aren't these very necessary projects happening on their own, without having to be tied to an inexperienced developer?

Thank you so much for taking the time to read and for considering our perspective. We hope that you will make the right decision.

Best,

Angela Kim and Luke Herman

Dear Council Member Levin:

I write with an impassioned plea, that you follow your conscious and respect the needs of your constituents and your community: vote down the 80 Flatbush project as currently proposed, or reduce its overly generous FAR “gift,” at the expense of tax payers and residents like myself.

As you heard from scores of residents over the past months, the project is deeply flawed. The proposed buildings would be massively overbuilt for downtown Brooklyn—let alone for the humble residential context of State Street for which they are proposed. Over the last decade, during the significant comprehensive rezoning of downtown Brooklyn, the City Planning Department and City Planning Commission quite intentionally excluded this project site from changes to allow additional bulk, because it is a transitional block between the brownstone streets of Boerum Hill and the more appropriately up zoned area north of Schermerhorn Street.

In contrast to the downtown area, which is filled with wider streets accommodating greater traffic flow, and populated by commercial buildings and residential high-rises, the project site sits across a narrow street lined with 3-story row houses. Allowing this massive increase in bulk in a low-rise neighborhood context would create myriad problems. Most obviously, 600+’ buildings (higher than most in Manhattan) would tower over their humble and historic neighbors, casting huge shadows and blocking out the sky. Even more significantly, adding this level of activity—thousands of additional residents, workers, shoppers, and students—would overwhelm the relatively narrow street which would be the sole access for loading and unloading the site. Dozens of truck trips would be required throughout the week, to supply residents, workers and shoppers (with everything from office supplies to store inventory to student meal delivery to Amazon package deliveries) and remove the additional tons of landfill waste and recyclable material from the occupants of these massive buildings. Currently with only demand from low-rise residences, State Street traffic backs up for a half block due to the presence of a single Department of Sanitation garbage truck making its rounds.

Despite these facts, the developers are requesting not just the same massive up zoning the exists in downtown Brooklyn (12 FAR), but 50% more (18 FAR). Given the 3-story brownstones across narrow State Street from the project, the existing C6-2 is appropriate. Building out the maximum amount currently allowed would already place a strain on the capacity of the narrow street. Building more than this would disrupt the neighborhood for generations to come. The developers are trying to accomplish too much in the wrong place.

Adding a second school (the first school is a contractual agreement to which the developers have already committed and are being compensated by the City) does not justify this burden on the neighborhood. The City does indeed need to plan for additional preK-5 capacity in and around downtown Brooklyn. But in exchange for adding this single school the developer is asking to build an additional nearly 600’ of height (on top of the 400’ they could build as-of-right) and an additional 700,000 s.f. of bulk. This is a Faustian bargain. The City Council should allow the builder to add bulk equivalent to that of the second school—no more—or explore building a school on one of several other development sites nearby.

Change and property development is an inexorable part of New York City. As an architect, I am in full support of development and the enhancements of our communities. However, excessive development of this scale (currently prohibited within a well-thought out zoning framework) is simply unnecessary and

more importantly NOT CONTEXTUAL. This violates the very foundation of the pact we make with the city, that commitment we call zoning. The City Council should not rubber stamp it.

Lastly, I am greatly concerned regarding the implications of the Department of Education's restrictions on construction concurrent with the official school day. If this proposal, in any of its potential incarnations, is permitted to proceed I implore you to find a solution that does not involve what is inevitably a punitive living conditions for neighbors: after hours work permits. I firmly agree it is not wise nor beneficial to permit construction during the school day, and thus imperative to find them temporary lodgings. Anything short of this would be detrimental to the quality of life of the community.

Sincerely,  
Devin Lafo

**Subject:** Support 80 Flatbush

Council Member Powers,

I am a constituent of yours (49th and 2nd Ave) and am writing in support of the rezoning of 80 Flatbush Avenue. **I am concerned that wealthy residents of the surrounding area have hijacked the proceedings in order to keep the neighborhood expensive and exclusive, and ask that you vote to approve the rezoning without conditions imposed by outside groups.**

Boerum Hill and other brownstone enclaves in Downtown Brooklyn are some of the most desirable neighborhoods in the City and prime locations for both new affordable and new market rate housing. And yet for decades we have seen residents of these wealthy areas fight to keep their communities, their schools, and their housing segregated and exclusive. This selfishness has caused a severe shortage of affordable housing, particularly near major jobs centers, causing displacement and putting low-income communities in peril.

Where will the highly-paid white-collar workers in Downtown Brooklyn offices live if we continue to block new building there? They'll move to Crown Heights, Bed-Stuy, or the South Bronx, displacing tenants and transforming historic communities through gentrification. A mixed-income tower combining schools, affordable housing, and new market rate apartments will absorb much of this pressure while combating the trend towards more severe racial and income segregation.

I like living in NYC and want to stay, but that may not be an option if my better-off neighbors continue to abuse their influence to shut newcomers out of the nicest neighborhoods. If our goal is to empower tenants and not wealthy homeowners, we must allow for growth in wealthy parts of the City and reduce pressure on tenants that leaves us at the mercy of predatory landlords. Housing justice means housing for all, not only those privileged enough to own a home in rich Boerum Hill.

Thank you for your consideration,  
Jake Schmidt

## **Subject: 80 Flatbush -- a plea for reason**

Dear Council Members:

I am writing, as I know so many others have, in opposition to the BULK and configuration of the proposed 80 Flatbush development. I am not opposed to its goals. I fully understand the need for new schools and embrace affordable housing opportunity -- so long as it is truly affordable. My kids (who are among those copied above) went to PS 38, which is across Atlantic Avenue from me, on Pacific Street. That's also where I vote. We have an apartment that we rent to long-time tenants at well below market.

I love my neighborhood -- we know each other, and yes, with the rezoning on Downtown Brooklyn, we've all seen enormous change. From my stoop, I see 58 stories of The Hub -- Steiner's building. If I look to the right, toward Third Avenue, right now, I can still see the Williamsburgh Savings Bank. And the ship-like prow of the Ashland. And many more just as close.

In Boerum Hill, and this is what is happening immediately to the north of us.

<https://ny.curbed.com/maps/downtown-brooklyn-new-construction-map-nyc>

This was by design. But market-rate development is FAR outpacing affordable development.

Still, some new buildings are deeply subsidized and are 100% affordable, which is the ideal. Overall, it's short-sighted to take issue with responsible, reasonable, mixed-income, mixed-use development. 80 Flatbush does not meet that criteria -- it is trying to be everything, on steroids.

This proposed development is a baldly greedy speculative development on the part of Alloy. At the Community Board meeting, the architect even said in response to a question: "the height is NOT going to change." They are that certain of a rubber stamp. Please prove them wrong. Eric Adams laid out some good ideas that give them most of what they want and give the community something less intrusive and overwhelming. I have some ideas below. We all understand that it costs more to build residential OVER a school -- but at the rate Alloy is making real estate investments, somehow I don't think that would be a problem for them. What's more -- perhaps the ECA could provide Alloy some relief from their requirements, just as City Planning has done on OUR behalf.

What is impossible to understand is why this development deserves spot zoning and stands to be approved with its bulk distributed as it is. If 3WTC is the fifth tallest building in NYC at 80 stories, this one would now be the sixth. On a two-lane, one-way street in a low-rise residential neighborhood, and it's not just the tower -- as you know, there will be two schools, an enormous WBSB-sized office building and -- just saying -- NO parking. Teachers drive cars, renters own cars. We own cars. Children need staged transportation.

The much touted transit hub is nearing capacity -- and with roughly 26 other developments in planning or construction, Brooklyn is becoming more Manhattan than Manhattan. I feel that we are hostage to the Mayor's intense, aggressive and almost desperate need to make inclusionary zoning work. So, yeah -- apparently it does -- if you give enormous tax breaks and allow unprecedented FAR. I think the City Planning Commission made a grave error in allowing this FAR here and, by virtue of this vote, elsewhere. As a whole, there is no indication that the market will support this development, even though it will have its own captive elementary school.

A personal aside. I know that development of some sort is coming, as it should. In a city, there is no such thing as status quo, particularly in an unlandmarked neighborhood, like this end of State Street. I sit outside sometimes and marvel at the peace and quiet we have in the middle of a city and wonder and worry what it will sound like when a decade of construction starts. And the traffic comes -- a tiny hiccup on Third Avenue brings a symphony of horns on State Street. And I consider what a gift the silence is in the early mornings and on weekends.

Here is context. This is Boerum Hill, not Downtown Brooklyn. State Street is one-way, single lane, and lined with one- and two-family homes. Schermerhorn on the other side is an increasingly busy street (The Hub, The Nevins, three other developments in construction, just within a few blocks). Forget about Flatbush. It's already congested, confusing and dangerous. There is no calming this traffic.

Practical questions: Where will construction be staged? They'll need trailers/equipment/street closures.

Where will the garbage go, and when? How will they care for the people who live immediately across from the site?

The EIS traffic study did only the minimum required (the 400' marker/box was right outside my front door.) With all of the development going on simultaneously, maybe it's time to rethink that protocol.

These are issues that I hope you will consider:

- Can you really approve of the largest zoning in Brooklyn?
- Will the Council really bring Manhattan's largest density to our neighborhood?
- Can you ignore CB2's vote of 32 NO, 1 in favor and 5 abstentions?
- Can you ignore Borough President Adams NO "vote" and discount his solid recommendations?
- Can you REALLY picture this tremendously out-of-scale ECF proposal? (that will add only 25 seats to the Kahlil Gibran School)?

My plea: We are being hemmed in and losing our neighborhood character. Councilmembers, THIS is your legacy. Take control and downsize this development and require them to redistribute the bulk. They can afford it. Build the schools on top of each other and top out/infill with housing. They could make the office tower mixed-use. There's already a glut of office space (and Greenland is going to do another million sf at PC Richards/Modells).

Do not, please please please, let Alloy have 18 FAR. Setting this precedent should frighten everyone in every borough regardless of whose neighborhood is being irreparably altered in the process. It's not good planning practice. Who's next?

Please reconsider, or at least, if you have not already made up your mind, consider carefully that so many of us are depending on you. Please be the citizens' proxy and question them about all these things -- and their profit margin. Given all of the cost-offsetting incentives they are getting for the community benefits, arts space, 200 du affordable (which is only what is REQUIRED under mandatory inclusionary, not a single unit more), they don't need 900 units in a 76 or 78 or whatever-it-is-now-story tower. They could give us the affordable units -- which we NEED -- that IS the legacy of this

neighborhood!! without that looming height and long shadow. Why do they need that height? -- this is not a rhetorical question.

We all understand the need for development and recognize that change is hard to see and hard to live through (construction, that is), but this -- this -- is simply beyond what is reasonable. Please require that they go back to the drawing board and come up with a design that benefits and fits with the community. That REALLY fits and benefits the community. They can do it.

Thank you for listening.

-catie marshall, 20-year resident at 482 State Street

**Subject: “80 Flatbush” development**

NYC Council Members:

My wife and I are owners of a unit in the One Hanson Place condominium development located in a repurposed bank building adjacent to Flatbush and Atlantic. As presently conceived, the 80 Flatbush development ignores the predominantly residential nature of the surrounding properties and threatens existing residents with a density that is fast becoming unbearable to live in. Already faced with new and unoccupied high rise apartment buildings, and tenuously balanced between residential and commercial development, this area of Brooklyn will tilt dramatically into the “commercial” category. The character of this historic residential area, within easy access to Manhattan, will be forever lost. We urge outright rejection of the 80 Flatbush development, or rejection upon conditions that will significantly reduce its height and density.

Respectfully,

Robert and Susan Mallory

## **Subject: 80 Flatbush Opposition - Loading Docks**

### **Loading Dock Conflicts**

#### **Daughtry Carstarphen, AIA**

##### **546 State Street**

The 80 Flatbush project proposes (2) loading docks, one of which is positioned mid-block on State Street between the project's lower school main entry and the residential entry of the 38 story, phase 1 office tower. Though the dimensions of this dock have not been shared, it is assumed to hold (2) berths.

State Street is unique in that it hosts a zoning district boundary between the current C6-2 commercial district to the north and the R6-B residential district to the south. This district boundary is in the middle of the street. According to the DOTMap provided at [www.nycdot.info](http://www.nycdot.info), State Street measures less than 30 feet wide from curb to curb

Further, surveys indicate a property line to property line width of 55 feet. Per ZR 36-683, loading berths "located within 60 feet of a #Residence District# boundary, such berths shall be enclosed within a #building#,

and no entrance to or exit from the berths onto the #street# shall be less than 30 feet from the district boundary." We therefore concur with the current zoning resolution that the location of the loading dock may not be positioned on State Street.

Perhaps most importantly is the fact that the location of the loading dock between the lower school entry and the residential entry of the phase 1 office tower sets up a major conflict between programs, and positions large delivery, service and sanitation vehicles in the same street space as 350 elementary school children and hundreds of occupants in the phase 1 tower. Trucks will turn off of 3rd Avenue, pass the elementary school, and travel down residential State Street before having to turn approximately 75 degrees into the loading dock. THEN the trucks will have to back out before traveling to the pedestrian-dense intersection of State Street and Flatbush Avenue. This will interrupt access along the sidewalk multiple times a day, exacerbate existing traffic congestion at State and Flatbush, and endanger the pedestrian-rich environment that this project is based on.

I therefore demand that there be N  
O LOADING DOCK ON STATE STREET!

**Subject: 80 Flatbush**

Dear Members of the City Council,

I'm writing to express my deep opposition to the development of 80 Flatbush. I moved into this beautiful neighborhood of Fort Greene over 15 years ago, and have witnessed it's growth that at times have positively impacted the community, while at others have resulted in negative impacts. The development of 80 Flatbush is one which will be detrimental to the core of what makes Brooklyn--specifically Fort Greene and Boerum Hill--distinct from the cluttered chaos that is now Manhattan.

As a resident of One Hanson Place and a member of CB 2, I am gravely concern about the approval of a residential development that is grossly out of scale and would result in unprecedented bulk and density with no plans for developing the infrastructure to support this increase in the masses. The safety and efficiency of the nearby public transit stations are already issues we're facing. Securing a slot for my child in my zoned public school has been challenging, while staff-child ratios continue to increase at developmentally inappropriate rates at all the schools within the surrounding districts. Access to community resources are even more limited, and the noise levels continue to rise. These and many more will be the negative impacts that 80 Flatbush would leave on a once highly desired neighborhood and beloved community.

I sincerely urge you to NOT allow this to happen to CB 2.

Respectfully,

Helga Yuan Larsen

1 Hanson Place, Apt 25F  
Brooklyn, NY 11243  
[helga.yuan.larsen@gmail.com](mailto:helga.yuan.larsen@gmail.com)

Re: Contesting the ratification of Alloy's 80 Flatbush project

To the representatives of the Real Estate Board of NY-you-the City Council.

The legacy of appropriation of neighborhoods by this body doing the work of this Mayor on behalf of his campaign funders will be yours to own.

Both the illusory process that the public is not only fully engaged-but also the disingenuous notion that we are being listened to has been discovered recently for the deception that it has been under this Mayor's watch. You are complicit.

The backdoor meetings-unpublished & un-transparent-with REBNY lobbyists paid big bucks to have their way with the Dept of City Planning-with the Borough Presidents-and with you is finally no longer a secret. Millions of struggling New Yorkers have been fed the Kool-aid of the Mandatory Inclusionary Housing devised to gift REBNY their upzoning thefts -disguised -mostly-as affordable housing- which mostly-it is not! Is it a coincidence that the Mayor got your vote in March 2016 for the MIH one month after you received a 32% retroactive raise? But now, we're on to you.

Others will make the case against the Alloy project pointedly refuting the outrageous proposed density; the FAR; the shallow claim it's a 'transit rich' site-when in fact the only abundance, is sardines squeezed into cars that are insufficient; or the Gibran School being operational while major construction goes on; the so-called-affordability which may never happen in the second tower years later; the noise; the environmental impacts...the theft of sunlight ...etc.

I'm not writing to repeat these blights to you -I'm here to tell you that if the flouting of the moral imperative doesn't grab you because of your responsibility for reverse migration making NYC and generations of New Yorkers unwanted -or you've no conscience about the loss of Mom and Pop stores...nor the sanitizing of neighborhoods by so-called Business Improvement Districts whose boards are de facto real estate developers... then you may wish to be practical...because we're on to you and your time in office will be short...you have lost our trust.

Vote no.

Sandy Reiburn  
100 South Elliott Place  
Brooklyn, NY 11217

**Subject:** School for Downtown Brooklyn

My neighbors advocating for an elementary school in Downtown Brooklyn suggested we email you re: the potential school at [80 Flatbush](#).

I can't stress how important it is to build an elementary school in the Downtown Brooklyn area.

We moved to BellTel in 2008 with the hope that when our kids were age 5/6 there would be a place for them to go to school in the neighborhood. 10 years and over 6 high rises later there is still no viable option.

It is incomprehensible to me why the city would allow for hundreds of apartments to be built and investment in creating a wonderful neighborhood for families yet neglect the most important detail: A school.

I don't know what else is needed besides a letter-writing campaign to make this happen but I'm not the only parent who would like to help in building a local school for this community.

Please let us know how else we can get involved in showing support for this project.

Sincerely,

Anne Chertoff Tavelin

**Subject: 80 Flatbush**

Vote no on the rezoning application.

80 stories is a terrible precedent for all of Brooklyn (Manhattan hates it too), and ending the state FAR cap of 12 in a residential neighborhood is a terrible precedent for the city

Suki Cheong

**Subject: I object strenuously to the plans for over-sized buildings at 80 Flatbush Avenue...**

To all whom it concerns, especially those who actually live in our neighborhood! -

... And I live on the next block from that proposed monstrosity.

One thing that I think is ludicrous -- and now this is someone who has studied pedagogy, and actually has been a student teacher, speaking -- is that the folks at the Alloy Real Estate Co. are even considering siting an elementary school on the same block (and in the same complex of buildings, no less) as a sr. high school, i.e. the Khalil Gibran Academy. Grade school children don't deserve the kind of abuse and mismatched provision of facilities that would be in effect if a high school were sited right next to their elementary school.

Furthermore, I think that the folks who run the High School at Khalil Gibran ought to have their heads examined for maintaining that they should stay at the current site, on the same block, given that it will take, by Alloy Corporation's estimate, a minimum of eight years to complete the construction of said site. And that's saying that it remains essentially the same as is currently proposed.

I think that the best thing for the high school, and for all local residents, those on a neighboring block (and I live catty corner from the proposed site) as well as those who live somewhat further afield, would be for the block to resume its status as a non-developed piece of real estate, that the high school be moved elsewhere (permanently!), and that all plans to turn the real estate over to Alloy -- with all its attendant tax breaks, incentives, etc. -- be ultimately scotched until such time as a better (and lower key, as well as less high) development plan be taken up.

And this time, hopefully with community input, and not just sneaking the allotment of the real estate benefits to some developer through the back door!

Sincerely, a conscientious community resident who is ardently and unalterably opposed to the development of 80 Flatbush, as it is currently proposed. - Paul Corell, who lives at 476 State Street, Brooklyn, NY 11217

**Subject:** Support for New School in Downtown Brooklyn

Hi:

I am a resident of district 15 and if the district wants to grow to something special, better schools are needed. If they found a spot on 80 Flatbush and the developer will go for it , I support it.

Please send any information on times to vote if needed.

Thank you,

--

**Jon Krasnove**

**Subject: 80 Flatbush Ave**

To Whom It May Concern,

I oppose this development. It is an out of scale development for Brooklyn being that it is the largest zoning project in Brooklyn. This area has already had alot of recent developments and additions some positive some not. Brooklyn is not Manhattan and neighborhoods should not endure rezoning and proposals of this proportion. This area of Brooklyn has already suffered with the displacement of people form homes, rents going up, and projects like this change the feel the neighborhood. This is unprecedented development which no one could really see what the long term effects would be on this community So I reject this proposal and hope you would too.

All the best

J. Idowu  
Fort Greene Resident.

## **Subject: Schellie Hagan Testimony on 80 Flatbush**

The Gettysburgh Address is only 271 words but Abraham Lincoln would not have been able to get to the end of it before this committee. He would have gotten the buzzer before "government of the people, by the people, for the people shall not perish from the earth."

I make this ridiculous allusion to suggest not much meaning can be crammed in to 2 minutes. Of course we aren't gathered to commemorate a somber event in our nation's history. We're here on a routine item, the rezoning of another piece of New York City by another City Council, via ULURP.

No one can recall any project no matter how hated that the Council's turned down in ULURP's two score and 3 years. There may be a couple but the Department of City Planning can't tell you what they were. I've asked.

ULURP rocks at rezonings. There were 101 between 2002 and 2010: That's 6+ a year! ULURP can go fast because it mostly happens behind closed doors, most of it between developer and DCP, and whatever other agencies, before the Process officially begins. Pretty much by the time the DCP starts the ULURP clock, it's countdown to developer liftoff. Pre-ULURP is unimpeded by the pretence of transparency that so badly hobbles the public part, the hearings.

At this open phase, ULURP pits power against the people, in this case, the Alloy company and the resuscitated cash-flashing Education Construction Fund vs an unfunded bunch of neighbors and gardeners.

They've had years of access to the electeds. We get 2 minutes -- granted 2 minutes x 4 when you add up Community Board, Borough President, City Planning Commission and today: We get 8 minutes!

Not enough time to list an eighth of what's wrong with ULURP. I'll try to squeeze in one iffy feature before the buzzer cuts me off:

When the Dept of City Planning is the applicant on land use and zoning, it's effectively the lead agency and serving two masters.

As Michelle de la Uz appears to be, sitting on the City Planning Commission and heading a non-profit that will profit from 80 Flatbush. She recused herself from the City Planning Commission vote on 80 Flatbush but heartily voted for it twice in the open: At the Borough President's and yesterday in the Daily News.

She made a great point: Luxury is the new affordable.

**Subject: 80 Flatbush**

To whom it may concern:

I was unable to attend today's hearing but wanted to express my views on the proposed development at 80 Flatbush. I've been a resident of State Street for 20 years and live near the corner of 3rd and State where the proposed tallest tower would be located. I've seen and welcomed many of the changes that have happened in our neighborhood over the last two decades. I look at the area each day and marvel at what I think is a pretty idyllic environment. There is diversity in many aspects (people, business, restaurants, etc). In many ways, I wish more neighborhood looked like ours. Unfortunately, much of the unique charm of our neighborhood would be literally overshadowed by the out of scale tower in the Alloy plan. Like others, I support responsible development that considers the aesthetic context of the surroundings. **This project does not fit or belong in this area as it is currently proposed and has little positive impact for the community.** The developers promise of more schools would normally be very appealing to me. As the parent of a 4 year old, I am particularly interested in access to schools in the area. However, what is likely to happen is that the additional families that towers would bring in would negate many of the new seats the plan seeks to provide. A real and sincere investment would have a more favorable ratio of additional school seats compared to the number of occupants the towers would attract. I urge the Council to reject the zoning variance that the project needs. Ask the developers to reimagine their plan in a way that respects the exiting residents and the quality of lives we've worked so hard for in our area. Finally, rejecting this plan as it stands means the Council can more easily protect other neighborhoods which are sure to have similar proposals if this is allowed. Control it now before it is too late.

Sincerely,

Dennis Williams

**Subject: 80 Flatbush**

- IT IS JUST TOO BIG!!!!!!!
- 
- Will the Council really approve the largest zoning in Brooklyn?
- Will the Council really bring Manhattan's largest density to our neighborhood?
- Will the Council really set this dangerous precedent for Brooklyn and all of New York City?
- Will the Council really ignore CB2's vote of 32 NO, 1 in favor and 5 abstentions?
- Will the Council really ignore Borough President Adams, NO with recommendations?
- Will the Council really rubber stamp an ECF proposal that is tremendously out-of-scale?

Steve Shooman  
184 Dean St  
11217

**Subject: 80 Flatbush**

Council Member Levin's comments at the hearing today were directly on point. The council should consider what is appropriate for this block, which has long been recognized as transitional. This proposed development is too big, too dense, and too disproportionate for the area. The plan described today does not justify eliminating having a transitional area and instead placing skyscrapers right next brownstones. Please take into account the people who live in this area, who do not want giant towers that are totally out of place and block the light.

Thank you,  
Alejandra de Urioste  
1 Hanson Place  
Brooklyn, NY 11243

**Subject: 80-Flatbush**

Will the council really bring Mid town Manhattan  
into downtown bklyn -just like that !

80 Flatbush is too out of scale -

it is like a Robert Moses project going upwards.

Thanks

katie merz

kmerz

I spoke yesterday at the public meeting regarding 80 Flatbush Avenue and I wanted to submit my testimony via e-mail as well. Please let me know if you have any questions or need additional information from me.

My name is Dan Marks, I'm a resident of Downtown Brooklyn along with my wife and our 2 year old son. I'm also a Partner at TerraCRG a commercial real estate brokerage focused exclusively on Brooklyn and I'm a board member of a non-profit, cultural/arts organization that operates an office in this community board. To be clear the testimony I'm sharing is my own. I'm not speaking on behalf of any organization I'm affiliated with.

I'd like to voice my support for the project planned at 80 Flatbush Avenue in Brooklyn. One of the biggest concerns my wife and I have is where our son will attend elementary school. There is a severe lack of available options in our surrounding area and we are concerned that in a few years we will have to move to find suitable/quality school options for our son. The 80 Flatbush project will provide much needed seats to the neighborhood. While this addition of seats from this project is a step in the right direction there will need to be more school seats created to help meet the growing demand in the area.

In addition to the added school seats I fully support the developers plan to add 15,000 square feet of cultural space. The heart of Brooklyn is in its vibrant arts and culture and we need more opportunities and spaces for the people of Brooklyn to express, create and share their traditions and creativity.

The location for this project is perfect. With the lack of housing across the city we must find areas where this type of density makes sense. The Flatbush Ave corridor is home to a number of successful high density projects such as 300 Ashland and The Hub and this would add to the impressive growth of this area of Brooklyn.

Finally I want to applaud the development team associated with this project. The team has shown a willingness and eagerness to meet with and listen to the area stakeholders. This is New York City – this city is constantly evolving and growing and we need projects like this help meet the growing population demands.

Thank you,  
Dan Marks

**Subject:** NO to 80 Flatbush

Dear esteemed Council members,

Please say NO to 80 Flatbush. As you are all fully aware of all of the issues at hand and negative impact, I will not reiterate them here. I am a long time resident (home owner) of Ft. Greene (11217) and a 6-year volunteer at the Rockwell Bears Community Garden. I am very much in favor of low-income, subsidized housing (as opposed to affordable housing, which as we all know, due to the neighborhood comps, is not in fact affordable), I am NOT in favor of 80 Flatbush, and I vote.

Many, many thanks,

Rebecca Siegel  
96 Rockwell Place  
Brooklyn, NY 11217  
917-604-5212

**Subject:** 80 Flatbush

Dear City council,

I'm writing to register my deep concern over, and opposition to, the 80 Flatbush proposal. I urge you to reject this proposal on numerous grounds. Our brownstone neighborhood doesn't need a tower of this size - it's too tall for a brownstone neighborhood, and will create a nightmare in terms of traffic and congestion during the long construction period (and likely beyond). And the precedent of this kind of zoning will have negative impacts throughout Brooklyn. All of our neighborhood elected officials have opposed the project, and for very good reason.

Thank you,

Erica  
497 Pacific St.  
Brooklyn, NY 11217

**Subject:** 80 Flatbush

I urge the City Council to reject the 80 Flatbush proposal because the building is too tall for the brownstone neighborhood, we have enough luxury apartments in the neighborhood already, the precedent of this zoning change will have negative impacts throughout Brooklyn and all of our neighborhood elected officials have opposed the project.

Please reject!

Michael Arthur

[www.michaeldarthur.com](http://www.michaeldarthur.com)

"Inklines" on Instagram, Twitter and Tumblr

**Subject:** We Support 80 Flatbush

Dear Councilman Levin,

I am a lifetime resident of your district. I live at 168 Clinton Street, which my parents bought in 1959.

My wife and I support the proposed project at 80 Flatbush, as well as the other proposed projects in Downtown Brooklyn that will increase the available number of residential units at any price point. The transformation of Downtown is good! Preserve the brownstone blocks, but build tall and dense on the avenues and former commercial areas, for the good of everyone.

Thank you for your attention.

Best regards,

Derek Adler

**Derek J.T. Adler** | Partner

**Hughes Hubbard & Reed LLP**

One Battery Park Plaza | New York, NY 10004-1482

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[derek.adler@hugheshubbard.com](mailto:derek.adler@hugheshubbard.com) | [bio](#)

80 Flatbush

To Whom It May Concern:

I know there was a hearing last week on this, but I hope it is not too late for my voice to be heard. I urge the City Council to reject the 80 Flatbush proposal, because a massive building 74 stories high is not what brownstone or even revitalized downtown Brooklyn should be. We live in nearby Clinton Hill, my children attend elementary school in downtown Brooklyn and the area is already a traffic nightmare. It will further congest our streets, our parks, our peace in Brooklyn.

There really are more than enough luxury apartments in the area already and the precedent of this zoning change will have negative impacts throughout Brooklyn at large.

Also, if all of our neighborhood elected officials have opposed the project, it would seem like something worthwhile for 80 Flatbush and the City Council to seriously reconsider.

Thank you for your consideration.

Sincerely,

Dara Sicherman  
Clinton Hill, Brooklyn

**Subject:** 80 Flatbush

Mr. Levin,

I fully support 80 Flatbush particularly because building new housing is incredibly important. Especially during a housing crisis.

A. Ottaviano

**Subject: 80 Flatbush**

Hey Steve!

I've been hearing a lot of negativity on the 80 Flatbush development in the neighborhood and online (I live at 347 Pacific) and I just wanted to shoot you a line and let you know that you've got some constituents that definitely support the project including myself.

Honestly, I could care less about the specific building or any of these skyscrapers going up I just know that this city is in a major housing crisis and every building that gets blocked increases rents citywide. I also feel like Downtown Brooklyn is the perfect spot for these skyscrapers to go as there's so much transit and it's a rich neighborhood already so there's no displacement.

Don't let the loud brownstone property owners nearby who are worried about the property value selfishly block development in an area that could fit a bunch more 80 Flatbushes. There's plenty of reasonable renters like myself desperately trying to afford to stay in this city and are fine with skyscrapers. It's NYC, I expect density.

Keep fighting for density and housing. This city needs so much more of it to fight this housing crisis so we don't become San Francisco.

Thanks,  
Sam

80 Flatbush Avenue, Brooklyn, NY

To Whom It May Concern,

I strongly oppose the construction plans for housing at 80 Flatbush Ave. The area is overly congested already. Schools, subways, and traffic is overcrowded and services are stretched.

Thank you,

Teresa Solomita, LCSW-R, NCPsyA  
therapy2change.com  
917-873-0506

80 Flatbush

Good morning,

My name is Rocco I Live at 32 1st street. I oppose the project at 80 Flatbush, the area is congested, schools and subways are overcrowd it.

Thank you,  
Rocco.

BRENDAN M. GIBBONS, ESQ.  
471 State Street  
Brooklyn, NY 11217  
646-670-3704 / brendanmgibbons@gmail.com

August 16, 2018

**VIA E-MAIL**

New York City Council  
New York City Hall  
City Hall Park  
New York, NY 10007  
hearings@council.nyc.gov

Re: Public Hearing on 80 Flatbush Development

Dear Honorable Council members:

I write today to express my opposition to the rezoning of the property bounded by Schermerhorn Street, Flatbush Avenue, State Street and 3rd Avenue (the “Property” or “80 Flatbush”) from a C6-2 District to a C6-9 District. The proposed developer, Alloy, believes they are providing a public benefit, and therefore, should be granted a higher zoning allowance, along with multiple other rule changes. But the public benefit is paltry, at best, for such a large development.

The current zoning regulations are there for good reason and should be upheld. The general purpose of the Special Downtown Brooklyn District is “**to create and provide a transition between the Downtown commercial core and the lower-scale residential communities of Fort Greene, Boerum Hill, Cobble Hill and Brooklyn Heights,**” “**to preserve the historic architectural character of development along certain streets and avenues,**” and “**to encourage the design of new buildings that are in character with the area.**”<sup>1</sup> Furthermore, the rules, which were amended recently, permit the FAR to be increased in C6-2 districts, when it will be occupied in part by cultural uses, from **6.5 to 7.0.**<sup>2</sup> Even when granting such a drastic increase to 7.0, “the appearance of bulk [must be] minimized through an enhanced articulation of the base and tower elements.” 80 Flatbush has asked for a FAR of 18,

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<sup>1</sup> <https://www1.nyc.gov/assets/planning/download/pdf/zoning/zoning-text/art10c01.pdf>.

<sup>2</sup> *Id.* The cultural uses are defined as “public or non-profit libraries, theaters, museums, visual or performing arts spaces, or art, music, dance, theatrical studios or other comparable uses. . . .” Alloy has not revealed what cultural institution will be occupying this space.

which is clearly above and beyond anything that is called for in the guidelines.<sup>3</sup> Thus, the zoning regulations are in place to protect the community from this very project.

Alloy has not made even a bare attempt to conform their project to these guidelines, or the numerous other rules they ignore. The Council deserves the right to inspect a plan from Alloy where it follows the rules; not where it breaks every single one. Alloy would be able to accomplish all of its goals of building a new school, redeveloping an old school, and providing affordable housing while staying within the current FAR, while making the neighborhood better by following the zoning guidelines.<sup>4</sup> This very request from Alloy is a slap in the face to the developers, architects, and citizens of this city who currently follow the rules. Granting Alloy's request would set a dangerous precedent that would render all zoning resolutions meaningless once a slight public benefit was involved.

Alloy requests the zoning changes because it is adding a school to the plot and one of its buildings (to be finished in 2025) will provide affordable housing. On the subject of education, Alloy specifically proposes adding about 350 school seats, but also proposes adding over 900 apartments.<sup>5</sup> Therefore, because of the 80 Flatbush development, there will actually be a net loss of school seats in the district once occupants fill the apartment buildings. To justify Alloy's rezoning, they should be constructing a school with 1,000 seats, either elementary or high school, or both. In other words, after the 80 Flatbush residents move in and occupy the schools, *there should be an additional 1,000 seats*. Furthermore, about 200 of the 900 apartments will be 'affordable,' which, to Alloy, is 60% of AMI.<sup>6</sup> This translates roughly to \$1,166 for a two-bedroom apartment for a family of three that earns at least \$51,540 per year.<sup>7</sup> That is hardly an affordable rent worth touting to receive these drastic zoning changes. To justify Alloy's massive rezoning, they should allow at least a 40% of AMI. Without these changes, Alloy's claims of community development is simply a red herring to allow over-development.

There are numerous other concerns that are too extensive to mention in this letter, but include the passage of school busses on the already-crowded State Street, waste disposal,<sup>8</sup> loading berths on residential streets in contravention of the zoning regulations,<sup>9</sup> building

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<sup>3</sup> [http://schools.nyc.gov/NR/rdonlyres/3B13AC53-4AD5-45F8-B714-85C882542750/0/17ECF001K\\_\\_\\_Final\\_Scope\\_of\\_Work.pdf](http://schools.nyc.gov/NR/rdonlyres/3B13AC53-4AD5-45F8-B714-85C882542750/0/17ECF001K___Final_Scope_of_Work.pdf).

<sup>4</sup> 300 Ashland Place, a high rise building across Flatbush Avenue from 80 Flatbush, stayed within the prescribed FAR, which is the same as 80 Flatbush's, and provided 75 affordable housing units.

<sup>5</sup> [http://schools.nyc.gov/NR/rdonlyres/4522ACD8-6FF2-4561-A650-B14A748D1A94/213944/80FlatbushDraft\\_Scope\\_of\\_Work.pdf](http://schools.nyc.gov/NR/rdonlyres/4522ACD8-6FF2-4561-A650-B14A748D1A94/213944/80FlatbushDraft_Scope_of_Work.pdf).

<sup>6</sup> *Id.*

<sup>7</sup> <http://www1.nyc.gov/site/hpd/renters/what-is-affordable-housing.page>.

<sup>8</sup> Alloy has already acknowledged that it has not the slightest clue what to do about waste disposal, as it stated in its Final Scope of Work: "[p]roject designs are preliminary and refinements to the site plan, including details related to loading areas and truck access, are expected as the proposed project moves forward through the ULURP process." [http://schools.nyc.gov/NR/rdonlyres/3B13AC53-4AD5-45F8-B714-85C882542750/0/17ECF001K\\_\\_\\_Final\\_Scope\\_of\\_Work.pdf](http://schools.nyc.gov/NR/rdonlyres/3B13AC53-4AD5-45F8-B714-85C882542750/0/17ECF001K___Final_Scope_of_Work.pdf), at p. 6.

<sup>9</sup> According to Map 4 of Street Wall Continuity, curb cuts are restricted on Flatbush, but not on Schermerhorn. Alloy is selectively choosing to follow some of the rules, but not others. Alloy should move the loading docks and entrances to Schermerhorn Street, where they are allowed, or Alloy should petition the Council or

setbacks, infrastructure needs versus what will be available, and dangerous, unprecedented construction directly over an elementary school and in a quiet residential neighborhood. This project is clearly not well thought out and is too large for this area, as evidenced by the blatant disregard for the zoning regulations on this block. Alloy should submit a plan that complies with the current regulations before any plan that does not comply is considered by the Council.

Thank you for your time and attention to this matter.

Sincerely,

A handwritten signature in blue ink that reads "Brendan M. Gibbons". The signature is written in a cursive, flowing style.

Brendan M. Gibbons

CC: Council Member Stephen T. Levin (via e-mail)

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other regulatory boards to change the Street Wall Continuity Requirement, as it seems that Alloy is quite comfortable asking for zoning changes. See <http://www1.nyc.gov/assets/planning/download/pdf/zoning/zoning-text/art10c01.pdf?r=0117>, at Map 4.

Subject: 80 Flatbush

Hi Mr. Levin! I'm not one of your direct constituents but I do live in a nearby neighborhood, Park Slope. I just wanted to make it clear that young people like myself support the construction of more housing like 80 Flatbush, even if it's not a place I could afford to live. The city has a dramatic housing shortage, and the more new housing we build, the less price pressure on older housing stock that'll allow low- and middle-income New Yorkers to live closer to the city and continue to build careers and families.

Thanks,

Cole Kennedy

Testimony for the New York City Council on the 80 Flatbush Avenue Rezoning August 14, 2018

I am Sandy Balboza, representing the Atlantic Avenue Betterment Association, an advocacy group for Atlantic Avenue, from Fourth Avenue, to Hicks Street.

If the City wants to build schools, and low income housing, that meets the demands of it's citizens - it should not be tethered to luxury development projects!

This lets the City off the hook for it's responsibilities.

Also, it is used to convince our local elected representatives to accept Rezoning schemes like 80 Flatbush.

And it's not free for the tax-payers!

Private developers don't build schools to improve education, or to solve the "affordable housing" crisis - they do it to maximize their investment.

Alloy Development won't build the school, or the "affordable housing" without the gifts.

We say stop subsidizing private development with 25 to 35 year tax abatements, low interest bond funding, or gifts of upzoning!!

It would be more beneficial, cost effective, and efficient, to give those deals to Not-For-Profit housing developers, and schools should be built by the City, with public dollars.

Sandy Balboza , 321 Atlantic Avenue, Brooklyn, New York, [sbalboza@gmail.com](mailto:sbalboza@gmail.com)

**Subject:** More is better at 80 Flatbush

Hi Councilman Levin,

I have been a resident of your district since 2013, but I guess I moved one block away to Gold St. & Myrtle when we upgraded to a two bedroom this summer. I'd like to voice some concerns about the characterization of 80 Flatbush as a "transitional" location. I walk my dog through there all the time on the way to the park. The busy area on Flatbush is absolutely perfect for a major high rise with commercial use. I think a more important point is that the character of some \*other\* neighborhoods is that they are more than an hour away from jobs in midtown. The more people can afford a sane commute, the less we will have to put off things like starting a family. It was almost impossible to find reasonably priced 2+ bedroom vacancies around here. The best value apartments we saw this summer are the ones in the 10 year old buildings (the Brooklyner, the Avalon...), which have depreciated a little bit and need to lower their prices to compete with all the new stuff in the area (the Ashland, the Hub...). In another 10 years I hope people will be able to say the same of the new buildings that opened up this summer, but that will only happen if we keep building more homes. Cutting 80 Flatbush in half is forcing that many more families into longer commutes.

Thanks,

Clair Seager-Galron

Joan Reutershan  
70 South Portland Avenue  
Brooklyn, New York 11217  
718-624-1516

August 14, 2018

### **Comments for City Council Hearing on 80 Flatbush Proposal**

My name is Joan Reutershan and I've been a Fort Greene resident for 34 years. This development proposal for 80 Flatbush by Alloy is extremely out of scale in height and density. The 2004 Downtown Brooklyn plan respected the need for transitions between the new Downtown Brooklyn highrise district, and the existing, surrounding neighborhoods. 80 Flatbush should be built as of right, because the proposed REzoning would overwhelm the adjacent lowrise neighborhoods in every way (height, density, traffic shadows, infrastructure). Voiding the present zoning regulations also shows blatant disregard towards all those citizens who participated in the agreements of the 2004 plan, with its transitional heights. It breaches the trust between citizens and the city government. Why should citizens get involved if private developers are given free reign to rezone by the very city governmental agencies that should enforce zoning codifications?

It seems wrong to me that the developers try to sweeten this disregard for the neighborhood of Boerum Hill with promises of schools and affordable housing. Is free education not a cornerstone of American life and citizenship? Why do we pay taxes if not for education? Must we be dependent upon developers to build schools? Should they be able to use schools as a lever? Why do large-scale for-profit developers need, indeed, deserve generous tax

breaks, our public financial support? What if the developers paid their taxes and the City build the schools? And additionally why should small homeowners, small building owners and businesses have to bear an increased tax burden to provide funding for improvements made necessary by the new buildings, but not provided by the developers?

I have the same questions about affordable housing and the homeless crisis. Our city history of building affordable housing is certainly flawed, but some affordable complexes have worked well, like the relatively recent Hoyt-Schermerhorn developments nearby. Can't we learn from past mistakes and successes, and create affordable housing without depending upon large developers to do this? The developers then use the "affordable housing" component to increase building height way out of scale for their contexts. Those of us who oppose this development are citizens of good will who care about the character of their neighborhoods, INCLUDING education and affordable housing. It is unfair to imply that if citizens desire additional schools and affordable housing they must support the profits and rezoning politics of big real estate.

Also, the Rockwell Place Community Garden, would be seriously impacted by the shadows cast by the proposed skyscrapers. Shouldn't we protect nature in the heart of the city? What a treasure that Garden is. The DeBlasio administration has supposedly prioritized improvement of the environment in New York City. Tree canopies and green spaces are extremely important in this effort. With buildings as tall as Alloy proposes, we are erecting street walls with severe light blockage. This will be inhospitable to street trees,

existing urban gardens such as Rockwell Place, and backyards, i.e. “the urban forest.” The shadows will extend deep into Fort Greene, including Fort Greene Park. All of this contradicts the intentions of the environmental policies of this administration.

Please vote NO on the 80 Flatbush proposal.

Hello

I have lived in Boerum Hill for 16years. Moved here from the city to get away from the noise, crowds, etc. I also didn't have enough money to buy a place in NYC that would house myself and two children.

I'm not anti-development, but 80 stories is ENORMOUS and so out of character for our neighborhood.

We agreed on new zoning laws ten years ago why do we have to continue arguing about building size when no one wants it but the developers.

Let's erect buildings that fit in the neighborhood.

Please vote no on this awful project until the scale it down to fit in.

Thank you

Phillis Lehmer

Subject: No to 80 Flatbush

Im a constituent, this ia an absurd project

Marty Heitner

**Subject:** 80 Flatbush Ave.

Mr. Levin,

As a 30+ year resident of Brooklyn Heights, I wish to convey to you my grave concerns about the proposed building at 80 Flatbush Avenue. The proposed project is massively overscaled and certainly detrimental to the quality of life and character of the neighborhood. I strongly urge you to oppose the current plan and demand a drastic downsizing of the project in keeping with the scale and fabric of the existing community. Far beyond architectural aesthetic issues, the proposed project creates huge density problems that will overburden neighborhood resources and infrastructure. Proposed mitigants from the developer pale in comparison to the detrimental impact to the community and the financial benefits the developer will enjoy.

I urge you to fight this plan.

Thank you,

**F Rene Mendez**

Pinehouse Capital, LLC  
1270 Avenue of the Americas  
Suite 1970  
New York, NY 10020

(212) 956-0115 Office

(917) 848-2924 Cell

[rene.mendez@pinehousecapital.com](mailto:rene.mendez@pinehousecapital.com)

Subject: 80 Flatbush Rezoning

Good evening, Council member Levin:

I just want to express my extreme opposition to the propose a Flatbush rezoning which is grossly over scaled. They propose mitigation measures to offset the significant adverse impacts are also bogus. I hope I can count on you to fight against this project that will only benefit greedy developers and investors. There's already far too much development in downtown Brooklyn, the ramifications of which will not be seen for years. Maybe in 10 years as project would be appropriate but certainly not now.

Thank you,

Stacey Barron, AICP

Brooklyn Heigjts resident/homeowner

Sent from my iPhone; pardon all typos

Please vote against the 80 Flatbush Ave project.

Thank you.

Eileen Bohn

Subject: No 300% increase

Dear Mr Levin, Must we attach our schools to bad deals. I'm a veteran of the DOE. I've worked in crowded schools in the south Bronx, schools in Redhook caught in the geography of Robert Moses' highways, and over crowded downtown Brooklyn schools. Please let us not enable overbuilding, crowding out of neighborhood students.

Kate McCormick

Subject: Alloy

Dear Mr. Levin,

It has come to my attention that Alloy intends to ask the City to re-zone Boerum Hill to allow a 300% increase in density. This is asking too much from a community which you represent. This is a community.

The new buildings would overwhelm the current neighborhood. The buildings would be too large and change the character of the area.

Please vote against the change in zoning and understand that you do represent this neighborhood not a developer.

Best,

Thérèse Bernbach

One Pierrepont Street  
Brooklyn, NY 11201

**Subject:** 80 Flatbush

To whom it may concern,

I am writing to express my displeasure with this proposed project. A building of that height with that amount of construction will be a major disruption to the character and functioning of the neighborhood. I urge the City Council to reject this project. Please keep in mind the well being of the families who have chosen to raise their children in this wonderful borough. Many of us left Manhattan because the crowds and construction were no longer conducive to family life. We sought refuge in Brooklyn because it was an opportunity to still have the required proximity to the city while creating a life that was compatible for young children. Buildings like this will slowly destroy that possibility for people.

Sincerely,  
Angie Michaels

**Subject: 80 Flatbush**

Dear City Council members,

I am a longtime resident of Fort Greene, and have seen many changes, good and bad, since 1972, but the worst idea ever is the plan for 80 Flatbush. I urge you to vote against this monstrosity, which is so out of line with the surrounding buildings and neighborhood, and will create a barrier to light and air, as well as increased congestion of people and cars, in a section of Flatbush Avenue that has already seen massive overdevelopment. In addition, surely no one actually still believes in the developers' promises of jobs and affordable housing, after seeing the actual results of the last 15 or 20 projects in downtown Brooklyn, do they? Please, have the courage to vote for the people of Brooklyn, who universally oppose this horrible plan.

Sincerely,

Sharon Kennedy

Dear Honorable Council Member Levin:

As a long-time resident of Boeum Hill, I have been a strong supporter of the 2004 Brooklyn Downtown Development Plan upzoning of the NE corner of the neighborhood. I do not support the proposed Alloy Development rezoning.

The Alloy EIS states that this location can support the 80 Flatbush project densities primarily because of the nearby transit hub capacity. Hence there will be no negative adverse impact on the residential neighborhoods. The analysis assumes the resulting new resident population from 900 units only goes to and from work.

No consideration was given to the day-to-day impact of massively higher residential density—meaning substantially more people—on our mostly narrow sidewalks and streets, and neighborhood services.

The 2004 rezoning, while also noting the transit hub as invaluable to support denser growth, in addition took into consideration the density impact on the neighborhood when folks were not just going to/from work but also outside on the streets.

Quality of life for the old and new residents was a planning consideration back then, a factor that is seemingly no longer a concern of today's planners.

The proposed 80 Flatbush project is simply too big and totally out of scale. It will forever change the character of Boerum Hill and Fort Greene, and not for the better. Indeed there will be long term negative impacts the EIS failed to consider. This is not a NIMBY issue, but one of fairness and equity for those of us who've worked for decades to make our neighborhood a livable and inviting place to reside (and not too long ago we even had the support of City Planning).

That is why I ask you and your fellow members of the council to reject the 80 Flatbush plan as proposed. 40 stories and its resulting residential density is enough of a neighborhood impact even at this "transit rich" location.

Thank you for your consideration.

Dwight Smith  
88 Wyckoff Street

**Subject:** 80 Flatbush - My support

Stephen - I wish to express my support for the 80 Flatbush project to increase the supply of housing in the community that we need desperately. I hope that you are a supporter of the project as well.

<https://ny.curbed.com/2018/8/7/17658456/brooklyn-80-flatbush-rezoning-city-planning-commission>

Ken Ayub

Dear Council Member Levin:

I am writing, as I know so many others have, in opposition to the BULK of the proposed 80 Flatbush development. I am not opposed to its goals. I fully understand the need for new schools and embrace affordable housing opportunity -- so long as it is truly affordable. My kids (both copied above) went to PS 38. We have an apartment that we rent to long-time tenants at well below market.

What I do not understand is why this development deserves spot zoning and stands to be approved with its bulk distributed as it is. If 3WTC is the fifth tallest building in NYC at 80 stories, this one would now be the sixth. On a two-lane, one-way street in a residential neighborhood, with two schools, an enormous WBSB-sized office building and NO parking. Teachers drive cars, renters own cars. We own cars. The much touted transit hub is nearing capacity -- and with roughly 26 other developments in planning or construction, Brooklyn is becoming more Manhattan than Manhattan. I feel that we are hostage to the Mayor's intense need to make inclusionary zoning work. So, yeah -- apparently it does -- if you give enormous tax breaks and allow unprecedented FAR.

A personal aside. I know that development of some sort is coming, as it should. In a city, there is no such thing as status quo, particularly in an unlandmarked neighborhood, like this end of State Street. I sit outside sometimes and marvel at the peace and quiet we have in the middle of a city and wonder and worry what it will sound like when a decade of construction starts. And the traffic comes -- a tiny hiccup on Third Avenue brings a symphony of horns. And I consider what a gift the silence is in the early mornings and on weekends.

I know that you know the site. This is Boerum Hill, where your office is located. State Street is one-way, single lane, and lined with one- and two-family homes. Schermerhorn on the other side is an increasingly busy street (The Hub, The Nevins, three other developments in construction, just within a few blocks). Forget about Flatbush. It's already a parking lot, and dangerous. There is no calming this traffic.

Where will construction be staged?

Where will the garbage go, and when?

The EIS traffic study did only the minimum required (the 400' marker/box was right outside my front door.) Maybe it's time to rethink that.

These are issues that I hope you will ask your colleagues to think about - you represent us: you ARE our voice. The only one we have left:

- Can you really approve the largest zoning in Brooklyn?
- Will the Council really bring Manhattan's largest density to our neighborhood?
- Can you ignore CB2's vote of 32 NO, 1 in favor and 5 abstentions?
- Can you ignore Borough President Adams, NO with recommendations?
- Can you REALLY picture this ECF proposal that is tremendously out-of-scale?

We are being hemmed in and losing our neighborhood character. We will lose our hours of quiet. Please, Councilman Levin -- defend your community. THIS is your legacy. Take control and downsize this development and require them to redistribute the bulk. They can afford it. Build the schools on top of each other and top out/infill with housing. They could make the office tower mixed-use. There's already a glut of office space (and Greenland is going to do another million sf at PC Richards/Modells).

Do not, please please please, let Alloy have 18 FAR. Setting this precedent should frighten everyone in every borough regardless of whose neighborhood is being irreparably altered in the process. It's is not good planning practice. Who's next?

Please reconsider, or at least, if you have not already made up your mind, consider carefully that so many of us are depending on you. Please be the citizens' proxy and question them about all these things -- and their profit margin. Given all of the cost-offsetting incentives they are getting for the community benefits, arts space, 200 du affordable (which is only what is REQUIRED under mandatory inclusionary, not a single unit more), they don't need 900 units in a 76 or 78 or whatever-it-is-now-story tower. They could give us the affordable units without that looming height and long shadow. Why do they need that height? -- this is not a rhetorical question.

We all understand the need for development and recognize that change is hard to see and hard to live through (construction, that is), but this -- this -- is simply beyond what is reasonable. Please require that they go back to the drawing board and come up with a design that benefits and fits with the community. That REALLY fits and benefits the community. They can do it.

Thank you for listening.

-catie marshall, 20-year resident at 482 State Street

**Subject:** Approve 80 Flatbush

Boerum Hill (and every neighborhood around downtown Brooklyn, in fact) has an entire historic district's worth of land that we can't build any housing for a growing population on, and another similar area that's zoned so tightly that nobody can realistically be built there either.

Opponents are using the nearby historic district and low-rise zoning to argue that this shouldn't be built, but to my mind, it's exactly the opposite. It's *because of that* historic district and tight zoning that this project (and others like it) must be built, and at the fully proposed density.

We can't be held hostage to the densities of the speculative mid-19th century builders who built the townhouses (and high-rise office buildings) that the NIMBYs now live in. Vote to approve the project at its full density, please!

--

Stephen Smith  
[smithsj@gmail.com](mailto:smithsj@gmail.com)  
(484) 995-8479

**Subject:** Opposed to the 80 Flatbush proposal and bulk

Dear Council Member Levin:

I am writing, as I know so many others have, in opposition to the BULK of the proposed 80 Flatbush development. I am not opposed to its goals. I fully understand the need for new schools and embrace affordable housing opportunity -- so long as it is truly affordable. My kids (both copied above) went to PS 38. We have an apartment that we rent to long-time tenants at well below market.

What I do not understand is why this development deserves spot zoning and stands to be approved with its bulk distributed as it is. If 3WTC is the fifth tallest building in NYC at 80 stories, this one would now be the sixth. On a two-lane, one-way street in a residential neighborhood, with two schools, an enormous WBSB-sized office building and NO parking. Teachers drive cars, renters own cars. We own cars. The much touted transit hub is nearing capacity -- and with roughly 26 other developments in planning or construction, Brooklyn is becoming more Manhattan than Manhattan. I feel that we are hostage to the Mayor's intense need to make inclusionary zoning work. So, yeah -- apparently it does -- if you give enormous tax breaks and allow unprecedented FAR.

A personal aside. I know that development of some sort is coming, as it should. In a city, there is no such thing as status quo, particularly in an unlandmarked neighborhood, like this end of State Street. I sit outside sometimes and marvel at the peace and quiet we have in the middle of a city and wonder and worry what it will sound like when a decade of construction starts. And the traffic comes -- a tiny hiccup on Third Avenue brings a symphony of horns. And I consider what a gift the silence is in the early mornings and on weekends.

I know that you know the site. This is Boerum Hill, where your office is located. State Street is one-way, single lane, and lined with one- and two-family homes. Schermerhorn on the other side is an increasingly busy street (The Hub, The Nevins, three other developments in construction, just within a few blocks). Forget about Flatbush. It's already a parking lot, and dangerous. There is no calming this traffic.

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We are being hemmed in and losing our neighborhood character. We will lose our hours of quiet. Please, Councilman Levin -- defend your community. THIS is your legacy. Take control and downsize this development and require them to redistribute the bulk. They can afford it. Build the schools on top of each other and top out/infill with housing. They could make the office tower mixed-use. There's already a glut of office space (and Greenland is going to do another million sf at PC Richards/Modells).

Do not, please please please, let Alloy have 18 FAR. Setting this precedent should frighten everyone in every borough regardless of whose neighborhood is being irreparably altered in the process. It's is not good planning practice. Who's next?

Please reconsider, or at least, if you have not already made up your mind, consider carefully that so many of us are depending on you. Please be the citizens' proxy and question them about all these things -- and their profit margin. Given all of the cost-offsetting incentives they are getting for the community benefits, arts space, 200 du affordable (which is only what is REQUIRED under mandatory inclusionary, not a single unit more), they don't need 900 units in a 76 or 78 or whatever-it-is-now-story tower. They could give us the affordable units without that looming height and long shadow. Why do they need that height? -- this is not a rhetorical question.

We all understand the need for development and recognize that change is hard to see and hard to live through (construction, that is), but this -- this -- is simply beyond what is reasonable. Please require that they go back to the drawing board and come up with a design that benefits and fits with the community. That REALLY fits and benefits the community. They can do it.

Thank you for listening.

Nelson Bakerman, 20-year resident at 482 State Street

**Subject: Please stop the 80 Flatbush development.**

Hello,

I am writing to oppose the project of 80 Flatbush which will denature the landscape of Brooklyn. This project is not suited for Brooklyn, it is too large and not appropriate for the area . Moreover it will forever change One Hanson's iconic status as the beacon of Brooklyn.

With this construction the residents of downtown Brooklyn will face many problems for years to come. The project will bring a population density never experienced in Brooklyn. The two towers will have the equivalent volume of the former citibank tower, the amount of traffic, delivery and garbage removal will be insane.

Please protect Brooklyn's residents and stop this crazy project!

Stephanie Barragan,  
One Hanson Place,  
Brooklyn, NY 11243

**Subject: 80 Flatbush**

Dear council -

The 80 Flatbush project would significantly change the character and quality of life of Boerum Hill and Downtown Brooklyn. Therefore, I urge the New York City Educational Construction Fund (ECF) and Alloy Development and to work with the community to create a project that better serves its needs. I have several concerns, including: the project's gratuitous demand for an unprecedented Floor Area Ratio of 18; the pressure on traffic, transit, and congestion; the missed opportunity to create more school seats and more affordable housing and instead infuse the community with mostly luxury housing. In addition, the site itself is tricky and not conducive to all of the uses the developer wants to squeeze into a small plot in a congested area.

The Borough President should vote "no" on this ULURP.

Sincerely,  
Brian Faleiro  
Brooklyn resident

Subject: 80 Flatbush

Testimony for the New York City Council on the [80 Flatbush Avenue](#) Rezoning August 14, 2018

I own two properties in Boerum Hill. I have lived here for 51 years and have seen many changes--the last few years being the construction of high rise buildings. The neighborhood does not need one more!

The developer at 80 Flatbush is trying to sway the city council with affordable housing and new schools. The council should not fall for these proposals! Eric Adams has said no to this project, as has CB2. If schools are needed, the DOE should be building them.

One existing problem from all the development is that the subways are already over crowded. (My tenant complained that he had to let three trains pass before he could get on one.)

Please think of how you will be destroying a neighborhood when you cast your vote.

Sincerely,  
Nancy Cogen

**Subject: 80 Flatbush comments**

Dear Members of the City Council:

I write to express my opposition to the plan for 80 Flatbush as it currently stands, and to urge you to oppose a rezoning to accommodate this project. I am a historian of New York City planning and the author of a book about the consequences of 2004 rezoning of Downtown Brooklyn, and a resident of the area. I oppose this project on the following grounds:

-The development as enabled by the ECF and organized by Alloy is a misuse of the scarce public resource of city-owned land. As was outlined at the City Council's Land Use Committee Meeting on Tuesday, the 2004 rezoning produced residential units, not the office space planned, and there is a serious shortage of school seats in the area. The planning for this parcel is short-sighted, as there are not many other places where the city can build new school facilities, and we are getting too little school seats and too few units of affordable housing for such a huge increase in density. A non-profit developer could produce new schooling, affordable housing, and just enough units of market-rate housing to pay for new construction. New York City must stop giving away profit to developers and use public resources for public good.

-The 2004 rezoning made allowances for gradual increases in density from Boerum Hill to Downtown Brooklyn. These allowances must be respected to protect existing residents and neighborhood character as well as the integrity of the rezoning process. The bulk of this massing of any construction project on this site must be along Flatbush Avenue and Schermerhorn St as per zoning requirements. The "get" in this project for the city and for residents is far too modest to justify ruining access to light, air, and increasing density along State Street. With significantly more units of affordable housing, park facilities, infrastructural improvements and double the amount of school seats currently proposed this could make some sense. It does not as currently proposed.

This development will permanently limit the number of school facilities that can be built on city-owned property and allow for the destruction of neighborhood character with far too few givebacks for residents of the city. I urge you to oppose it.

Sincerely,

Meredith TenHoor  
Associate Professor, School of Architecture, Pratt Institute  
Downtown Brooklyn Resident

**Subject: 80 Flatbush Comment by local resident**

No, no no. And again no. The Alloy ploy is unrepentant inappropriate in every respect. It is the rough equivalent of trying to cram 10 pounds of (you name it) into a leaking sandwich bag. Gone will be any street parking for State Street residents followed by intense noise reflection. Deliveries and servicing--most of it by polluting trucks--will add to the nightmare of overbuilding envisioned by this unconscionable project. Adjoining roads, already spilling over, will gridlock surely.

Why would any sentient person or agency give this plot more than 5 minutes consideration is both frightening and calls forth Shakespeare's line about the evil that men do. It lives after them. In the circle of evil I place the leadership of the chamber of commerce and their gladhanding concessionaires, the public/private school grifters and several City agencies.... all cheerfully giving thumbs up at the Council hearings. "Not our money, not our problem."

It is no news that Brooklyn public school planners were tutored in the Rip van Winkle era. But their undisputed failure to actually plan is no excuse for trying to cram yet one more facility in our 45 blocks where street safety is of ever greater concern.

After many public meetings, Community Board and the like I have never met even one person in favor of this shameless fantasy. "Put it over there" meaning "here", where sewerage flows downhill, through already overstretched infrastructure. Think leaking sandwich bag.

No.

William Harris, Pacific Street, Boerum Hill

**Subject: Stop 80 Flatbush**

When I moved to Boerum Hill in 1984, the neighborhood was a very different place. The only decent grocery store was in Brooklyn Heights. Boerum Hill was the poor cousin to Brooklyn Heights. My wife and I came to Boerum Hill because we could see the sky and we could afford the apartment that we bought. We got bang for the buck. Last year the New York Times referred to Boerum Hill as the most sought after zip code in the Western Hemisphere. Consequently, a lot of bucks are needed to get in the door and, now, you do not get much bang. I believe that I do not have the right to live in a neighborhood if I cannot afford to live there. I believe that the government does not have the responsibility to provide housing for me in a neighborhood that I cannot afford. The idea that Alloy will provide two schools, 200 "affordable" apartments and a cultural center is pathetic because all are inadequate. The City is not getting nearly enough to solve the enormous problems that need to be solved. Alloy is only giving the crumbs from the table.

Thank you,

Bill Shadrick.

**Subject: Opposition to 80 Flatbush**

To Whom It May Concern:

I am writing to voice my strong opposition to the 80 Flatbush development. I have been a New York City resident for almost 10 years, and live in Fort Greene Brooklyn.

I am asking for reasonable, responsible development. We absolutely need more affordable housing. We absolutely need transit-oriented development.

We absolutely need more schools. However, we do not need buildings that would be better suited for Midtown Manhattan, right in the middle of low-rise Brooklyn.

There are community gardens that will be killed by this development due to the huge shadows it will cast. Some brownstones nearby won't get any sunlight due to the size differences.

Building this development, to the scale it is now, would be a detriment to the community, and the cons strongly outweigh the pros.

Thank you for your time.

Best,

Liliana Tandon

**Subject: 80 Flatbush/500 block State Street**

There is a bizarre sense of inevitability with these huge developments despite the fact that they often break laws, make promises they do not keep, eat up taxpayer money, and displace longtime residents -- it's like we are all powerless to stop this capitalism juggernaut.

But we aren't! Capitalism run amok is ruining our city, and our country. We pretend that it has the best interests of people at heart -- more affordable housing, more space for students and non-profits, but please give up this charade. It's insulting to our intelligence and our sense of self-determination. We all know that benevolence and civic virtue is not what motivates these projects, that, without a true, good faith and careful planning effort, they are often *not* in the best interests of the community.

City Council! You are in there to represent people! Not corporations (though I get the corporations are now basically people, with better, stronger, rights). We don't want this. I wish I could have been at the hearing on Tuesday, but I was volunteering at with community supported agriculture at the YWCA. I talked to many residents of the YWCA and neighbors and, many did not know that the hearing was Tuesday, but everyone opposes this vehemently. We aren't naive -- we get the need to balance budgets and attract business, but we have an awful love of these developments these days. It feels like the city is for sale.

And it's not NIMBYism. It's a sense that **promises have been broken** -- the Downtown Brooklyn rezoning was a big, contentious effort and FAR was set at 12 for a reason. What's the point of any kind of civic engagement if developers can just buy their way out of it? It's a sense that all of Downtown residential development has yet to reap real rewards -- most of these units are vacant! And rents are higher than ever! Studies show that luxury units often do not abide by the greater supply = more affordable housing theory (see NYU Furman papers and more). And we all know that affordability is tacked to the median income, which has been going up and up and up. As a public policy lawyer who has worked in affordable housing, I would love nothing more than to see 900 units of *low-income* affordable housing. But this is not that. Atlantic Yards was a total disaster. I don't understand the economics, but it looks like when these huge developments falter, and fail to attract residents, they become distressed assets and foreign investors come in and save them. Let's build things that city residents -- not just tech sector millennial professionals -- really want. Let's really invest in our community.

I went to the Brooklyn Borough President hearing and started to feel really ill -- so much is being done in **bad faith**. I feel for the students and their families who rightly want more resources for their school, but this is not that! It will net a paltry sum of seats given how many students the new units could potentially add. Why not just invest in schools, for real? I read Alloy's EIS and it was a joke. It could have come from a text generator, and did nothing to address community concerns, really. And EIS's don't have to be jokes -- I've read some really good, thoughtful ones in my career.

Last week, I ended up biking to Williamsburg and had an eerie sense going along the river's edge where huge residential tower after huge residential tower is going up. It felt particularly odd knowing 1) that the L train is ceasing service and 2) how susceptible the area is to flooding. It's like **there is no central planning**, that there is no one in charge except greed. I moved to Boerum Hill, to State Street, five years ago because I liked the community's character and the mix of local residents and small businesses and quirky things. Already, the neighborhood has changed so much. I remember, the weekend I moved in,

two older black men helped me get the moving van out of a snowbank. But, over the past five years, they disappeared along with the vast majority of other black and brown residents on the block as developers have moved in and remodeled homes. I recognize my part in this, but I also don't think that's progress. As a renter, I know that I can just move to a neighborhood that still has some sense of community and diversity. But I'd rather not!

Alloy has fixed this property in their crosshairs and we all just supposed to rollover and play dead. But, City Council, we do not have to. YOU do not have to. **Be brave: say no to money and yes to people and community.** When, in 10 years at this pace, Boerum Hill becomes another theme park for the rich and brownstone Brooklyn -- as a real neighborhood, not just highly-desirable housing stock -- is a relic of the past, that's on you. You have the power, right now, to listen to your constituents -- not the shills Alloy is putting forward -- and side with appropriate, community-centered development. To uphold the social contract of the previous rezoning and the law. Please do.

Sincerely,

Emma Clippinger  
484 State Street

**Subject: 80 Flatbush**

I am writing to express my opposition to the proposed development 80 Flatbush. Please do not approve the largest zoning in Brooklyn. Our neighborhood should not have Manhattan largest density. It would make the streets unsafe and our children would suffer. We live in a neighborhood with small children, elder residents and a personality that feels like family. Adding this monstrosity would increase density to an unlivable amount. We don't want to live in a community where neighbors can't recognize one another. Please don't vote for this project as it sets a dangerous precedent for our city. Community Board 2 voted against this project! Please do not ignore their vote. Reasonable, responsible development is necessary in our neighborhood. We need great public schools, we need affordable housing and we need to ensure that our government provides these things without giving developers free reign to destroy neighborhoods. Please vote NO on 80 Flatbush!

With gratitude,  
Anne Montero  
Kindergarten Teacher  
Brooklyn

Dear Mr. Levin,

I am writing to you concerning your vote, for or against, the 80 Flatbush development. I don't know what future plans you have to run for any elective office, but I'm assuming you do have such plans.

For that reason your vote on 80 Flatbush could be a make-or-break event. We all know you voted FOR the redevelopment of the site containing our Brooklyn Heights library. You voted for a plan that gave us a 35-story skyscraper with a much smaller library as well as overcrowding in the schools, etc. etc.

A MAJOR strike against you!

If you vote FOR Alloy's project, whose disadvantages HUGELY outweigh its minor advantages, you will have a MONSTROUSLY HUGE strike against you!

You will have earned yourself a well-deserved reputation as a small-time politician who can be counted on to vote FOR big developers and AGAINST the wishes and needs of the people you were elected to represent.

You will be at a HUGE disadvantage in any future election campaign. In effect, your vote on the Alloy project can make, or break, your chances for a successful future in politics.

Think about it.....

You will be a sitting duck against an opponent who is deeply committed to the desires and needs of the people he or she is elected to serve. You will have proved that you CANNOT be trusted!

Do you want to be a loser?

Or a WINNER!

Please vote AGAINST 80 Flatbush!!!

Martin Sticht

**Subject: 80 Flatbush**

Dear Council Members,

I am totally opposed to the proposed increase of FAR to 18+ requested by the developers of 80 Flatbush. The 2004 plan for downtown specifies that development should transition gradually toward the three and four story 150 year old brownstone buildings on adjacent streets to the south. This would mean in my view, siting buildings on the Schermerhorn side of the lot, and stepping back in increments from the State Street side. The existing as-of-right FAR of 12 is sufficient for this.

Other than the 13-story “The Boerum” at Jay Street, no other tall buildings have been constructed on State Street from Jay to Flatbush. The builders of The Boerum employed masonry materials, contiguous frontage, and upper story setbacks to effect a transition. This is an example of how buildings that transition from downtown to Boerum Hill should be developed.

My husband and I have lived in Boerum Hill since 1979. We started out in the Ex-Lax building, which at that time was a novel conversion of factory to residential. In 1998 we purchased a house on Pacific Street. We are retired teachers (DOE and CUNY) and our son attended P.S. 261 and public middle and high schools. We are in favor of affordable housing close to mass transit, and of additional public school seats in modern buildings that incorporate the best of educational technology. But 80 Flatbush is not okay with us. It is too tall, too large, too much, and the wrong idea for this location.

I urge that the City Council reject the proposal, in consideration of the overwhelming opposition from community residents, CB2, and Borough President Adams. The developers are seeking a zoning change that is inappropriate for the site, and that sets a dangerous precedent that invites future development on equal or larger scale. Looking to that grim day I can see a wall of 80+ story buildings on every available lot north of State Street. It’s an ugly vision of the future and I implore the City Council to veto the proposed increase in FAR.

Mary Beth Early

426 Pacific Street  
Brooklyn 11217

**Subject:** 80 FLATFISH - URBAN

Hi Steve,

You have not seen me around much this year due to some falls and fractures that are taking longer than I'd hoped to heal. But I am still involved in the community and John and I have written a statement urging the City Council to REJECT the Alloy proposal.

Here is a copy for you.

PLEASE respect the 2004 compromise of a Transitional zoning area between the Downtown up-zoning and our residential right to a decent quality of life. Everyone has rights, and that compromise was agreed to by the community in good faith. A breach of that signals terrible misuse of that faith, with depressing consequences for the whole community's psychic well-being!

Thank you - stay well and see you soon,

Therese Urban  
534 Pacific St  
[therese.urban@gmail.com](mailto:therese.urban@gmail.com)

Subject: 80 Flatbush

Please save us from this oversized behemoth that will have an awful impact on our community. The intersection of Flatbush, Atlantic and 4th Avenue is heavily trafficked and overbuilt. When the BQE reconstruction occurs we will have much more traffic. The edition of an enormous building, more people and their cars will be dreadful.

Please help!

Lenora and John Brennan

557 Atlantic Avenue Apt. 7F

Brooklyn, NY 11217

**Subject:** Support for 80 Flatbush

Council Member Levin,

I am a resident, homeowner, and voter in your City Council district. I am writing to express my support for the 80 Flatbush development (and support for more development in general). (I have no financial interest in this or any other project, and I am not connected to the real estate or development industries.)

The limited supply of housing in desirable neighborhoods, and the corresponding rise in rents and home prices, is the single biggest economic justice issue in our city. We simply cannot make that situation better without more housing, and it is irresponsible, bordering on immoral, for us to say that any development must happen only elsewhere. Many people want to live in our parts of Brooklyn--of course!--and we should not shut the doors behind us just because we were lucky enough to get here first.

I think there are real issues to be discussed about schools and other amenities, but I think that the anti-development sentiments run much deeper than that, and it troubles me. I hope that you will work to add more housing in our neighborhoods, through the 80 Flatbush project and others.

Best,  
John Brooks

## Statement on 80 Flatbush

Thank you for the opportunity to address the New York City Council regarding the proposed ULURP for 80 Flatbush. I have participated in numerous meetings and hearings since this plan was first unveiled to the local community in April of 2017, and feel like someone who is going through the five stages of grief, except I keep getting stuck on steps two and four, anger and depression. I am not, however, the only one stuck, as supporters of this project can't get past the first step: denial. They continue to deny that there is overwhelming opposition throughout Brooklyn to their excessive plan to build a nearly one thousand foot tower next to a row of townhouses that will cause irreparable damage to the neighborhood's character.

At every step of the ULURP process, Alloy and ECF have resisted incorporating any substantive changes to the project's original design. They have stuck tightly to their script and its underlying financial model, which they refuse to make public. Inexplicably, the project's feasibility solely relies on the radical and unprecedented 18 FAR zoning changes to the existing and previously upzoned parcels of land to achieve its stated public benefits.

Unfortunately, the applicants have their enablers who encourage them to remain stuck in this abyss of denial. They insist that the affordable housing component is about equity, when in fact, it is all about financial opportunity for Alloy and ECF. Rather than asking hard questions about the project's many flaws; a lack of compatibility with the surrounding small scale residential neighborhood, new schools of questionable design, purpose and cost, and an eight year construction period, they repeat tired bromides like the need to build affordable housing in transit rich locations that ring as hollow as the rallying cry for tax cuts to solve our country's economic woes.

No one elected Alloy Development or ECF to make such enormous changes to the zoning regulations, but we did elect you to ensure that your constituents would be protected from an egregious assault on their neighborhoods. There are much better ways to solve the pressing problems of affordable housing and aging school facilities than 80 Flatbush, and we need a council that will encourage individuals bold enough to do so.

I implore you, our elected representatives, to vote no without exceptions on 80 Flatbush.

Jonathan Glazer

**Subject: 80 Flatbush**

Dear Council members,

I am a property owner at One Hanson Place and am writing to express my strong opposition to the planned development at 80 Flatbush. I urge you to reject the project.

This massive project will adversely affect property values in the area. It is completely out of scale with the neighborhood and is more suited for midtown Manhattan than Brooklyn. The 900 foot tower will cast large, unwelcome shadows and traffic in the area, already heavy, will become increasingly congested. The quality of life in the neighborhood will suffer tremendously.

Let's not let Brooklyn become another Manhattan!

Sincerely,  
Pankaj Tandon

**Subject: Opposition Against the 80 Flatbush Project**

To Whom It May Concern:

My name is Jonathan Rabar and I have been a resident of New York for 4 years. I live in Fort Greene and I would like to voice my staunch opposition to the 80 Flatbush project, which will be built a couple blocks away from my home.

I am asking for reasonable development in our city. We absolutely need more affordable housing. We absolutely need transit-oriented development. We absolutely need more schools.

However, we do not need buildings that would be better suited for Midtown Manhattan, right in the middle of historic, low-rise Brooklyn. The main tower of the 80 Flatbush complex will be over 900 feet tall, which is approximately the roof height of the Chrysler Building (not including the spire). The proposal is calling for a rezoning that will triple the current allowed density level. 80 Flatbush is entirely unreasonable as it is currently designed.

A project of this size will put further strain on our tired subway system and our already crowded schools. It would be the second tallest building in Brooklyn, permanently changing the character of the neighborhood, blocking more sunlight, and redefining the Brooklyn skyline.

A more reasonable project would be something in the size and density of 300 Ashland, a newly-built apartment complex that is one third of the height of the tall 80 Flatbush building. It still offered 76 affordable housing units in via the housing lottery in 2016 and is an example of reasonable, transit-oriented development, in my opinion.

I hope you will consider this information when making your decision. If 80 Flatbush is built, it's there to stay for at least a hundred years -- there's no going back. But if it isn't built, the developers and architects will have an opportunity to go back to the drawing board and design a building that better fits the needs of the community.

I am not trying to be a NIMBY -- I simply believe that Brooklyn should engage in reasonable development. 80 Flatbush is not reasonable at all.

Thank you very much for your time and consideration.  
Jonathan Rabar

--

Jonathan Rabar  
856-655-4000

**Subject:** 80 Flatbush

Dear Councilman Levin,

I'd like to register my opposition to the 80 Flatbush rezoning measure on the grounds that the project is grossly over-scaled and that the requested zoning is "planning overkill" by piling too many public amenities onto a small site in return for enormous zoning bonuses.

Please work to assure us that the project has to strike a balance between low-rise Boerum Hill neighborhood to the south and high-rise downtown to the west and north.

Thank you,  
Jill Bossert

52 Garden Place  
Brooklyn, NY 11201

**Subject:** 80 Flatbush

Sounds like a disaster in the making—way too high and way too close to Boerma Hill! Also way too much public funds going to the developers be way of tax free promises for one of the plots and it's small number of new school seats after you account for all the new residents of the proposed tower! Just read the BHA's email and am writing you to express my opposition. Help stop this please! Thanks!

And

R. Lee Scott, Two Montague Terrace, Bklyn 11201. (Resident for 50 years!)

**Subject: 80 Flatbush**

Dear City Council,

I am writing to register my opposition to the proposed 80 Flatbush development. I live in Ft Greene and do not believe the scale of this project is appropriate for the block in question. Having two enormous towers across the street from brownstones would be a disaster. State Street would be irreparably harmed by the traffic and congestion coming from the development.

The public benefits touted in no way balance out all the blatantly negative impacts that will come from allowing this project to proceed. In addition, allowing a tripling of the allowed FAR would create a terrible precedent for the rest of Brooklyn.

Please reject this proposal and see that something is built that respects the legitimate concerns of the community.

Thank you,

Matt Zimmer

1 Hanson PL, APT 16M

Brooklyn, NY 11243

(917) 535-9684

**Subject: comment on the 80 Flatbush proposal**

To whom it may concern.

I'm writing to encourage some consideration of current residents of the area surrounding 80 Flatbush. The labor and vitality of this set of people have made the land valuable, and the livelihood of these people should be the highest concern in considering any major works. Specifically, I'm concerned about the height of the proposed building and the wind tunnel and light deprivation it is likely to cause. You absolutely must assess the potential harm of the proposed project, and you should consider all sources of information, weighing the what the residents say more than those who seek to profit. As to the projected benefits of the proposed project, I appeal to you to be skeptical. Given the history of local public-private partnerships in the recent past, in which the services promised have been delayed or fell short of projections, we cannot allow those promises to put aside valid concerns about the community.

Please modify the project to a reasonable and healthy degree of building that allows those who already live here to continue living healthy lives.

Sincerely,  
Deinya Phenix, PhD  
594 Pacific.

**Subject: 80 Flatbush Public Testimony: In Support**

Hello Councilmembers,

I provided this testimony in support of the project on 8/14/18:

My name is Sara Williams Willard. I am an 18 year resident of NYC, a Brooklyn resident, mother of three, a business owner, and former board member of the NYC Rent Guidelines Board. And I am here to give my unconditional support to the scope and scale of 80 Flatbush.

This is my second time speaking for this project and each time I hear public comments, I want to underscore some facts that impact all of us, on both sides of the debate.

As a former Board Member of the NYC Rent Guidelines Board, our entire existence was predicated on the fact that NYC has been in a declared Housing State of Emergency, which for clarity, is a City-wide vacancy rate for ALL housing (affordable or otherwise) at less than 5%. Economists have determined that a healthy and fair marketplace needs at least 5% or greater vacancy in order to perform efficiently for both tenants and owners. But since NYC have been below 5% since that time (and many times prior), the 1974 Emergency Tenant Protection Act was enacted into State law in order to protect tenants and help alleviate a byproduct—skyrocketing rents.

Today that City -wide vacancy rate stands at just over 3%. This means we are still in a continued state of housing emergency. The vacancy rate is not a product of sky-rocking rents, rather quite the opposite in economic terms. High rents are a byproduct of an artificially low vacancy rate. The housing emergency vacancy rate is caused by something much simpler—a supply/demand imbalance. Housing Demand far exceeding Supply. We cannot, nor do not want, to curb demand for our great City. But we can tip the balance on the supply side.

The one thing that BOTH Owners and Tenants could agree on is the need for more housing. 80 Flatbush does exactly that, bringing 900 new homes utilizing vertical density.

In 1920 the NYC vacancy rate was 1%, and in response, the City actively promoted development to include the 20-23 FAR high rises in downtown Brooklyn adjacent to 80 Flatbush.

I will leave you with this. If the Rent Guidelines Board could pull a lever and increase supply, lower rents and alleviate our housing crisis, we would. You City Council have

that opportunity, that lever, to help alleviate our inefficient marketplace by approving vertical density for housing. 80 Flatbush is exactly the right project for that opportunity. Thank you—

I think it is important for ALL of City Council to engage in a discourse within itself and with the public regarding these projects.

Sara Williams Willard  
646 483 6414

Sara Willard

Workable City Development  
NOTE THE NEW ADDRESS as of 3/1:  
195 Plymouth Street Suite 28  
Brooklyn, NY 11201  
(646) 483 6414 mobile  
(347) 797 5954 land  
[sara@workablecity.com](mailto:sara@workablecity.com)  
[www.workablecity.com](http://www.workablecity.com)

**Subject: 80 Flatbush**

I am a 20-year resident of Brooklyn and a long-term renter in this neighborhood.

I oppose this project primarily because the promised benefits of these sort of projects to the existing community (schools, affordable housing, etc.) somehow never materialize--or arrive too late for all the residents driven out by these projects.

Atlantic Yards also promised jobs, housing, and more. So much upside, so little downside. All it has delivered so far is traffic congestion, noise, and fecal matter on my doorstep.

That 80 Flatbush will also destroy a thriving community garden is just icing on the cake.

Chris Givler

**Subject: 80 Flatbush Avenue**

Dear Elected Representatives of Citizens of New York City:

I write with an impassioned plea that you follow your conscious and respect the needs of your constituents and your community: vote down the 80 Flatbush project as currently proposed.

As you heard from scores of residents over the past months, the project is deeply flawed. The proposed buildings would be massively overbuilt for downtown Brooklyn—let alone for the humble residential context of State Street for which they are proposed. By way of illustration, the proposed structure is *even taller* than the currently under construction One Manhattan Square.

[https://commons.wikimedia.org/wiki/File:One\\_Manhattan\\_Square\\_July\\_2018.jpg#/media/File:One\\_Manhattan\\_Square\\_July\\_2018.jpg](https://commons.wikimedia.org/wiki/File:One_Manhattan_Square_July_2018.jpg#/media/File:One_Manhattan_Square_July_2018.jpg)



As you can see, this structure towers over the massive *30-story-tall* Manhattan Bridge, and seems enormous even next to the six lanes of the FDR highway and the large two-way commercial South Street. Image the impact of a building of similar scale (or even *half* this size) when placed next to a narrow single-lane residential street, bordered by three-story row houses rather, than by the 21-story Hamilton Madison House which is One Manhattan Square's immediate neighbor in the foreground of the picture above.

It is notable that in none of the renderings the developer has shared does it depict the entirety of the proposed project from the perspective of the residential streets, i.e. that of neighbors across State Street and 3<sup>rd</sup> Avenue. (In this slight of hand, the renderings all cut off at about the 30<sup>th</sup> floor, and those from the street perspective level cut off at the 20<sup>th</sup> floor.) This is most likely because an accurate rendering would make clear the ridiculous disproportionality of this juxtaposition.

Last decade, during the significant comprehensive rezoning of downtown Brooklyn, the City Planning Department and City Planning Commission quite intentionally *excluded this project site* from changes to allow additional bulk, because it is a transitional block between the brownstone streets of Boeurum Hill and the more appropriately up zoned area north of Schermerhorn Street.

In contrast to the downtown area, which is filled with wider streets accommodating greater traffic flow, and populated by commercial buildings and residential high-rises, the project site sits across a narrow street lined with 3-story row houses. Allowing this massive increase in bulk in a low-rise neighborhood context would create myriad problems. Most obviously, 600+' buildings (higher than most *in Manhattan*) would tower over their humble and historic neighbors, casting huge shadows and blocking out the sky. Even more significantly, adding this level of activity—thousands of additional residents, workers, shoppers, and students—would overwhelm the relatively narrow street which would be the sole access for loading and unloading the site. Dozens of truck trips would be required throughout the week, to supply residents, workers and shoppers (with everything from office supplies to store inventory to student meal delivery to Amazon package deliveries) and remove the additional tons of landfill waste and recyclable material from the occupants of these massive buildings. Currently with only demand from low-rise residences, State Street traffic backs up for a half block due to the presence of a single Department of Sanitation garbage truck making its rounds.

Despite these facts, the developers are requesting not just the same massive up zoning that exists in downtown Brooklyn (12 FAR), but *50% more* (18 FAR). Given the 3-story brownstones across narrow State Street from the project, the existing C6-2 is appropriate. Building out the maximum amount currently allowed would already place a strain on the capacity of the narrow street. Building *more* than this would disrupt the neighborhood for generations to come. The developers are trying to accomplish too much in the wrong place.

Adding a second school (the first school is a contractual agreement to which the developers have already committed and are being compensated by the City) does not justify this burden on the neighborhood. I write this despite the fact that I am the father of a 6-year-old and a 4-year-old who will be starting at P.S.38 next month. The City does indeed need to plan for additional preK-5 capacity in and around downtown Brooklyn. For this reason for years I have been supportive of Downtown Brooklyn School Solutions. But in exchange for adding this single school the developer is asking to build an *additional* nearly 600' of height (on top of the 400' they could build as-of-right) and an additional 700,000 s.f. of bulk. This is a Faustian bargain. The City Council should allow the builder to add bulk equivalent to that of the second school—no more—or explore building a school on one of several other development sites nearby.

In addition, there are many other sites nearby that are and will be developed that are much more appropriate to accommodate, schools, housing (both market rate and affordable), and retail. In fact, currently there is a glut of apartments and that have been built in a 2-block radius, and a thousands of additional apartments from DUMBO to Pacific Park (a.k.a. Atlantic Yards) that are under development. It is not necessary to shoehorn even more development on the proposed project site.

Change and property development is an inexorable part of New York City. However, excessive development of this scale (currently prohibited within a well-thought out zoning framework) is simply unnecessary. The City Council should not rubber stamp it.

In conclusion, I respectfully request that you avoid a decision that will haunt you all and the community for decades. If this genie is released, it will never be put back in the bottle.

Sincerely,  
Tokumbo Shobowale

441 State Street  
Brooklyn, NY 11238



**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: Kate Reilly

Address: 29 3rd Ave # 2

I represent: myself

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 192-194 Res. No. \_\_\_\_\_  
 in favor  in opposition

Date: 8-14-18

(PLEASE PRINT)

Name: Julie Sebunya

Address: 1 Hanson Pl # 9 J

I represent: The Community of Ft. Greene

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 192-194 Res. No. \_\_\_\_\_  
 in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Ashley Carlisle

Address: 75 Clinton Street Bk NY 11201

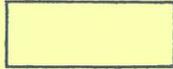
I represent: myself

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. 192-194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Mimi Keabida

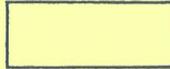
Address: 141 Wyckoff St.

I represent: N/A

Address: \_\_\_\_\_

THE COUNCIL 90 Flatbush  
THE CITY OF NEW YORK

Appearance Card



I intend to appear and speak on Int. No. 192-97 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 8/14/2018

(PLEASE PRINT)

Name: Alison Cerenberg

Address: 57 W 8th St 82C NYC

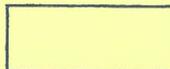
I represent: Human SCALE NYC 10011

Address: Tribeca

THE COUNCIL  
THE CITY OF NEW YORK

110

Appearance Card



I intend to appear and speak on Int. No. 192 Res. No. 194

in favor  in opposition

Date: 8/14/18

(PLEASE PRINT)

Name: Jill Stempel

Address: 1 Hanson Place

I represent: myself

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 192-194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 8/14/18

(PLEASE PRINT)

Name: George Combs

Address: 313 Pacific Street

I represent: Boerum Hill 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: \_\_\_\_\_

(PLEASE PRINT)

Name: Lynn Ellsworth

Address: 165 DUANE

I represent: Human Scale NYC

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 80 Flatbush Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Jay Marcus

Address: 601 DeGraw Street

I represent: Fifth Ave Committee (Applicant)

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 192-194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: BRUCE BUTTSFIELD

Address: 142 MADISON ST

I represent: MYSELF

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 80 Flalburgh Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Carol Rosenthal

Address: 1 NY Plaza (Fisd Trk)

I represent: Fred Fakh (alloy)

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 192-194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: David McCarty

Address: \_\_\_\_\_

I represent: Alloy

Address: 20 Jm Street, #1003

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

THE COUNCIL  
THE CITY OF NEW YORK

103

Appearance Card

I intend to appear and speak on Int. No. 192-194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

Name: Stephen Smith (PLEASE PRINT)

Address: 246 Cornelia St., Brooklyn

I represent: myself

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

152

Appearance Card

I intend to appear and speak on Int. No. 80 Flatbush Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

Name: Alexandria Sica Hedt (PLEASE PRINT)

Address: 444 5th Street

I represent: myself

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

101

Appearance Card

I intend to appear and speak on Int. No. 192-194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 8/14/18

Name: HENRY CARRIER (PLEASE PRINT)

Address: 338 PRESIDENT ST. BROOKLYN

I represent: myself

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

100  
~~99~~

Appearance Card

I intend to appear and speak on Int. No. 192-194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: DAUGHTERY CARSTARPHEN, AIA

Address: 546 STATE ST.

I represent: SELF + NEIGHBORS

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 192-194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 8/24/10

(PLEASE PRINT)

Name: RAY ROGERS

Address: PO Box 1002 Cooper Station NY 10276

I represent: Corporate Campaign, Inc

Address: same

THE COUNCIL  
THE CITY OF NEW YORK

98

Appearance Card

192-194

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Alicia Cooper PTA President

Address: \_\_\_\_\_

I represent: Khatil Gibran Int Academy

Address: (parent)

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

192-194

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

Name: Chad Cooper (PLEASE PRINT)

Address: \_\_\_\_\_

I represent: Khalil Gibran Student

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

96

Appearance Card

I intend to appear and speak on Int. No. 192-194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

Name: SIMON DAVID (PLEASE PRINT)

Address: 115 SAINT JOHN'S P. APT. 3F

I represent: MYSELF / NEIGHBORHOOD

Address: SEE ABOVE

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 192-194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

Name: ROSLYN HUEBENER (PLEASE PRINT)

Address: 91 LAFAYETTE AVE

I represent: FORT GREENE ASSOCIATION  
CLINTON Hill SOCIETY, VP.

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 192-194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: ERIC SPENCER

Address: 1134 MADISON AVE, 4th

I represent: SELF

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: Victoria Calabro

Address: 1 John Street, Brooklyn NY 11201

I represent: Brooklyn Childrens Museum

Address: 145 Brooklyn Ave. BKlyn

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 80 FLATBUSH Res. No. \_\_\_\_\_

in favor  in opposition

Date: 8/14/18

(PLEASE PRINT)

Name: ADRIAN DEVENYI

Address: 312 CLINTON AVE, B'KLYN

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. 192-194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 8/14/2018

(PLEASE PRINT)

Name: Joan Reutershan

Address: 70 South Portland Ave

I represent: myself / South Portland Ave Block Association

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 192-194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 8/14

(PLEASE PRINT)

Name: JILL MONTAIGNE

Address: 70 WASHINGTON ST

I represent: MYSELF

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1912 Res. No. 1919

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: GARRICK JONES

Address: 475 7 AVE BROOKLYN NY 11205

I represent: RESIDENT / FATHER + TENTATIVE

Address: 1718 8 AVE STONEYBROOK

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 192 Res. No. 194

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: BRADLEY SAMUELS  
Address: 141 WINDSOR PLACE, BROOKLYN, NY 11215

I represent: SITU  
Address: 141 FLUSHING AVENUE, BROOKLYN NY

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 192 Res. No. 194

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: SUE WOLFE  
Address: 143 LAFAYETTE AVE

I represent: AALDC  
Address: 494 ATLANTIC AVE

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 192-194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Marc Kushner  
Address: 1 whitellall st

I represent: \_\_\_\_\_  
Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 192-194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 8/14/2018

(PLEASE PRINT)

Name: Siobhan Meyer Meyer

Address: 109 Beren St

I represent: Myself

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 20 Flatbush Res. No. 194

in favor  in opposition

Date: 8/14/18

(PLEASE PRINT)

Name: Alexandra Dadourian

Address: 434 State Street, BKlyn NY 11217

I represent: residents of Boerum Hill

Address: 434 State St.

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 20 Flatbush Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: David Lowin

Address: \_\_\_\_\_

I represent: \_\_\_\_\_

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 192-194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 08/14

(PLEASE PRINT)

Name: Ann Modest

Address: 1 Hanson Place #28A

I represent: \_\_\_\_\_

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 192-194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 14 August 2018

(PLEASE PRINT)

Name: PATTI HAGAN

Address: 117 ST MARKS AVENUE, BROOKLYN, 11217

I represent: Preserve Our Brooklyn Neighborhoods

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 192-194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: Aug 14 2018

(PLEASE PRINT)

Name: BENJAMIN HOLLBERG

Address: 264 62<sup>nd</sup> AVE BROOKLYN

I represent: DAVID ERDMAN

Address: \_\_\_\_\_

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

THE COUNCIL  
THE CITY OF NEW YORK

79

Appearance Card

[Empty box]

I intend to appear and speak on Int. No. 192 Res. No. 194

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Athenes Barea

Address: B15 100 7th Avenue NY 11215

I represent: Ally 80 Flatbush

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

[Empty box]

I intend to appear and speak on Int. No. 192/3/4 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 08/14/18

(PLEASE PRINT)

Name: GRANT GREENBERG

Address: 1 HAWSON PLACE, 28A, BROOKLYN

I represent: FGA

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

[Empty box]

I intend to appear and speak on Int. No. 0192 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 8/17/18

(PLEASE PRINT)

Name: Jack Davies

Address: \_\_\_\_\_

I represent: Transportation Alternatives

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 192-194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 8/14/18

(PLEASE PRINT)

Name: Betty Feibusch

Address: 366 Pacific St

I represent: myself - my community

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 0192 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 8/14/18

(PLEASE PRINT)

Name: Sam Bernstein

Address: \_\_\_\_\_

I represent: NY Building Congress

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 192, 193, 194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 8/14/18

(PLEASE PRINT)

Name: Cecilia Angelina

Address: 128 Wyckoff St

I represent: Borham Hill

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

73

Appearance Card

[Empty box]

I intend to appear and speak on Int. No. ED Forest Res. No. \_\_\_\_\_

in favor     in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: VICTORIA CALABRO

Address: 1 JOHN STREET/SPARK

I represent: BROOKLYN CHILDREN'S MUSEUM

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

[Empty box]

I intend to appear and speak on Int. No. 192/193/174 Res. No. \_\_\_\_\_

in favor     in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Evan Baum

Address: 30 christopher street

I represent: Daniel Carr

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

[Empty box]

I intend to appear and speak on Int. No. 192-194 Res. No. \_\_\_\_\_

in favor     in opposition

Date: 8/14/18

(PLEASE PRINT)

Name: Benjamin Carlos Thyoin

Address: 106 E 30th ST

I represent: Open New York Housing Advocacy

Address: N/A



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. 192-194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 8/14/18

(PLEASE PRINT)

Name: Lavin Thomas

Address: Bed - Stuy

I represent: myself

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

69

Appearance Card

I intend to appear and speak on Int. No. L.H. #192-194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 08.14.18

(PLEASE PRINT)

Name: Eileen Boxer

Address: 548 stuy st

I represent: myself

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 192-194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: PETER BRAY

Address: 55 PIERREPONT ST BKLYN

I represent: BROOKLYN HEIGHTS ASSOCIATION

Address: 55 PIERREPONT 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. 192-194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 14 Aug 2018

(PLEASE PRINT)

Name: Michael Duddy

Address: 874 Carroll St

I represent: 80 Flatbush

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 192-194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: LEONARD GOODSTEIN

Address: 258 51<sup>ST</sup>. ST. Apt 2

I represent: \_\_\_\_\_

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 80 Flatbush Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Chris Teppe

Address: \_\_\_\_\_

I represent: myself

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 192-93-94 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 14 Aug 2018

(PLEASE PRINT)

Name: Cheryl Dupris

Address: 30 3rd Ave Apt 912

I represent: ~~80 Flatbush~~ Boerum Hill

Address: Bergen Assoc

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. L0194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: IRENE VAN SLYKE

Address: 206 BERGEN ST

I represent: \_\_\_\_\_

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. L0194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: JON CROW

Address: 771 UNION ST

I represent: BROOKLYN BEAR'S GARDEN

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. LU 194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: HOWARD KOWINS  
Address: 110 HOYT ST BROOKLYN 11217  
I represent: Boerum Hill Assoc  
Address: as above

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU 194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: SANDY BITZ BOZA  
Address: 321 ATLANTIC AVE  
I represent: ATLANTIC AVE BETTERMENT ASSOC./ ADVCOM  
Address: SAME

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 192, 193, 194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: DAN MARKS  
Address: 388 Bridge St Brooklyn  
I represent: Resident / myself  
Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 192-194 Res. No. \_\_\_\_\_

in favor     in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Sam Dhaphany

Address: \_\_\_\_\_

I represent: \_\_\_\_\_

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 192-194 Res. No. \_\_\_\_\_

in favor     in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Leen Shumman

Address: \_\_\_\_\_

I represent: \_\_\_\_\_

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 192-194 Res. No. \_\_\_\_\_

in favor     in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: ~~SARA~~ KHALID DHOBHANY

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. 192-194 Res. No. \_\_\_\_\_

in favor     in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Sarah Clem

Address: \_\_\_\_\_

I represent: \_\_\_\_\_

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

192 193

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor     in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Alejandra de Urrioste

Address: 1 Hanson Place, Apt 18A

I represent: \_\_\_\_\_

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

192 193

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor     in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Melissa Chapman

Address: \_\_\_\_\_

I represent: Brooklyn Chamber of Commerce

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

192/193

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 8/13/12

(PLEASE PRINT)

Name: Peter Gee

Address: 621 DeGraw Street

I represent: Fifth Avenue Committee

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

192/193

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 8/13/12

(PLEASE PRINT)

Name: Erica Jo Giles

Address: 621 DeGraw Street

I represent: Fifth Avenue Committee

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

192/193

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 8/13/12

(PLEASE PRINT)

Name: Juan Barahona

Address: 621 DeGraw Street

I represent: Fifth Avenue Committee

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

30 Flatbush

Appearance Card

192 193

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

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Marcel Negret

Address: 488 Madison Avenue

I represent: Municipal Art Society

Address: " "

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

192-193

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

Date: 8/14/18

(PLEASE PRINT)

Name: Nickolas Sifuentes

Address: \_\_\_\_\_

I represent: Tri-State Transportation Campaign

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

191 -193

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

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: WILLIAM HARRIS

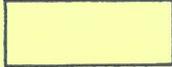
Address: \_\_\_\_\_

I represent: \_\_\_\_\_

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. 192193194 Res. No. \_\_\_\_\_

in favor     in opposition

Date: 08/14/18

(PLEASE PRINT)

Name: Regina Myer

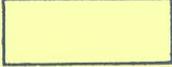
Address: \_\_\_\_\_

I represent: Downtown Brooklyn Partnership

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. Park Ave Res. No. \_\_\_\_\_

in favor     in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Justin Jarboe

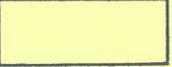
Address: 518 Putnam Brooklyn, NY 11221

I represent: owner

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. Park Ave Res. No. \_\_\_\_\_

in favor     in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: JEFF AKERMAN

Address: 1276 East 7<sup>th</sup> street

I represent: owner

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 192/193/194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 8/14/18

(PLEASE PRINT)

Name: Andrew Bernheimer

Address: 526 74<sup>th</sup> Street Brooklyn NY

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: 8/14/18

(PLEASE PRINT)

Name: Roz Kopit

Address: 556 STATE ST, BKLYN

I represent: MYSELF

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 188/189 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 8/14/18

(PLEASE PRINT)

Name: MATT HERRIGAN

Address: \_\_\_\_\_

I represent: PHD SUMMIT LLC

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 188/189 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 8/14/18

(PLEASE PRINT)

Name: ADAM ROTH KRUG

Address: 55 WATERMILL LN, GREAT NECK, NY

I represent: PHD SUMMIT

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 195 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 8/14/18

(PLEASE PRINT)

Name: ADAM ROTH KRUG

Address: 55 WATERMILL LN, GREAT NECK, NY

I represent: PECTO'S PLACE LLC

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 192, 193-194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 8/14/18

(PLEASE PRINT)

Name: Assemblymember Jo Anne Simon

Address: \_\_\_\_\_

I represent: \_\_\_\_\_

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

192-194

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

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: IRENE HALAKA MOUSSA

Address: \_\_\_\_\_

I represent: Khobit Gibran Int'l Academy

Address: 362 Schenmehoun Brooklyn NY 11217

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 192,193,194 Res. No. \_\_\_\_\_  
 in favor  in opposition

Date: 03/14

(PLEASE PRINT)

Name: BURCK SCHELLENBERG

Address: \_\_\_\_\_

I represent: 80 FLATBUSH

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 190-191 Res. No. \_\_\_\_\_  
 in favor  in opposition

Date: 8/14/18

(PLEASE PRINT)

Name: Jay Goldstein

Address: 356 Fulton St Brooklyn

I represent: Applicant

Address: 205 Park Ave. BK

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. 192 193 194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 8-14-18

(PLEASE PRINT)

Name: Seth Maerowitz

Address: 200 Dean St Brooklyn

I represent: self

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 192 193 194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Sara Willard

Address: 168 Coffey Street, Brooklyn

I represent: myself

Address: "

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 192 193 194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 8/14/2018

(PLEASE PRINT)

Name: MABEL LUNG

Address: ONE HANSON PLACE, BKLYN

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

80 Flatbush

Date: 8/14, 2018

(PLEASE PRINT)

Name: BILL SHADRICK

Address: 467 STATE STREET, BROOKLYN, NY, 11217

I represent: \_\_\_\_\_

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 192193194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 8-14-18

(PLEASE PRINT)

Name: Mary Katherine Michiels-Kibler

Address: 280 Ashland Place #908

I represent: Rockwell Place community garden

Address: 104 Rockwell Place

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 19219394 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 8/13/18

Name: KIRK GOODRICH (PLEASE PRINT)

Address: 1105 New York Ave 11203

I represent: Monadnock Development

Address: 155 3rd St Brooklyn 11231

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 192, 193, 194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Ben Richardson

Address: 1 Hanson Place #4C

I represent: Fort Greene Association

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 192, 193, 194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: PHILIP SAPER A

Address: 150 CLERMONT AV #2J

I represent: SELF

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 192, 193, 194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Parquale Tolone

Address: 25 W. 11th St

I represent: SEIU 32BJ

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. 1921, 1931, 194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 8/14

(PLEASE PRINT)

Name: Hannah Binbaum

Address: 25 W. 18th St.

I represent: SEIU 32BJ

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 190-191 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Tahoeia Adams

Address: 25 W. 18th St.

I represent: SEIU 32BJ

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 207-208 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Nancy Parker

Address: 675 Third Ave NY NY 10017

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. 80 Flt bus Res. No. \_\_\_\_\_

in favor  in opposition

Date: 8/14/18

(PLEASE PRINT)

Name: Claire Weiss

Address: \_\_\_\_\_

I represent: myself

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 192,193,194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: Aug 14, 2018

(PLEASE PRINT)

Name: RON SANOFF

Address: 122 Ashland Place, Brooklyn

I represent: Rochwell Place Community Garden

Address: 104 Rochwell Place

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 192939 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 8-14-18

(PLEASE PRINT)

Name: Prof. Brent Porter

Address: 166 St. James Place

I represent: Pratt Institute School of

Address: Architecture 200 Willoughby Ave., 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. 80 FLAT BLUSH Res. No. \_\_\_\_\_

in favor  in opposition

Date: 8-14-2018

(PLEASE PRINT)

Name: DEBORAH LAUTER

Address: 96 ROCKWELL PLACE #8C 11217 Brooklyn

I represent: ROCKWELL PL BEARS COMMUNITY GARDEN

Address: FLAT BLUSH: LAFAYETTE

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 192 193 194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 8/14/18

(PLEASE PRINT)

Name: MICHAEL A DILLBICK

Address: 105 WYCKOFF ST Brooklyn 11201

I represent: MYSELF

Address: 105 WYCKOFF ST

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 192 193 194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Alice Taylor

Address: 432 Pacific St. Brooklyn 11217

I represent: self

Address: \_\_\_\_\_

80 Flatbush

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 80 Ftth Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Jill Mantavine

Address: 70 Washington St.

I represent: myself

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 80 FTTB Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: CHRIS HAVENS

Address: \_\_\_\_\_

I represent: MYSELF

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 192/192/194 Res. No. \_\_\_\_\_

80 Flatbush  in favor  in opposition

Date: 14 Aug 2018

(PLEASE PRINT)

Name: Lisa Vehrenkamp

Address: 1 Hanson Place 11B

I represent: Myself

Address: 1 Hanson Place

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. 192, 193, 194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 8/14/18

(PLEASE PRINT)

Name: PETER SALETI

Address: 476 1/2 STATE ST.

I represent: A BROOKLYN RESIDENT

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 192, 193, 194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Dan Hildreth

Address: 52 Chambers

I represent: NYC DOE

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 192, 193, 194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: William Candell

Address: 52 Chambers

I represent: NYC DOE

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. 192-193-194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Jennifer Maldonado

Address: NYC. ~~NYC~~

I represent: ECF

Address: 30-30 Thomson Avenue

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 192, 193, 194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: JARED DELLA LUCE

Address: 20 Jay St. #1003

I represent: ALLOY

Address: 20 Jay St #1003

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 192, 193, 194 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 8/14/18

(PLEASE PRINT)

Name: DARREN SEIFER

Address: 96 ROCKWELL PLACE

I represent: ROCKWELL BEARS GARDEN

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

191-192

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 7/14/18

(PLEASE PRINT)

Name: Lucy KOTEEN

Address: 138 Lafayette AV

I represent: Fort Greene Association

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 0172 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 08/14/2018

(PLEASE PRINT)

Name: Nanda BASHA GERHARDS

Address: \_\_\_\_\_

I represent: REBNY

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 0192 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Cassie Carrillo

Address: \_\_\_\_\_

I represent: 32 BJ

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. 0192 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 8/19/18

(PLEASE PRINT)

Name: Angela Pinsky

Address: \_\_\_\_\_

I represent: Association for a Better NY

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. 1929394 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 8/14/18

(PLEASE PRINT)

Name: Jonathan Glazer

Address: 496 State Street

I represent: myself/neighborhood

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. 80 Fitz Res. No. \_\_\_\_\_

in favor     in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Jesse Lazar

Address: \_\_\_\_\_

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. 192-194 Res. No. \_\_\_\_\_

in favor     in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: PATRICK BLANCHFLEEN

Address: \_\_\_\_\_

I represent: AKRF

Address: \_\_\_\_\_

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