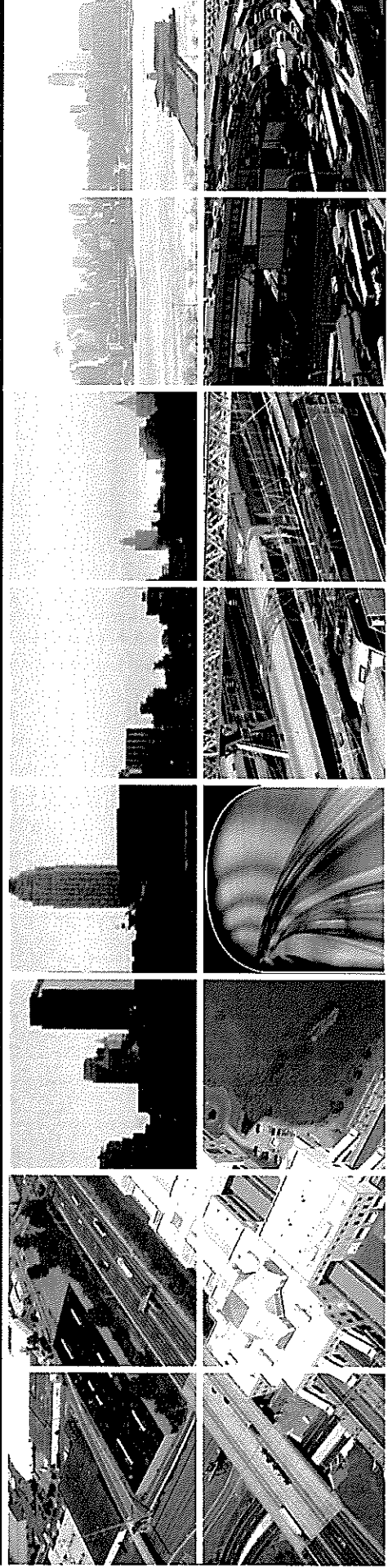


The ARC (Access to the Region's Core) Project Committee on Zoning and Franchises

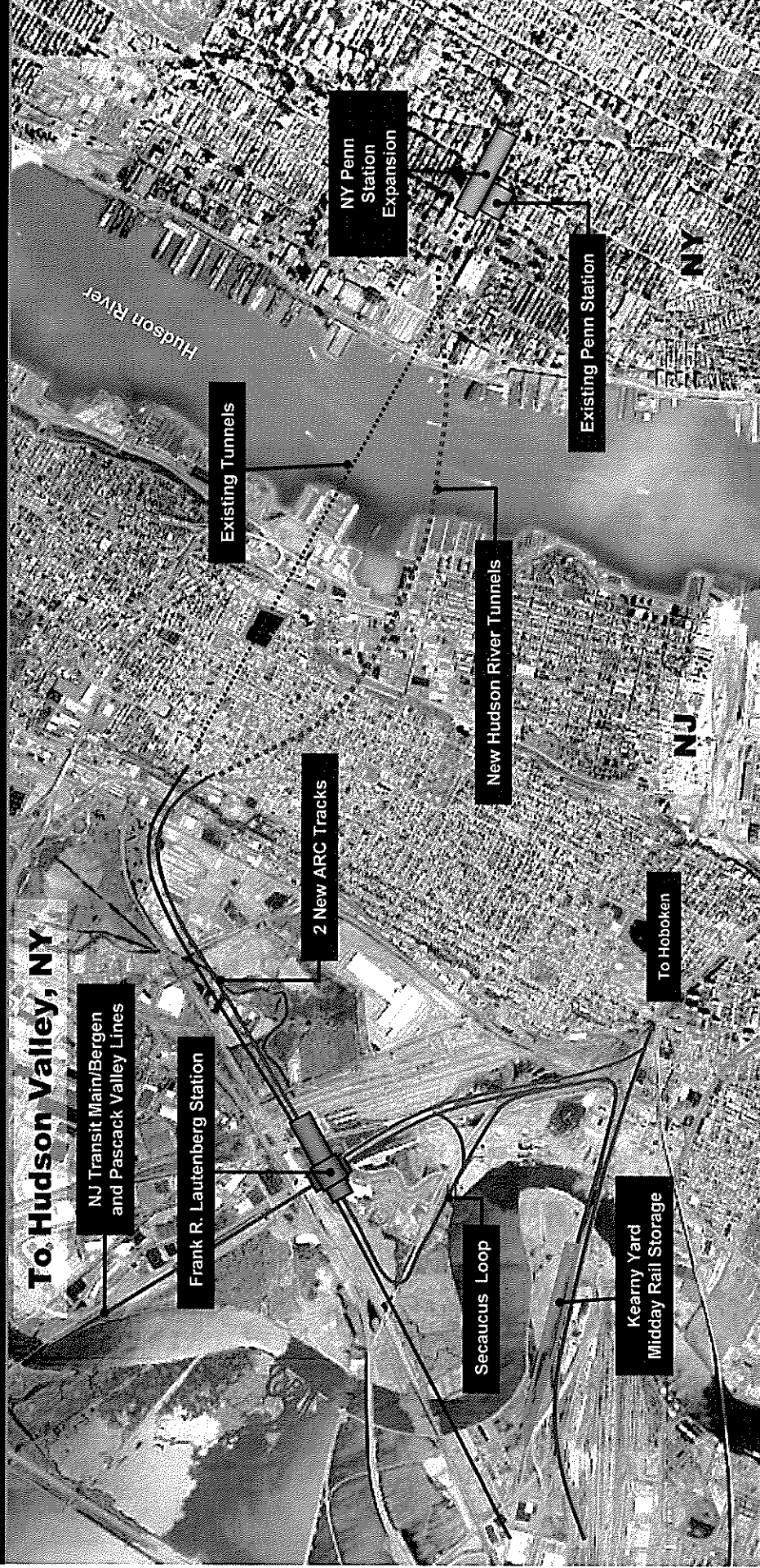
July 27, 2009



Northeast Corridor at Capacity Today

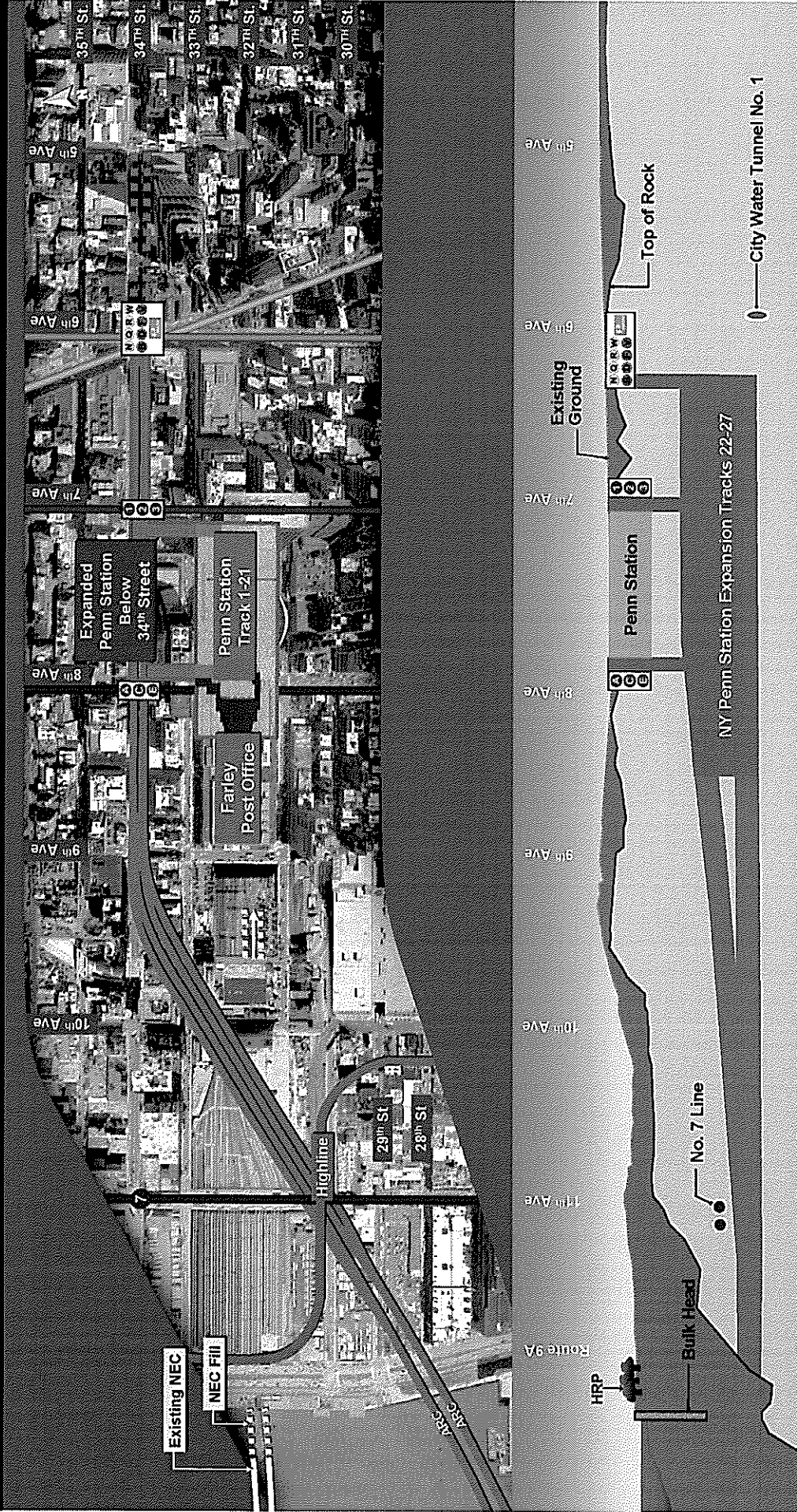


Access to the Region's Core

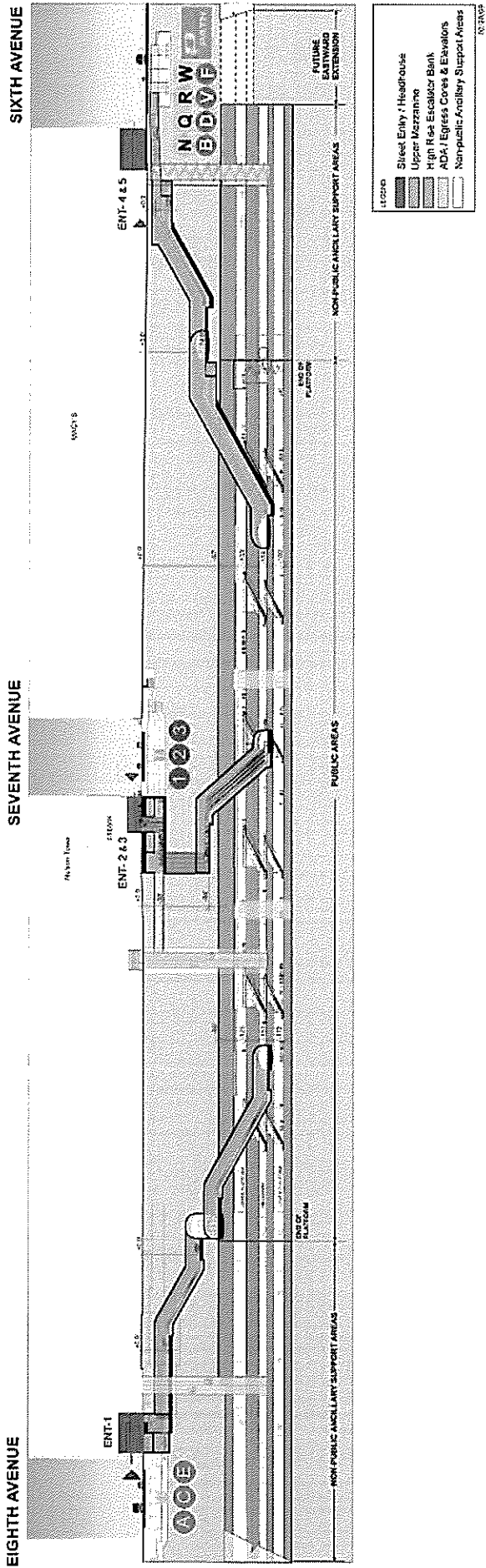


2 new tracks under the Hudson River – double capacity
6 track expansion of Penn Station below 34th Street

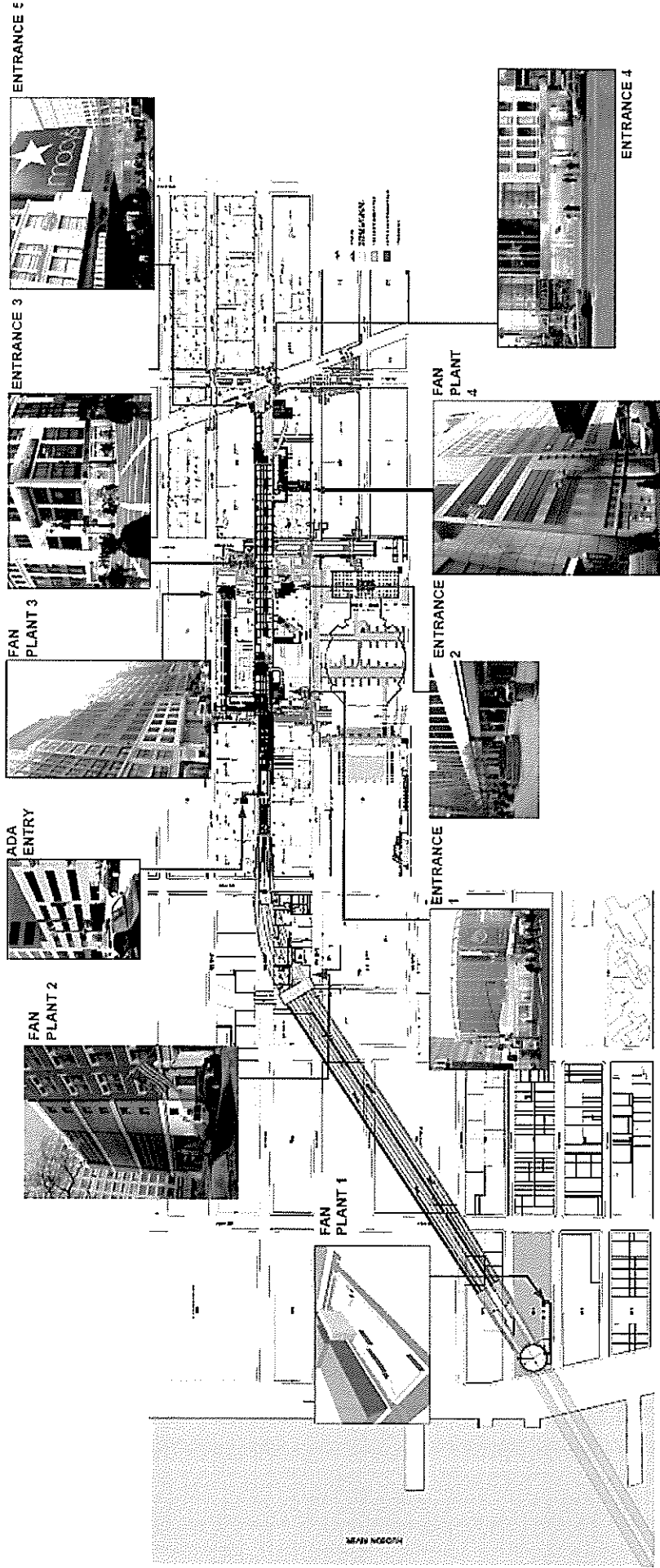
ARC Tunnels and Station in New York



ARC Tunnels and Station in New York



ARC in the Community



Community Benefits of the ARC Project

Economic Stimulus

- 6,000 jobs created annually during construction
- 44,000 permanent jobs
- Support for future development of Hudson Yards and Moynihan Station

Fewer Cars = Better Air

- Eliminates 22,000 car trips/ day
- Eliminates 600,000 vehicle miles/ day
- 65,000 fewer tons of Greenhouse Gas / Year

Better sidewalks

- Improves underground connections
- Subways off of sidewalks

ARC Project: Funding and Schedule



\$3 billion – PANYNJ

\$2.7 billion – State of NJ

\$3 billion – Federal Gov't

\$8.7 billion

Construction start at 12th Ave – end of 2009

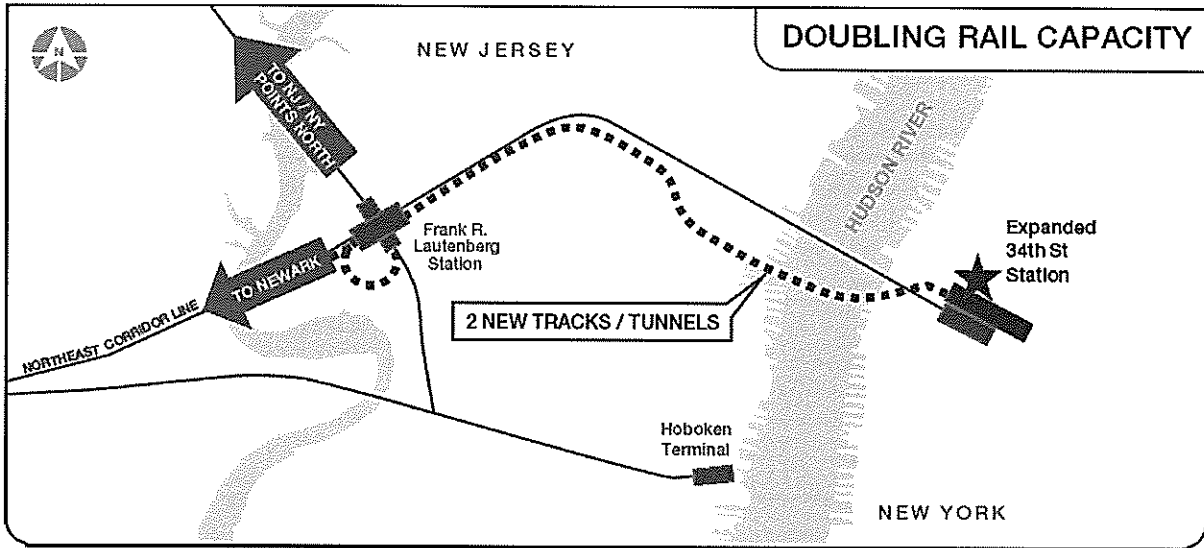
Construction start in midtown - 2011

Opening day – 2017



ACCESS TO THE REGION'S CORE Trans-Hudson Express (THE) Tunnel

A Partnership of NJ TRANSIT and the Port Authority of NY and NJ



ACCESS TO THE REGION'S CORE - ULURP ACTION

The Access to the Region's Core (ARC) project application presently being considered by the City Council seeks to facilitate the construction of a new railroad passenger station (the "Proposed Station") – to include two levels of track and a pedestrian mezzanine level below West 34th Street, six station entrances, four fan plants, and related below-grade elements – to be built in connection with a new railroad tunnel underneath the Hudson River.

The application includes a zoning text amendment to modify Section 74-62 (Railroad Passenger Stations) of the New York City Zoning Resolution (the "Zoning Resolution") and a special permit pursuant to Section 74-62(b), as amended (the "Special Permit"). The project is jointly sponsored by the Port Authority of New York and New Jersey (the "Port Authority") and New Jersey Transit ("NJ Transit") in order to allow for greater rail access into Midtown Manhattan for NJ Transit commuter rail services.

While the Port Authority of New York and New Jersey ("Port Authority") is of the view that it is not subject to the Uniform Land Use Review Procedure ("ULURP") with regard to its effectuation of the ARC Project, because of the nature of the ARC Project, including the cooperative effort required between the various federal, state and local agencies, the Port Authority is filing this application on behalf of the ARC Project with regard to the railroad station and is agreeing to develop the railroad station in conformity with the determinations made as a result of the ULURP process.

The ARC Project will be constructed within City Council District 3, Community Districts 4 and 5 in Manhattan.

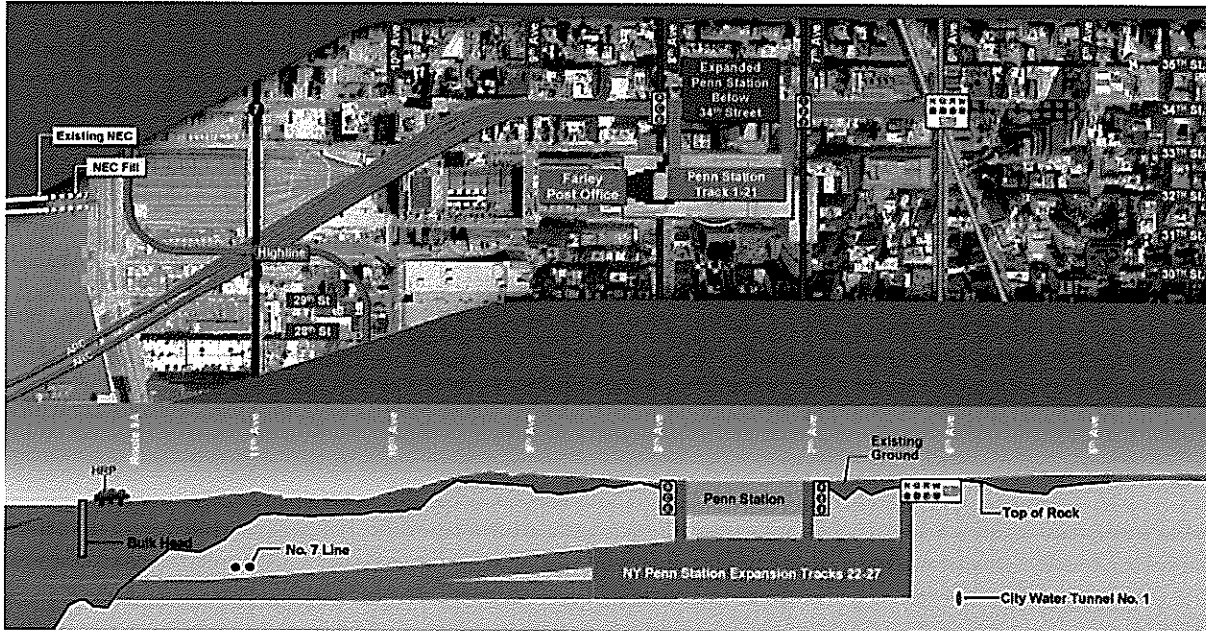
Background on the ARC Project

The ARC Project, which is being advanced through a partnership of the Port Authority of New York and New Jersey and NJ Transit, will double the number of trains coming from West of the Hudson River into Midtown Manhattan with the construction of two new tracks in tunnels below the Hudson River. Presently, NJ Transit and Amtrak rely on a 100 year old tunnel that has reached its capacity. ARC will increase rail capacity from 23 to 48 trains/ hour, eliminating 22,000 car trips/ day and creating thousands of construction jobs in New York and New Jersey.

ARC at a glance:

- Two new tracks under the Hudson River
- Expansion of Penn Station below 34th Street from 8th Ave to 6th Ave with 6 new tracks
- Manhattan construction commences – late 2009
- Train service begins – late 2017
- Anticipated cost - \$8.7 billion

- Funding - \$3 Billion from PANYNJ; \$2.75 billion from NJ; \$3 billion from Federal Transit Administration



The tunnels would enter Manhattan from the Hudson River just below West 28th Street, and would extend up to and along West 34th Street, at a depth of between approximately 90 and 180 feet below ground. The Proposed Station would serve as the terminus of the tunnel, with two levels of track and a third, middle level for pedestrian circulation located generally in the bed of West 34th Street, between 6th and 9th Avenues, including the following elements:

- Five passenger entrances (two at 34th Street and 6th Ave /Broadway; two at 34th St. and 7th Ave; one at 34th St. and 8th Ave) constructed within building footprints at street level with stairs and escalators – three of which will include elevators for ADA access. These entrances would also provide access to NYCT subway lines and LIRR, Amtrak and other services at Penn Station New York.
- One employee entrance elevator and emergency stair near 9th Ave and 34th St
- Existing New York City Transit (“NYCT”) subway stairs would be relocated from the sidewalks into adjoining buildings as part of the project, returning sidewalks to pedestrians. Underground pedestrian connections would be provided both to the subway system and to existing Penn Station.
- Four ventilation facilities, or “fan plants,” to provide emergency ventilation of the railroad tunnel and station, located at 137-139 West 33rd Street (between 6th and 7th Avenue), 218 West 35th Street (between 7th and 8th Avenues), 431 West 33rd Street (at Dyer Avenue), and in the block bounded by 12th Avenue, 11th Avenue, 28th and 29th Streets (Block 674).

Details of the Special Permit

The Special Permit is requested to facilitate the development of the Proposed Station, including all of its below-grade elements in the bed of West 34th Street and on private properties, the six station entrances, and the four fan plants.

Two of the fan plants are located in commercial zoning districts and would be approved pursuant to the Special Permit to allow this use. The other two fan plants would be located in manufacturing zoning districts, where this use is permitted as of right, but these two fan plants would require a modification of certain bulk regulations under the Special Permit.

All property necessary for the Proposed Station, the tunnel, and the fan plants that is not presently owned by the Port Authority would be acquired by the Port Authority through negotiation or, if necessary, through condemnation.

Details of the zoning text amendment

The text amendment would modify the existing Section 74-62 as it affects railroad passenger stations and appurtenant facilities in Manhattan Community Districts 4 and 5.

- Allow the Commission to permit, in connection with railroad passenger stations, other facilities such as ventilation facilities appurtenant to the station or its approaches, and to permit the modification of certain bulk requirements in connection with such facilities;
- Update the requirements of Section 74-62 to delete the current requirement for the provision of accessory off-street parking in connection with railroad passenger stations;
- Add additional findings to Section 74-62 related to pedestrian circulation at station entrances, both at-grade and below-grade;
- Allow station entrance elements to be treated as permitted obstructions in certain public plazas within the Penn Center area, provided that the Commission finds that the encroachment in the open area will facilitate improved pedestrian circulation to, from, and within the proposed railroad passenger station; and
- Require public plazas in which station entrance facilities are located to be improved in accordance with a site plan approved by the Chairperson of the Commission; and
- Allow the Commission to prescribe appropriate conditions and safeguards in connection with such railroad passenger stations and its facilities, including mitigation of pedestrian impacts, signage requirements, or screening or placement of the permitted facilities.

Synopsis of Community Commitments

During the Borough Board ULURP review period, The Port Authority and New Jersey Transit made a number of commitments with respect to implementation of the ARC project to address concerns raised during the Community Board reviews. The Borough Board made a recommendation, supported by both Community Board 4 and Community Board 5, for approval of the application conditional on these commitments.

The commitments are as follows:

- Continue to meet with, seek input from, and where appropriate incorporate suggestions of CB4, concerning design of all fan plants and adjoining open space in CD4;
- Continue to meet with, seek input from, and where appropriate incorporate suggestions of CB5, concerning the design of all fan plants and station entrances in CD5, including the alternative “Scheme B” for Entrance 2, regardless of whether it is subject to additional land use approvals or which approval process is required, should it be pursued;
- Continue to explore means to expand Entrance 5, including collaborating with DOT to coordinate the entrance with the planned closure of Broadway in Herald Square to auto traffic and pulling in a support column from the entrance’s corner;
- Continue to seek use of the MTA Subway entrances on both sides of Eighth Avenue, at the corners of West 34th and West 35th Streets, and the corridor beneath Eighth Avenue as access points to the station;
- Implement all mitigative measures, related to construction impacts and otherwise, as outlined in the FEIS, to protect St. Michael’s School and other nearby buildings;
- In the three months prior to and during every phase of construction until completion, coordinate monthly construction task force meetings with CB4 and CB5, including but not limited to representatives of CB4, CB5, all local elected officials, representatives of Port Authority and/or New Jersey Transit, and representatives of the construction contractors, to discuss all construction-related concerns; and such meetings shall also provide a forum for a monthly progress report by Port Authority on non-construction related aspects of the project as a whole and adherence to all agreed upon conditions for the project and elements of this resolution;
- Maintain a construction coordination center during every phase of construction until completion, to be open and staffed during appropriate times during the work week and weekends, in an area convenient to residents and other impacted stakeholders, with up-to-date information on, but not limited to, blasting schedule and trucking activities;
- Provide reasonable assistance, financial and otherwise, consistent with Title 49, Part 24 of the Code of Federal Regulations, to all displaced leaseholders in relocating within the vicinity of their current places of business, with the understanding that any relocation

compensation plan is subject to final approval by the Federal Transit Administration (FTA);

- Prioritize relocation sites located in the nearby vicinity of the current places of business to better retain current clientele and location-specific aspects of business; and
- Attempt to acquire properties for fan plant and station entrances through negotiated transactions, subject to FTA approval, and during these negotiations the Port Authority will encourage the fair treatment of leaseholders by property owners.

July 27, 2009

Hon. Melinda R. Katz
Council Member
Chairperson Land Use Committee
New York City Council
250 Broadway
New York, NY 10007

Dear Council Member Katz:

The Church Avenue Business Improvement District runs along Church Avenue from Coney Island Avenue to Flatbush Avenue and is located entirely within the area covered by the proposed Flatbush Rezoning (090335ZRK – 090336 ZMK). The BID seeks to enhance the Church Avenue commercial district for businesses, residents and shoppers by making it cleaner and safer, promoting the neighborhood as a shopping destination and providing development resources to Church Avenue merchants and property owners. We are here today to voice our overall support for this rezoning proposal, and to point out a few areas where we would like to see some minor modifications to it.

The proposed Flatbush Rezoning developed by the Department of City Planning has three stated goals: (1) Preserve the existing scale of detached homes, row houses and apartment buildings within Flatbush, (2) Provide incentives for affordable housing; and (3) Maintain opportunities for commercial growth and re-investment in commercial areas.

Our understanding is the genesis for this rezoning came from local community groups interested in preserving the low density context of Victorian Flatbush that was coming under threat during the recent real estate boom. The down zoning of the neighborhoods of Victorian Flatbush do a great deal to preserve the low density context and unique character of these neighborhoods. In addition, Inclusionary Housing program which offers a 33% FAR bonus where affordable housing is included provides significant incentives for developers to build much needed affordable housing.

While the commercial districts were not the primary focus of the rezoning efforts, it makes some adjustments to commercial zoning within a number of the commercial districts located within the proposed rezoning area. The proposal seeks to change the existing C1-3 to a C2-4 overlay which will broaden the types of allowable commercial uses to include uses such as bowling alleys, gyms and other similar commercial uses. In addition, C2-4 has lower parking requirements. The proposed rezoning reduces the depth of the C2-4 commercial overlay from one hundred fifty feet to one hundred feet. The reduction in depth is designed to prevent the intrusion of commercial uses on residential side streets.

Members of the BID are unanimously supportive of the steps taken to preserve the existing residential context and encourage the construction of affordable housing. In addition the BID supports the change from a C1-3 to a C2-4 commercial overlay.

What is more difficult for the BID to accept is the reduction in the commercial overlay by 33%, from 150 to 100 feet. As a commercial district, we view any reduction in commercial capacity as a restriction on the possibility of future commercial growth. If this provision was proposed on its own, the BID would have felt obligated to oppose it. However, because it is balanced by the benefits of expanded commercial uses and a reduction in parking requirements, both of which are provided by the C2-4 overlay, we can accept the reduction as part of an overall plan that we believe achieves the stated goal to “maintain opportunities for commercial growth and reinvestment.”

Notwithstanding this support, the BID would like to make the Borough President aware of a couple of instances where the one hundred foot overlay would allow less commercial depth than the current buildings and ground floor retail businesses currently enjoy. At 2101 Church Avenue, the lot is one hundred forty three feet deep and the building is one hundred thirty one feet deep – which means that the existing commercial configuration is thirty one feet deeper than the proposed one hundred foot commercial overlay. The building is occupied by important retail anchors for the block, including Walgreens, Danice, Fabco Shoes and Modell’s Sporting Goods. In three locations – at 66 Westminster, 66 Argyle and 55-61 E. 18th Street – the new C2-4 overlay leaves out buildings that currently have ground floor retail.

We understand that in each case, the existing and future ground floor commercial uses in these structures will remain legal even though they will be outside the proposed commercial overlay. However, in a redevelopment scenario of these properties, any portion of a lot beyond the 100 foot overlay and in the properties located entirely beyond the 100 foot overlay, ground floor retail would not be permitted. Based on our conversations with staff from the Department of City Planning, it is our understanding that the lack of commercial overlay to cover the existing ground floor retail uses in these buildings may have been an oversight. If possible, the BID asks that the proposal be amended to extend the commercial overlay to cover these and any other buildings where there is existing ground floor retail beyond the proposed one hundred foot overlay.

The Church Avenue commercial district and others located in Flatbush have changed dramatically since they were originally mapped in 1961. If the rezoning effort had been more focused on the commercial districts or if the BID had been more active in the rezoning process, perhaps more changes to improve the commercial districts could have been made as part of this rezoning effort. While Church Avenue is a generally healthy district, our West



End continues to struggle and there are a handful of soft sites which are significantly underdeveloped under the existing and proposed zoning. A major review of the commercial zoning in Flatbush similar to the residential review just completed seems warranted, and if such a study can be undertaken, the BID would like to work with the Dept. of City Planning, Community Board 14 and community stakeholders to discuss available zoning tools that might be used in districts such as ours that would improve the ability of the commercial district to serve the community.

In addition, the BID suggests that the Department of City Planning look at Coney Island Avenue in more detail. Coney Island Avenue leading south from Prospect Park is an important gateway into Victorian Flatbush and Kensington. The east side of Coney Island Avenue will mostly have a C2-4 overlay, however the west side, which is not included in the proposed rezoning is mostly zoned C8. These inconsistent zoning designations have created a disjointed commercial district along Coney Island Avenue with heavy commercial uses across the street from convenience retail. The BID would like to work with the Department of City Planning, the local community boards and interested stakeholders to examine the planning tools that might be implemented on Coney Island Avenue to create a more vibrant and inviting commercial district.

The BID would like to thank the staff from the Brooklyn Office of the Department of City Planning for presenting at an information session hosted by the BID this past fall and for making themselves available by phone and at meetings to discuss the impact of the rezoning on Church Avenue. We feel optimistic and excited about the positive effects the rezoning is likely to have on the community, the preservation of detached homes and row houses and the incentives for affordable housing. We understand that with any rezoning, there is a necessary give and take that occurs. We believe that this proposal strikes an equitable balance that serves the different interests of the Flatbush community, and we are therefore pleased to support the proposed Flatbush Rezoning.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Dicus", written in a cursive style.

Mark Dicus
Executive Director



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

QUEENS OFFICE

Amanda M. Burden, F.A.I.C.P., *Director*
Department of City Planning

Middle Village – Glendale – Maspeth Rezoning: Project Summary

The Department of City Planning proposes the rezoning of roughly 300 blocks in three neighborhoods in west-central Queens - Middle Village, Glendale, and Maspeth. For study purposes, this very large area has been divided into four smaller sections. The first section, located in eastern Glendale, is bounded by Woodhaven Boulevard, 76th Avenue, 88th Street, 77th Avenue, 80th Street, and Cooper Avenue. The second section, located in western Glendale, is bounded by The Long Island Railroad, 70th Avenue, 69th Place, Myrtle Avenue, 73rd St, and Mt. Carmel Cemetery. The third section, located in Maspeth, is bounded by 59th Street, Mt. Olivet Cemetery, the Queens-Midtown Expressway, and Admiral Avenue. The fourth section, located in Middle Village, is bounded by the Queens-Midtown Expressway, Woodhaven Boulevard, Mt Olivet Cemetery, 80th Street, Juniper Boulevard, and Lutheran Avenue.

The Middle Village–Glendale–Maspeth rezoning builds upon prior contextual rezonings in portions of these neighborhoods, including the Middle Village–Glendale rezoning (March 2006), Maspeth–Woodside rezoning (May 2006), and the Middle Village Follow-Up rezoning (Aug 2006), as well as the rezoning of a portion of Middle Village in 1994. The Department of City Planning implemented these rezonings in response to requests from Community Board 5, area residents, local elected officials, and civic groups who expressed concerns that the development occurring in these neighborhoods was out-of-character with established development patterns and built contexts. The Middle Village–Glendale–Maspeth rezoning will extend similar protection from out-of-character development to portions of these neighborhoods which had not been covered by previous actions. In the current rezoning area, much of the existing zoning has been unchanged since 1961, and the existing R3-2, R4 and R5 districts allow a variety of building envelopes and housing types which can be inconsistent with prevailing scale, density, and built character. Small portions of the rezoning area are zoned for industrial uses M1-1 and M1-4D, and within these areas certain blocks are developed predominantly with residential buildings.

The objective of the recommended zoning changes is to replace existing zoning designations with contextual districts to more closely reflect the existing built form of the neighborhoods, thereby ensuring that future development will be more consistent with its surroundings.

Two types of zoning changes are recommended:

- **Lower Density / Contextual Zoning Changes:** Protect the character of these neighborhoods and reinforce the established built form by replacing existing zoning on roughly 300 blocks (R3-2, R4, R4B, R5, M1-1 and M1-4D) with lower density or contextual zoning districts where appropriate (R3A, R4-1, R4A, R4B, R5B, and R5D).
- **Commercial Overlay Changes:** Remove or reduce the depths of commercial overlay zones to prevent commercial use intruding on residential blocks. Add commercial overlays were warranted to reflect current land uses and encourage retail continuity along prime shopping streets.

John David Young, *Director*
Deborah L. Carney, *Deputy Director*
120-55 Queens Boulevard, Kew Gardens, New York 11424 Room 201 (718)286-3170
FAX (718) 286-3183
www.nyc.gov/planning

Hello, I'm Bob Pandolfo, co-President of Beverley Square West Neighborhood Association. The majority of the members of my association are strongly in favor of this zoning change. We believe that, for us, the edges (near Coney Island Ave. and near Cortelyou Road) of our area would have zoning more in keeping with the rest of the neighborhood.

Thank you.

A handwritten signature in cursive script that reads "Bob Pandolfo". The signature is written in black ink and is positioned below the "Thank you." text.

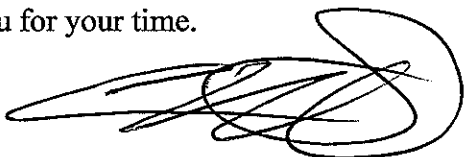
7/22/09

I am writing because my family owns property in the area that is proposed for a rezoning in DUMBO Brooklyn. We have owned our properties, 53 Pearl Street, 55-57 Pearl Street, and 177 Water street, since the late 1940's early 1950's. I would like to make it clear that we are in full support of the rezoning of DUMBO/Vinegar Hill. In addition to running a family business in the area since the 1940's, I have lived in DUMBO for over 2 years at 70 Washington Street, and my brother has lived in DUMBO/Vinegar Hill for the past 25 years. I would also visit my father's office in our buildings often as a child and was working for him during the summers since I was 15 so about 19 years ago, therefore I am very familiar with the area. We currently rent an office a few blocks away at 25 Washington St. I think it is important that you know that we are located and have been located in the area all this time, and that not only are we small building owners but are residents of the area. This is important as we also want what is best for our individual growing families to be raised in a safe area. We love working and living in the area and we love our properties. They are assets we do not see ourselves ever letting go of as we want to remain an intricate part of the neighborhood and because they have been in the family for such a long time.

This year we sustained our largest and longest vacancy my family has ever experienced at the ground floor of 53 Pearl street. Businesses cannot survive in such a small area especially in this market climate. We need more development and more residential use in the area. We couldn't give this particular space away, and our other ground floor uses are also hurting. There is a lot of retail and office vacancy on the streets of DUMBO so there is not a lack of space, just a lack of people. I would personally love to use our vacant space to open a restaurant in the area as I have experience with it and it is my calling, however, there is not enough traffic even for the few restaurants that currently exist.

I understand that some people are afraid of overcrowding and I have heard statements that there will be job loss if the rezoning goes through. I disagree. If the rezoning does NOT go through, the DUMBO population will remain small and retail and other services will remain limited. Businesses will continue to be attracted to other, more highly populated areas of Brooklyn and New York City. The area won't survive in a fully sustainable manner, like other robust neighborhoods of New York City/Brooklyn. As many of you know, the area is far from overcrowded and the streets are empty at night. The subways after dark and early in the morning are often empty and my girlfriend, who I live with, and my brother's fiancé and new born are scared to take them to and from work for this reason. Cars are often broken into on York street by our apartment building at 70 Washington. Zoe, an upscale clothing store was broken into this year. There was recently an attempted break-in at my brothers house while he was away and it was just his fiancé and child at home. I am also aware of other break-ins and robberies in the area of residential spaces. More neighborhood residence's eyes on the street will deter such crimes from happening. Additionally, if we don't continue to develop this neighborhood, attract more people, attract more business, families will continue to leave the area for safer and more convenient neighborhoods. The more populated this area has gotten over the past ten years, the safer it has become. The more populated, the better the schools have become. How can there be job loss when there is still so much vacancy. More people to an area not only create more demand for jobs but more office and retail use will be attracted by the growing population. How is this anything other than positive? Let's remember, this isn't a small country suburb in the Midwest or the Hudson Valley, it is the first stop outside of Manhattan, directly between Manhattan and downtown Brooklyn. Let's make it an area that continues to improve, continues to attract good people and businesses, and a place in which small business owners can thrive.

Thank you for your time.



Christopher Masotto



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

THE NEW YORK CITY COUNCIL
SUBCOMMITTEE ON ZONING AND FRANCHISES
PUBLIC HEARING
MONDAY, JULY 27, 2009
9:30 AM
CITY HALL
NEW YORK, NEW YORK

CHAIR AVELLA, COUNCIL MEMBERS. MY NAME IS KATE KERRIGAN, AND I AM THE EXECUTIVE DIRECTOR OF THE DUMBO IMPROVEMENT DISTRICT. THANK YOU FOR THE OPPORTUNITY TO SPEAK IN SUPPORT OF THE DUMBO REZONING. I WOULD ALSO LIKE TO THANK PURNIMA KAPUR, SARAH GOLDWYN AND THE STAFF OF THE DEPARTMENT OF CITY PLANNING FOR THEIR DEDICATION IN PROPOSING THIS THOUGHTFUL DUMBO REZONING, A PROPOSAL THAT ARISES FROM YEARS OF COLLABORATION WITH THE RESIDENTS AND OTHER STAKEHOLDERS IN DUMBO.

DUMBO IS A SMALL COMMUNITY OF RESIDENTS, BUSINESSES AND ARTISTS. THERE IS A MODEST RESIDENTIAL POPULATION AND LIMITED FOOT TRAFFIC ON OUR STREETS. THE RETAIL COMMUNITY, THOUGH DOING ITS BEST TO STAY AFLOAT – AND WHERE POSSIBLE, EXPAND, DESPERATELY NEEDS MORE CUSTOMERS. THE DUMBO REZONING WOULD ALLOW FOR A MEASURED INCREASE IN POPULATION WHICH INHERENTLY CREATES A MODEST EVOLUTION IN THE CUSTOMER BASE.

IN MY CONVERSATIONS WITH NUMEROUS RESIDENTS AND BUSINESSES IN DUMBO, I HAVE HEARD ONLY WIDE SUPPORT FOR THE DUMBO REZONING. HOWEVER, ALLOW ME TO COUNTER THE CONCERNS THE ONE OPPONENT AT THE CPC HEARING RAISED, NAMELY THAT THE DUMBO REZONING WILL ALLOW FOR THE DEVELOPMENT OF BUILDINGS OUT OF SCALE WITH THE NEIGHBORHOOD, DRIVE JOBS FROM DUMBO AND STRAIN THE NEIGHBORHOOD'S INFRASTRUCTURE.

1. ON CONTEXTUAL DEVELOPMENT. THE AREA THE CITY PROPOSES TO REZONE IS NEARLY ENTIRELY WITHIN THE DUMBO HISTORIC DISTRICT. THIS IS A SIGNIFICANT OVERLAY OF REGULATION ON BUILDING OWNERS IMPACTED BY THIS REZONING. OWNERS TAKING ADVANTAGE OF THE REZONING WILL BUILD IN ACCORDANCE WITH THE RULES OF THE HISTORIC DISTRICT DESIGNATION.
2. ON JOBS. NOT ONLY WILL MARKET CONDITIONS DICTATE WHETHER AND WHEN BUILDINGS MIGHT CONVERT TO RESIDENTIAL USE BUT CERTAIN BUILDINGS -- BY THEIR MERE SHAPE AND SIZE -- SIMPLY ARE NOT CONVERSION CANDIDATES. 20 JAY AND 68 JAY FOR INSTANCE ARE TOO LARGE AND TOO SQUARE TO BE CONVERTED. ALONG WITH GREEN DESK (155 WATER) AND 51 JAY, THESE BUILDINGS HOUSE ROUGHLY 2000 EMPLOYEES, ARTISTS AND FREELANCERS AND ARE NOW AND WILL REMAIN WELL-SUITED TO COMMERCIAL USE.

3. ON INFRASTRUCTURE. WE ARE WORKING IN PARTNERSHIP WITH COMMUNITY BOARD 2 AND OUR NEIGHBORS TO ENSURE DUMBO RECEIVES THE PUBLIC INVESTMENT NECESSARY TO SUPPORT A GROWING NEIGHBORHOOD. THE FIRST PHASE OF STREET RECONSTRUCTION HAS BEGUN ON WATER STREET. THE BID IS WORKING WITH DOT TO PLAN FOR ADDITIONAL UPGRADES, WHILE WORKING CLOSELY WITH THE CITY TO RECLAIM OPEN SPACE, SUCH AS THE ARCHWAY UNDER THE MANHATTAN BRIDGE, FOR NEIGHBORHOOD USE. COLLECTIVELY, THIS RECENT PUBLIC INVESTMENT IS AN IMPORTANT SIGN OF THE CITY OF NEW YORK AND OUR COMMUNITY'S COMMITMENT TO DUMBO.

THE DUMBO REZONING IS APPROPRIATE AND CONTEXTUAL AND ALLOWS FOR A MODEST POPULATION INCREASE WHILE MAINTAINING A MIXED USE COMMUNITY. WE ASK THAT YOU SUPPORT THE DUMBO REZONING. THANK YOU.

My name is Marcia Hillis. I have lived and worked in DUMBO for twenty years. I am an artist, a teacher, and a resident of an IMD building in DUMBO, 39 Pearl Street. Our building is occupied by film makers, painters, photographers, fashion designers, musicians, and a brush factory. We are truly mixed-use; we are all staying, and we are all heartily in favor of this rezoning plan.

There are so many good reasons to support this mixed use rezoning as proposed by city planning:

1. The community has been advocating for it since 1996 when residents of Fulton Ferry, DUMBO, and Vinegar Hill (then known collectively as Old Brooklyn) worked with CB#2 to develop a 197-A plan. The draft summary for zoning states:

Current zoning district and densities impede the maintenance and optimum use of properties and exacerbate conflicts between Old Brooklyn stakeholders. Ways of better accommodating the needs of residents, businesses, and property owners while preserving Old Brooklyn's historical and visual assets and traditional mixed use character should be explored.

Nothing changed and soon after DUMBO began drowning in a plague out-of-scale spot zoning requests, so we community members continuously and ardently asked the city to prepare a comprehensive mixed-use rezoning plan. This plan now proposed by City Planning answers and solves the hardships resulting from outdated and inconsistent zoning.

2. This is the first non-developer driven rezoning plan for the neighborhood. It is also the most comprehensive one to date. Countless hours and city resources and environmental studies have gone into developing this sound proposal.

3. This plan provides opportunity for economic and job growth for the eastern portion of the neighborhood, which is struggling to survive as numerous mom and pop businesses are closing as a result of a lack of foot traffic. The western side of the neighborhood, which has already been rezoned for mixed use is thriving, and jobs-on all levels of the spectrum-continue to increase annually.

4. This plan is thoughtfully consistent with the historic context and scale of the existing building stock. It follows historic districting, which will protect the character of this great Brooklyn neighborhood.

5. This plan provides for a critical affordable housing component.

The choice is not between this plan or another plan. The choice is between this plan

or nothing. And, a no-zoning change will perpetuate the pattern of individual spot-zonings that will be sure to lead to the ultimate disintegration of the neighborhood through another bout of ill-conceived, out-of-scale towers that will overshadow the gritty historical beauty of DUMBO. Let's not abandon the efforts that have gone into this plan; it has been thirteen years in the making. This is a case in which people have requested something and the city has responded affirmatively. Please support this rezoning plan.

Thank you,

Marcia Hillis 39 Pearl Street (3-F) Brooklyn, NY 11201
marciahillis@gmail.com



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

NEW YORK CITY COUNCIL
CITY OF NEW YORK
PUBLIC HEARING
MONDAY, JULY 27, 2009
9:30 AM
COUNCIL CHAMBERS
CITY HALL
NEW YORK, NEW YORK

MY NAME IS JANE KOJIMA, AND I AM A RESIDENT OF BROOKLYN HEIGHTS AND THE DIRECTOR OF COMMUNICATIONS AND MARKETING FOR THE DUMBO IMPROVEMENT DISTRICT.

DUMBO IS A COMMUNITY SERVICED BY AN ECLECTIC RETAIL MIX OF PREDOMINATELY INDEPENDENT RETAILERS. IN DUMBO, AS WITH NEIGHBORHOODS ALL OVER THE CITY, THE SMALL BUSINESS COMMUNITY IS FEELING THE STRAIN OF THE ECONOMIC CRISIS.

RECENTLY, MANY SMALL BUSINESSES HAVE BEEN FORCED TO SHUT THEIR DOORS, AND DUMBO IS NOT IMMUNE. SINCE LAST FALL, A NUMBER OF RETAILERS IN DUMBO HAVE CLOSED INCLUDING MODERN TOTS, GALLERY QB AND INDIGO HANDLOOM, AS WELL AS PRAGUE KOLEKTIV, WHICH MOVED TO COMMERCIAL OFFICE SPACE IN LIEU OF A GROUND FLOOR RETAIL LOCATION.

DUMBO'S RETAILERS AND COMMERCIAL TENANTS ARE INVESTED IN OUR NEIGHBORHOOD, AND THEIR GROWTH AND SUCCESS IS DEPENDENT UPON THE CONTINUED GROWTH AND DEVELOPMENT OF THE COMMUNITY. MANY OF THEM STAFF THEIR STORES THEMSELVES AND ARE UNABLE TO ATTEND TODAY'S HEARING PERSONALLY, SO WE ASKED THEM TO WEIGH IN ON THE DUMBO REZONING. WE SPOKE TO OVER 150 STAKEHOLDERS WHO VOICED SUPPORT, INCLUDING:

7 STARS DELI
BRIDGE APOTHECARY
THE BROOKLYN FLEA
CHASE BANK
DOE FUND
FRONT STREET PIZZA
GALAPAGOS ART SPACE
GLEASON'S GYM
GREEN DESK
HALCYON THE SHOP
JAN LARSEN ART
LA BAGEL DELIGHT
NYC PETS
PEDRO'S BAR AND RESTAURANT
PETE'S DOWNTOWN RESTAURANT
ST. ANN'S WAREHOUSE
WATER STREET RESTAURANT & LOUNGE
BACO LIVING
STEWART/STAND
JAY EAST
JIMMY'S GROCERY
WONK
NEIGHBORHOODIES
ZOE
RICE
HALF PINT
JACQUES TORRES
MIKEY'S HOOKUP
BRIDGESTONE CLEANERS
STARBUCKS
GOLDEN BRIDGE CLEANERS
THE GENERAL STORE
JOURNEY
POWERHOUSE BOOKS
DUMBO PET CARE
DUMBO ARTS CENTER
BOCONCEPT
BLANC & ROUGE
FORAGERS MARKET
COPY RITE
PEAS & PICKLES

TO HELP GENERATE ADDITIONAL FOOT TRAFFIC IN THE NEIGHBORHOOD, THE BID
COLLABORATES WITH OTHER COMMUNITY ORGANIZATIONS FOR SPECIAL EVENTS TO
BRING NEW AUDIENCES TO DUMBO SUCH AS THE FIRST THURSDAY GALLERY WALK, THE

ART UNDER THE BRIDGE FESTIVAL AND THE NEW YORK PHOTO FESTIVAL AMONGST OTHERS. BUT, SPECIAL EVENTS ARE NO SUBSTITUTE FOR POPULATION. OVER TIME, THE DUMBO REZONING WILL RESULT IN INCREASED FOOT TRAFFIC, INCREASING THE VITALITY OF OUR COMMUNITY, ALLOWING SMALL BUSINESS TO THRIVE HERE AND GROWING THE RESIDENTIAL POPULATION TO SUPPORT OUR SMALL BUSINESSES.

IN ADDITION TO THE RETAIL COMMUNITY, THE DUMBO REZONING IS ALSO SUPPORTED BY THE BROOKLYN PAPER. IN THE APRIL 9TH EDITORIAL "LET DUMBO THRIVE," THEY COUNTER THE OPPOSITIONS FEAR OF THE HEIGHT AND DENISTY OF THE PROPOSED REZONING WITH THE REMINDER THAT THEY ARE REFERING TO "A NEIGHBORHOOD THAT HAS SOME NEW BUILDINGS AND MANY OLD WAREHOUSES THAT ARE 11, 13, AND 16 STORIES. IN A NEIGHBORHOOD THAT ALSO HAS A 31-STORY AND 24-STORY BUILDING NEXT TO THE PROPOSED REZONING AREA." ADDITIONAL SUPPORT FOR THE REZONING WAS DEMONSTRATED IN AN APRIL 8TH POLL ON RESPECTED REAL ESTATE BLOG, BROWNSTONER.COM. IN THE POLL 203 PEOPLE RESPONDED WITH 77% OR 157 VOTERS CASTING THEIR VOTE IN SUPPORT OF THE DUMBO REZONING.

THE DUMBO IMPROVEMENT DISTRICT SUPPORTS THE DUMBO REZONING. WE ASK THAT YOU SUPPORT IT AS WELL.

THANK YOU.

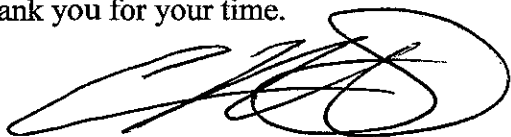
7/22/09

I am writing because my family owns property in the area that is proposed for a rezoning in DUMBO Brooklyn. We have owned our properties, 53 Pearl Street, 55-57 Pearl Street, and 177 Water street, since the late 1940's early 1950's. I would like to make it clear that we are in full support of the rezoning of DUMBO/Vinegar Hill. In addition to running a family business in the area since the 1940's, I have lived in DUMBO for over 2 years at 70 Washington Street, and my brother has lived in DUMBO/Vinegar Hill for the past 25 years. I would also visit my father's office in our buildings often as a child and was working for him during the summers since I was 15 so about 19 years ago, therefore I am very familiar with the area. We currently rent an office a few blocks away at 25 Washington St. I think it is important that you know that we are located and have been located in the area all this time, and that not only are we small building owners but are residents of the area. This is important as we also want what is best for our individual growing families to be raised in a safe area. We love working and living in the area and we love our properties. They are assets we do not see ourselves ever letting go of as we want to remain an intricate part of the neighborhood and because they have been in the family for such a long time.

This year we sustained our largest and longest vacancy my family has ever experienced at the ground floor of 53 Pearl street. Businesses cannot survive in such a small area especially in this market climate. We need more development and more residential use in the area. We couldn't give this particular space away, and our other ground floor uses are also hurting. There is a lot of retail and office vacancy on the streets of DUMBO so there is not a lack of space, just a lack of people. I would personally love to use our vacant space to open a restaurant in the area as I have experience with it and it is my calling, however, there is not enough traffic even for the few restaurants that currently exist.

I understand that some people are afraid of overcrowding and I have heard statements that there will be job loss if the rezoning goes through. I disagree. If the rezoning does NOT go through, the DUMBO population will remain small and retail and other services will remain limited. Businesses will continue to be attracted to other, more highly populated areas of Brooklyn and New York City. The area won't survive in a fully sustainable manner, like other robust neighborhoods of New York City/Brooklyn. As many of you know, the area is far from overcrowded and the streets are empty at night. The subways after dark and early in the morning are often empty and my girlfriend, who I live with, and my brother's fiancé and new born are scared to take them to and from work for this reason. Cars are often broken into on York street by our apartment building at 70 Washington. Zoe, an upscale clothing store was broken into this year. There was recently an attempted break-in at my brothers house while he was away and it was just his fiancé and child at home. I am also aware of other break-ins and robberies in the area of residential spaces. More neighborhood residence's eyes on the street will deter such crimes from happening. Additionally, if we don't continue to develop this neighborhood, attract more people, attract more business, families will continue to leave the area for safer and more convenient neighborhoods. The more populated this area has gotten over the past ten years, the safer it has become. The more populated, the better the schools have become. How can there be job loss when there is still so much vacancy. More people to an area not only create more demand for jobs but more office and retail use will be attracted by the growing population. How is this anything other than positive? Let's remember, this isn't a small country suburb in the Midwest or the Hudson Valley, it is the first stop outside of Manhattan, directly between Manhattan and downtown Brooklyn. Let's make it an area that continues to improve, continues to attract good people and businesses, and a place in which small business owners can thrive.

Thank you for your time.



Christopher Masotto

DOM BEN REALTY CORPORATION

280 MADISON AVENUE
NEW YORK, NEW YORK 10016
est. 1897

July 27, 2009

Dumbo Rezoning Hearing

I am David Benedetto and with me is Peter Benedetto to express support for the DUMBO rezoning proposed by the City Planning Commission for the area of DUMBO east of the Manhattan Bridge. Our company has been owners of 135 Plymouth Street since the early 1940's and have seen the area evolve from manufacturing to the present mix use community. We are committed to see the area rezoned so it can obtain its full potential.

Together in 2007, we advocated for the designation of DUMBO as a Historic District, coupled with a rezoning of the area of DUMBO east of Manhattan Bridge. The rezoning will allow for the continued creation of cohesive and vibrant retail and residential community here. As we all know, the Historic District was successfully created, and we are presented with the opportunity for rezoning east of the Manhattan Bridge.

DUMBO's transformation from an abandoned manufacturing and shipping hub to a vibrant, mixed use, residential and retail community speaks to the positive impact that private investment can have on our City's neglected neighborhoods. This same formula for creative growth will only continue if the DUMBO rezoning goes through.

Opponents of the DUMBO rezoning frequently present the doomsday scenario that the rezoning will displace thousands of workers and small business through the conversion to residential housing units. This claim is not true: many building within the proposed rezoned area are simply not candidates for conversion for residential use. With rezoning, tenancy at 135 Plymouth Street will not affect any of our present tenants but will enhance their future well-being.

Additionally, under current zoning, the limited manufacturing uses still occurring are no longer well suited to a mixed-use community west of the Manhattan Bridge. The DUMBO rezoning will promote a better mix retail mix of retail and commercial uses, there by stimulating job growth in these important sectors In addition Chambers Paper Fibres , a recycler of scrap paper , with rezoning will be able to relocate to a area suited for its purpose and promote a improvement to the area.

While DUMBO does have a growing reputation as a destination for world class events and festivals, the foot traffic derived from special events and festivals is no substitute for a dedicated residential population. As it is now, the area's intermittent foot traffic does not adequately support ground floor retail businesses.

Thank you for this opportunity to detail our support for the DUMBO rezoning.

**Statement by Jack Guttman
President of Pearl Realty
On Proposed DUMBO Rezoning**

July 27, 2009

City Council Sub Committee on Zoning and Franchises

I would like to thank the City Council for the opportunity to testify on the proposed DUMBO rezoning now before you.

Pearl Realty is a family owned and managed business involved in real estate development. We are currently engaged in projects in the New York Metropolitan area as well as Connecticut, Massachusetts and Israel.

At the core of the Pearl Realty philosophy is the belief that each project is unique and that properties can serve as a hub for cultural and economic development.

Since the Guttman family purchased our first building in DUMBO almost forty years ago, Pearl has devoted significant resources and energy to developing commercial projects that have maintained and enhanced the character of the neighborhood.

Our most recent project, GREENDESK, offers start up business affordable work space in an environmentally friendly venue. The project has already filled its space with more than 100 new businesses and brought more than 200 jobs to DUMBO.

As our regional economy has changed in the past fifty years, so to has the DUMBO neighborhood. The manufacturing jobs that thrived here and helped build our city, are long gone.

While a long time coming, this rezoning acknowledges the changes and will allow for the next phase of growth.

We have the opportunity to create an environment that will bring small businesses to the community, create new residential space and develop workspace opportunities. Allowing DUMBO East to grow as DUMBO West has over the last ten years will benefit all involved. A mixed use contextual zoning district that has been proposed will better reflect and help preserve the character of DUMBO.

We own many properties in the neighborhood and are committed to maintaining the buildings that are thriving commercial hubs like 68 Jay Street and 155 Water, but also to renovate older buildings that will allow new residents to help build the community.

Thank you for your consideration.

AIA New York Chapter

The Founding Chapter of The American Institute of Architects

Statement on NYC Inclusionary Housing Text Amendment New York City Council Zoning & Franchises Committee, July 27, 2009



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We are especially pleased with several points of the Proposal before you.

- There has been a constructive dialogue between the Department of City Planning and the Department of Housing Preservation and Development on how to improve and make the program work better. The Department has looked at a relatively recent section of the Zoning Resolution (2005) to see what worked and what could work better.
- This Proposal expands a program producing much needed affordable housing at a time when this production is likely to be slowed during the current economic downturn. This proposal will hopefully help to mitigate reduced production.
- Part of the proposal creates an affordable home ownership option. We are very supportive of this, but are concerned about how it works and how the units created will stay affordable. The Department and HPD must monitor such issues and propose improvements if needed.

We also had some detailed technical concerns that we have discussed with City Planning and HPD, and which have been clarified. They were:

- The proposal allows only 1/3 of the units on any floor to be affordable. What happens when there are only two units on a floor? We suggested amending pertinent language to refer to "33% of the units or 1 unit, whichever is greater."
- Throughout the proposal, we suggested a clarification in how percentages are rounded—for instance, 0.5 and greater being rounded up and less than 0.5 being rounded down.

We also suggested that this program be reviewed in five years to amend or reinforce its provisions in light of administrative experience over that period of time.

Again we congratulate the Department on an excellent piece of work that we strongly support.

Sincerely yours,

Sherida Paulsen
President

Rick Bell
Executive Director

536 LaGuardia Place
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212.683.0023
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We also suggested that this program be reviewed in five years to amend or reinforce its provisions in light of administrative experience over that period of time.

Again we congratulate the Department on an excellent piece of work that we strongly support.

Sincerely yours,

Handwritten signature of Sherida Paulsen in black ink.

Sherida Paulsen
President

Handwritten signature of Rick Bell in black ink.

Rick Bell
Executive Director

536 LaGuardia Place
New York, New York 10012
212.683.0023
212.696.5022 fax
e-mail: info@aiany.org
web site: www.aiany.org

DIANA REYNA
COUNCIL MEMBER, 34TH DISTRICT

□ DISTRICT OFFICE
464 SOUTH 3RD STREET
BROOKLYN, NY 11211
(718) 964-3141
FAX: (718) 964-4527

□ CITY HALL OFFICE
250 BROADWAY ROOM 1730
NEW YORK, NY 10007



THE COUNCIL
OF
THE CITY OF NEW YORK

CHAIR
RULES, PRIVILEGES & ELECTIONS

COMMITTEES
ECONOMIC DEVELOPMENT
FINANCE
TRANSPORTATION

FOR THE RECORD

July 21, 2009

Dear Colleague,

I strongly urge you to vote in favor of the zoning map and text amendments for an approximately 175-block area in the Greenpoint and Williamsburg neighborhoods within Community District 1 in Brooklyn.

The goal of this zoning action is to protect the existing character of residential areas east of the 2005 rezoning area, support local retail corridors, promote development while maintaining the existing neighborhood fabric and create opportunities and incentives for affordable housing through inclusionary zoning while protecting the character of side streets.

This action hopes to discourage development projects that are dependent upon tearing down the typical three and four story buildings in the area, assembling sites to maximum capital investments, and replacing them with seven-story glass and steel luxury projects. The proposed zoning map and text amendments encourage channeling capital investments into maintaining, renovating, and restoring existing buildings and not eliminating them.

The recent surge in residential construction developed as-of-right under the existing R6 and C4-3 zoning has produced apartment buildings that are much taller than the surrounding row house context. This type of development is inconsistent with, and disruptive of, the low-rise attached residential context found within the rezoning area. Community development should be based on growth within the existing height and density framework, the recognition of the importance of long-term neighborhood sustainability and stability and include in its the calculations the premium value of existing neighborhood character. For small, community-based development projects this bonus might make economic sense while also providing much-needed affordable housing.

I therefore strongly recommend you vote yes to this rezoning action.

Sincerely,

Diana Reyna
Council Member 34th District



JAMES F. BRENNAN
44th Assembly District
Kings County

THE ASSEMBLY
STATE OF NEW YORK
ALBANY

July 27, 2009

GRAND
COURT OF JUSTICE
Code
Administrations, Authority
and Commercial
Education
Real Property Tax

Hon. Tony Avella, Chair
Subcommittee on Zoning and Franchises
New York City Council
New York, NY 10007

FOR THE RECORD

Dear Chairman Avella,

The Flatbush Rezoning Proposal is a strong, well-reasoned plan that will rationalize and update the zoning map of a unique 180-block section of Brooklyn. The proposed plan is designed both to match zoning to the built character of a remarkable section of Brooklyn known as Victorian Flatbush, and at the same time create opportunities for the development of significant new housing stock and vibrant commercial areas.

The rezoning proposal now before the Council does three important things: 1) downzone Victorian Flatbush to protect the one- to two-family residential nature of this community; 2) permit larger scale and denser development on the wider thoroughfares; and 3) encourage appropriate commercial and mixed-use development along established commercial corridors. The proposal thus addresses the need for more residential and affordable housing while protecting this beautiful, architecturally-unique community.

This protection cannot come quickly enough. Already one of the beautiful freestanding homes typical of this neighborhood has been razed on Stratford Road, because the current zoning entices developers to tear down the capacious, porched and gabled one- or two-family homes that define this community in order to make way for denser, out-of-scale development. Without the proposed zoning, the integrity of this historic and remarkably intact neighborhood is in jeopardy.

I want to thank Community Board 14, Beverley Square West, Ditmas Park West Association, South Midwood Residents Association and all the community residents – and the Department of City Planning – who have worked so hard to bring this balanced and well-conceived plan to this point. This new zoning plan will protect the character of Victorian Flatbush, one of the most vivid and distinctive residential neighborhoods in the City, and allow necessary residential and commercial growth. I urge the Subcommittee on Zoning and Franchises to approve this proposal and to speed it along to approval by the New York City Council.

Very truly yours,

James F. Brennan
Member of Assembly

Cc: Alvin Berk, Chair, and Doris Ortiz, Community, Board 14
Beverley Square West
Ditmas Park West Association
South Midwood Residents Association

Room 042 Legislative Office Building, Albany, NY 12248 - 518 486.9377
418 Seventh Avenue, Brooklyn, NY 11215 - 718 788.7221
1314 Cantelyou Road, Brooklyn, NY 11226 - 718 640.0641
brenna@assembly.state.ny.us

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Diana Reyna
Council Member 34th District

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212.683.0023
212.696.5022 fax
e-mail: info@aiany.org
web site: www.aiany.org



Greenpoint- Williamsburg Contextual Rezoning

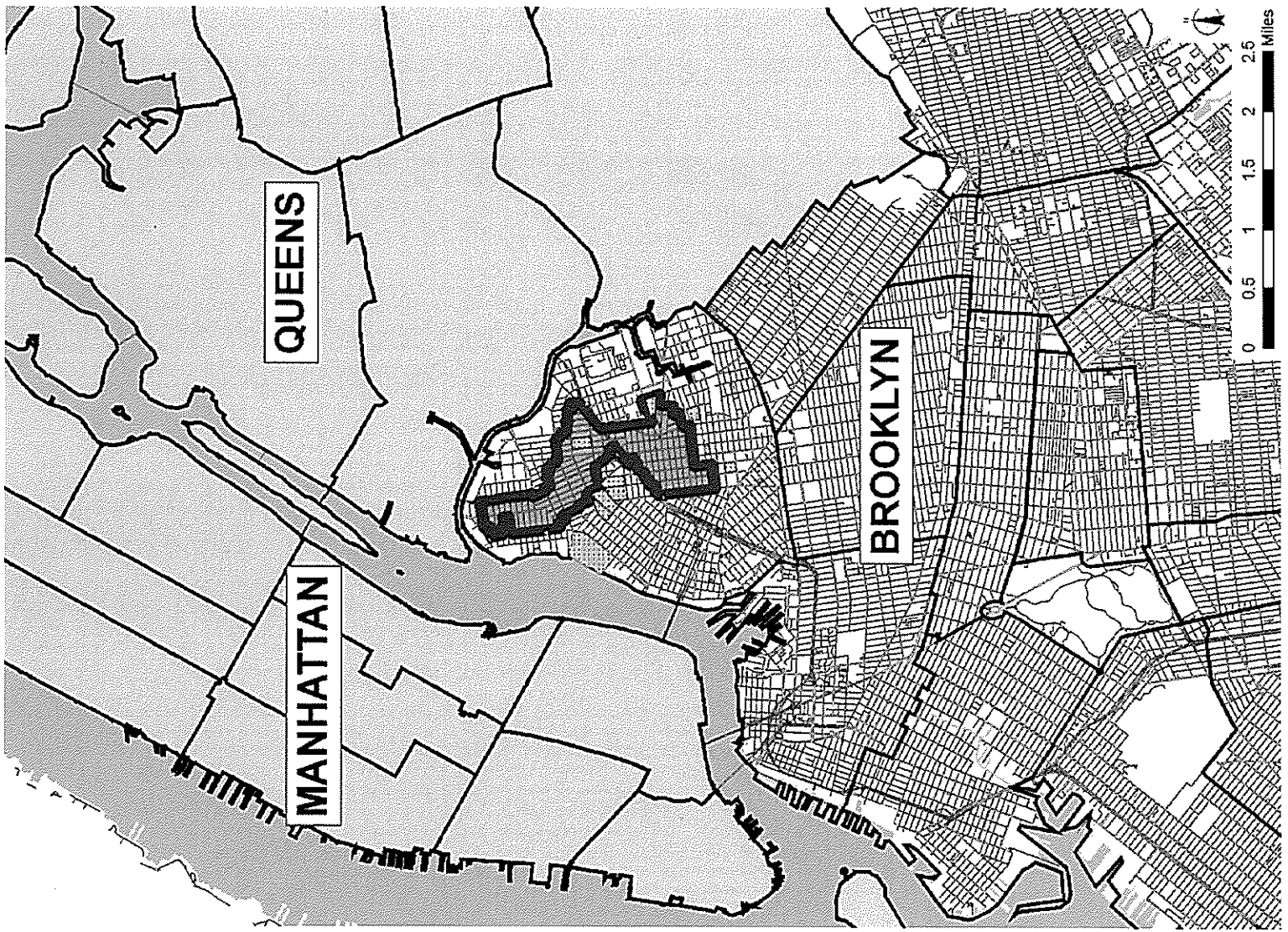
July 27, 2009

NYC PLANNING

DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

Introduction

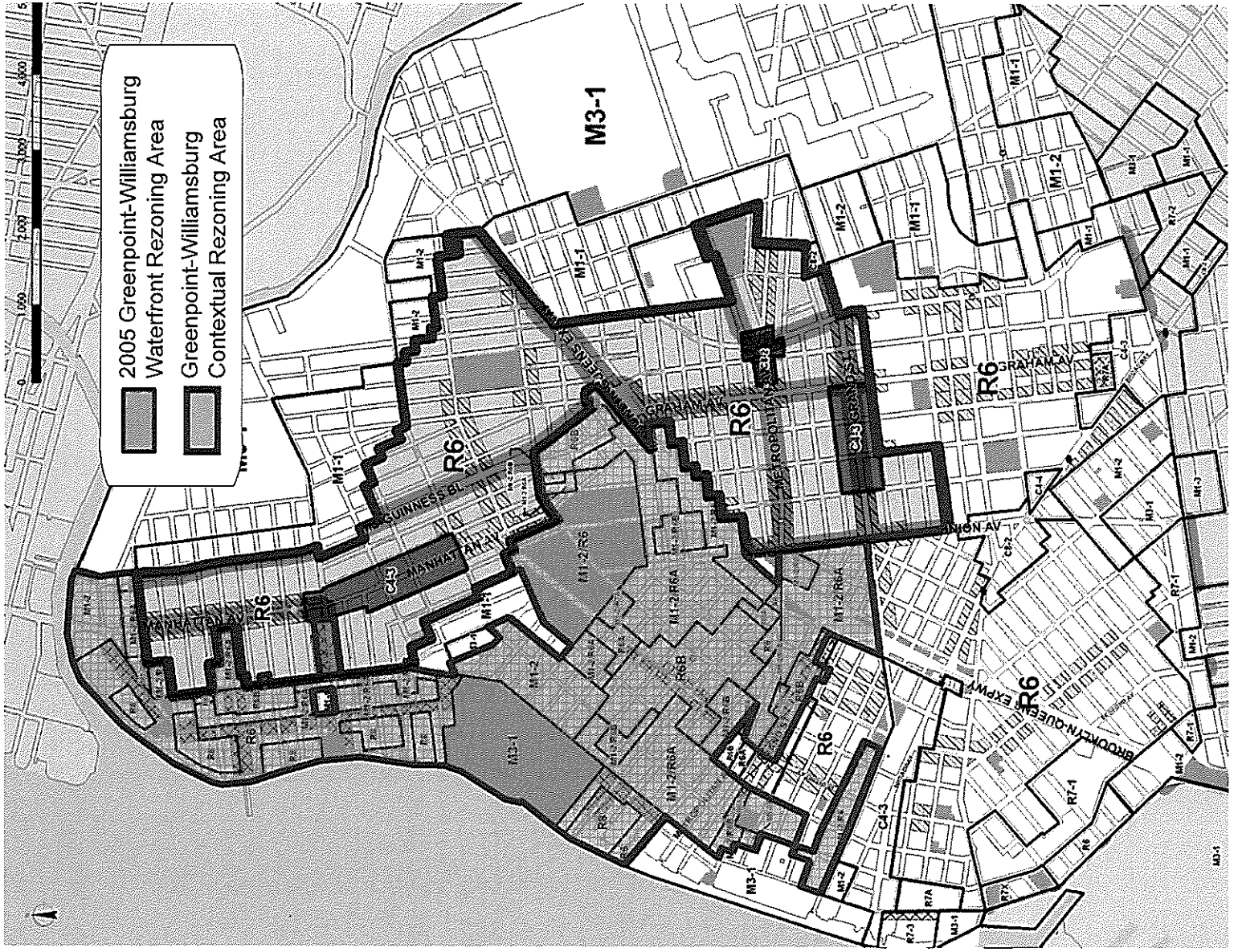
- Location



Introduction

• Rezoning Area

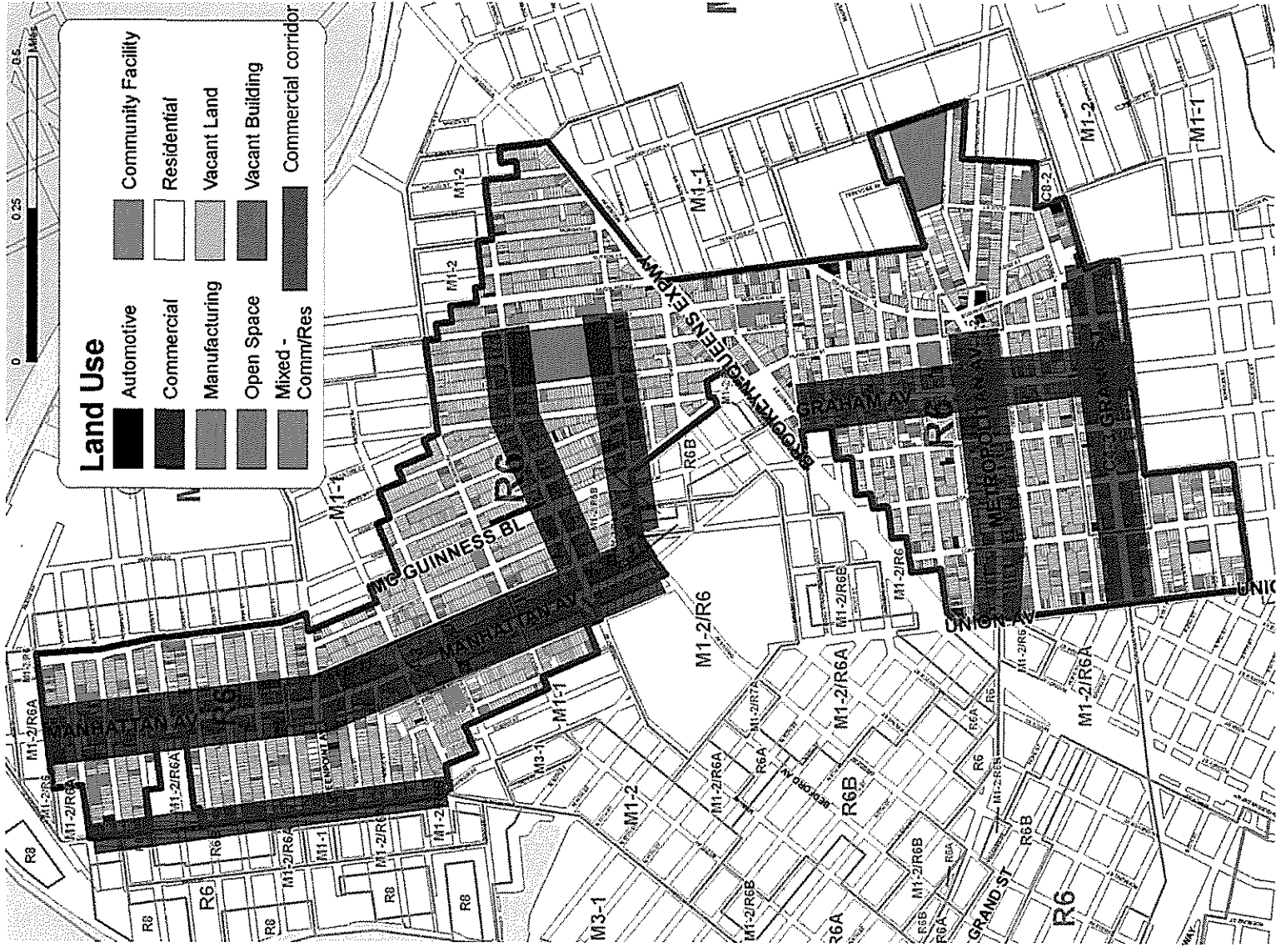
- 175 Blocks



Neighborhood Context

- Land Use

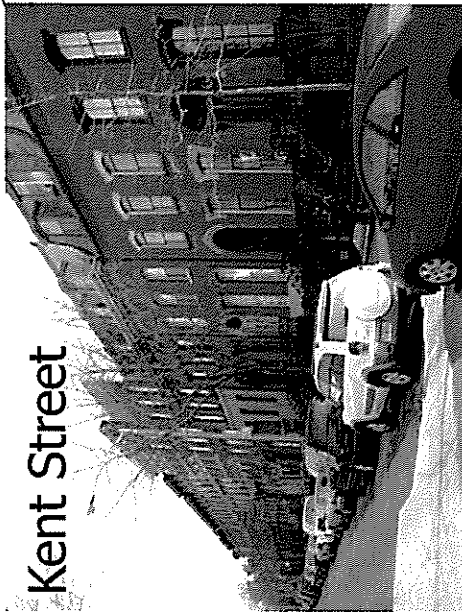
- Commercial
Corridors



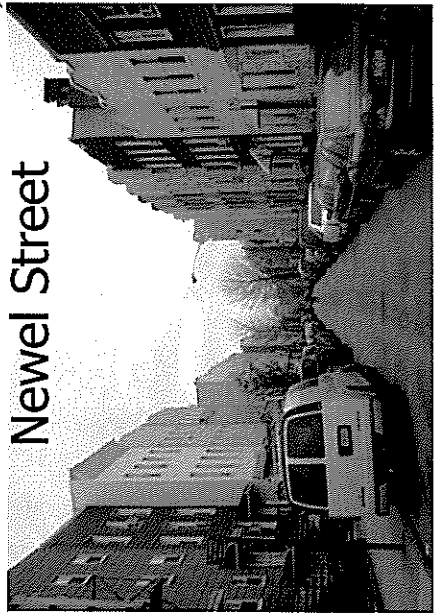
Neighborhood Context

- Built Character
 - 2 to 4 story attached houses and apartment buildings

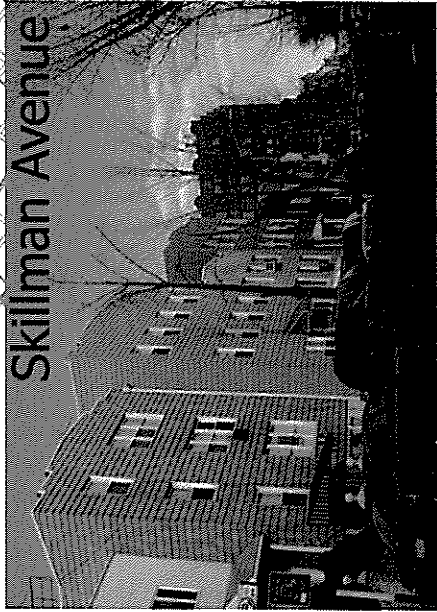
Kent Street



Newel Street



Skillman Avenue



Neighborhood Context

- Recent

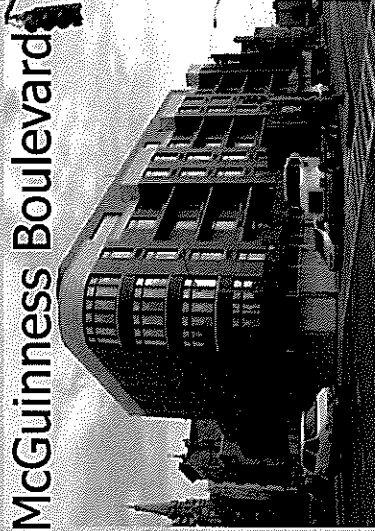
Development



Contextual



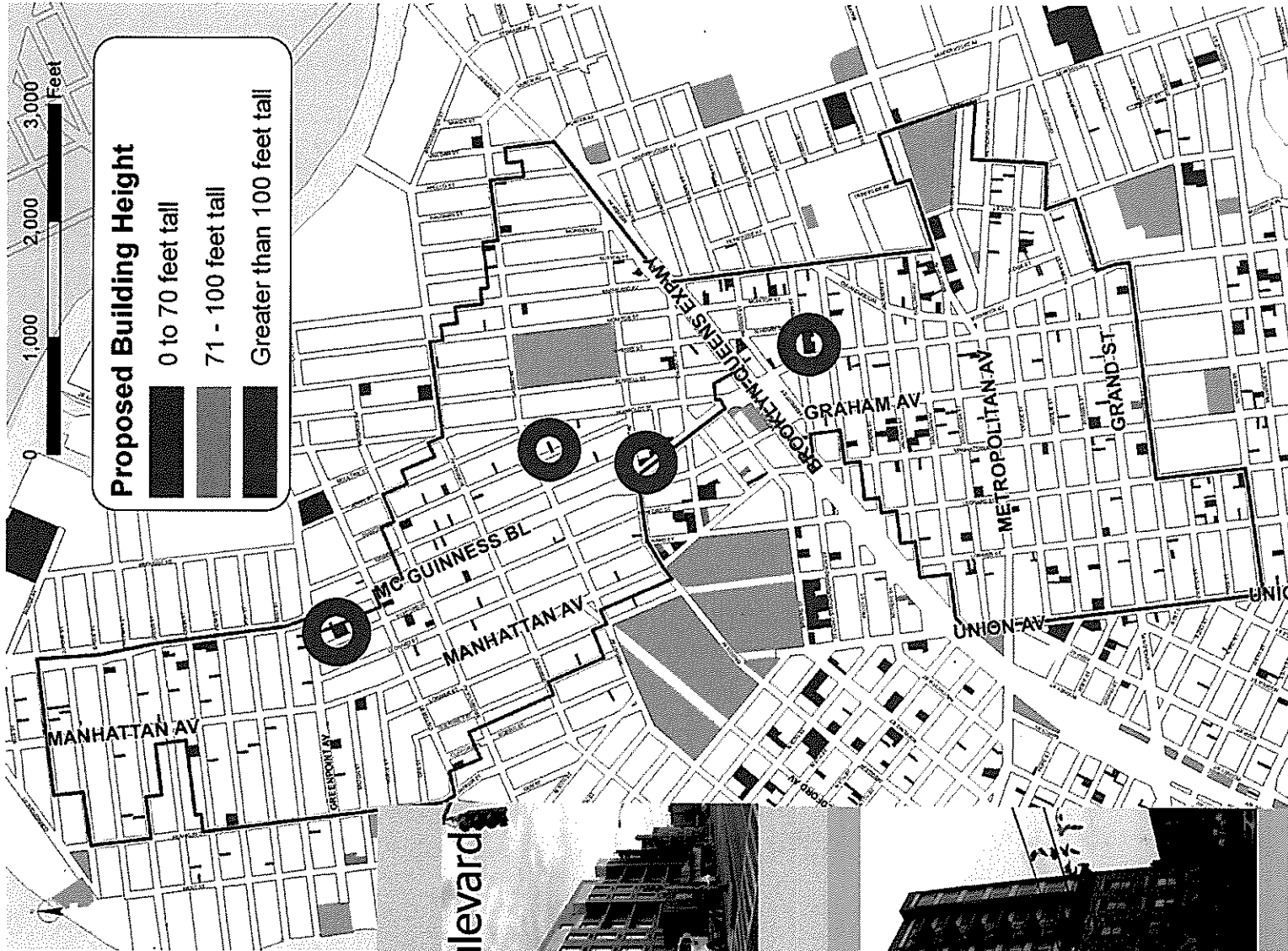
Non-Contextual



McGuinness Boulevard



Richardson Street

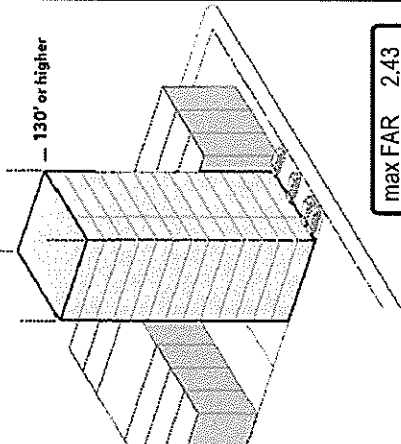
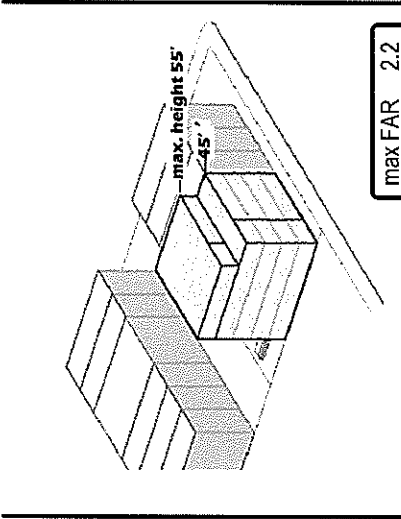
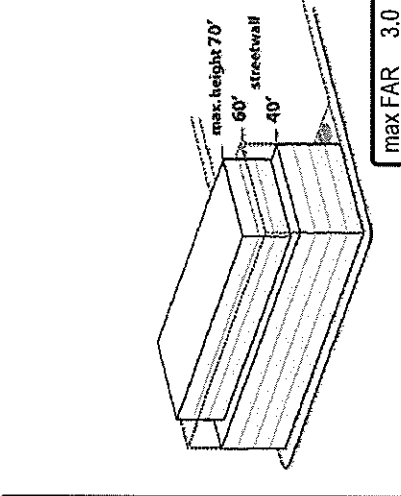
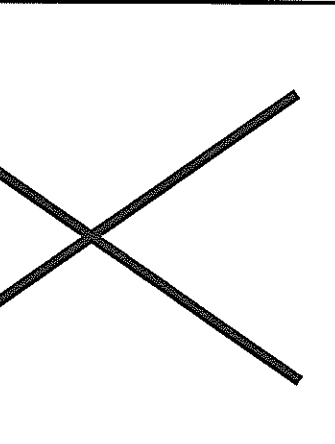
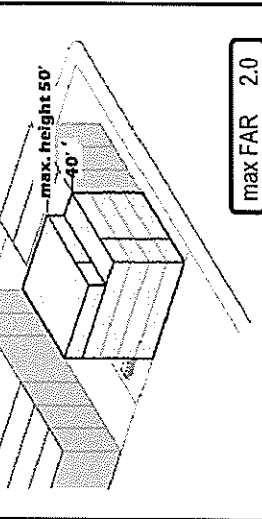
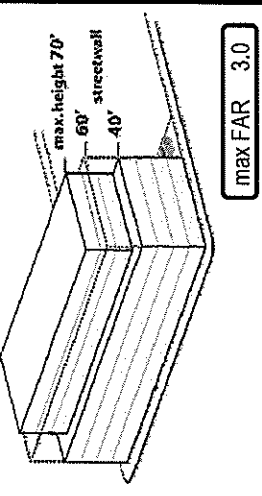


Zoning Proposal

- **Goals of the Rezoning**
 - **Preserve existing scale of neighborhood by establishing height limits.**
 - **Create opportunities for affordable housing through inclusionary zoning at appropriate locations.**
 - **Better reflect and support existing commercial activity by adjusting commercial districts and overlays.**

Zoning Proposal

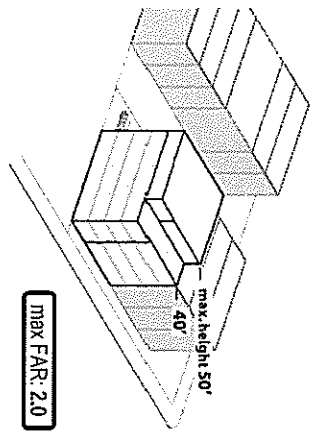
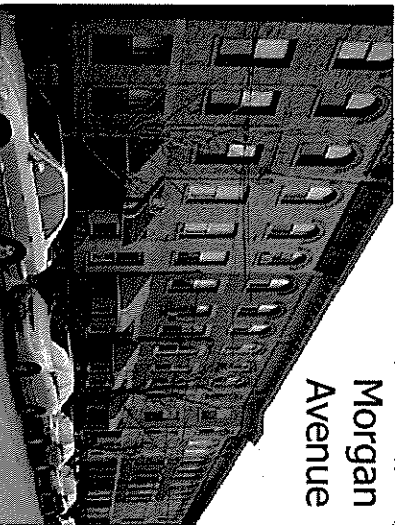
- Map Contextual Districts to establish height limits and inclusionary bonus

Existing Zoning			Proposed Zoning
<p>R6 Height Factor Available Everywhere</p>  <p>max FAR: 2.43</p>	<p>R6 Quality Housing Available on Narrow Streets</p>  <p>max FAR: 2.2</p>	<p>R6 Quality Housing Available on Wide Streets</p>  <p>max FAR: 3.0</p>	<p>R6B Proposed for Narrow Streets</p>  <p>max FAR: 2.0</p>
<p>R6A Proposed for Wide Streets</p>  <p>max FAR: 3.0</p>	<p>R7A (Inclusionary) Proposed for Wide Streets</p>  <p>max height 80' 65' streetwall 40'</p> <p>With Inclusionary Base FAR: 3.45 Bonus FAR: 4.6</p>		

Zoning Proposal

- Narrow side streets

- R6B



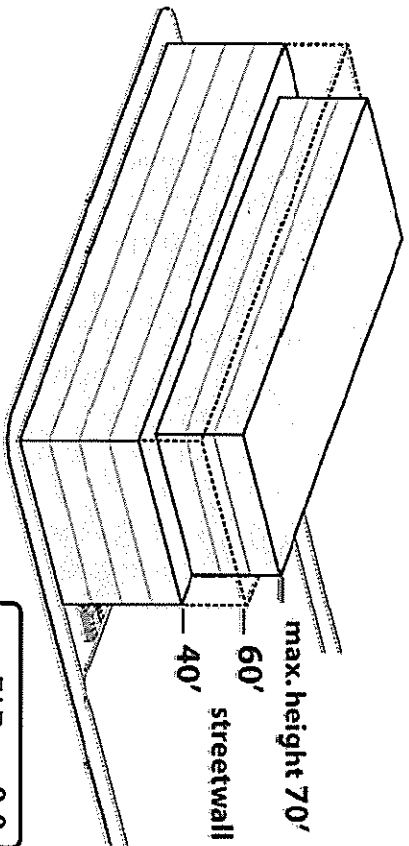
R6B



Zoning Proposal

- Wide streets and commercial corridors
- R6A and C4-3A

R6A



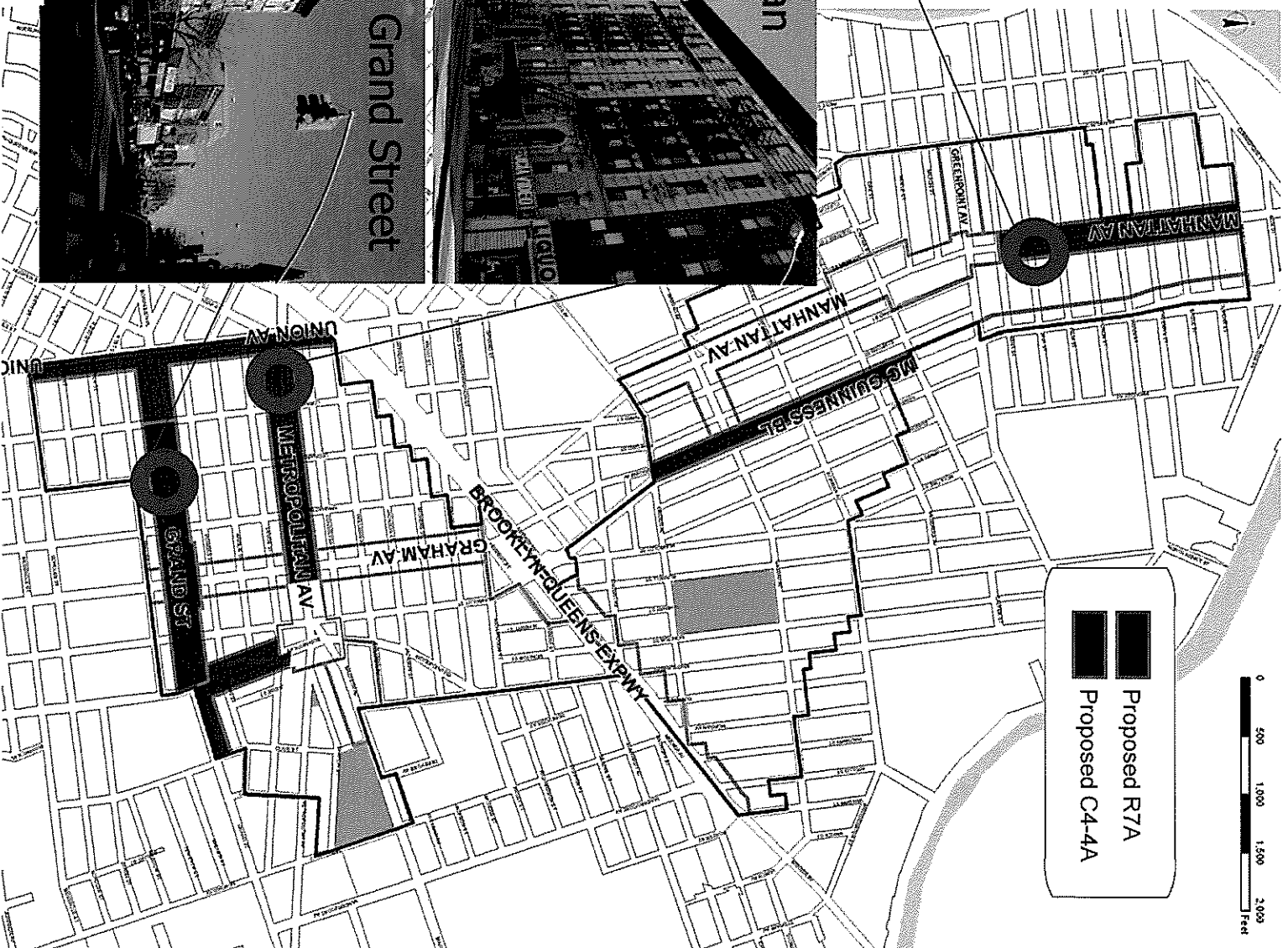
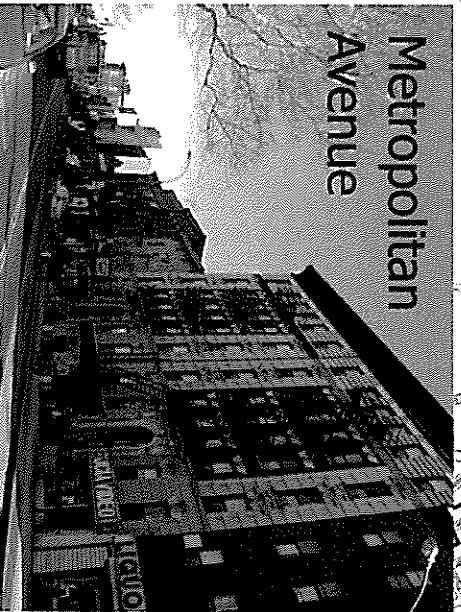
max FAR: 3.0

Greenpoint-Williamsburg Contextual Rezoning

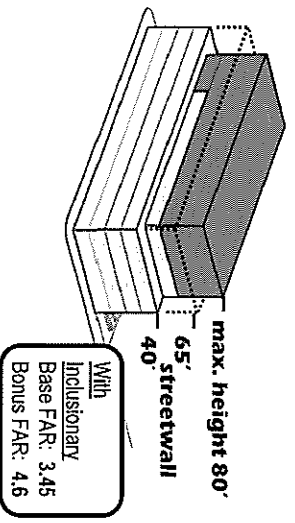


Zoning Proposal

- Main commercial + transit corridors
- R7A and C4-4A with inclusionary



R7A (w/ Inclusionary)



Zoning Proposal

- **Adjust Commercial Districts and Overlays**
 - Remove commercial zoning where there are no existing commercial uses
 - Map commercial zoning where there are existing commercial uses

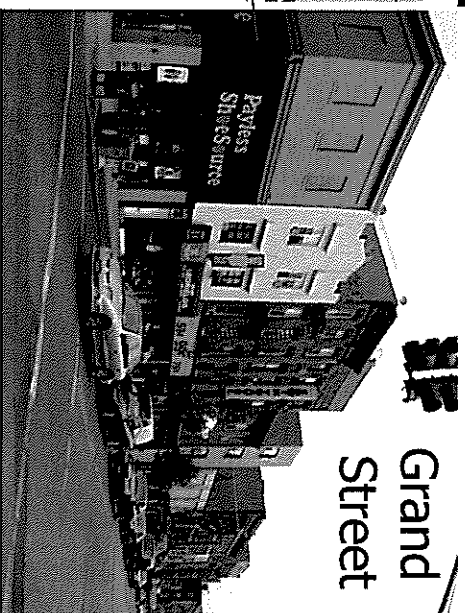
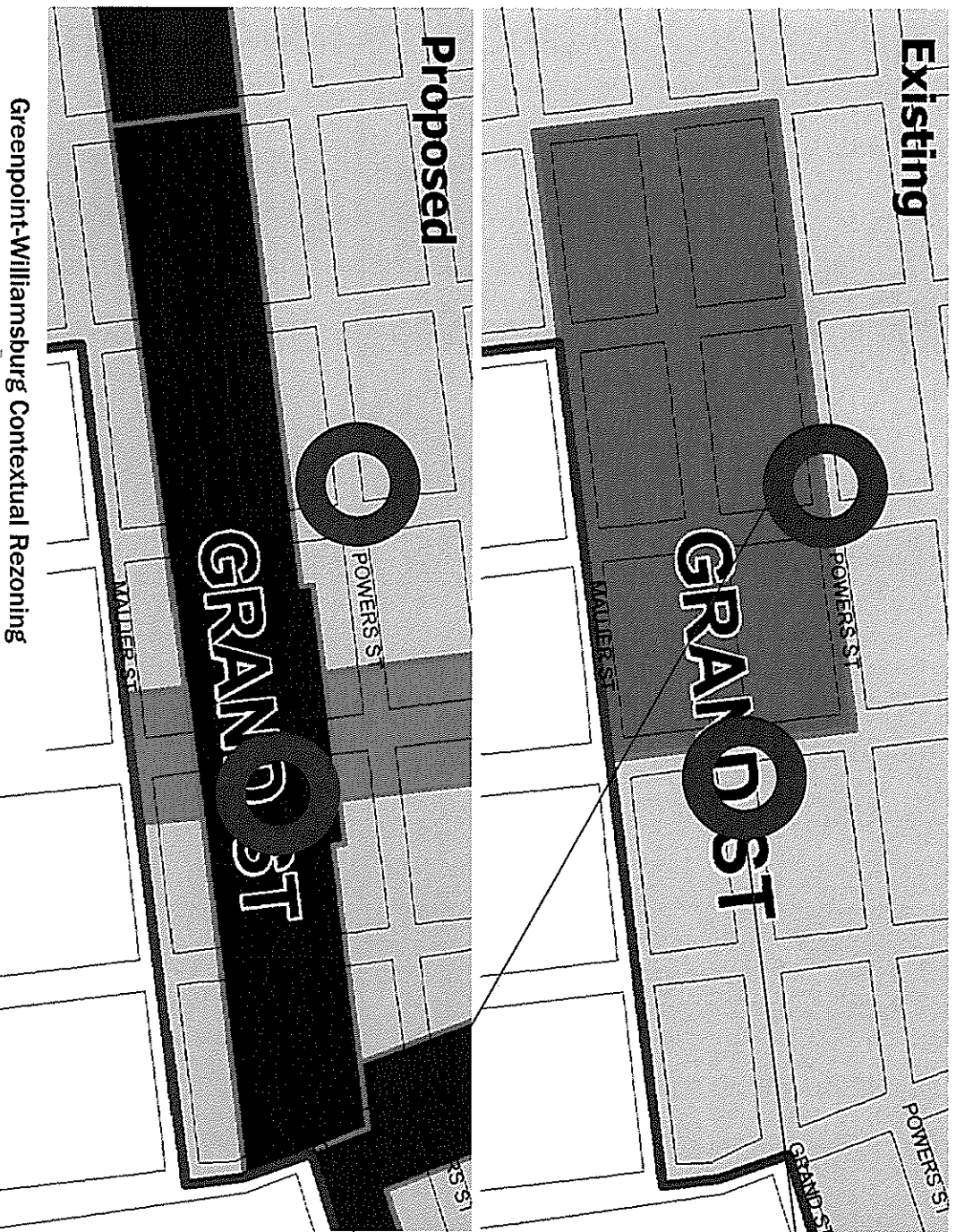
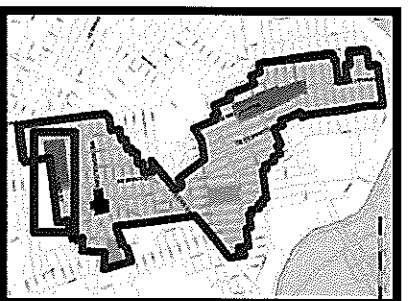
Zoning Proposal

- Adjust C4 and C8 Districts



Zoning Proposal

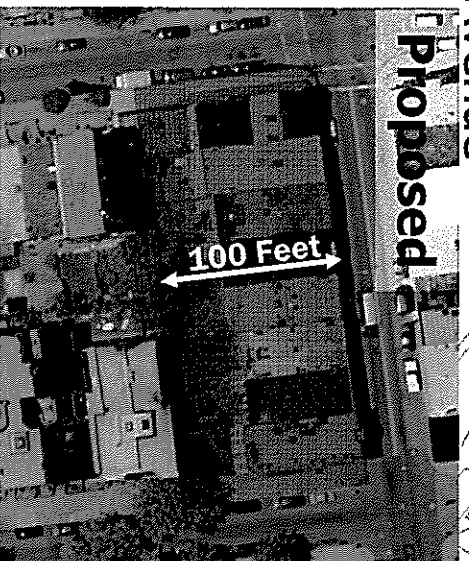
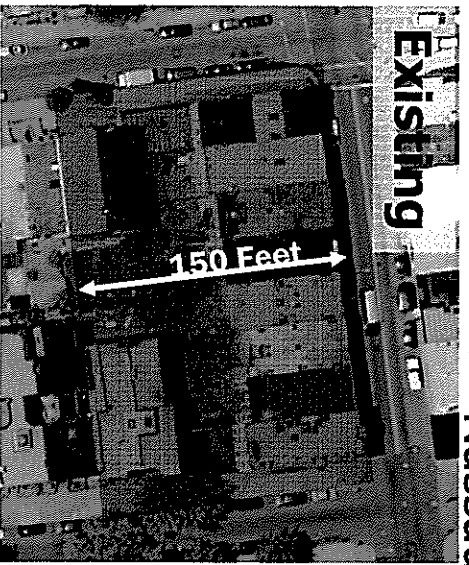
- Adjust C4 and C8 Districts
– Grand Street



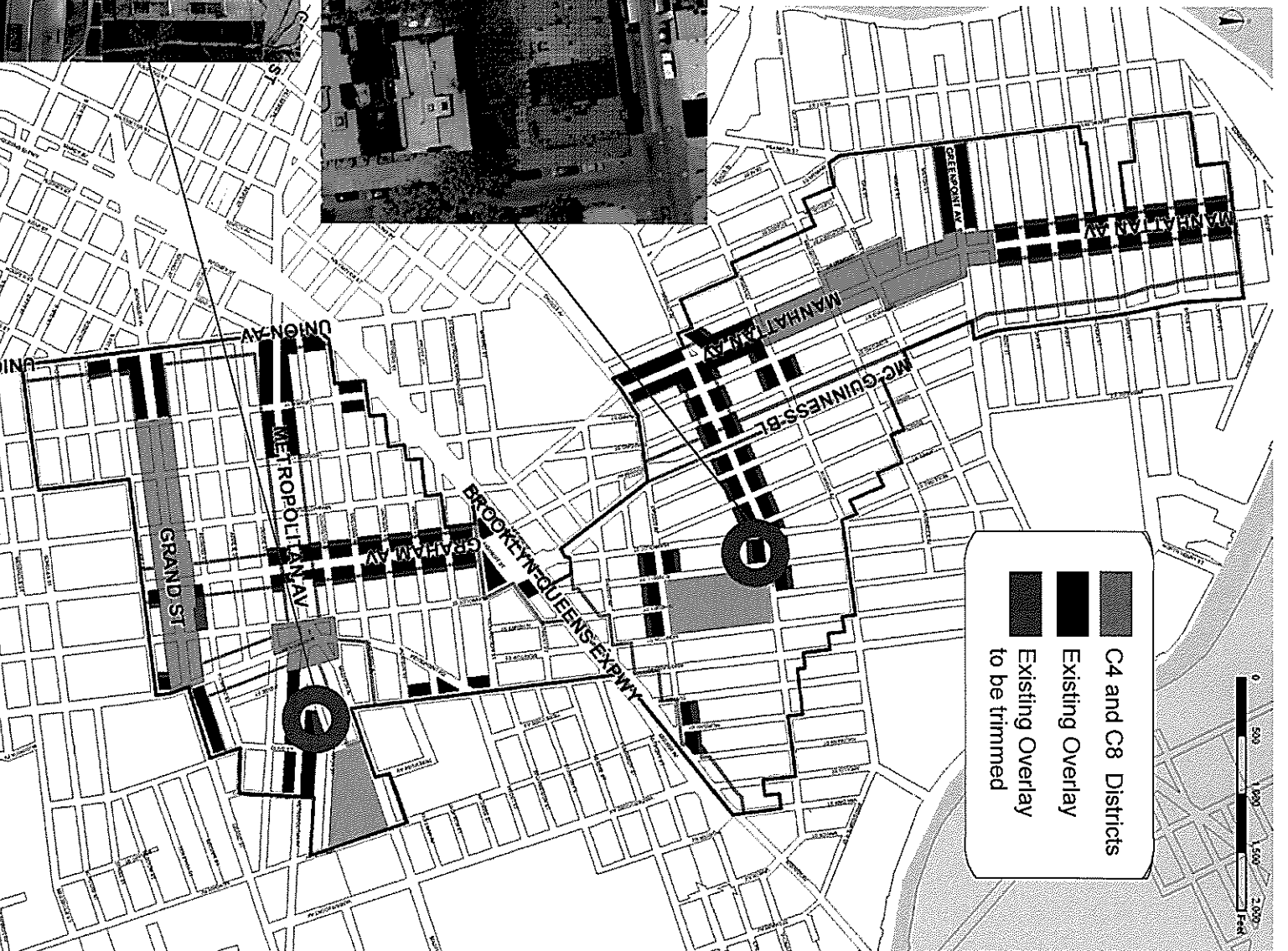
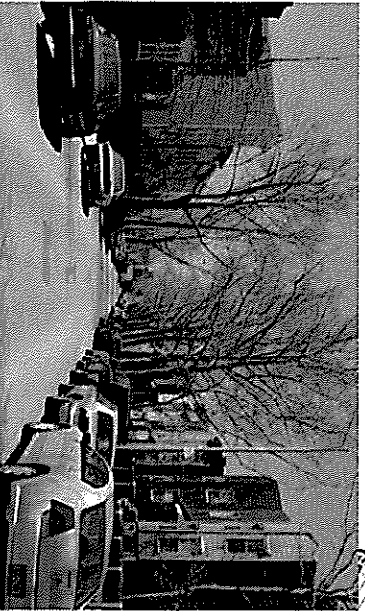
Zoning Proposal

- Adjust C1 and C2 Overlays

- Trim overlays where there are no existing commercial uses.



Orient Avenue



Zoning Proposal

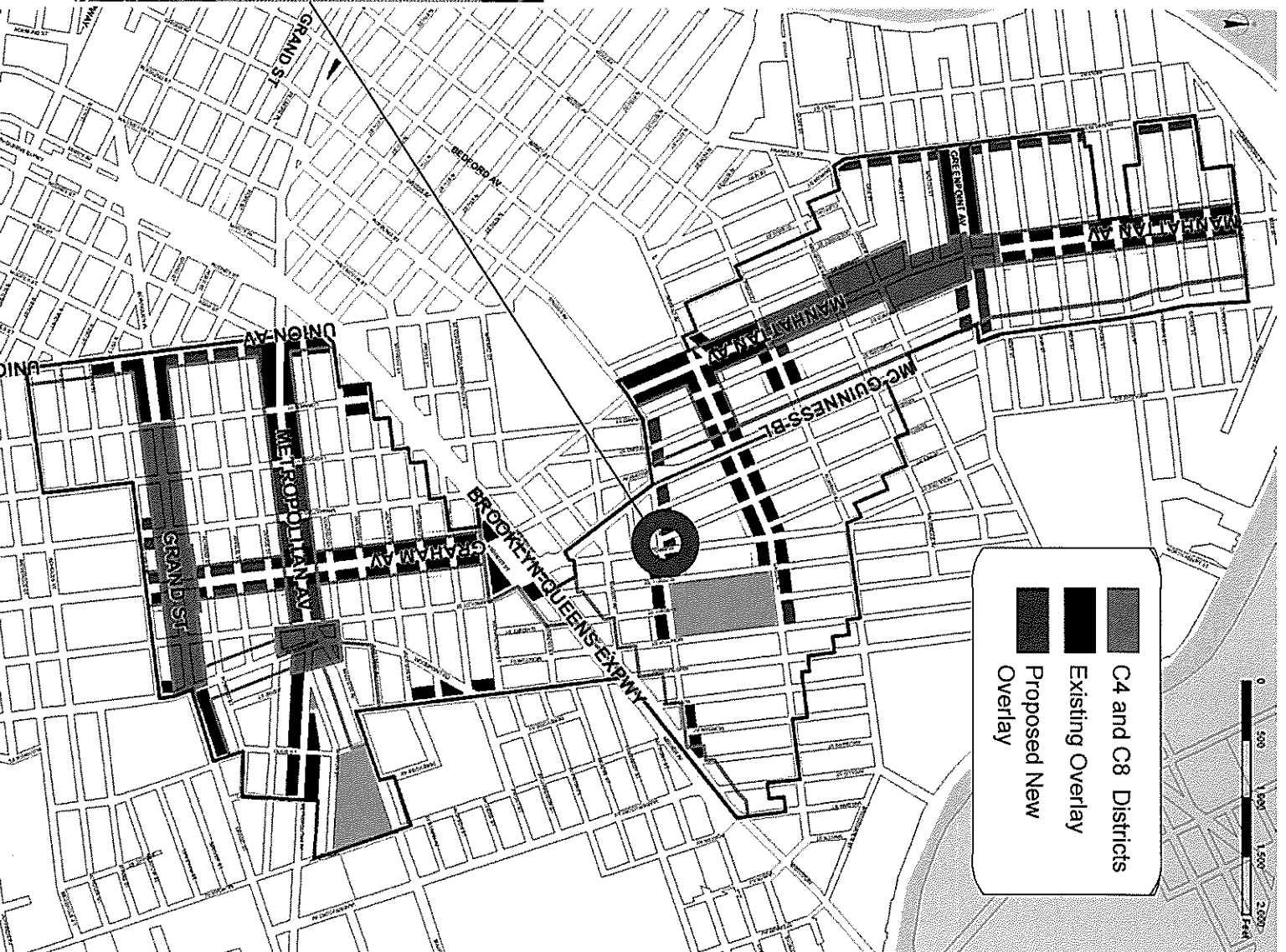
- Adjust C1 and C2 Overlays

- Add overlays where there are existing commercial uses.

Driggs Avenue

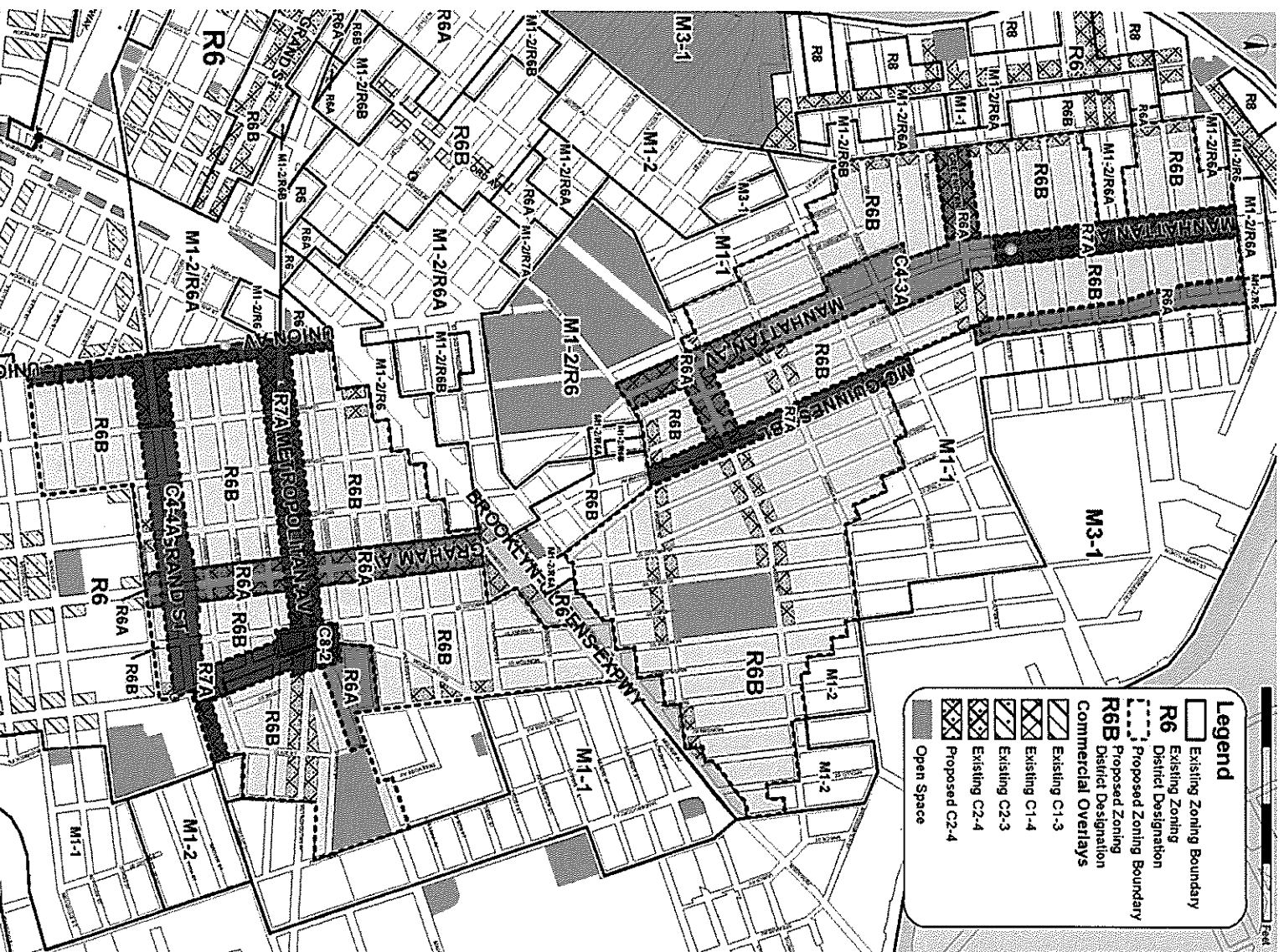


Greenpoint-Williamsburg Contextual Rezoning



Zoning Proposal

- Summary
 - Limits out-of-scale development
 - Creates opportunities for affordable housing.
 - Tailors commercial districts.





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

Introduction

The DUMBO Neighborhood Alliance (DNA) is strongly opposed to the Department of City Planning-sponsored proposed 12-block rezoning (Figure 1) east of the Manhattan Bridge (CEQR#09DCP053K, ULURP#090309ZRK/090310ZMK), as it flies in the face of both the Community Board 2-initiated and community-supported Old Brooklyn District 197-A plan designed a decade ago as well as our own proposal for a comprehensive rezoning plan for all of DUMBO, Fulton Ferry and Vinegar Hill. This comprehensive rezoning plan, designed by urban planner Paul Graziano, was initiated in response to the piecemeal efforts over the past decade by the Department of City Planning, who has ignored the Old Brooklyn District plan in its entirety. With the exception of the rezoning of a small portion of Vinegar Hill, DCP has supported high-density growth, driven by developers in the DUMBO area. The current DCP proposal is no exception. We urge City Council to adopt the recommendations made by Borough President Marty Markowitz in regards to this application which are:

- 1- That blocks containing 10, 20, 68 Jay and 155 Water Street be rezoned to M1-4 in lieu of M1-4/R8A;**
- 2- That the remainder of the M1-4/RA zoning district be reduced to 100 feet east of Jay Street in lieu of 150 feet, with the area beyond 100 feet becoming part of the proposed- M1-4/R7A district;**
- 3- That the remaining blocks fronting Pearl Street be rezoned M1-4/R7A in lieu of M1-4/R8A.**

The DUMBO Neighborhood Alliance stands behind and supports Mr. Markowitz's recommendations which are sound, well-thought out and closer in line with DNA's comprehensive rezoning plan. We are grateful for the thoughtful consideration that the Borough President and his office have provided.

Despite repeated statements by the DCP, there has been little outreach to the actual residential or industrial/commercial community within the targeted area. In fact, at the unveiling of their study approximately one year ago at DCP's offices, out of two dozen or so attendees, there were 3 residents and small business owners; 2 staffers representing local elected officials and about 20 landlords, developers and their legal representatives.

Our testimony will be broken up in to several parts based upon the different issues that are pertinent to the Department of City Planning's proposed rezoning action as justified by their Environmental Assessment Statement: height, scale and density; the DUMBO Historic District; existing manufacturing and commercial jobs; population and schools; and inclusionary zoning and affordable housing.

Height, Scale and Density:

The Department of City Planning's reasoning to rezone the residential component of this area R8A, with an R7A zone 150' east of Jay Street, is flawed. The summary of why DCP is proposing this particular zone has its basis in what they describe as planning principles. However, we believe that these same planning principles can be achieved by redrawing the map to better reflect the existing built environment in the

proposed rezoning area. In this way, development potential will more carefully be balanced with the current physical form and fabric of DUMBO.

Based upon figures and statistics within the EAS report (See Figures 3 and 4), it is clear that there are all or parts of four blocks that basically meet the criteria for an R8A zone. Three of those blocks are between Adams and Jay streets north of Plymouth Street and the fourth is bounded by Pearl, Water, Jay and Front streets. Those four blocks are also significant in terms of how they relate to other large buildings in DUMBO: they are full-block industrial-type buildings which have more in common with the Gair buildings west of the Manhattan Bridge.

The remaining blocks in the proposed rezoning area are primarily made up of buildings 15 to 65 feet in height, with several vacant lots or portions of parcels that are currently vacant. There are only five buildings that are above 80 feet, which is the maximum height in an R7A zone, and three of those are below 85 feet. Additionally, except for one other building, all other buildings are at or below the streetwall maximum height of 65 feet. This would allow for significant development above those heights, including rooftop additions that would be unseen from street level. On parcels that are redevelopable, an 80-foot height limit would generate a scale that is more in keeping with the existing built environment.

DUMBO Historic District:

While more than 90% of the proposed rezoning area is located within the DUMBO Historic District, 12 parcels (or parts of those parcels) have buildings on them that are considered “no style” and two parcels are wholly vacant. These buildings will be allowed to be demolished and/or heavily altered with permission from the Landmarks Preservation Commission; additionally, contributing buildings, while not eligible for demolition, will be able to have large additions on top of their buildings or be incorporated into new development if included in a multi-building redevelopment project. This scenario is described as being probable at several sites in the EAS. At several public and private meetings that the DNA has attended, the Department of City Planning has made statements to the effect that “the LPC will make sure that new construction will not be overly tall, dense or harm the fabric of the historic district.” DNA has made it clear to the DCP that we find this statement absolutely misleading. **While the LPC has jurisdiction over design review in the DUMBO Historic District, they are prohibited by law to take zoning into consideration when they make a decision on a project.**

This has been proven time and again, most recently with the LPC’s decision pertaining to St. Vincent’s Hospital in the Greenwich Village Historic District. The LPC approved a 286-foot tall building in an area where most building heights are 6 stories or less, and the tallest are no more than 12 stories. While they lowered the height of the proposed building several stories, they did not challenge the underlying zoning that was proposed for the site. The building complex is completely out of scale, height and density with the surrounding neighborhood. It is apparent that, should the target area of the DUMBO rezoning that is being considered be designated an R8A, there will be buildings that are out of scale with the surrounding neighborhood, and the entire context of the historic district and its resources will inexorably change.

Based on these concerns, the DNA believes that changing the zoning map as we have proposed (Figures 5 and 6) will better protect the DUMBO Historic District while still allowing reasonable development in our neighborhood.

Existing Manufacturing and Commercial Jobs:

Based on statistics and diagrams published in the EAS (Figure 7), over 60% of the proposed rezoning area is currently being used as industrial and/or commercial. The remaining parcels are either vacant; parking, transportation and utility usage; solely residential; or a mix of residential, commercial and industrial.

The EAS describes the MX-2 zone as a Special District “which was created in 1999 to encourage investment in mixed industrial and residential areas, to promote the opportunity for workers to live in the area they work, and to recognize and enhance the vitality and character of existing and mixed use

neighborhoods.” While this might be technically true, the outcome of what has happened in every area in the city zoned MX has been quite different.

The Pratt Center for Community Development recently undertook a study of another manufacturing area nearby in Brooklyn that may be rezoned in the near future. The biggest concerns in that area – which are remarkably similar to this part of DUMBO – are scale and density, affordable housing and (most of all) retention of jobs in the current depressed economy. Two sentences from the report sums up the problem in that neighborhood as well as DUMBO: **“The problem with MX districts is that since they allow both residential and manufacturing uses as-of-right, they do not tend to lead to a balance of uses, since the real estate market favors non-industrial development. This essentially makes MX zones areas of transition where new residential development eventually overwhelms manufacturing.”**

As described above, the proposed MX zone in this portion of DUMBO will, like other blocks in DUMBO that have been mapped similarly, result in the disappearing of active industrial and non-retail commercial uses in the target area. Currently, there is no plan to relocate the existing jobs and industry to other nearby neighborhoods in Brooklyn. DNA brought these concerns to DCP and recommended the creation of a Special District to go with the proposed rezoning that would encourage industrial retention. This “inclusionary industrial” zoning would have created ground-floor opportunities and an assessment on square footage when a building was converted in order to relocate existing industrial or commercial businesses within DUMBO or, if necessary, to other nearby neighborhoods. While DCP’s reaction was positive in the meetings that took place, clearly no action was taken to enact this type of Special District.

Finally, the EAS report has a breakdown of how many parcels would be redeveloped, converted or remain under present use. Under the current proposal, it is estimated that approximately 15% of the area would have new construction; 35% would likely see conversion of existing buildings; another 30% could possibly see conversion of existing buildings; and 20% would remain under present conditions. Based upon these percentages, the EAS report disclosed that 171 businesses with an estimated 673 employees will be displaced. The MX zone would be transformational in every sense of the world, which is not necessarily to the benefit of DUMBO or Brooklyn. Therefore, this action should be abridged to protect as many active industrial/commercial buildings and sites as possible.

Population and Schools:

The DCP and EAS report describe a 9% increase of the overall population in DUMBO, or approximately 2,014 residents, should a full build-out in the proposed rezoning area be completed. Of those residents, there would be approximately 258 elementary and 107 middle school students. Interestingly, the EAS for the proposed DCP rezoning was written by the same author who wrote the report for the Two Trees proposed Dock Street tower development - Phillip Habib & Associates. More interesting is the conflicting accounts pertaining to the want or need of a middle school that are given in each report.

In the Dock Street EAS, Habib emphasized that the new public middle school “will serve approximately 300 neighborhood children and have state-of-the-art amenities and immediate access to the planned Brooklyn Bridge Park. This facility would be particularly valuable to the DUMBO area, as there is currently only one middle school in the immediate vicinity of this neighborhood, which is located approximately a ½-mile away from the Development Site.” We believe that the wording within the Dock Street EAS report was purposefully misleading as later language in that report to the contrary is reinforced by the DCP proposed rezoning EAS. In the current DCP EAS which cannot take the Dock Street project into any consideration as it may not be approved, Habib minimizes any additional school-age student population – thereby minimizing the effect new development will have on DUMBO – by stating that **“the Proposed Action would not result in any significant adverse impacts on public elementary and intermediate schools in the study area. In the future with the Proposed Action, utilization rates for elementary and intermediate schools within school planning zone 2 would be 76 and 53 percent, respectively. Based on this analysis, there is sufficient elementary and intermediate school capacity within school planning zone 2, as well as CSD 13, to accommodate students generated by new development associated with the RWCDS. Therefore no significant adverse impact to public schools as a result of the Proposed Action is expected.”** Habib further goes on to disclose that the latest available DOE enrollment projection

data for 2007-2016 for CSD 13 expected a decline of 15.7 percent for elementary schools and 16.7 percent for middle schools between 2006 and 2012.

One report says that a school would be “particularly valuable” in the DUMBO area. The other report says no schools are needed because there is more than sufficient capacity. Both reports were written within three months of one another and both sites in question are within ¼ of a mile of each other. Which report is telling the truth? We believe that, as might be evident, the EAS reports are self-serving documents that, if at all accurate, are twisting facts in order to make an argument for the applicant – whether private or public – to justify their actions.

Inclusionary Zoning and Affordable Housing:

According to the DCP and EAS report, the proposed rezoning will create approximately 891 units of new housing of which 99, or 11%, are considered affordable. Other recent rezonings in nearby areas of Brooklyn and other areas in Queens and Manhattan have had a minimum threshold of 20%. Even the Dock Street project, which DNA opposes in its present form, includes a provision for 20% of its units as being affordable. This is unacceptable by any measure, as is the argument that the R8A zone as proposed is needed to generate additional affordable housing units.

In addition, DNA is concerned with the approximately 200 residential units which already exist in the proposed rezoning area. Many of these units are de facto “affordable” but are not protected by rent control or stabilization laws. In fact, some of these residential units in the proposed rezoning area are the last work-live spaces and low and moderate-income apartments left in DUMBO. There is no question that, under the proposed rezoning, particularly in the R8A area, many if not most of the existing units will be converted into market-rate rentals or condominiums, resulting in a net loss of “affordable” housing in DUMBO. This would result in many more than the 5 persons that its estimated in the EAS would be displaced.

Summary

In summary, the DNA requests that City Council embrace Borough President Markowitz’s recommendations and reject this application as is based on the following reasons:

- 1) The proposed rezoning will create out-of-scale development in this part of DUMBO, particularly within the proposed R8A zone.
- 2) The proposed rezoning will harm the DUMBO Historic District, as new construction within the historic district on “no style” and vacant parcels will not relate to the historic fabric of the neighborhood.
- 3) The loss of businesses and jobs that will result from residential conversions in this area is not in the best interests of the DUMBO neighborhood, Brooklyn or the City of New York in this current depressed economy.
- 4) Both the Dock Street and proposed rezoning EAS reports were written by the same consultant and there are very different versions of how the schools in CSD 13 will be affected by new development.
- 5) The inclusionary zoning will only generate 11% “affordable” housing units and the danger of displacing existing “affordable” units with luxury rentals and condominiums.

Very Truly Yours,

DUMBO Neighborhood Alliance

Figure 1: Existing and Proposed DCP Rezoning

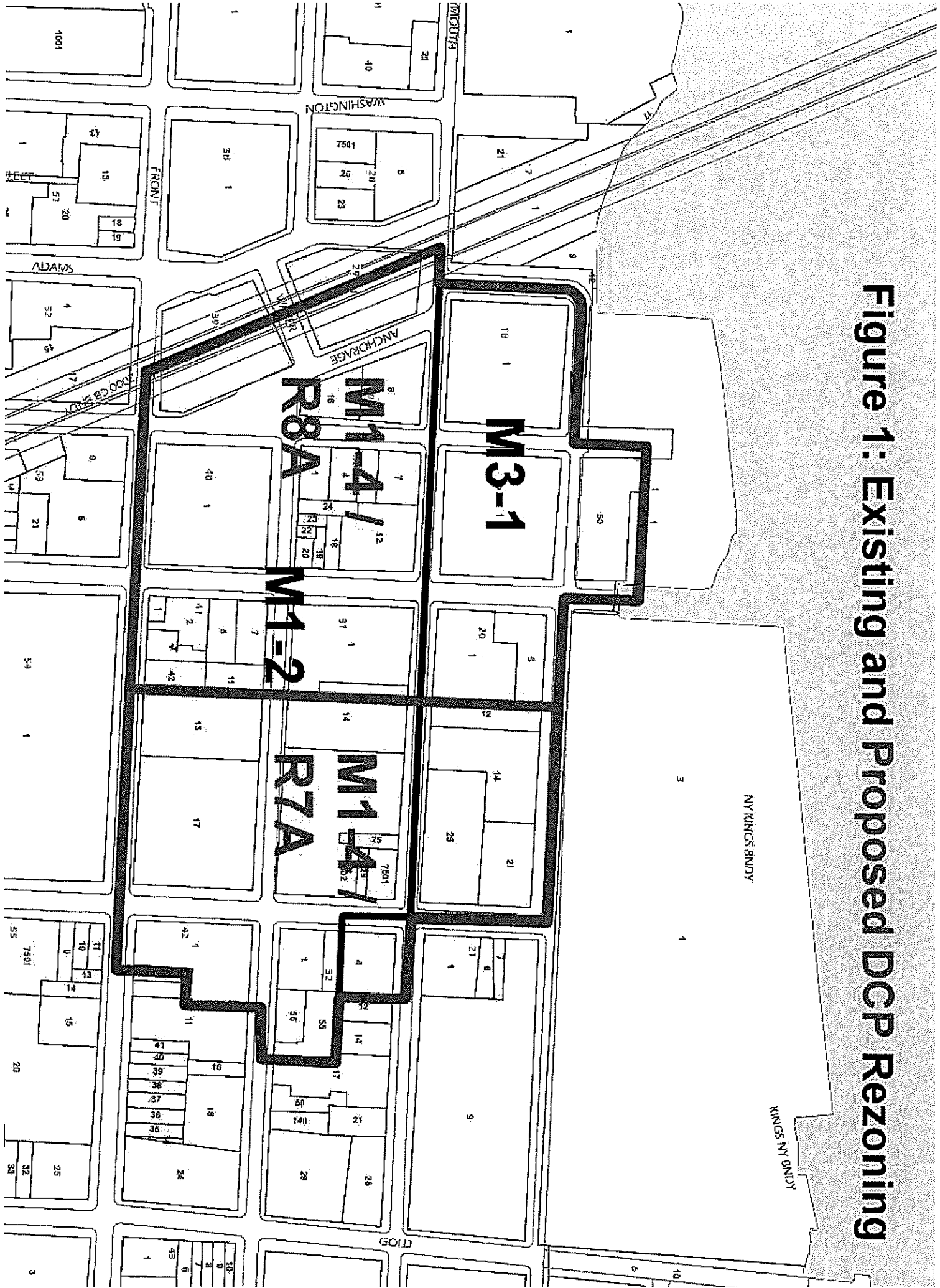


Figure 2: Existing and Proposed DNA Rezoning

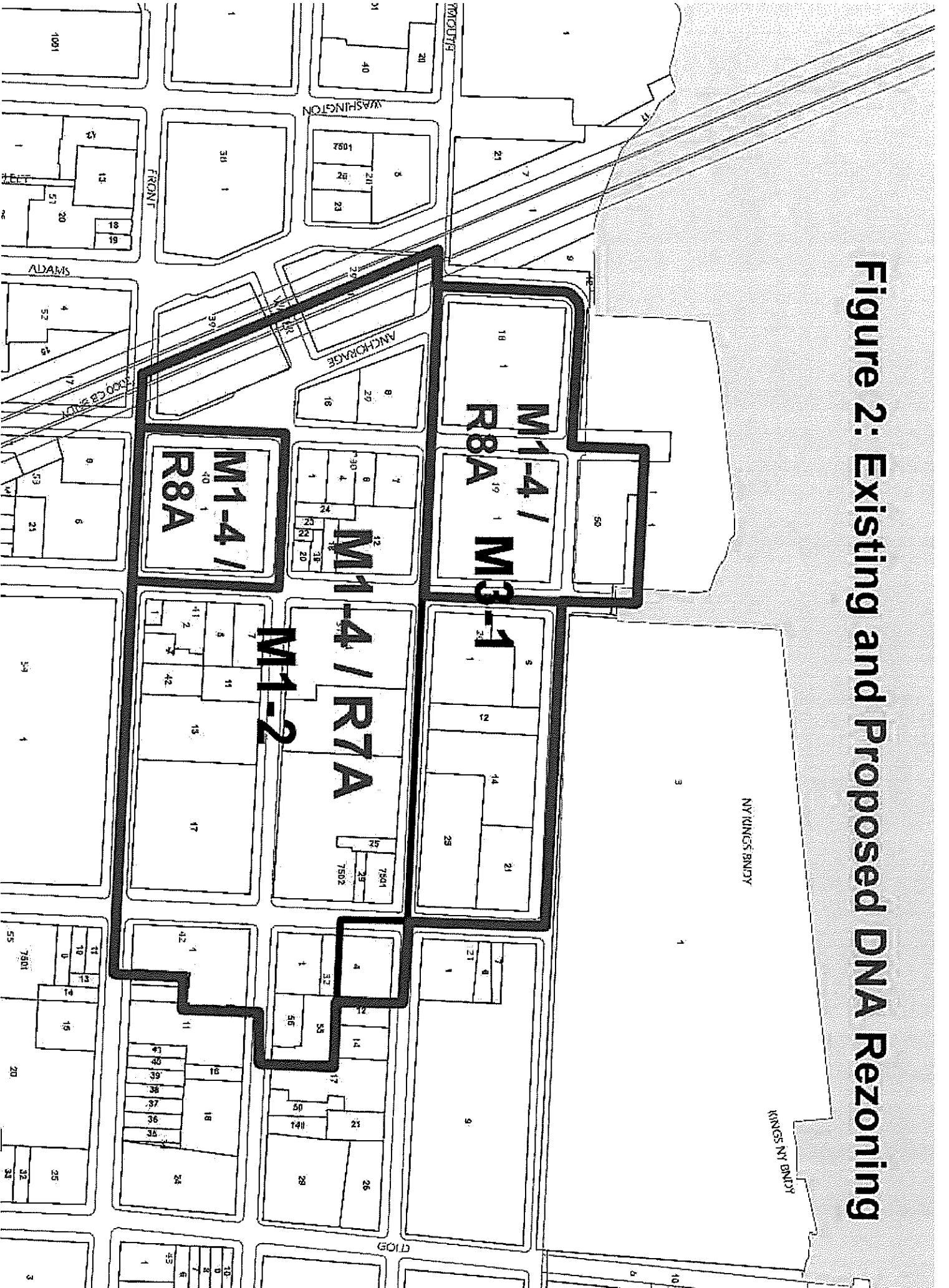


Figure 3: Existing and Proposed DCP Rezoning

Purple = Buildings over 80' in Height

NY KINGS STUDY

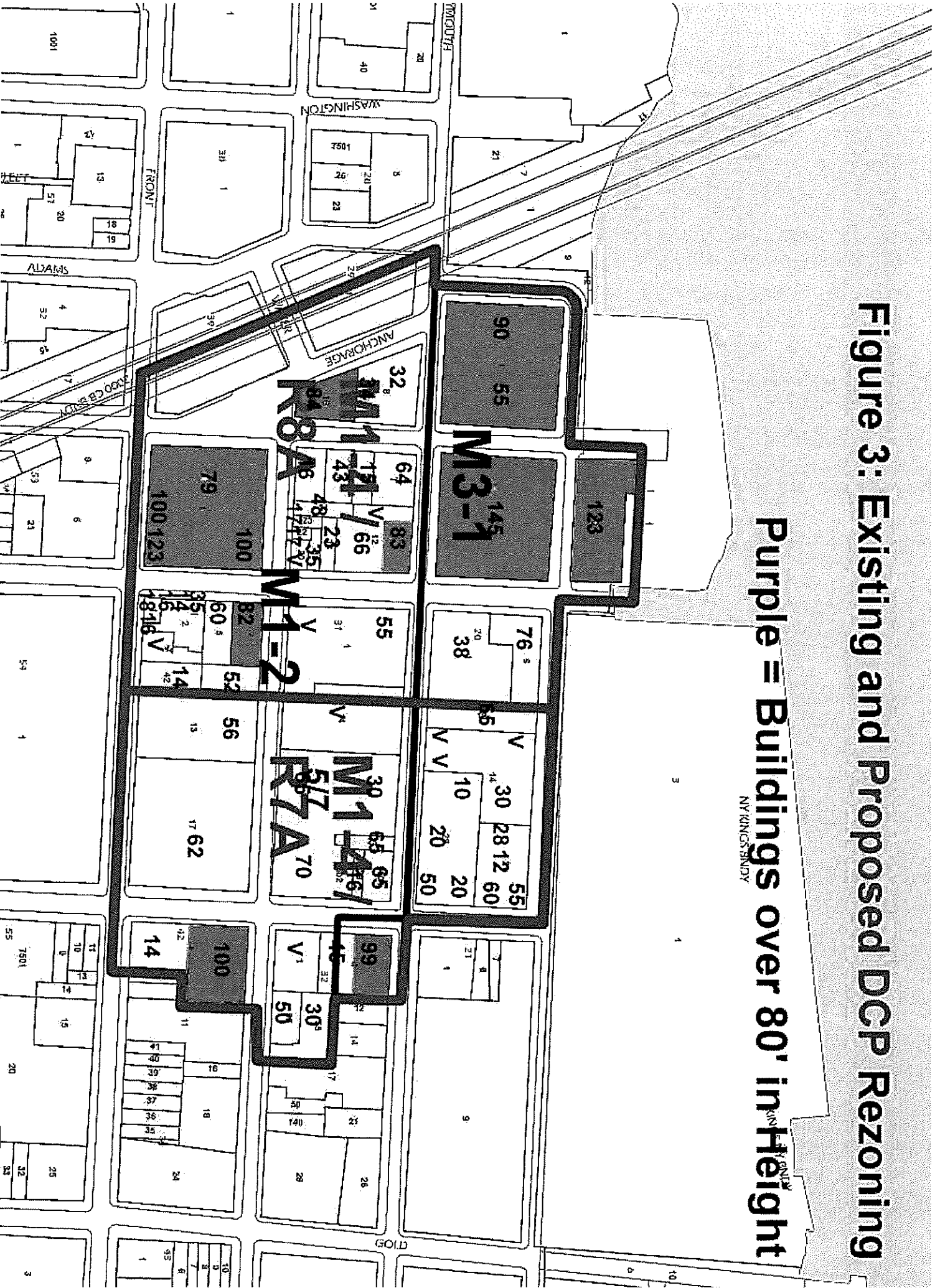
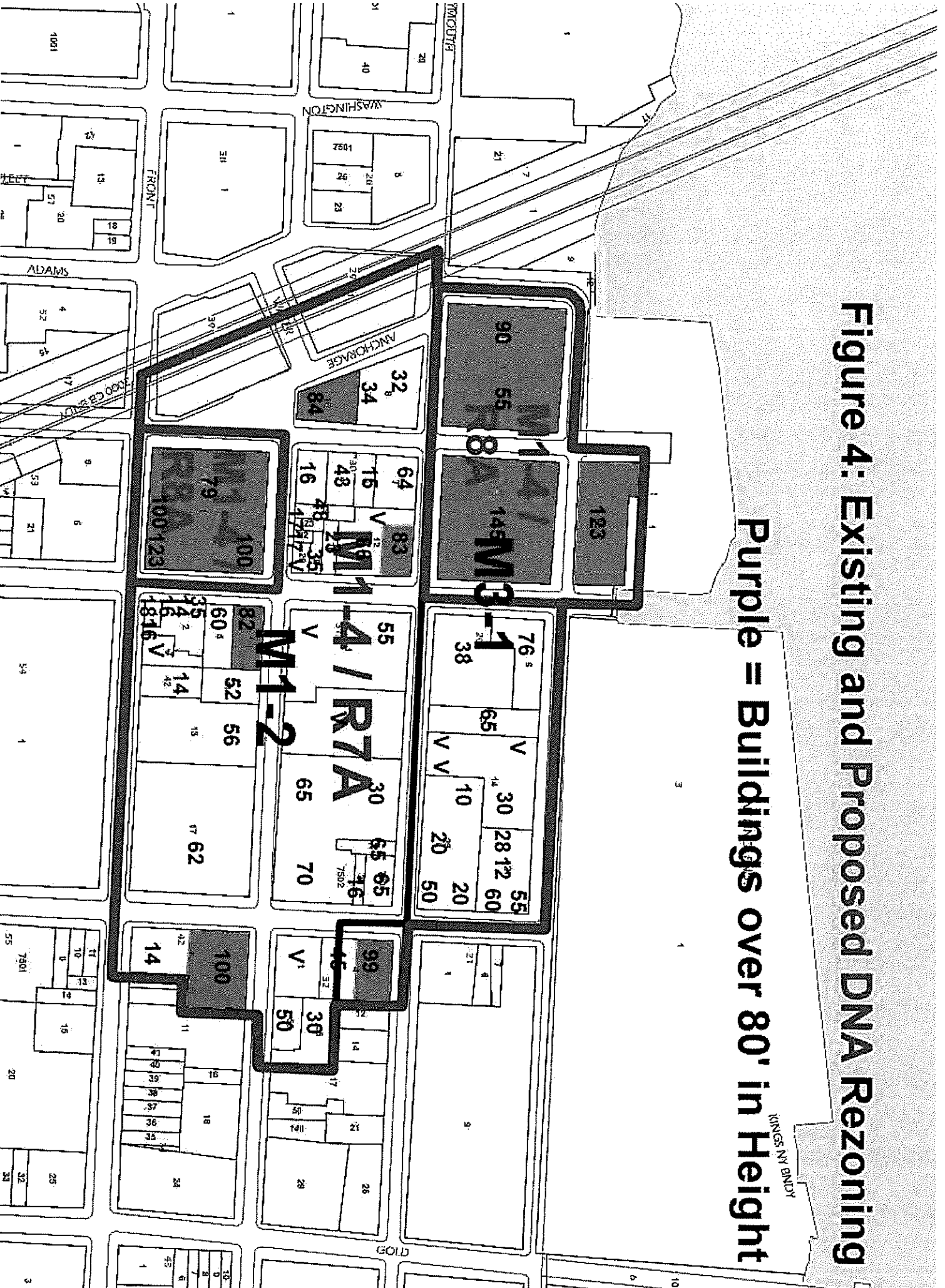
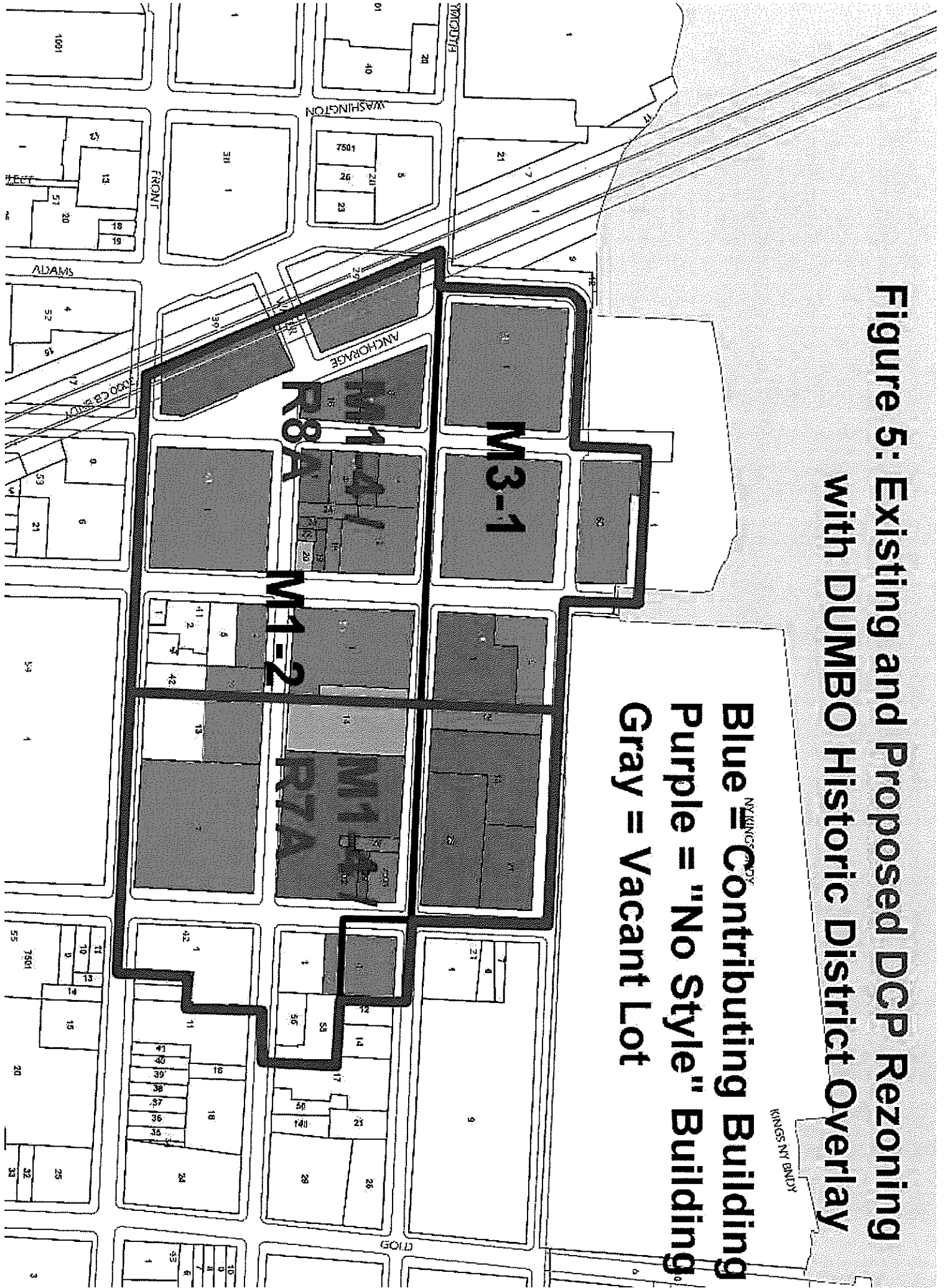


Figure 4: Existing and Proposed DNA Rezoning

Purple = Buildings over 80' in Height



**Figure 5: Existing and Proposed DCP Rezoning
with DUMBO Historic District Overlay**



Blue = Contributing Building
Purple = "No Style" Building
Gray = Vacant Lot

**Figure 6: Existing and Proposed DNA Rezoning
with DUMBO Historic District Overlay**

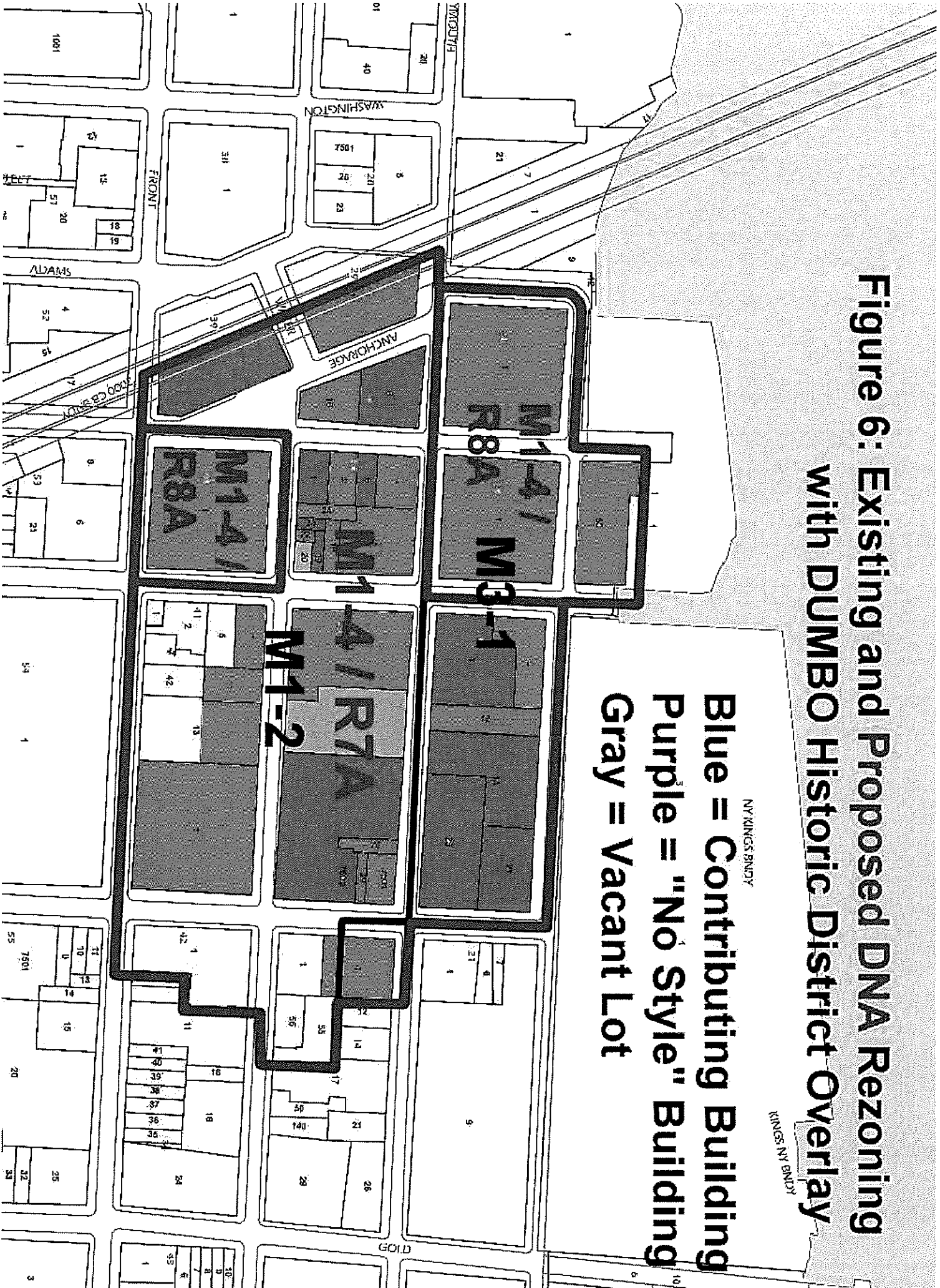
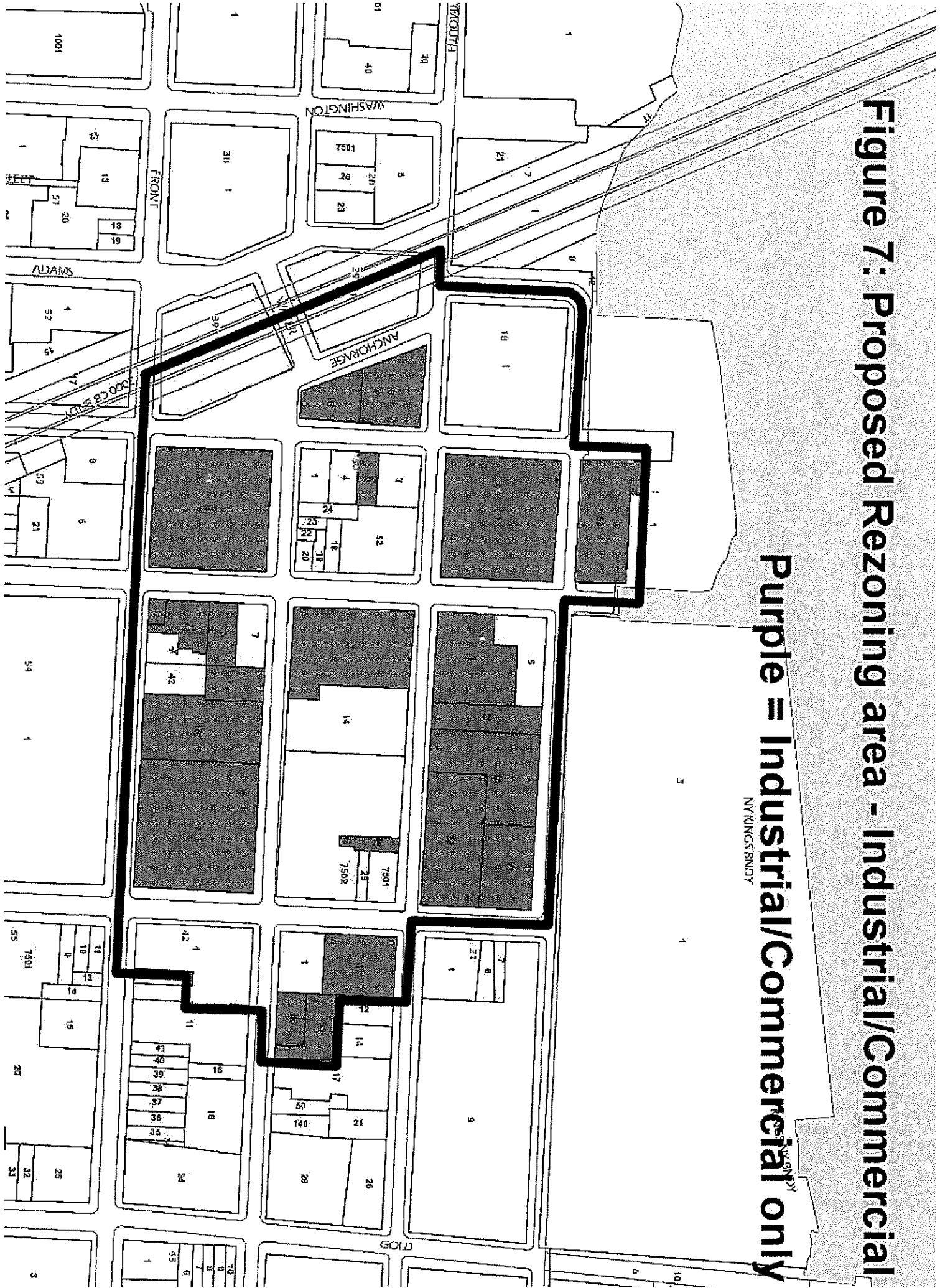
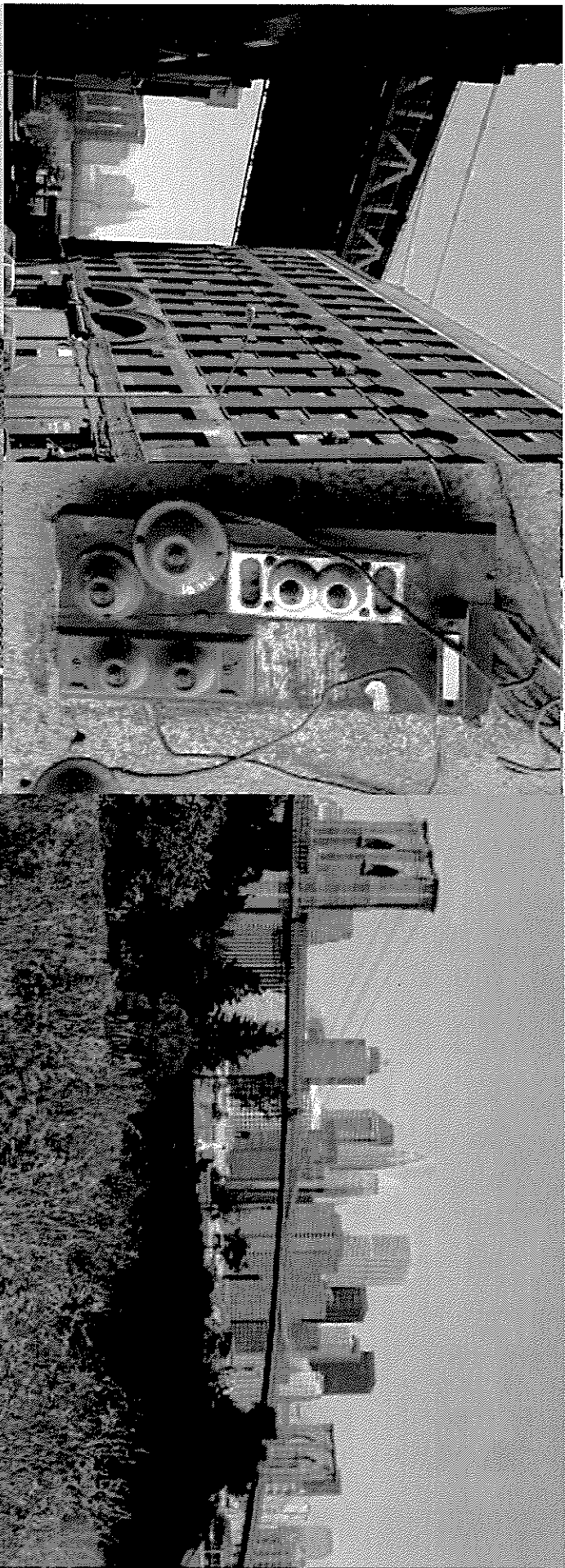


Figure 7: Proposed Rezoning area - Industrial/Commercial

Purple = Industrial/Commercial only



DUMBO REZONING



NATIONAL
LEATHER
MANUFACTURING
CORP.
OFFICE
201 FRONT ST
BROOKLYN

NYC PLANNING
DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

BROOKLYN OFFICE

July 27, 2009

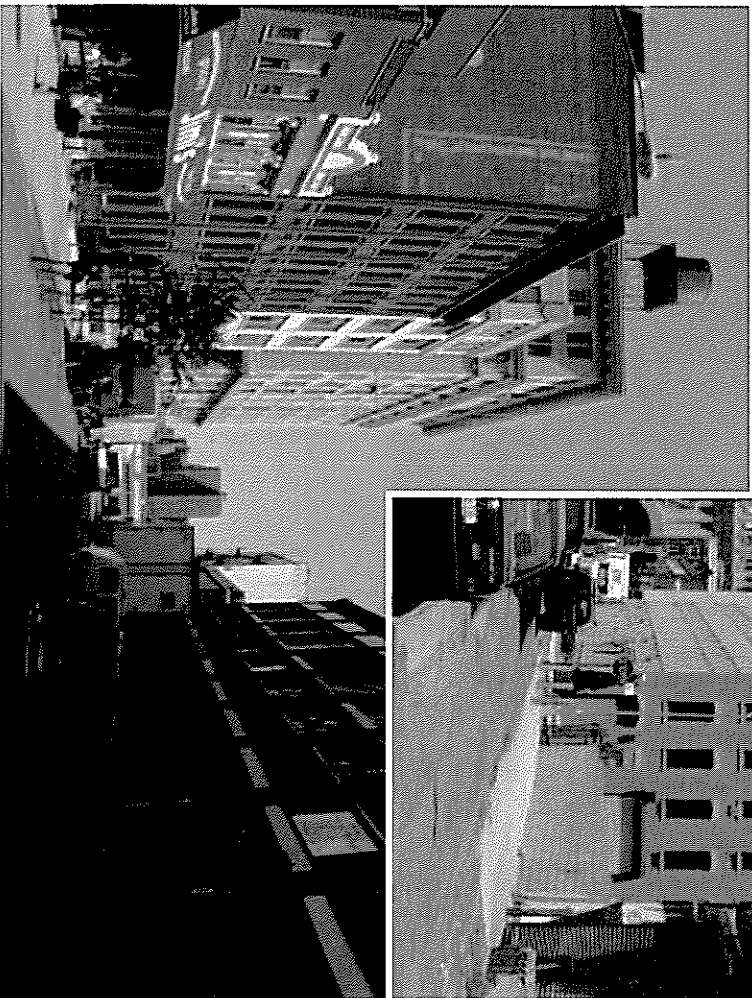
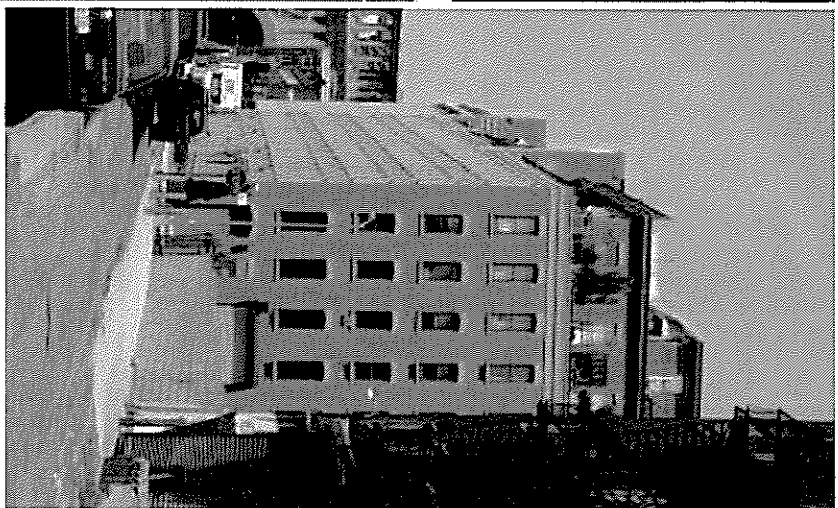
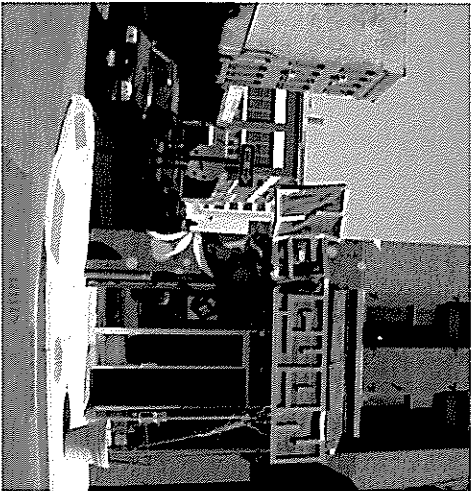
CONTEXT

LOCATION



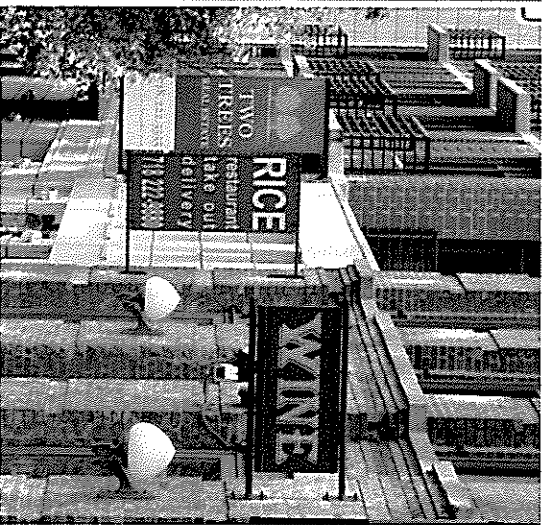
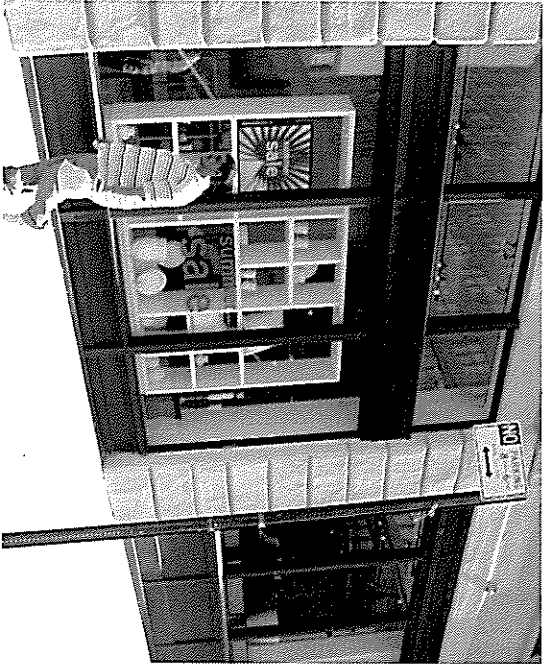
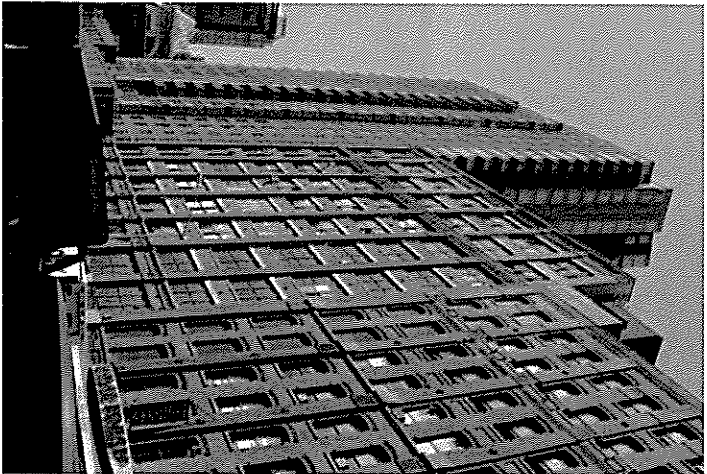
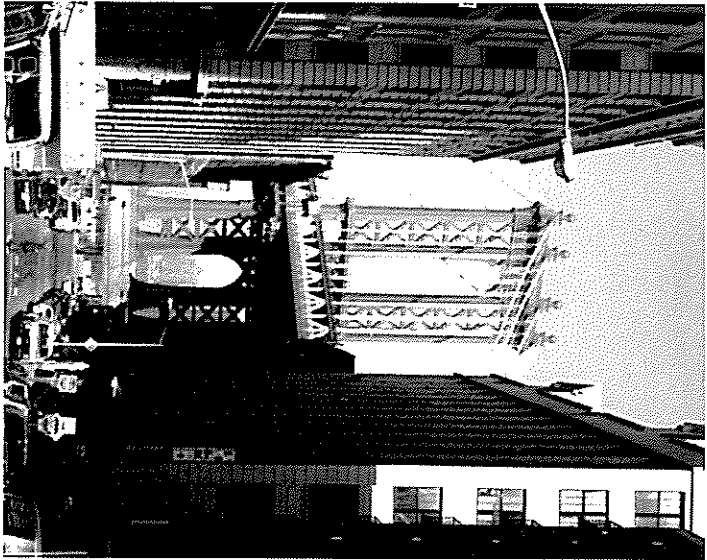
EAST RIVER

OBJECTIVES



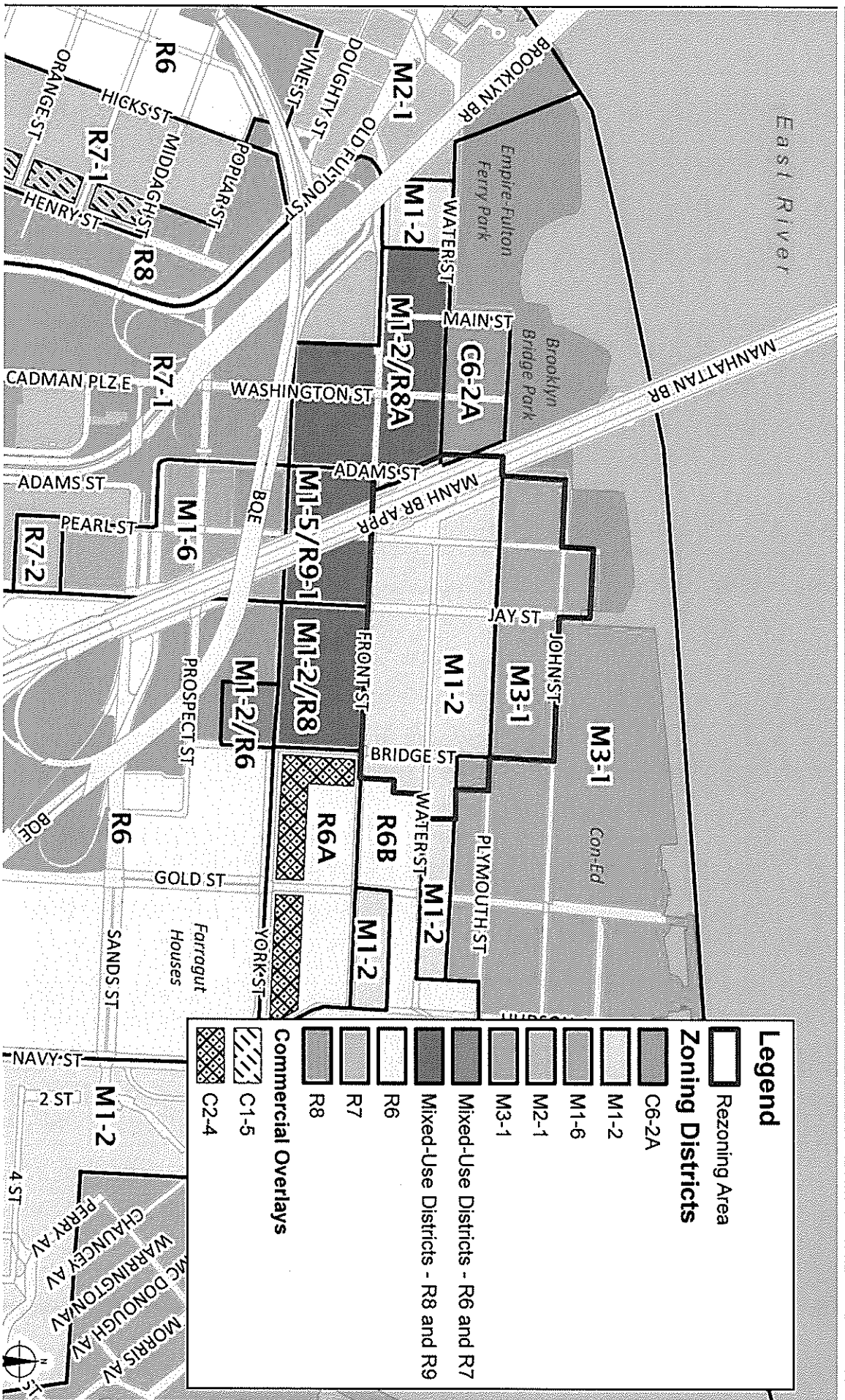
- ❑ Support a mix of uses
- ❑ Maintain DUMBO's scale and character
- ❑ Allow residential conversion of existing buildings
- ❑ Encourage mixed-use development
- ❑ Provide incentives for affordable housing

CONTEXT



CONTEXT

EXISTING ZONING



M1-2 & M3-1: Local and Regional Retail, Light and Heavy Industrial, Repair Services

DUMBO REZONING

CHARACTER

BUILDING HEIGHTS



CHARACTER

EXISTING LAND USES



Legend

- Rezoning Area
- Residential
- Mixed-Use (Res., Comm., Ind.)
- Commercial
- Industrial
- Transportation/Utility
- Public Facilities/Institutions
- Parks/Open Space
- Parking
- Vacant
- Residential Existing/Permitted



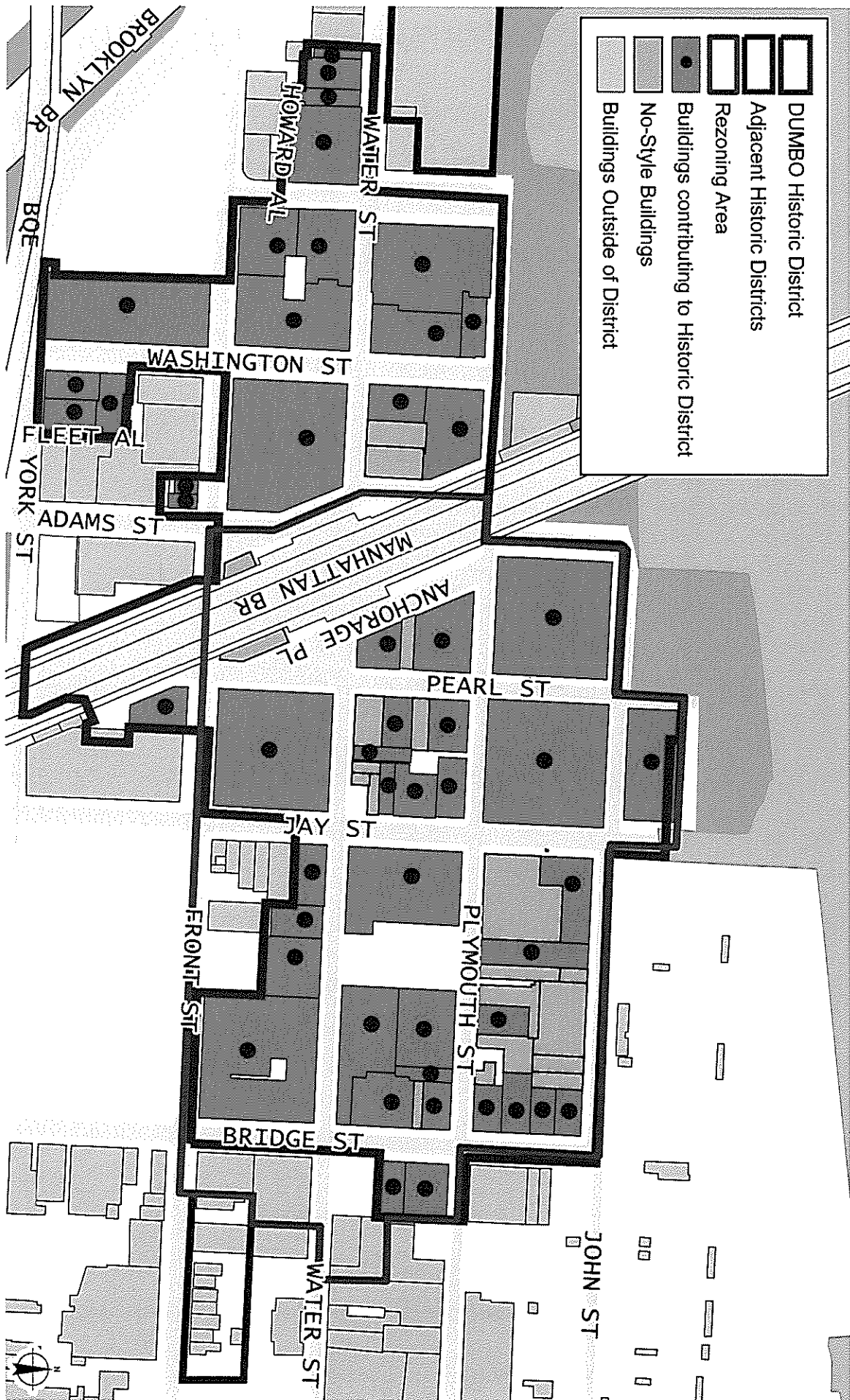
CHARACTER

EXISTING LAND USES

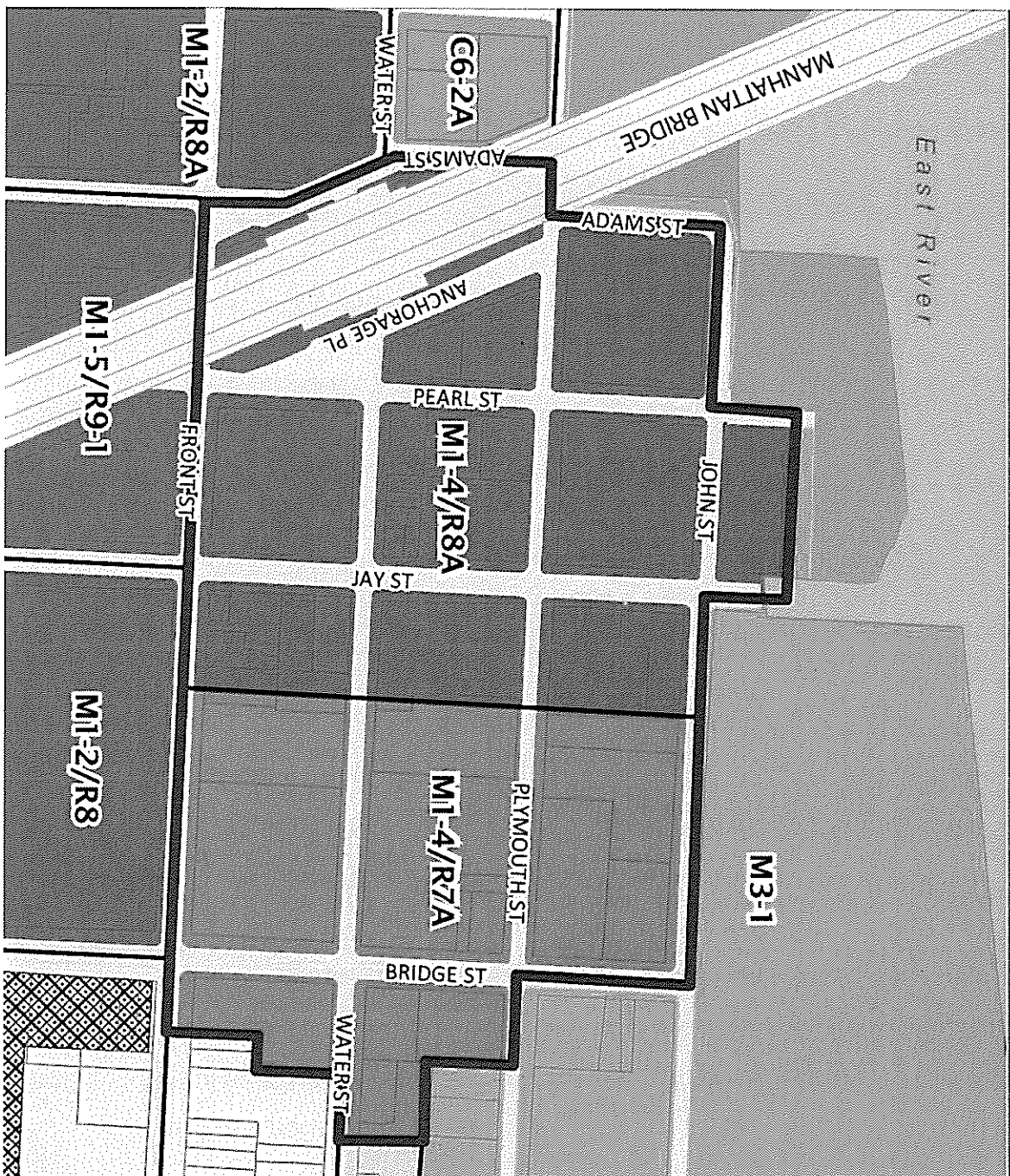
- Manufacturing & Light Industrial**
- Paper Recycling/Hauling*
- Metal Welding*
- Woodworking*
- Furniture Production*
- Commercial Printing*
- Residential**
- Interim Multiple Dwellings*
- Live/Work Studios*
- Non-conforming (pre-1961) units*
- Commercial & Artistic Design**
- Web and Graphic Design*
- Music & Film Production*
- Architecture*
- Art Studios*
- Textile Design*
- Retail & Restaurants*
- Neighborhood Services*

CONTEXT

DUMBO HISTORIC DISTRICT



PROPOSED ZONING



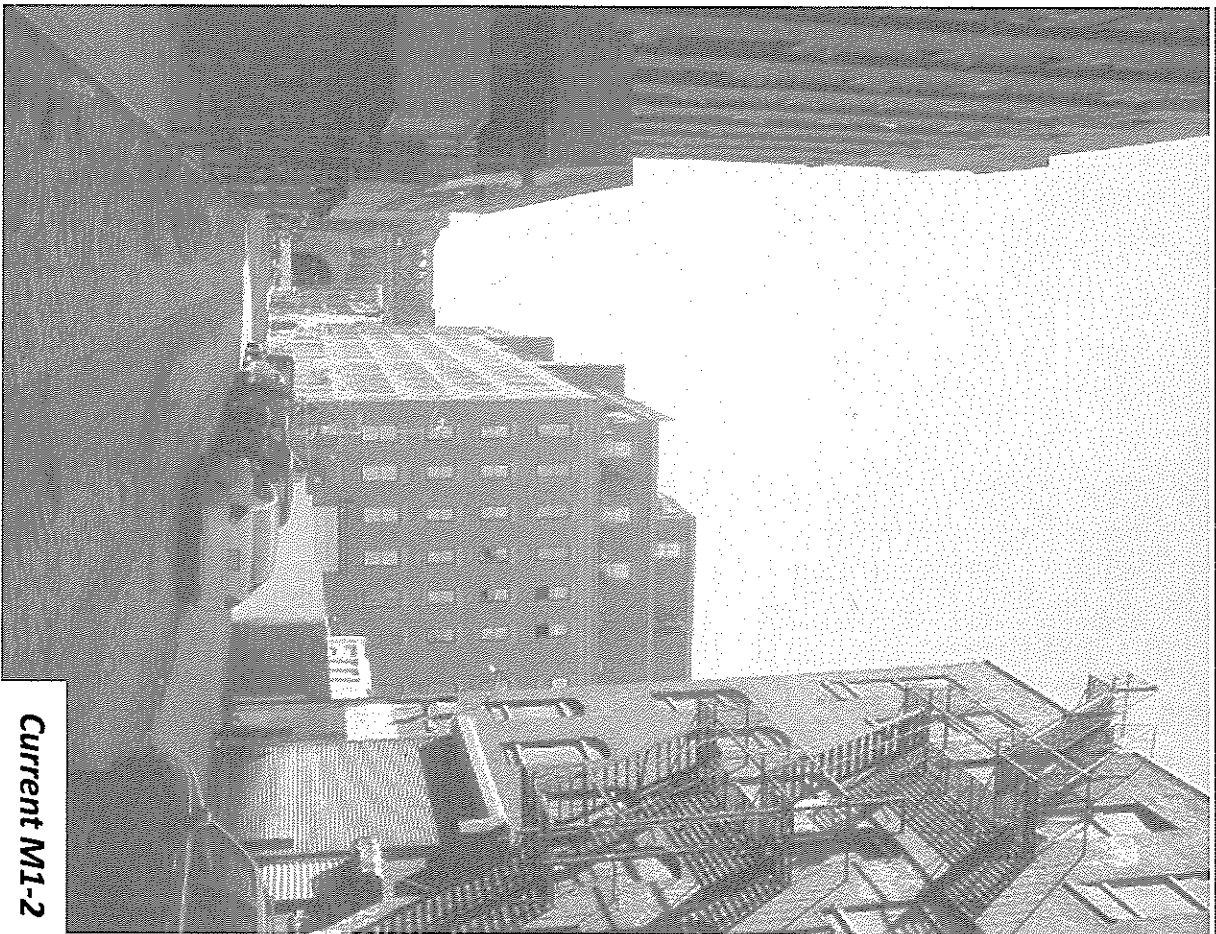
MX-2:
Provides controls and flexibility specifically created for mixed-use neighborhoods.

M1-4:
Max. Commercial and Manufacturing FAR: 2.0

R8A Inclusionary Zoning:
*Base Residential FAR: 5.4
 Max. Residential FAR: 7.2
 Base Height Limit: 60-85'
 Max. Height Limit: 120'*

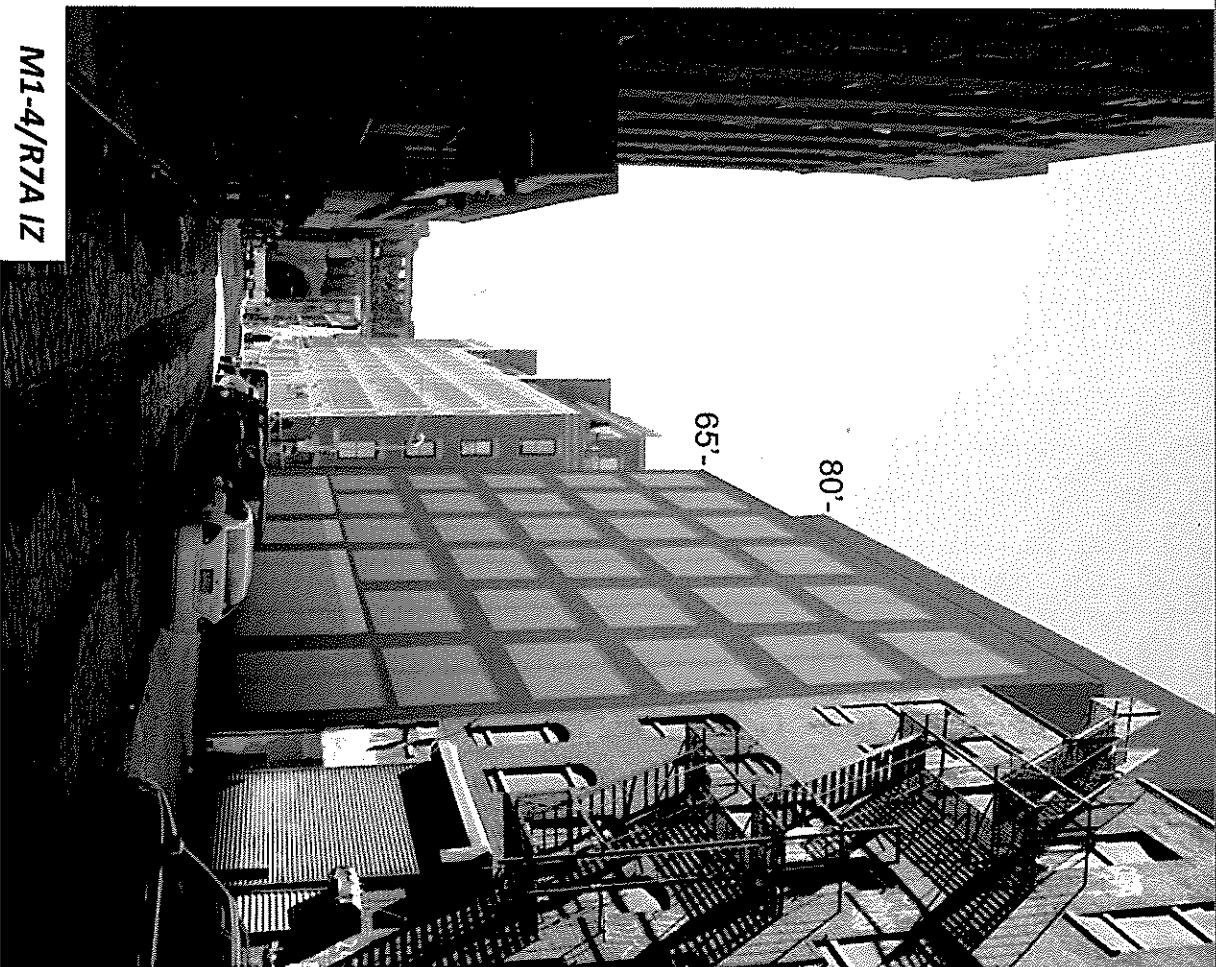
R7A Inclusionary Zoning:
*Base Residential FAR: 3.45
 Max. Residential FAR: 4.6
 Base Height Limit: 40-65'
 Max. Height Limit: 80'*

PROPOSED ZONING



Current M1-2

ILLUSTRATIVE MASSING



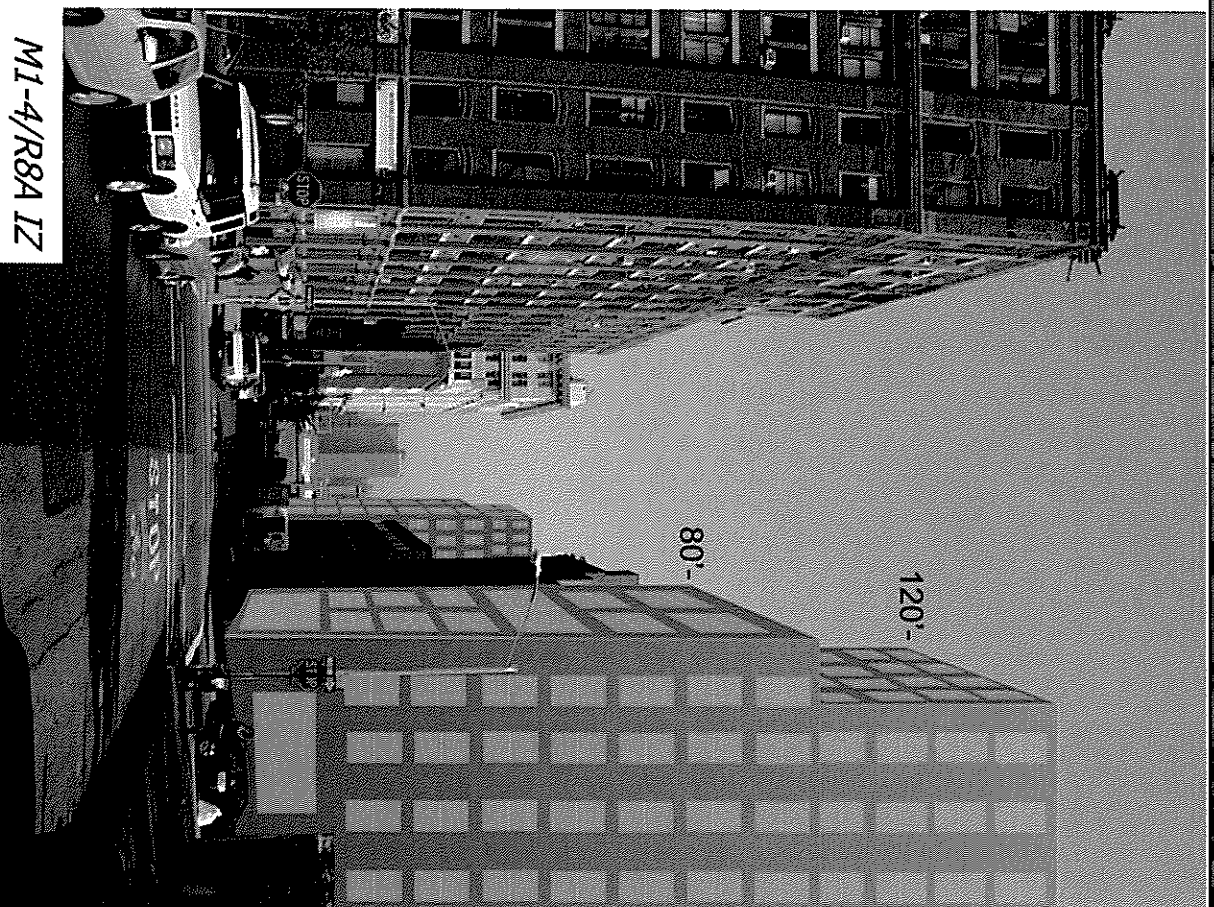
M1-4/R7A IZ

PROPOSED ZONING

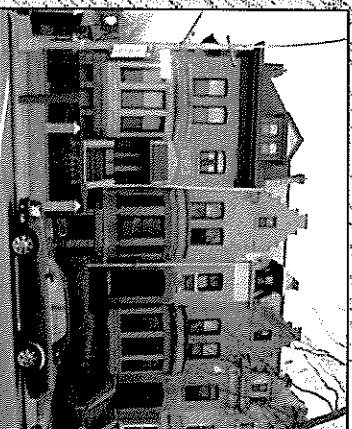
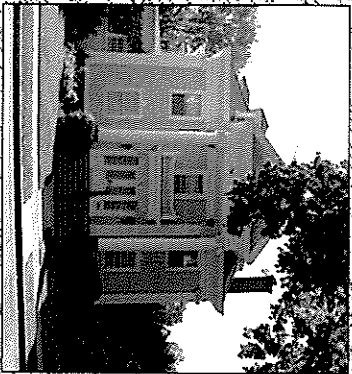


Current M1-2

ILLUSTRATIVE MASSING



M1-4/R8A IZ



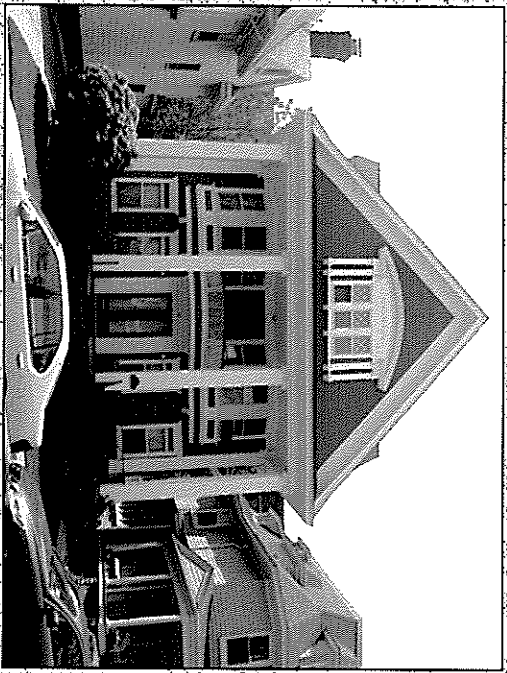
Flatbush Rezoning

Department of City Planning
Brooklyn Borough Office

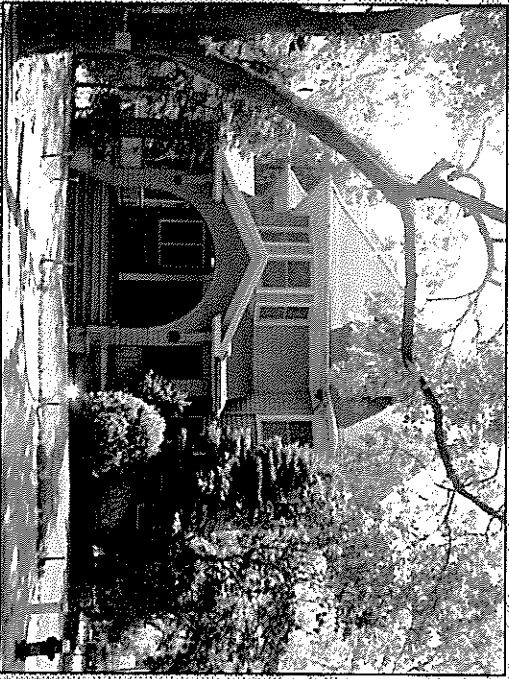
NYC PLANNING
DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

JULY 15, 2009

Overview

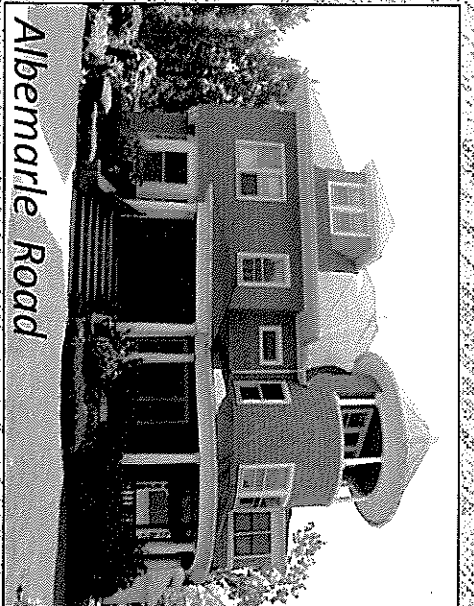


Westminster Road

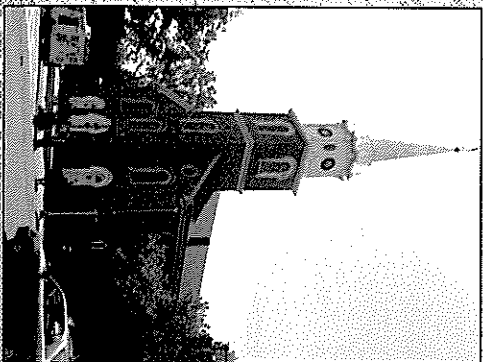


Beverly Road

Department of City Planning



Albemarle Road



Flatbush Dutch Reformed Church

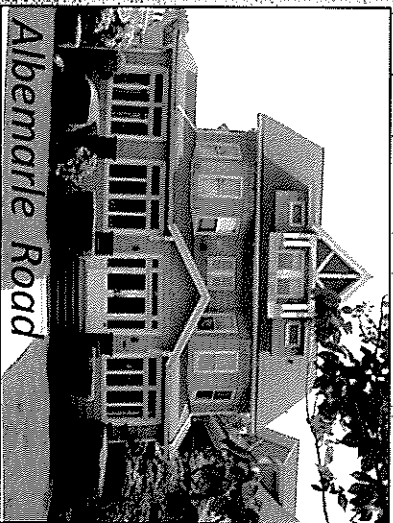


Albemarle Road Mall

Brooklyn Borough Office



East 24th Street



Albemarle Road



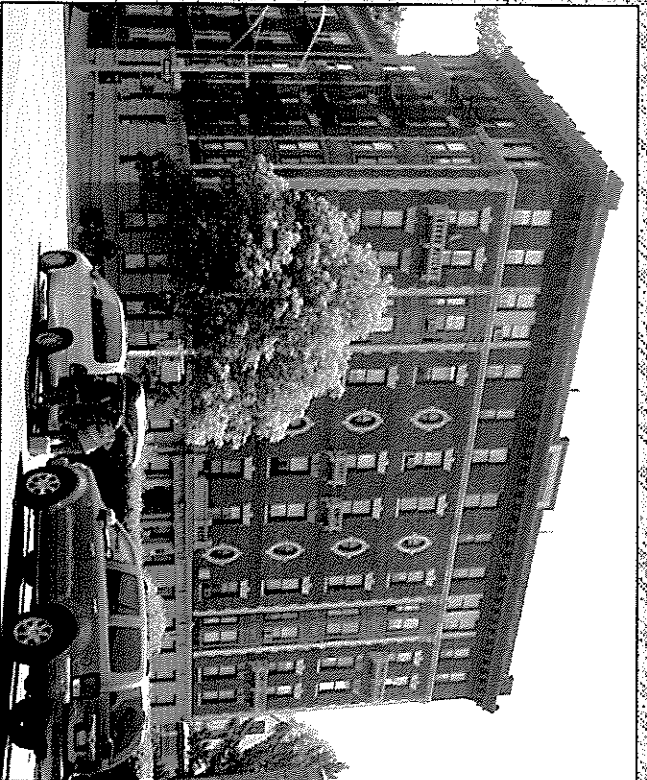
East 18th Street

Flatbush Neighborhood Study - 2

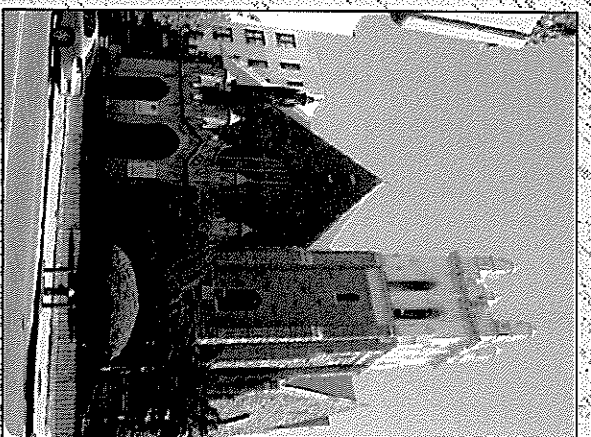
Overview



Ocean Avenue



Ocean Avenue



*St. Marks United
Methodist Church*



East 19th Street

Department of City Planning



Nostrand Avenue

Brooklyn Borough Office



East 19th Street

Flatbush Neighborhood Study - 3

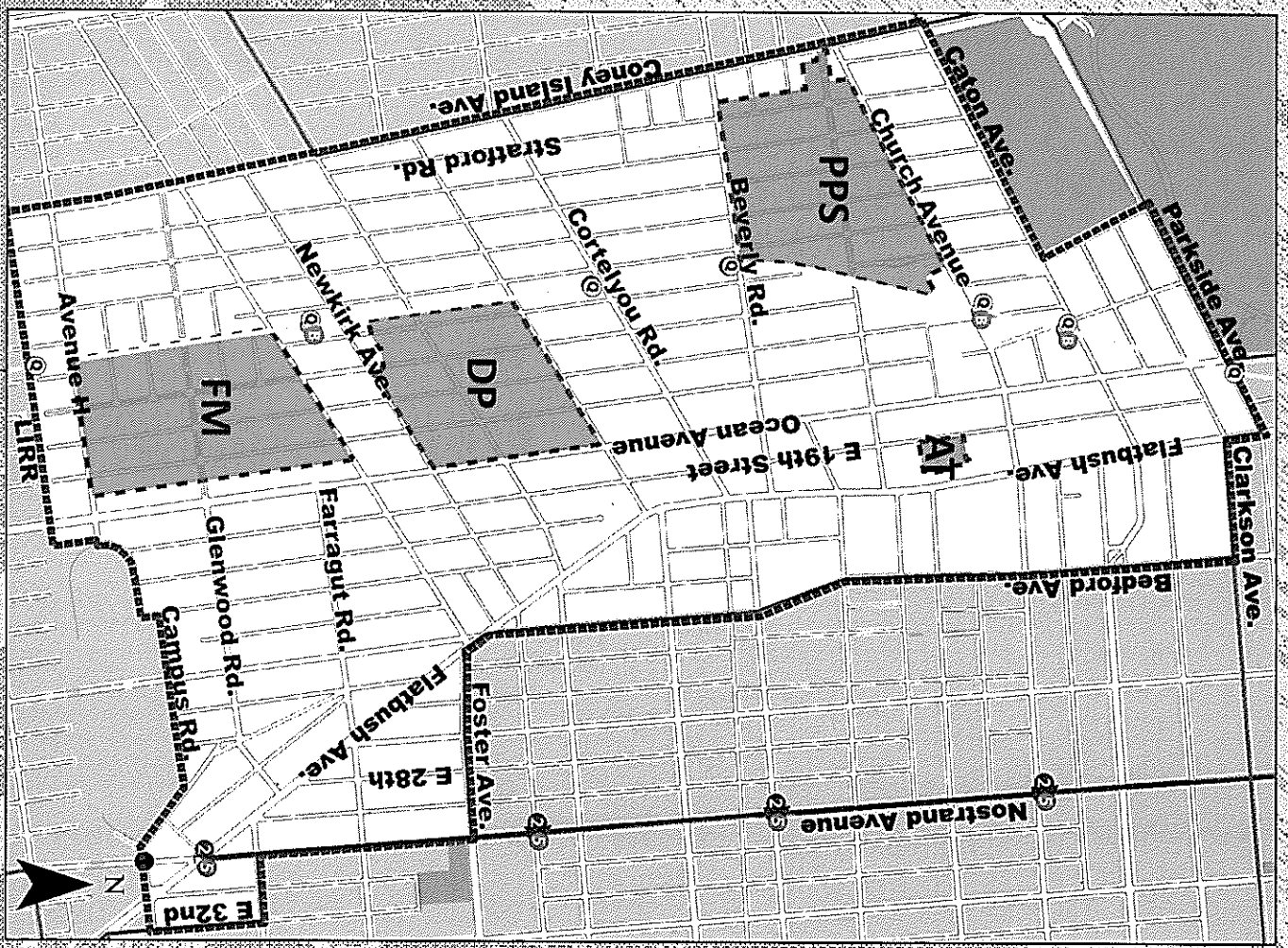
Rezoning Area

Boundaries

- North – Caton Avenue, Parkside Avenue, Clarkson Avenue
- East – CD 14 Boundary
- South – LIRR, Avenue H, Campus Road
- West – Coney Island Avenue













Historic Districts

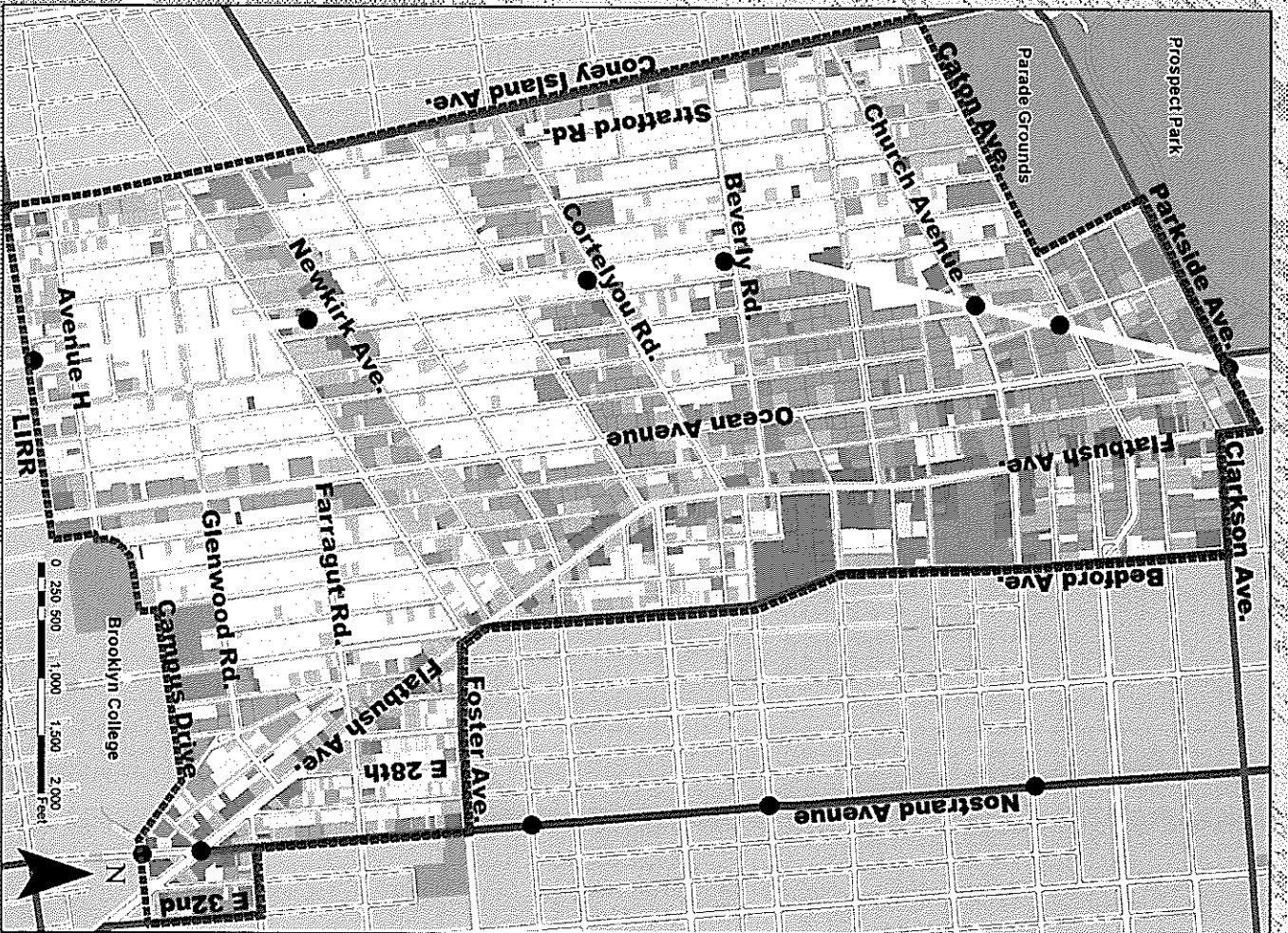
- Prospect Park South (PPS)
- Albemarle and Kenwood Terraces (AT)
- Ditmas Park (DP)
- Fiske Terrace - Midwood Park (FM)



Land Use



Legend

-  Flatbush Rezoning Area
 -  Community District Boundary
- Land Use**
-  One & Two Family Buildings
 -  Multi-Family Walkup Buildings
 -  Multi-Family Elevator Buildings
 -  Mixed Commercial/Residential Buildings
 -  Commercial/Office Buildings
 -  Industrial/Manufacturing
 -  Transportation/Utility/Parking
 -  Public Facilities & Institutions
 -  Open Space
 -  Vacant Land








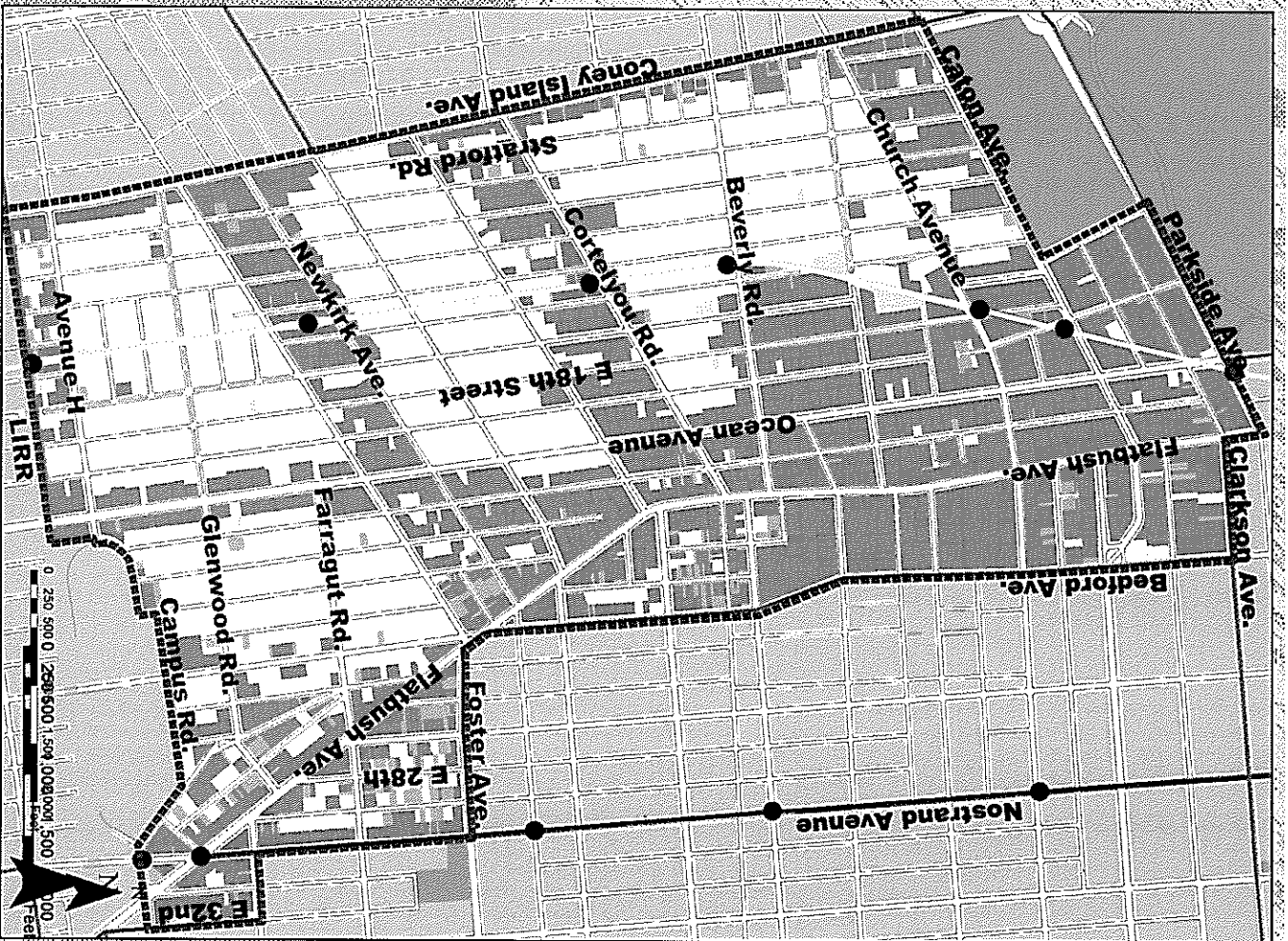
Building Types

Legend

-  Flatbush Rezoning Area
-  Community District Boundary

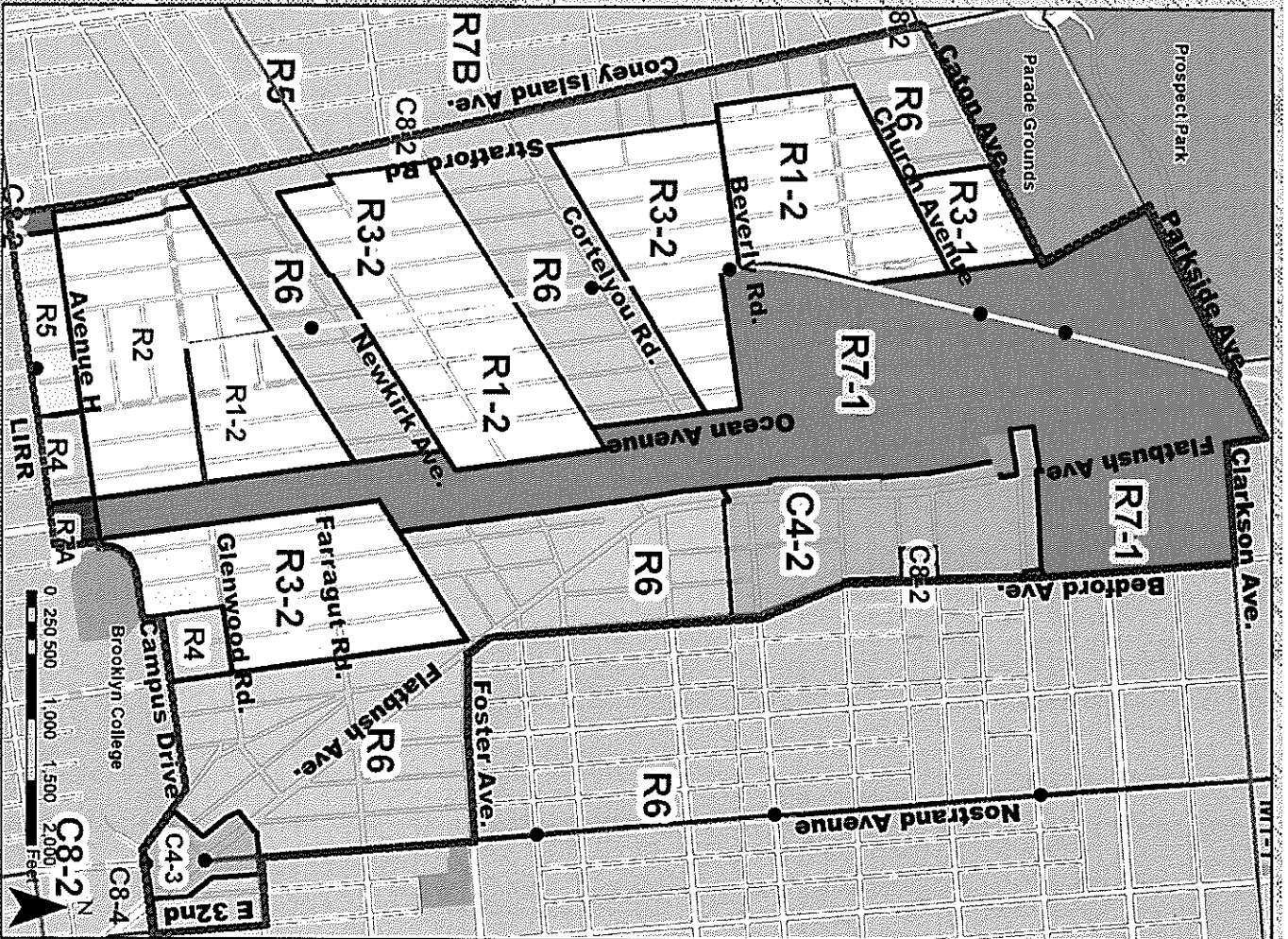
Building Type

-  Vacant
-  Detached
-  Semi-Attached
-  Attached
-  Multi-family, Mixed-Use, Commercial



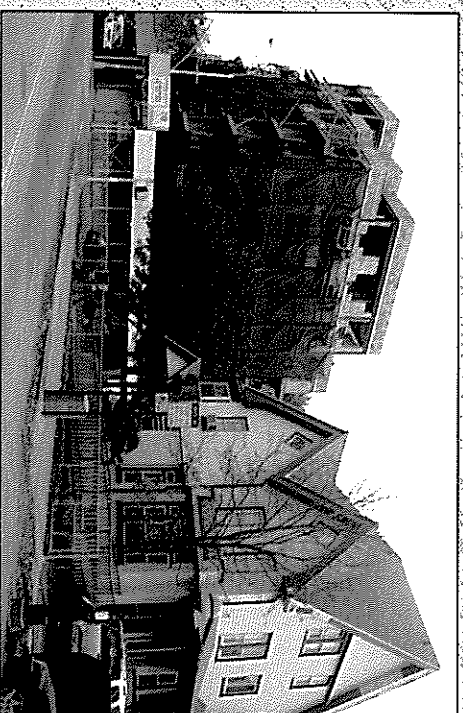
Existing Zoning

District	Description
Residential	
R1-2	Detached homes
R2	Detached homes
R3-1	Detached and semi-attached homes
R3-2	All housing types – low density
R4	All housing types – low density
R5	All housing types – low density
R6	All housing types – medium density
R7-1	All housing types – medium density

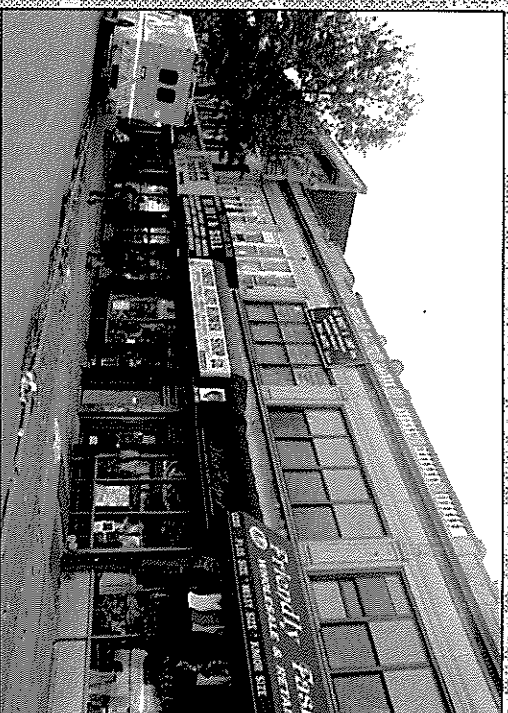


Flatbush Study: Objectives

- 1. Match new zoning to the existing built character**
 - Preserve existing detached home context
 - Preserve existing rowhouse context
 - Preserve existing apartment building context
- 2. Provide incentives for affordable housing**
- 3. Strengthen commercial areas**



E 16th Street and Beverly Road



Flatbush Avenue

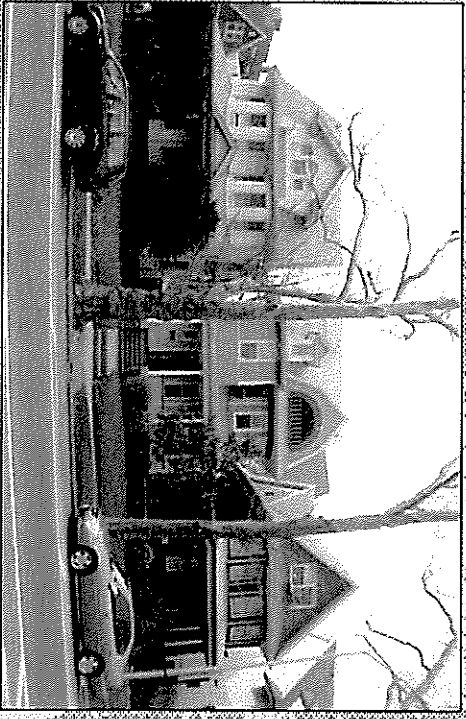


Preserve Detached Home Areas

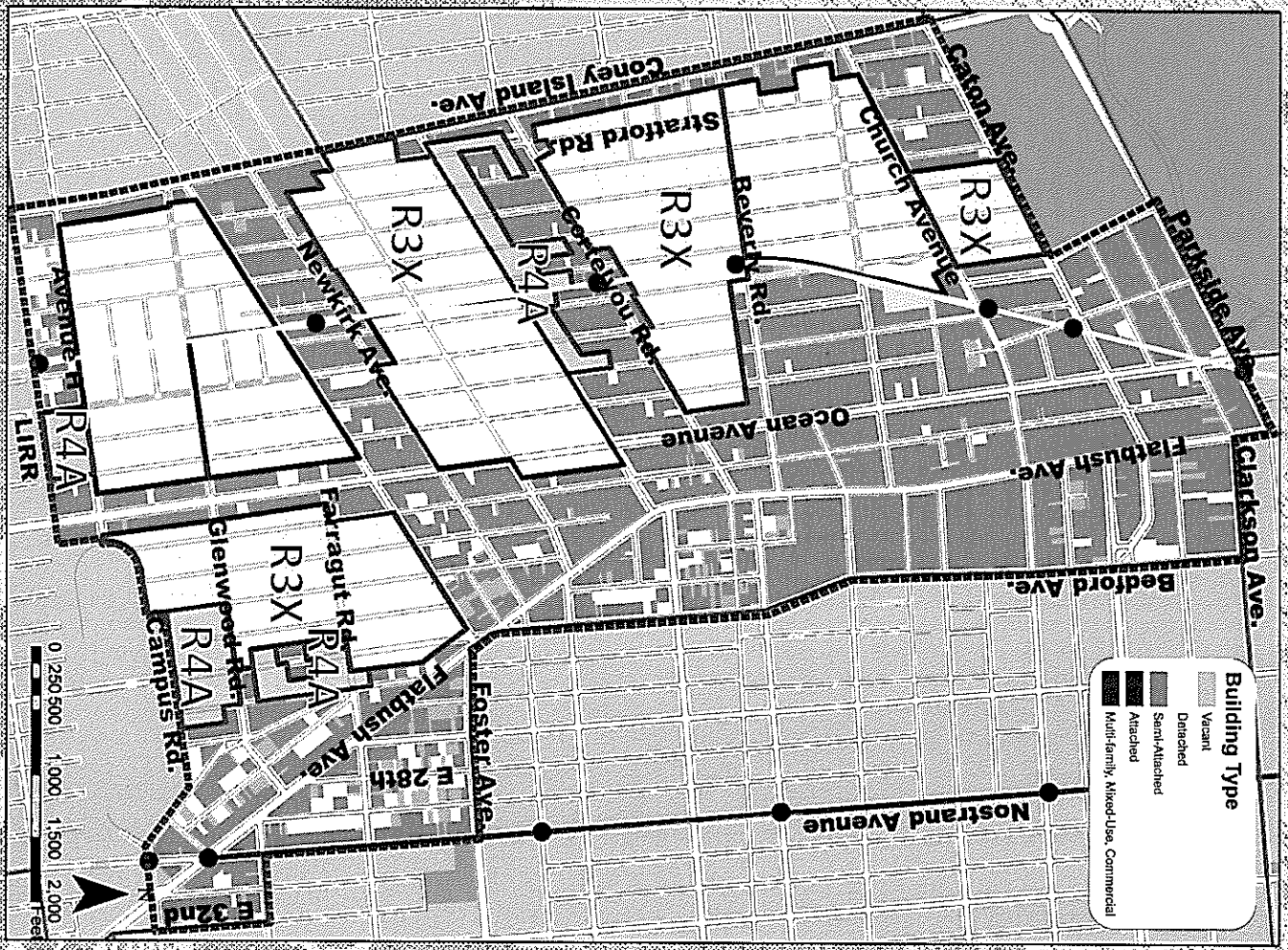
Expand existing R1-2 districts

Map new R3X districts in R3-1, R3-2 and R6 districts

Map new R4A districts in R3-2, R4 and R6 districts



Proposed R4A, Dorchester Rd at Westminster Rd.



Preserve Mixed Context Areas

Map new R5B districts in R5, R6 and R7-1 districts

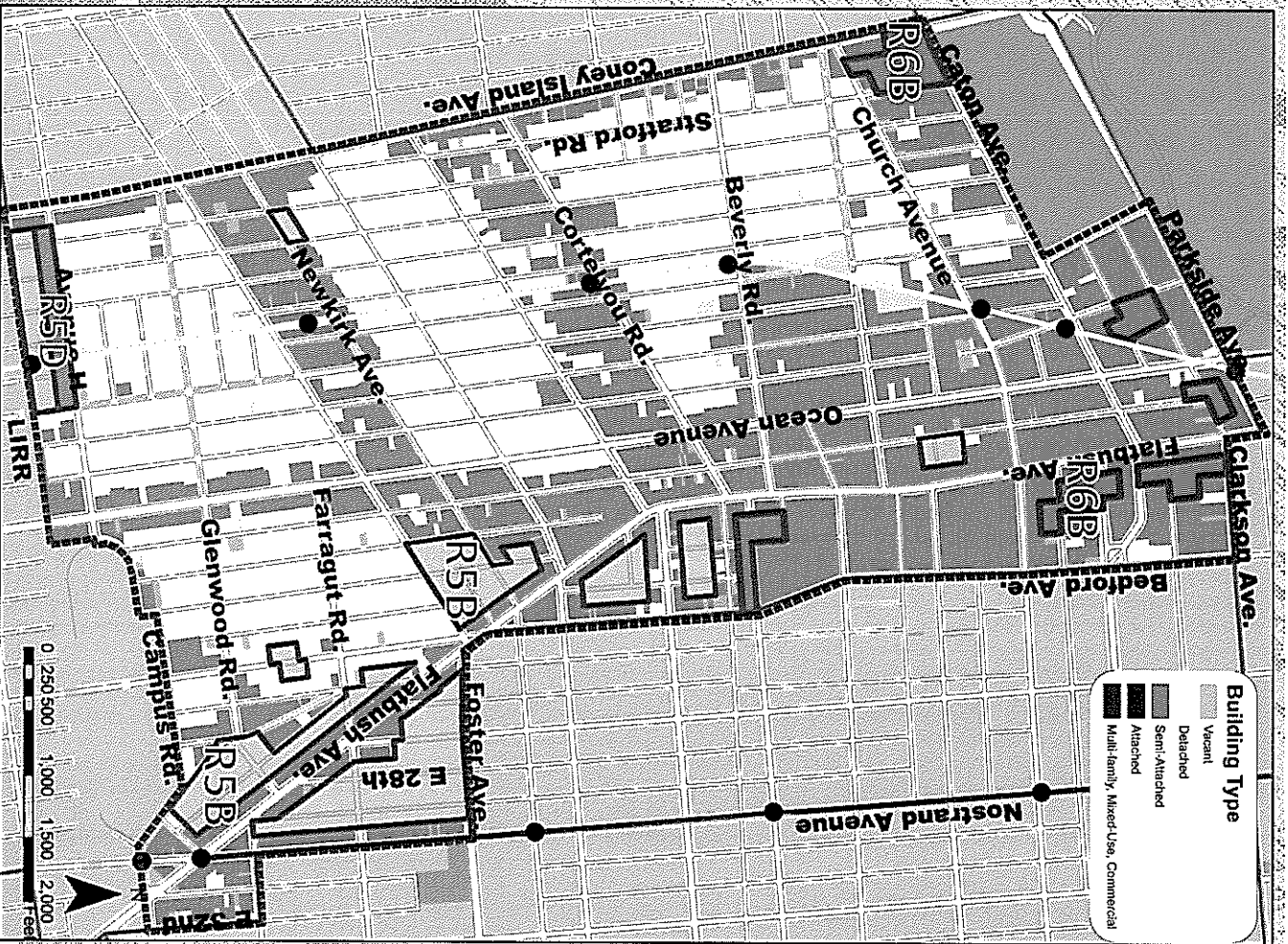
Map a new R5D district in a R5 district

Map new R6B districts in a R6 and R7-1 districts



Proposed R5B: Bedford Avenue

Department of City Planning



Brooklyn Borough Office

Flatbush Neighborhood Study 9

Preserve Apartment Building Context

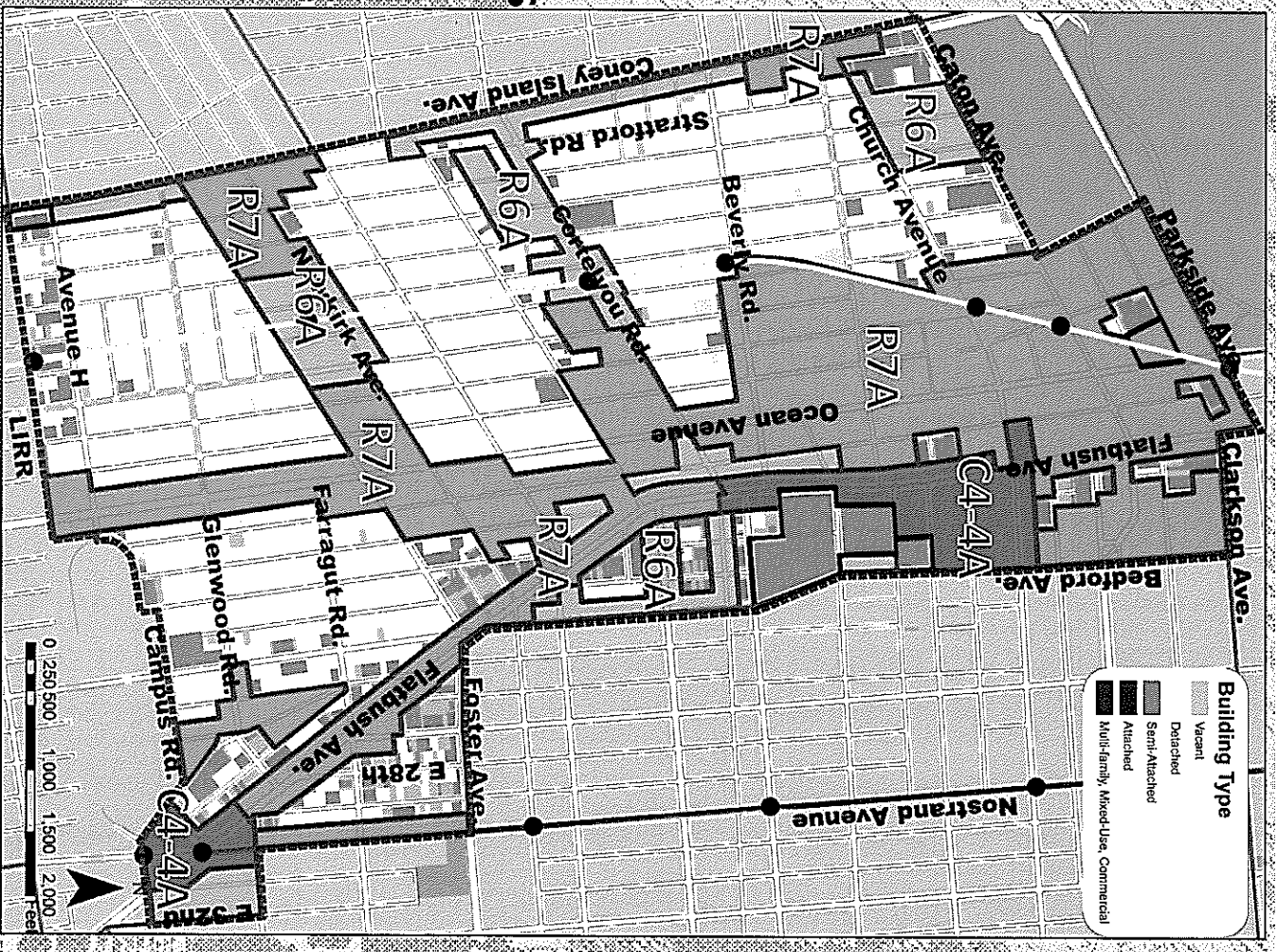
Map new R6A districts in R6 districts

Map new R7A districts in R6 and R7-1 districts

Map new C4-4A commercial districts in C4-2 and C4-3 districts



Proposed R7A: Ocean Avenue
Department of City Planning



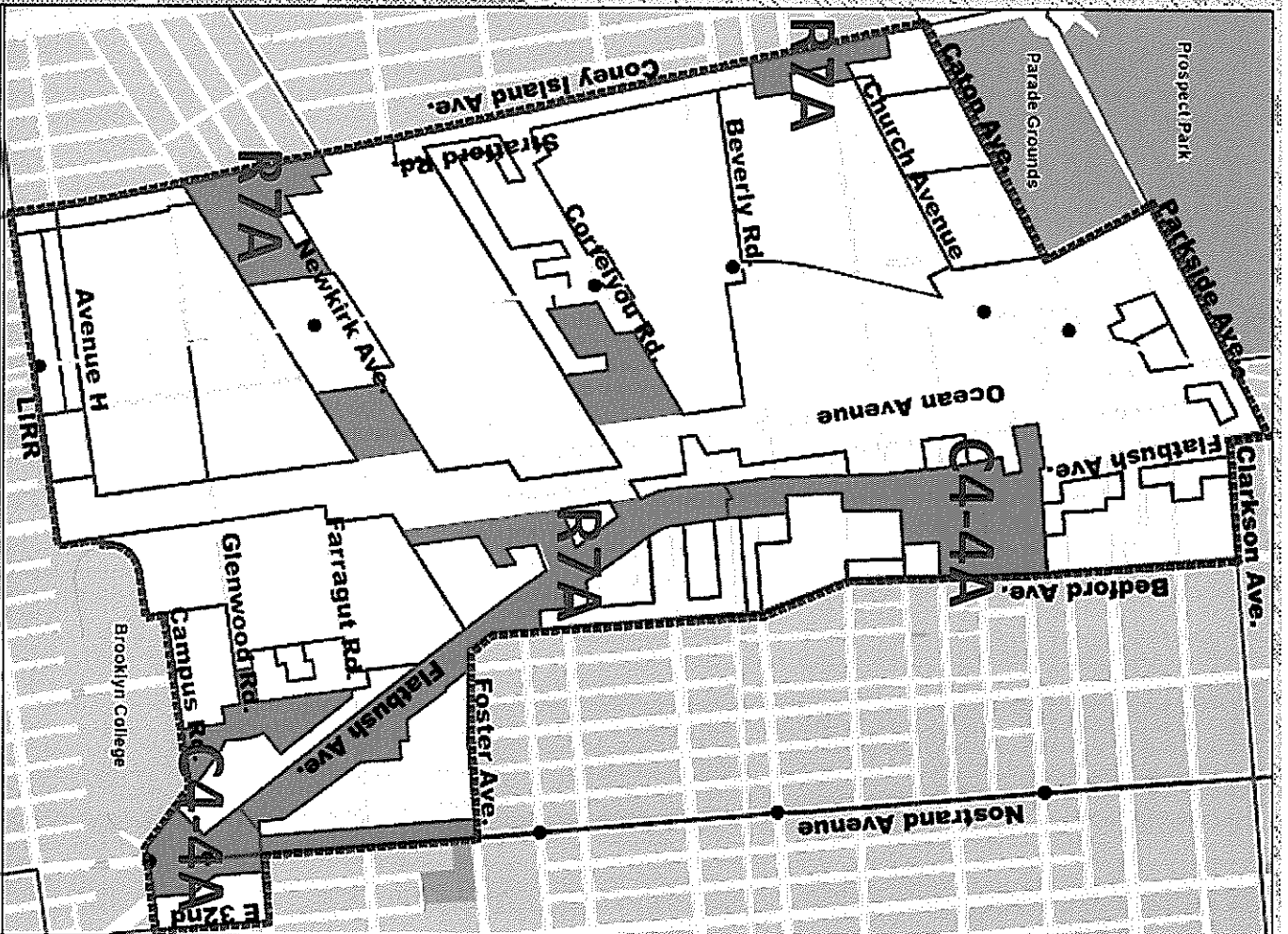
Brooklyn Borough Office

Flatbush Neighborhood Study - 10

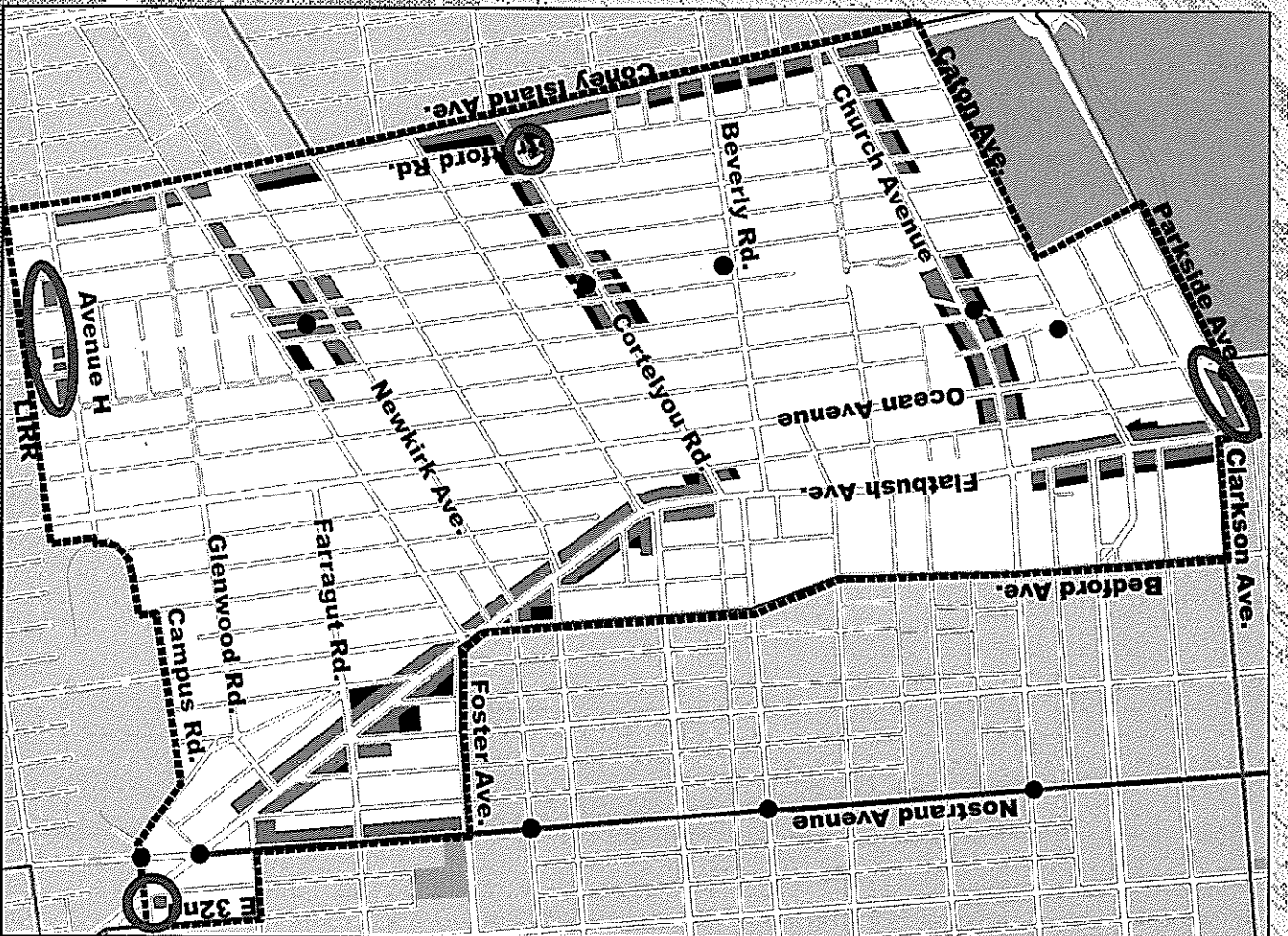
Incentives for Affordable Housing

Apply the Inclusionary Housing Program where density is being increased:

- From: R6 and C4-2, C4-3 districts (R6 equivalent)
- To: R7A and C4-4A districts (R7A equivalent)
- Max. FAR: 4.6
- 20% of building as **PERMANENTLY** affordable housing
- For **UP TO 80%** of AMI



Proposed C2-4 Overlays



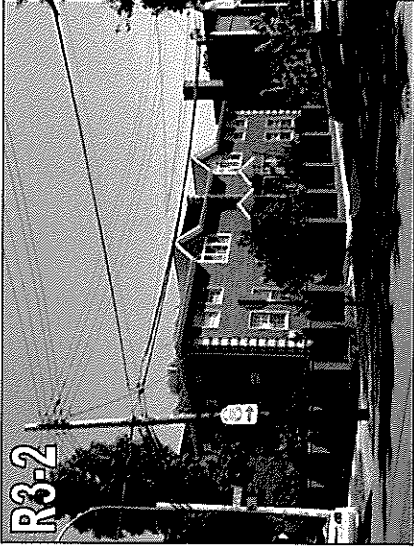
Zoning Proposal

Map new lower-density & contextual zoning districts

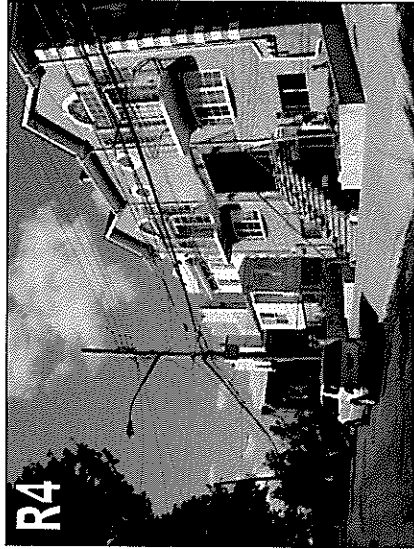
- One and Two Family Districts
 - R1-2
 - R3X
 - R4A
- Mixed Building Type Districts
 - R5B
 - R5D
- Apartment Building Districts
 - R6B
- Commercial Districts
 - C4-4A
 - C2-4 Overlays



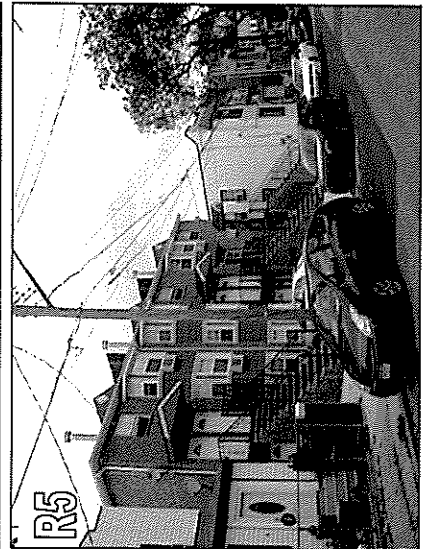
Middle Village, Glendale, Maspeth: Existing Zoning



- All building types
- .6* FAR residential. 1 FAR comm. fac.
- Street wall height = 21', Max height = 35'
- 15' front yard minimum
- 100% parking



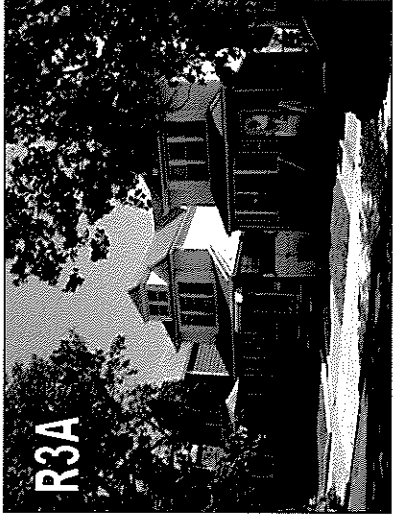
- All building types
- .9* FAR residential. (1.35 FAR Infill.)
2 FAR comm. fac.
- Street wall height = 25', Max height = 35'
- 10' front yard minimum
- 100% parking. (66% parking.)



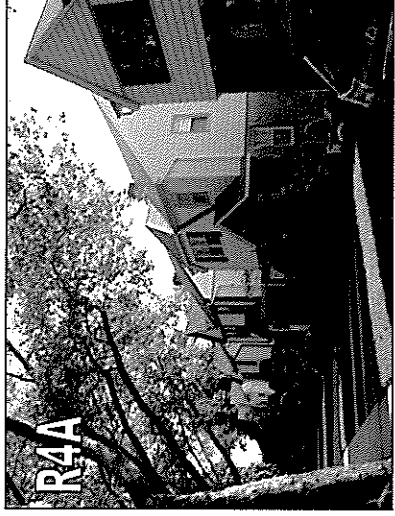
- All building types
- 1.25 FAR residential. (1.65 FAR Infill.)
2 FAR comm. fac.
- Street wall height = 30', Max height = 40'
- 10' front yard minimum
- 85% parking. (66% parking.)

*Including increase in FAR by 20% for attic allowance.

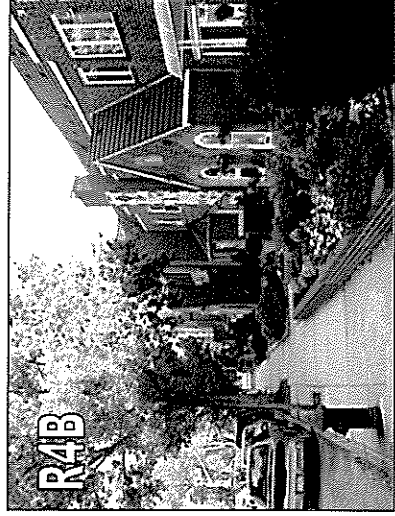
Middle Village, Glendale, Maspeth: Proposed Zoning



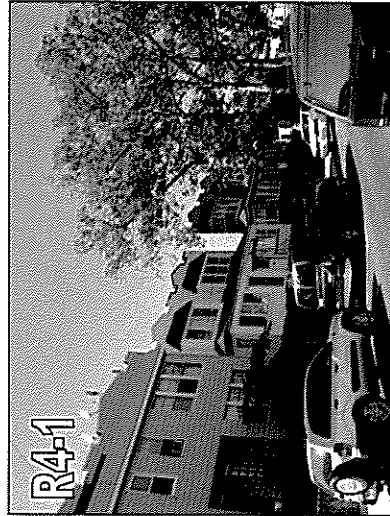
- 1 & 2 family detached housing
- .6* FAR residential, 1 FAR comm. fac.
- Street wall height 21', Max height 35'
- 10' front yard minimum
- 100% parking



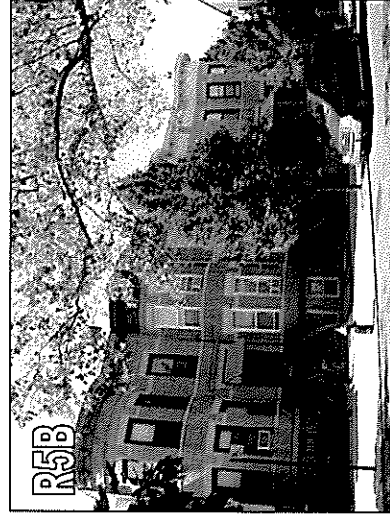
- 1 & 2 family detached housing
- .9* FAR residential, 2 FAR comm. fac.
- Street wall height 21', Max height 35'
- 10' front yard minimum
- 100% parking



- All 1 & 2 family buildings
- .9 FAR residential, 2 FAR comm. fac.
- Street wall height 24', Max height 24'
- 5' front yard minimum
- 100% parking



- 1 & 2 family detached or semi detached housing
- .9* FAR residential, 2 FAR comm. fac.
- Street wall height 25', Max height 35'
- 10' front yard minimum
- 100% parking



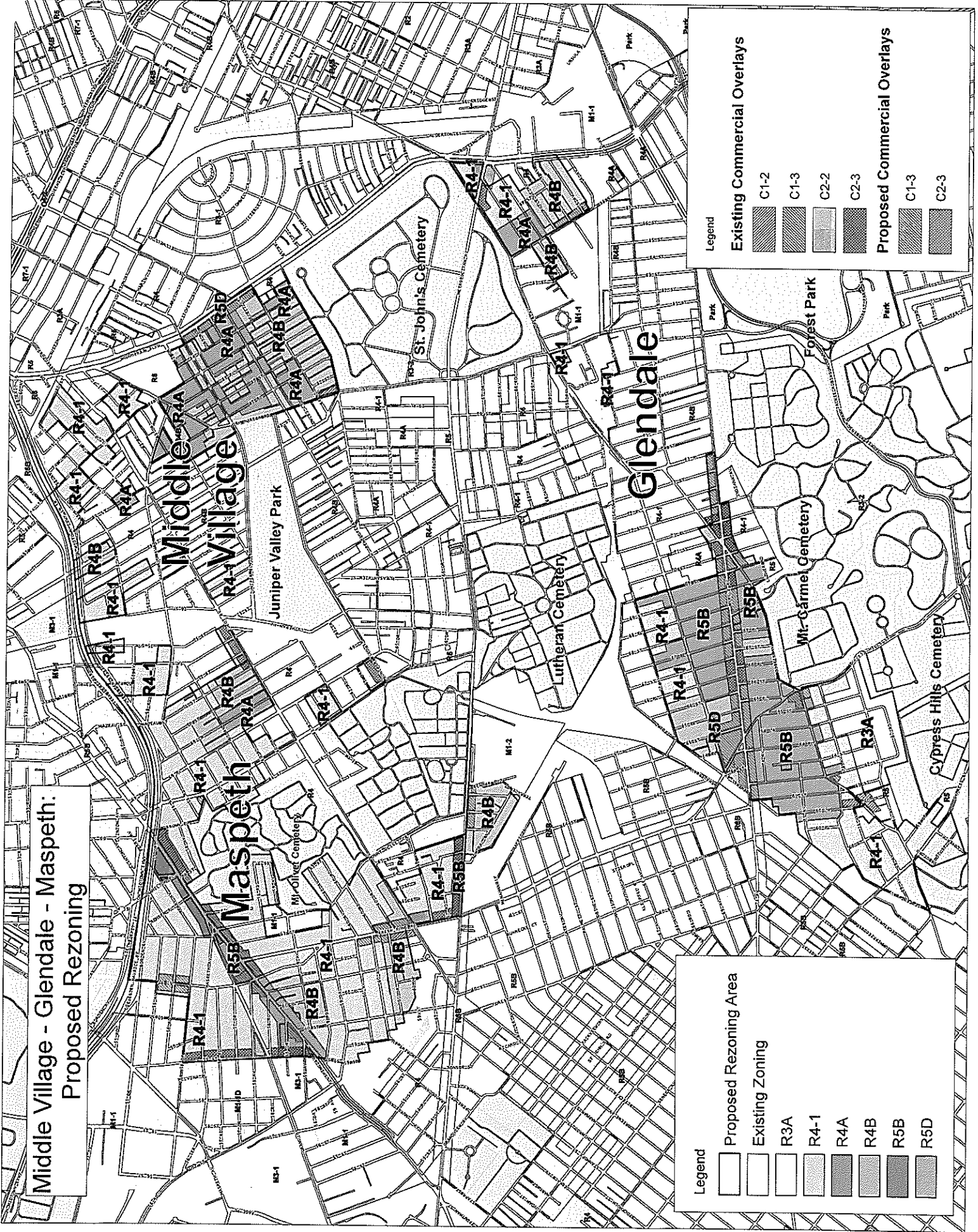
- All residential building types
- 1.35 FAR residential, 2 FAR comm. fac.
- Street wall height 30', Max height 33'
- 5' front yard minimum
- 66% parking



- All residential building types
- 2 FAR residential, 2 FAR comm. fac.
- Street wall height 40', Max height 40'
- 5' front yard minimum
- 66% parking

*Including increase in FAR by 20% for attic allowance.

Middle Village - Glendale - Maspeth: Proposed Rezoning



Legend

- Proposed Rezoning Area
- Existing Zoning
- R3A
- R4-1
- R4A
- R4B
- R5B
- R5D

Legend

Existing Commercial Overlays

- C1-2
- C1-3
- C2-2
- C2-3

Proposed Commercial Overlays

- C1-3
- C2-3

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 1148

in favor in opposition

Date: _____

Name: Henry Kinska (PLEASE PRINT)

Address: 484 STRATFORD RD

I represent: Flatbush Zoning

Address: 4

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1150/1151 Res. No. _____

in favor in opposition

Date: 7/27/09

Name: Christopher O. Ward (PLEASE PRINT)

Address: _____

I represent: Port Authority of NY + NJ

Address: 225 Park Ave. - NY

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1150/1151 Res. No. _____

in favor in opposition

Date: 7/27/09

Name: Paul Silver (PLEASE PRINT)

Address: 1177 Ave of the Americas - Framers Park

I represent: Port Authority of NY + NJ

Address: 225 Park Ave - NY

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

1150/1151
1150/51

I intend to appear and speak on Int. No. 1150/1151 Res. No. _____

in favor in opposition

Date: 7/28/09 1150/51

(PLEASE PRINT)

Name: Howard Sackel

Address: _____

I represent: Port Authority of NY + NJ

Address: 225 Park Ave - NY

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU 1150/1151 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Kyle Wiswall

Address: 350 W. 31st St. #802 NY, NY

I represent: Tri-State Transportation Campaign

Address: 350 W. 31st St. #802 NY, NY 10001

**THE COUNCIL
THE CITY OF NEW YORK**

*DUMBO
reopening*

Appearance Card

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

in favor in opposition

Date: 7.27.09

(PLEASE PRINT)

Name: Marcia Hillis

Address: 39 Pearl St. 3F

I represent: 39 Pearl St. LLC and self

Address: _____

THE COUNCIL Flatbush
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 1148 ~~1149~~ Res. No. _____

in favor in opposition

(Flatbush) Date: 7/27/09

(PLEASE PRINT)

Name: Alvin Berk

Address: 735 Argyle Rd

I represent: Community Board 14

Address: 810 E 16 St Bklyn

THE COUNCIL Flatbush
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 1148 ~~1149~~ Res. No. _____

in favor in opposition

Date: 7/27/09

(PLEASE PRINT)

Name: MORRIS SACKS

Address: 466 Arden Rd Bklyn 1120

I represent: MYSELF

THE COUNCIL Flatbush
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 1148 Res. No. 1149

in favor in opposition

Date: July 27, 09

(PLEASE PRINT)

Name: JANET KREIS

Address: 510 STRATFORD RD

I represent: - MYSELF. D.P.W. - DITMAS PARKWEST

Address: _____

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

THE COUNCIL
THE CITY OF NEW YORK

Flatbush

Appearance Card

I intend to appear and speak on Int. No. 1148 Res. No. 1149

in favor in opposition

Date: 7/27/09

(PLEASE PRINT)

Name: Gary Sucher

Address: 1402 Ditmas Avenue, Brooklyn, NY

I represent: myself & D.P.W.

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

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

DUMBO in favor in opposition

Date: 7/28/09

(PLEASE PRINT)

Name: Jon BERRALL

Address: 173 COLUMBIA PKW/BKlyn, 11201

I represent: citizen

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Slaughtered Lamb Pch.

Appearance Card

LU1159

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Steve Wisgode Architect

Address: _____

I represent: Slaughtered Lamb Pch

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

Name: Howard Slating (PLEASE PRINT)

Address: _____

I represent: NYC City planning

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 7/27/09

Name: Arden Sokolow (PLEASE PRINT)

Address: 100 Gold St, NY, NY

I represent: HPD

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 7/27/09

Name: Norman Williams (PLEASE PRINT)

Address: _____

I represent: St Nicholas Neighborhood Preservation Corp

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. Proc Enclis^{may} Res. No. _____

in favor in opposition 7/27/09

Date: 7/27/09

(PLEASE PRINT)

Name: Don't go forward, 11/11/09

Address: HPD

I represent: BFC pwhus

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. MCUS^{may} Res. No. _____

in favor in opposition

Date: 7/27/09

(PLEASE PRINT)

Name: Brad Lamb

Address: _____

I represent: himself witness

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: KATE KERKIJAN

Address: 111 Front St Suite 258 Brooklyn NY

I represent: Dumbo BID

Address: _____

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

Dumbo

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: CARL HUM

Address: _____

I represent: BROOKLYN CHAMBER

Address: _____

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

T1181

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

in favor in opposition

Date: 7/27/09

(PLEASE PRINT)

Name: Michael Kelly

Address: 136 Waverly Rd Scarsdale N.Y.

I represent: Groove Enterprises

Address: 125 MacDougal St N.Y.C.

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: DAVID BENEDETTO

Address: _____

I represent: _____

Address: _____

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

**THE COUNCIL
THE CITY OF NEW YORK**

*Receipt
Nellembury
concerned citizens*

Appearance Card

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

in favor in opposition

Date: July 27, 2009

(PLEASE PRINT)

Name: HERESA CIANCIOTTA

Address: 231 WITWERS ST

I represent: CONCERNED CITIZENS of WITWERS

Address: ST. YVES B. A

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

LV 1153

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

in favor in opposition

Date: 7/27/09

(PLEASE PRINT)

Name: Michael Kelly

Address: 136 Waverly Pl Scarsdale Ny

I represent: Ali Baba's Terrace

Address: 862 2nd Ave N.Y.C.

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 7/27/09

(PLEASE PRINT)

Name: Gus Shena

Address: 42 Main St. 11201

I represent: DUMBO

Address: 50 Bridge St Washington St 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. DUMBO Res. No. _____

in favor in opposition

Date: 7/27/03

Name: JULIAN K. GEORGETIS (PLEASE PRINT)

Address: _____

I represent: DNA

Address: 70 Washington St

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 7/27/09

Name: GEORGE DIMITRIADIS (PLEASE PRINT)

Address: DUMBO NEIGHBORHOOD ASSOC

I represent: D DNA

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 7/27/2007

Name: DANNY BIVIANO (PLEASE PRINT)

Address: 116 Grace Ct IC

I represent: DNA (DUMBO NEIGHBORHOOD ALLIANCE)

Address: 45 Washington St #123

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. Dumbo Res. No. _____

in favor in opposition

Date: 7/27/09

(PLEASE PRINT)

Name: DOREEN GALLO

Address: 177 WATER ST Bklyn NY 11201

I represent: DUMBO Neighborhood Alliance

Address: 45 Washington St # 123
Brooklyn NY 11201

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: Dumbo 7/27/09

(PLEASE PRINT)

Name: Julia Ryan

Address: 50 Bridge St 11201

I represent: DNA

Address: 45 Washington St 11201

Dumbo **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: Christopher Masotto

Address: 70 Washington St, Brooklyn NY

I represent: _____

Address: _____

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

THE COUNCIL
THE CITY OF NEW YORK

Inclusion

Appearance Card

I intend to appear and speak on Int. No. LU1071-2009 Res. No. _____

in favor in opposition

Date: 7/27/09

(PLEASE PRINT)

Name: ANDREW KNOX

Address: 131 ALLEN ST NYC

I represent: AIA NY: HOUSING COMMITTEE

Address: LAGUARDIA PLACE, NY

Dumbo

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 1182

in favor in opposition

Date: 7/29/09

(PLEASE PRINT)

Name: Lish Whitson

Address: 16 COURT STREET, BROOKLYN

I represent: DOP

Address: 22 READE STREET

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

LU158

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Michael Kelly

Address: 136 Waverly Rd Scarsdale NY

I represent: La Meridiana LTD

Address: 26-28 Carmine St NY

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

LU1156

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

in favor in opposition

Date: 7/27/09

(PLEASE PRINT)

Name: Michael Kelly

Address: 136 Waverly Rd. Scarsdale, NY

I represent: Lucky 13 LLC

Address: 355 W 14th St NY, NY

Dumbo

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 1182

in favor in opposition

Date: 7/29/09

(PLEASE PRINT)

Name: WINSTON VON ENGLE

Address: 16 COURT ST, BROOKLYN

I represent: DCP

Address: 22 READE ST, NY, NY

Dumbo

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 1182

in favor in opposition

Date: 7/29/09

(PLEASE PRINT)

Name: SARAH GOLDWYN

Address: 16 COURT STREET, BROOKLYN

I represent: DCP

Address: 22 READE ST, NY, NY

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 1149

in favor in opposition

Date: 7/27/09

(PLEASE PRINT)

Name: Catherine Afs

Address: 485 Argyle Rd.

I represent: - self

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. FLATBUSH Res. No. 1149

in favor in opposition

Date: 7/27/09

(PLEASE PRINT)

Name: WINSTON VON EISENBERG

Address: _____

I represent: DEPARTMENT OF CITY PLANNING BROOKLYN

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: DUMBO REZONE

(PLEASE PRINT)

Name: ADAM GINSBURG

Address: W 13TH ST, NY, NY

I represent: GDC PROPERTIES

Address: WATER ST, BROOKLYN, NY

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. FLATBUSH EXTENSION Res. No. 11497

in favor in opposition

Date: 7/27/09

(PLEASE PRINT)

Name: DAVID PARISH

Address: WINSTON VON ENGEL

I represent: DEPARTMENT OF CITY PLANNING BROOKLYN OFFICE

Address: DEPARTMENT OF CITY PLANNING

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 1149

in favor in opposition

Date: July 27 2009

(PLEASE PRINT)

Name: STANLEY KUSHEL

Address: 425 ARGYLE RD BROOKLYN NY 11228

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. GREENPOINT / WILLIAMSBURG Res. No. 1119

in favor in opposition

Date: 7/27 / WILLIAMSBURG

(PLEASE PRINT)

Name: STEVEN GLENARD

Address: VON ENGEL

I represent: CITY PLANNING BROOKLYN

Address: 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. DUMBO Res. No. _____
 in favor in opposition

Date: JULY 27

(PLEASE PRINT)

Name: JANE KOJIMA

Address: 80 CRANBERRY ST

I represent: MYSELF

Address: 80 CRANBERRY ST

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

Date: 7/27/09

(PLEASE PRINT)

Name: JOHN YOUNG

Address: _____

I represent: DEPARTMENT OF CITY PLANNING QNS OFFICE

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

Date: 7/27/09

(PLEASE PRINT)

Name: WINSTON VON ENGEL

Address: _____

I represent: DCP BROOKLYN

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. Middle Village

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: THOMAS SMITH 7/27/09

Address: _____

I represent: DEPARTMENT OF CITY PLANNING AND OFFICE

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1148 Res. No. 1149

in favor in opposition

Date: July 27, 2009

(PLEASE PRINT)

Name: Glenn M. Wafar

Address: 290 Stratford Rd, Brooklyn 11218

I represent: Beverly Square West Neighborhood Association

Address: _____

College Point

**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: Asma Syed

Address: _____

I represent: NYCEDC

Address: _____

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

College Point

**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: Tom McKnight

Address: _____

I represent: NYC FDC

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1149 Res. No. 1148

in favor in opposition

Date: 7/27/09

(PLEASE PRINT)

Name: ROBERT PANDOLFO

Address: 214 STRATFORD ROAD B'KLYN 11218

I represent: Beverly Square West N. A.

Address: SOME

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU 1148 + 1149 - 2009 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: JOEL A. SIEGEL

Address: 518 WESTMINSTER RD Brooklyn

I represent: DITMAS PARK WEST NEIGHBORHOOD ASSOC.

Address: _____

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

WLURP 3/18/09

College Point

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

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

in favor in opposition
with Modification

Date: 7/27/09

(PLEASE PRINT)

Name: Jordan Mast

Address: Sheldon Lobe 9 E 40th St

I represent: Jhanskq

Address: 16-16 Whitestone Expressway

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. DUMBO 090301 Res. No. _____

in favor in opposition

Date: 7/27/9

(PLEASE PRINT)

Name: Joe Chan

Address: _____

I represent: Downtown Brooklyn Partnership

Address: 15 MetroTech Ctr 19th Fl BK, NY 11201

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 1148 Res. No. 1149

in favor in opposition

Date: 7/27/09

(PLEASE PRINT)

Name: JOHN McVICKER

Address: 221 STRATFORD ROAD

I represent: BEVERLEY SQ. WEST ASSOCIATION

Address: _____

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

**THE COUNCIL
THE CITY OF NEW YORK**

INCLUSIONARY
HOUSING

Appearance Card

I intend to appear and speak on Int. No. LU 1071-2009 Res. No. _____

in favor in opposition

Date: 7/27/09

(PLEASE PRINT)

Name: MARION IMPIRATORE

Address: 100 LAGUARDIA PLACE NYC.

I represent: AIA NYC.

Address: _____

Flatbush
Rezoning

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Carole VerEecke

Address: 1030 Beverley Road Brooklyn NY 11218

I represent: _____

Address: Beverley Square West

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

11481149

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

in favor in opposition

Date: 7/27/09

(PLEASE PRINT)

Name: Mark Dicus

Address: 884 Flatbush Ave. Brooklyn, NY 11226

I represent: Church Avenue BFD

Address: Same

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Dumbo Rezoning

Date: _____

Name: Thomas Mc Mann (PLEASE PRINT)

Address: _____

I represent: PEARL REALTY

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 1148

in favor in opposition

Date: _____

Name: Louisa Kamona M.D. (PLEASE PRINT)

Address: 1516 Beverly

I represent: myself

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 1149

in favor in opposition

Date: 7-27-09

Name: Venella Mamady (PLEASE PRINT)

Address: 568 Argyll Rd

I represent: Flatbush Zoning

Address: _____

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

1148
1145

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

in favor in opposition

Date: 7-27-09

(PLEASE PRINT)

Name: Veronica M. McGowan, III

Address: 5483 Westminister Rd, Brooklyn N

I represent: Flushing Zoning

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

ARC

Appearance Card

I intend to appear and speak on Int. No. L115051 Res. No. _____

in favor in opposition

Date: 7-27-09

(PLEASE PRINT)

Name: L. Nicolas Ronderos

Address: 4 Irving place NY NY 10003

I represent: Regional Plain Association

Address: 4 Irving place NY NY 10003

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

NJT ARC in favor in opposition

Date: 7.27.09

(PLEASE PRINT)

Name: DAN PISARK

Address: _____

I represent: 34TH STREET PARTNERSHIP

Address: 500 FIFTH AVE, Suite 1100, NYC

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

FLA 2014 RE ZONING

48149

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

in favor in opposition

Date: 7/27/09

(PLEASE PRINT)

Name: MICHAEL LANDY

Address: 259 STRATFORD ROAD, BKLYN 11218

I represent: I own a home in the zone

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

LU NO
1157

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

in favor in opposition

Date: 7/27/09

(PLEASE PRINT)

Name: RICHARD BYNNE

Address: OFFICE ROBERT V. FERRARI, 630 THIRD AVE NYC 10017

I represent: CHEZ JOSEPHINE LTD

Address: 414 W. 42ND STREET, NY NY 10036

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

LU NO
1157

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

in favor in opposition

Date: 7/27/09

(PLEASE PRINT)

Name: Jean-Claude Baker

Address: 414 W. 42ND STREET, NY NY 10036

I represent: Chez Josephine LTD

Address: 414 W. 42ND STREET, NY NY 10036

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

Inclusionary

Date: _____

Name: Joe Nestucca (PLEASE PRINT)

Address: _____

I represent: Manhattan CB#4

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

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

College in favor in opposition

Special Dist CB#7 Date: 7/27/09

(PLEASE PRINT)

Name: EUGENE J. KELTY JR.

Address: 133-32 41 ROAD

I represent: CB#7

Address: 133-32 41 ROAD

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. PUMBA 126m Res. No. _____

in favor in opposition

Date: 7/27/09

Name: Simon Bankoff (PLEASE PRINT)

Address: _____

I represent: Historic Districts Council

Address: 230 E. 11 St, NY 10003

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. Flatbush Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)
Name: Warren Dingot

Address: _____

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1148 Res. No. 1149

in favor in opposition

Date: _____

(PLEASE PRINT)
Name: Jan Rosenberga

Address: 225 Argyll Rd

I represent: Friends of Cortelyou

Address: Same

**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: OCE SONDRESEN

Address: 210 STRATFORD RD.

I represent: SELF

Address: _____

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1148 Res. No. NO90335

in favor in opposition

ZRK

Date: _____

(PLEASE PRINT)

Name: Richard Silverman

Address: 672 E. 24 St. Brooklyn 11210

I represent: South Midwood Residents Assn.

Address: do above

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

**THE COUNCIL
THE CITY OF NEW YORK**

INCLUSIONARY
HOUSING

Appearance Card

I intend to appear and speak on Int. No. LU 10780/09 Res. No. _____

in favor in opposition

Date: 7/27/09

(PLEASE PRINT)

Name: ADAM BOTTARUGA

Address: 55 WATERMILL LA DIST. NKA

I represent: ASKANSKA

Address: 1616 WHITESTONE EXPRESSWAY QNS

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. _____

College PT. in favor in opposition

DISPOSITION
of 9 PARCELS

Date: 7/27/09

(PLEASE PRINT)

Name: EUGENE T. KELTY JR

Address: _____

I represent: CO # 7

Address: 133-32 41 ROAD FLUSHY

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. Inclusionary Res. No. _____

in favor in opposition

Date: 7/27/09

(PLEASE PRINT)

Name: Juan Borrakera

Address: _____

I represent: BFC Partners

Address: _____

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