

Pacific Park

BROOKLYN

Quality of Life Meeting Tuesday, July 21, 2020

*Due to the COVID-19 public health crisis, restrictions on large gatherings, and social distancing directives this meeting was held virtually.

NOTES

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

The meeting began shortly after 6 PM to afford attendees additional time to join. Tobi Jaiyesimi, AYCDC Director, explained that attendees may submit questions and comments via the Zoom chat feature or via email to atlanticyards@esd.ny.gov. She reviewed the meeting's agenda which included presentations and updates from ESD, AYCDC, the Barclays Center, and the Project Developers.

All meetings will be hosted via virtual conferencing until further notice. The next Quality of Life meeting will be on Tuesday, September 15, 2020. The next meeting of the AYCDC Directors -- Tuesday, July 28, 2020 at 11 AM. Those wishing to provide public comment may do so via email to AYCDCBDMtg@esd.ny.gov by 4:30 PM Monday, July 27.

There were no updates on Site 5 condemnation proceedings or the litigation between PC Richards and Forest City Ratner/ Brookfield.

It was noted that ESD and the Developer do not inform NYPD operations, and residents' concerns about the police barricades in the community have been sent to the 78th Precinct.

2. Barclays Center

Mandy Gutman representing the Barclays Center announced that a food distribution event is planned for the arena plaza on July 30. Additional information will be posted on the arena's site and via Food Bank NYC's social media accounts.

The Brooklyn Nets are offering free virtual Basketball training for kids ages 6 to 14. Registration information is available at BrooklynNets.com.

3. Greenland Forest City Partners / TF Cornerstone

Scott Solish provided an update on the permanent railyard, noting that all seven storage tracks are being utilized. Work on the permanent railyard is complete and the developer is working with the LIRR on final substantial completion approval. Superstructure work progresses at B4 and B15. B4 is currently at the 21st floor and topping out is expected in late September / early October. B15, which will house a public middle school, is at the 24th floor of superstructure and topping out is expected in a few weeks. Exterior work progresses at both sites, and there are no changes to the construction fences

Providing an update on B12 and B13, Amir Stein noted that the construction fence around the site has been installed. There may be off hours, early morning deliveries, but that activity will be noted in the bi-weekly construction alert. Both buildings, B12 – B13, will be erected simultaneously; the construction schedule is 36 months, with a 12-month foundation and excavation phase.

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

Virtual Meeting Structure and Format

- Will participants be unmuted and allowed to speak during the meeting?
- Will the presentation be available before the meeting?
- Will the questions asked during the meeting be made public?
- Will the meeting presentation and notes be posted online?
- Will the names of meeting attendees be made public?

The meeting presentation was not provided in advance of the meeting but is available online at esd.ny.gov/atlanticyards. Participants will not be unmuted during the meeting. Questions and comments may be submitted via chat or email and will be included in the meeting notes posted online. The names of meeting attendees will not be made public.

Barclays Center

- Will the arena oculus remain lit overnight?
- How long will the Martin Luther King quote remain on the oculus?
- Are arena workers still being paid for previously scheduled

events? • Is there an update on the August 30 MTV Video Music Awards? • Will there be any impacts to the community? • The North Prospect Heights Association has offered to help schedule a meeting with MTV, arena representatives, and local neighborhood associations to discuss any impacts to the community. • Does the arena operator have an opinion on the petition to use the Barclays Center as an educational facility for NYC public school students? • Will space be made available in the arena for construction workers to use as an eating / rest area?

The arena oculus is no longer lit overnight, the Martin Luther King Jr. quote remains on the screen, and there are currently no plans to change it. The arena continues to pay its hourly workers and remains committed to its charitable efforts. The details for the MTV Video Music Awards are still under review. Additional information will be provided to the community when available. If needed, a meeting will be scheduled to discuss any possible impacts to the community. The arena representative was not aware of the petition and was unable to comment on the request. Construction workers will not use the arena as a rest area during their lunch breaks.

LIRR Railyards

• What is the status of the work at the LIRR railyard? • Has the LIRR provided the developer with certification of substantial completion? • If not, how many items are still outstanding? • When is construction of B5 and the platform expected to begin? • Will the railyard tracks be operational as B8, B9, and B10 are built?

All but two items have been certified; one is complete and pending approval, work on the Sixth Avenue ramp gate, will be completed shortly. The LIRR will then provide a final letter of substantial completion for the railyard.

There is no timeline available for the construction of the platform and B5. Details will be provided to the community when available. There will be temporary outages on the existing tracks while the platform is under construction, but the work will be sequenced, and coordinated with the LIRR to ensure continued train operations and service to riders.

Police Presence in the Community

• How long will the police barriers remain on the arena plaza, along Sixth Avenue, and at the 78th Precinct? • Can the NYPD remove unused barricades at Bergen Street and Carlton Avenue? • Are police required to wear masks when entering residential buildings to use restrooms?

ESD and the Developer do not inform NYPD operations. Community concerns about police barricades have been sent to the 78th Precinct. The removal of the barricades

is at the discretion of the NYPD. Police are required to wear face coverings when entering residential buildings to use the restroom.

B12- B13

● When will construction begin and how long is the construction schedule? ● How long is the loudest construction phase expected to last? ● What will be done to minimize impact to residents at 535 Carlton Avenue and 550 Vanderbilt Avenue? ● Will both buildings be built at the same time? ● When will the Open Space be constructed? ● Will there be any night or weekend work? ● How will COVID-19 precautions be followed and enforced during construction? ● Is Chelsea Piers still part of the development? ● Why do plans show below-ground space as storage instead of the indoor recreational facility? ● Will there be bird-friendly windows in the building? ● Why does the construction fence encroach on the open space at 550 Vanderbilt Avenue? ● Will Pacific Street become a walkway? ● Are there any MWBE contracts for the buildings? ● What is the distribution of the affordable housing units? ● What are the income levels/AMI bands? ● Do the buildings meet the residential square footage allocated for the two sites? ● Why is ESD allowing TF Cornerstone to build more than the required number of parking spaces at B12 and B13? ● Is it anticipated that B12 and B13 residents will enter from a different direction other than Dean Street?

Construction is expected to begin shortly, the developer is wrapping up final coordination with the relevant city agencies. B12 and B13 will be built simultaneously with a 36-month construction schedule. The first few months of pile drilling during the foundation and excavation phase are most likely to be the noisiest work. Then there will be concrete pours for the foundation, superstructure work, and then rebar placement, pouring concrete, interior trade work, and window and façade installation. The Open Space will be built during the 36-month construction schedule. The developer will be required to follow all NYC Department of Buildings (DOB) COVID-19 guidelines which will be enforced by the construction supervisor. Workers will be required to wear facemasks and handwashing stations will be installed around the site. To minimize impact to surrounding neighbors, all noise attenuation standards will be met for equipment brought on site, and noise blankets will be added to the construction fences. Any night and weekend work at the site will follow DOB regulations, and measures will be put in place to minimize any possible impacts to the community. All windows will be in accordance with DOB guidelines. Both B12 and B13 meet the 327,000 gsf permitted by the General Project Plan for each building.

The construction fence will temporarily encroach on the Open Space at 550 Vanderbilt Avenue and 535 Carlton Avenue. As construction progresses, the fence will be moved and the new Open Space for the B12 and B13 parcels will be married to the existing features at both buildings. There will be a continuous walkway from Carlton Avenue to Vanderbilt Avenue along Pacific Street. This walkway will be part of the Project's eight acres of Open Space, and the north side of Pacific Street will be completed by future developers as future buildings are delivered.

The Chelsea Piers recreational facility is still part of the Project. The below grade use is temporarily designated as a storage area. When the drawings for the Chelsea Piers facility are finalized, the plans will be submitted to DOB and the building permit will be updated.

There are no updates on the contracts, but the developer plans to be in compliance with all Minority- and Women-owned Business Enterprise (MWBE) requirements for the project. There are no updates on the affordability levels and AMI bands for B12 and B13. The buildings will follow all 421A requirements, with an even distribution of market-rate and affordable units. The developer has met the parking requirement for B12 and B13; the garage will provide 455 spaces to maximize on the below-grade space available. The Project-wide requirement is for no less than 1,000 parking spaces. The lobby entrance for B12 and B13 will be on Dean Street and residents will have access to both buildings through B13.

Miscellaneous

- Are there any updates on Site 5?
- Is the PC Richards site still being considered for construction?
- How does the developer plan to meet the 2025 deadline?
- Can the Citibike docking station on Carlton Avenue be moved?
- There is a lot of trash and dumping along the west side Carlton Avenue.
- Has the management company for 535 Carlton Avenue changed?
- Who can I talk to about construction noise?
- What are the hours for construction?
- Are construction workers still wearing stickers on their helmets to identify their job site?
- Questions and Comments for AYCDC Directors.
- Does the project hire from neighboring schools and apprentice programs?
- Are there any summer internships at the project site?
- How many buildings are part of the project?
- What are the plans for the infrastructure work on Dean Street between Sixth and Vanderbilt Avenues?
- Does ESD monitor construction workers' compliance with social distancing directives on- and off-site?
- When will marketing begin for units at B4 and B15?
- What steps are you taking to mitigate the juxtaposition of B15's service entrance to the adjacent residences immediately to the east?
- Can you explain why B14 and B12 are allowed by ESD to have no residential uses fronting Dean?
- Can ESD cite any environmental analysis associated with the project

that studies 758 vehicles utilizing one entrance on Dean Street between Carlton and Vanderbilt Avenues?

There are no updates on the condemnation proceedings for Site 5, or the litigation between PC Richards and Forest City/ Brookfield. The PC Richards site, which is part of what is known as Site 5, is still part of the project. Plans for the construction of the platform and additional affordable housing units will be provided to the public when available. Citibike docking stations are approved by the NYC Department of Transportation and are not part of the Project plan. Concerns about trash piles and dumping along Carlton Avenue will be sent to the NYC Department of Sanitation. The management company for 535 Carlton Avenue has not changed, it remains Pinnacle City Living. Questions and concerns about the Project can be sent to the Developer's Community Liaison Office (CLO) by email at communityliaison@pacificparkbrooklyn.com or by calling 866-923-5315. Construction hours are generally from 7 AM to 5 PM.

Workers are currently not wearing stickers on their helmets to identify their job site. The program will be considered in the future if necessary. AYCDC Directors who attend the Quality of Life meeting do so as members of the public and do not have a speaking role on the meeting agenda. There are currently no summer internships at the Project, and the Developer will work with the labor unions on local hiring.

The project consists of the arena, buildings 1 through 15 and Site 5. Marketing for units at B4 and B15 will begin in 2021. There are no updates on the NYC Department of Environmental Protection's (DEP) infrastructure work along Dean Street. The developer has no information on the scope of work or timeline for construction. The workers are required to wear masks while on the site, not within the scope of work for ESD monitors to track compliance with use of face coverings or adhering the social distancing directives while in public.

The B15 service entrance on Dean Street will be utilized by the middle school. Concerns about possible impacts to the neighboring buildings will be brought to the attention of the School Construction Authority (SCA). There are no mitigation measures in the Project documents related to the service entrance for the adjacent buildings. The Project's Design Guidelines do not require residential entry on Dean Street for B14 and B12. The 2019 Tech Memo analyzed whether any new impacts on traffic not already examined for the Project would result if the number of parking spaces in the garage on Block 1129 were reduced. Aside from this analysis, the developer will have to satisfy the Department of Buildings that adequate queueing space would be provided inside the garage to avoid back up onto Dean Street.