

# Pacific Park

## BROOKLYN

### Virtual Quality of Life Meeting Tuesday, November 16, 2021

#### NOTES

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

The 2022 Quality of Life meeting schedule will be released by year's end, and notes from the September Quality of Life Meeting will be posted as soon as possible.

Details on the next AYCDC Directors' meeting will be distributed when finalized. There are two new appointments to the AYCDC Board, Drew Gabriel – Gubernatorial Appointee, and Deborah Young – Senate Appointee.

There were 21 meeting participants and a representative of the Office of Rep. Yvette Clarke was also in attendance.

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

The Barclays Center presentation comprised of responses to questions about arena operations. Questions and responses are provided below.

#### **3. School Construction Authority**

A representative of the School Construction Authority was unable to attend the meeting, but the community's questions related to the new school at B15 are addressed below. The request for a meeting with the School Construction Authority and Department of Education has been noted and staff will follow-up on the request accordingly.

#### 4. Greenland Forest City Partners

The first Temporary Certificate of Occupancy (TCO) for B4, 18 Sixth Avenue, is expected by the end of the year, with residential occupancy expected in early 2022. The hoist is expected to be removed and the façade work completed in the coming weeks.

At B15, 662 Pacific Street, the building was issued the first TCO and residential occupancy has begun. The construction fences and sidewalk sheds are expected to be removed shortly. The recently approved affordable housing lottery at B15 opened on Monday, November 15 and will close on January 18, with first move-ins expected in mid-March.

B12-B13 are expected to be topped out in December, and two crane jumps expected over the next week, with the cranes expected to be removed from the site in early January. Façade work has commenced, and window installation is expected to follow. There may be Con-Ed activity on the electrical vault located within the construction site in the next two weeks.

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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>	
<p>The plaza outside Barclays Center is regularly cordoned off on event days, and sometimes on non-event days. What is the policy and how has that changed? How is this influenced by COVID protocols and/or concerns about protesters?</p>	<p>Part of the arena plaza is used as a security and vaccination checkpoint for event attendees. Pathways through the plaza are still available to the public.</p>
<p>The Barclays Center recently placed a large advertisement for the Brooklyn Nets on the wall on the east side of the Dean Street entrance, previously not used for advertising. How does this fit into the Design Guidelines? Did they ask for, or get, permission to do this?</p>	<p>There was no permission required to place the Nets Logo by the Dean Street entrance of the arena.</p>

**Construction**

Is there an update on the platform construction?	The Developer continues to work with the LIRR and there are no updates on the platform.
Is there an update on B5?	There are no updates on B5
Can you explain what a crane jump is?	A crane jump occurs when the height of the crane is increased as the building rises through the superstructure phase when concrete for new floors is poured.
What is the status of the Times Plaza redesign? Why is it delayed?	The Times Plaza is pending DOT approval and coordination with the necessary city agencies and utility infrastructure that would be impacted by the work.

**School Construction Authority**

What is the schedule for the school opening?	The SCA is working with the developer to finalize the school's opening date, which will not be any earlier than September 2024.
Is there more than one school operating in the new building?	All other questions are programming and operations related questions for the specific school that will be determined by the Department of Education (DOE) closer to the school's opening date.
What are the hours of operation?	
Are there crossing guards assigned?	
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At what intersections will the guards be posted?	
Where will the bus drop off and pickups be scheduled?	
If there are several busses, where will they line up?	
Is there a captive lunch?	
Will there be any assigned parking for school staff?	
What are the schedules for deliveries and garbage pickup?	
Where are the locations for deliveries and garbage pickup?	

How will dismissals be handled? Will the entire school be dismissed at one time?	
<b>Affordable Housing</b>	
When are move-ins for the affordable units at B15 expected?	Move-ins are expected in 1 <sup>st</sup> quarter 2022.
What "general preference" is there for NYC applicants? How does that work?	There are no general preferences for the lottery the HPD Housing connect creates a log of applicants and all NYC residents must be addressed first.
What happened to community preference (residents from the four local community districts) for these units?	There are no community preferences or disability set-asides for the B15 affordable housing lottery.  There is ongoing litigation (not specific to the Atlantic Yards Project) on community preferences for affordable housing lotteries. While there is ongoing litigation, NYC financed buildings do have community preference.
Is there an explanation as to why HPD has eliminated neighborhood preference?	
What happened to disability (vision, hearing, mobility) preference for these units?	
The units are being rented at a discount from the allowable rents set by HPD. What is the rationale for that, and for the discrepancies in the discount?	130% of AMI is the allowable rent, and the rents have been set, in coordination with HPD, to reflect current market conditions and the needs in the area.
Can rent levels be raised in the future to the ceiling allowed for units at 130% of AMI? Or are they only subject to annual increases set by the Rent Guidelines Board? Is there an exception if units are vacated?	The rents are governed by the Rent Guidelines Board and cannot exceed the amount set for 130% of AMI. No, the rents are not permitted to increase beyond the amounts set by the Rent Guidelines Board.
When is the affordable housing lottery for B4? What is the expected affordability of the units?	The affordable housing lottery at B4 is expected to start as soon as HPD issues final approval for the lottery. 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.
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**Miscellaneous**

When are you planning on returning to in-person meetings? Will proof of vaccination be required to attend?	There are no updates on when in-person meetings will resume and what the attendance requirements will be.
When do you expect to have meeting notes from Sept. QoL meeting?	Notes from the September 14, 2021 Quality of Life meeting will be posted as soon as possible.
Will you consider making the chat visible to all attendees?	The request has been noted and will be considered.
Is there an update on Site 5?	There's been resolution to the litigation between PC Richards and FCR/Brookfield and the Site 5 condemnation action was settled.
A neighbor reported harassment by an "anti-mask" construction worker? What action did the construction company, developer, and/or ESD take?	The situation was addressed by the Developer and construction team, and there was outreach to the neighbor involved in the incident.