

# Pacific Park

BROOKLYN

## Quality of Life Meeting Tuesday, October 9, 2018

### NOTES

#### **1. Empire State Development (ESD) & Atlantic Yards Community Development Corp. (AYCDC)**

Notice of the next AYCDC meeting date will be sent once meeting details are finalized. There are currently five vacant seats of the 14 appointments – two gubernatorial, NYC Council Speaker, NYS Assembly, and NYC Mayoral appointees. Residents inquired about the appointment process, and scheduling the next Board meeting to ensure optimal Director participation.

There was then a discussion about ESD's consultant contracts, changes to the scope of work and timeline for issuing new RFPs.

Later in the meeting there was a discussion about the Neighborhood Support Team (NST) Program spearheaded by the Mayor's Office. There were questions about next steps and clarity on the program's future.

There are 24 parking spaces reserved for the 78<sup>th</sup> Precinct at the 535 Carlton Avenue garage. The NYPD is coordinating how to best utilize the available spaces.

Representatives of the Barclays Center, local community boards, and elected officials were recognized.

#### **2. Greenland Forest City Partners (GLFCP)**

The Sixth Avenue ramp is open and is currently used for railyard construction, and LIRR operations vehicles and employees. The Pacific Street ramp to the railyard will be demolished, and then followed by work on tracks 6 and 7 in the permanent yard.

East Portal and Bump Building demolition work has changed and will change traffic patterns along Atlantic Avenue. The next phase of the East Portal Maintenance and Protection of Traffic (MPT) plans are expected to be implemented at the end of October. The MPT will be gradually scaled back as the work progresses, with completion anticipated in 1<sup>st</sup> quarter 2019.

Demolition of the Bump Buildings is expected to start shortly. The work will be done by hand so as to not interfere with railyard operations. There are no updates on the start of platform work and construction of vertical overbuild.

A Perkins-Eastman architect presented the design for B4, 18 Sixth Avenue. The presentation is available on ESD's website (Past Meetings & Events - October 9, 2018 Quality of Life Meeting Developer Presentation).

After the presentation, residents asked questions about design inspiration, relation to the existing neighborhood, anchor tenants in retail spaces, and the availability of parking spaces. The building's height, total number of units, and percentage of affordable housing units was also discussed.

Recommendations were made about the up-zoning of Atlantic Avenue with suggested coordination between city and state development projects in Brooklyn. There were also comments on the availability of grade school seats for new families moving into the area.

The development leases for sites B15, B12 and B13 will be sold to the Brodsky organization and TF Cornerstone respectively. Greenland Forest City Partners will coordinate all construction activities and compliance with Memorandum of Environmental Commitments (MEC) requirements. Construction at B15 is expected to start in 1<sup>st</sup> quarter 2019, and activity at B12 and B13 is slated for 2020. It is expected that 25% of the apartments in B4, B15, B12 and B13 will be affordable housing units. There are no details on specific AMI bands and unit sizes.

The sale of development leases did not require AYCDC Board recommendation or ESD Board approval. The proposed partners, transfer documents, and completion guarantees for each site have been reviewed by ESD internal and external legal teams for conformity with Project documents.

There was a discussion about the Project's 2035 completion date and 2025 affordable housing deadline with emphasis on the affordable housing requirements and stringent penalties.