

# Pacific Park

BROOKLYN

## Virtual Quality of Life Meeting Tuesday, January 25, 2022

### NOTES

#### **1. Empire State Development / Atlantic Yards Community Development Corp.**

Details on the next AYCDC meeting will be distributed when available. The format and details on upcoming Quality of Life meetings will be provided in advance of each meeting.

There were 16 meeting participants including Senator Jabari Brisport and representatives from the offices of Rep. Yvette Clarke, Councilmember Crystal Hudson, and local community organizations.

#### **2. Barclays Center**

Mandy Gutman representing the Barclays Center discussed the arena's special events, including Chinese New Year and Black History Month Celebrations.

#### **3. Greenland Forest City Partners + TF Cornerstone**

Scott Solish representing Greenland Forest City Partners addressed the series of noise complaints related to the boiler on the roof of 38 Sixth Avenue. Details on the matter are provided in the response to questions below.

At 662 Pacific Street, B15, all Temporary Certificates of Occupancy (TCO) have been issued, the leasing process and review of affordable housing lottery applications is ongoing. The middle school at the base of the building has been turned over to the School Construction Authority (SCA) for fit-out. There are no updates on timing of the start of the SCA's construction activity.

Sidewalk restoration on Pacific Street has been completed; work is ongoing on Sixth Avenue and expected to be finished shortly. Parts of the roadway along Sixth Avenue will be repaved once weather conditions improve.

At 18 Sixth Avenue, B4, the first TCO was issued at the end of December with tenant move-ins and leasing ongoing. The affordable housing lottery is open through March 14 and available on HPD’s Housing Connect portal. Fit out of the upper floors continues. The next major scope of work will be removal of the hoist, and then the installation of the façade panels and fit out of the hoist row apartments. There will also be changes to the construction fences around the site in the coming weeks, including the restoration of sidewalks.

Representing TF Cornerstone, Amir Stein noted that B12 -B13, remain on track to be completed spring 2023. Exterior work will continue into July, including installation of interior and exterior masonry, window and panel installation, mechanical and dry wall fit out. There are no updates regarding the timing of the utility work to be carried out by ConEd and National Grid. Notice will be issued to the community when available. There are no updates on the affordable housing units at B12- B13.

The loading dock at B12 will have a range of uses including trash and recycling compactors for the residential portions of 595 Dean Street. The site is designed to allow a Department of Sanitation truck to back into the loading dock to collect refuse. This configuration prevents large piles of trash from being left on the street for collection. The loading dock at B13 will be used solely by Chelsea Piers for the operation of the indoor recreational facility. A loading zone will be required adjacent to the loading dock, but no plans or applications have been submitted.

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Below is a list of the questions submitted in advance of and during the meeting via the chat feature and email. Applicable responses follow.

<u>Questions</u>	<u>Responses</u>
<b>Barclays Center</b>	
Please support the Pacific Bears Garden’s efforts to address the rodent issues in the community.	Arena staff will follow-up with the Garden about abatement and rodent control efforts.

**Construction**

Are there plans to start the platform over the first block of the Vanderbilt Yard?	The platform will be built from west to east, starting at Atlantic and Sixth Avenues and moving towards Vanderbilt Avenue.
What will be the first tower built on the platform?	B5, at the corner of Atlantic and Sixth Avenues, will be the first tower built on the platform.
What is the status of the Times Plaza redesign? Why is it delayed?	The Developer is in ongoing discussions with DOT about the required design submissions, and coordination with the necessary city agencies and utility infrastructure that would be impacted by the work.

**Affordable Housing**

Will construction on B5 start by June 15 to take advantage of the current affordable housing tax abatement?	There are no updates on the start date for construction of B5.
What are the AMI bands for the affordable housing units under construction at B12-B13?	Details on the affordable housing lottery and AMI bands are not yet available.
Is there an update on the 2025 affordable housing deadline?	There are no updates on the 2025 affordable housing deadline.
Are there any comments on the proposed changes to the 421-A / Affordable New York Program and the impact on the Project?	No comments

**Miscellaneous**

Are there plans to start the public approvals process for the transfer of bulk from B1 to Site 5?	There are no plans to start the public approvals process for the modifications to the General Project Plan to transfer bulk from B1to Site 5.
Are there any details on what is being considered for development on Site 5? Will there be residential use on Site 5? Will it include affordable housing?	There are no details available on the proposed programming for Site 5.

<p>Can you provide details on the noise disturbance from 38 Sixth Avenue?</p>	<p>The noise has been identified as emanating from the boiler room, which is located on the roof. There are three boilers, and 2 malfunctioned. Parts for one of the boilers was available immediately, and the other which requires a full replacement burner has been ordered and is expected to be delivered and repaired shortly. Staff are on site to mitigate the condition until the part is delivered. Technicians have been onsite to make adjustments and calibrate the equipment as necessary. The property management team is on alert and will continue to monitor emails and complaints from the community. The equipment cannot be turned off or disconnected to minimize the noise because they provide heat and hot water to the residents and medical office in the building.</p>
<p>Please encourage construction workers to follow alternate side parking regulations to enable street cleaning. Can you speak to the poor coordination of alternate side parking and street cleaning enforcement in the area?</p>	<p>Comment noted.</p> <p>Alternate side parking regulations are determined by the Department of Transportation, enforced by the NYPD, and street cleaning is conducted by the Department of Sanitation.</p>
<p>Some property owners have reported sidewalk cracks along Dean Street. Has the developer or ESD looked into these concerns?</p>	<p>The Developer has reached out to the property owners to discuss the matter.</p>
<p>Will a loading zone be required on Dean Street for B12-B13?</p>	<p>Yes, a loading zone is expected.</p>
<p>Can you describe the full range of uses for the B12 loading dock on Dean Street?</p>	<p>The loading dock will support trash handling and collection, and residential operations at 595 Dean Street.</p>

<p>Have you been following the Brooklyn Speaks presentations? Any responses?</p>	<p>There is no response at this time, but ESD is aware of the presentations and is committed to continued public engagement on the Project.</p>
<p>Why can't more trees be planted on Sixth Avenue?</p>	<p>The Sixth Avenue bridge, infrastructure, and utility lines, limit where trees can be planted. There are restrictions around most of the arena block on where trees can be planted due to below grade conditions</p>
<p>Please provide info on the buildings currently accepting applications.</p>	<p>The affordable housing application for 662 Pacific Street is closed, but the 18<sup>th</sup> Sixth Avenue application is available on HPD's Housing Connect portal until March 14.</p> <p>38 Sixth Avenue and 535 Carlton are close to 100% leased, 461 Dean Street is 95% leased.</p>
<p>When the school at B15 opens, will parking on Dean Street between Sixth Avenue and Carlton Avenue be restricted to only teachers and administrators?</p>	<p>The SCA and DOE will be invited to future QofL Meetings. Questions about parking and school operations to be addressed by the Dept of Education. Changes to parking regulations determined by DOT.</p>