

# Pacific Park

## BROOKLYN

**Quality of Life Meeting**  
**Tuesday, November 19, 2019**

### **NOTES**

#### **1. B12 and B13 Building and Open Space Design Presentation**

Tobi Jaiyesimi, AYCDC Director, introduced representatives of Handel Architects. She noted that the building design and Open Space design have been approved by ESD and are Design Guidelines compliant. In response to questions about the total square footage listed on the NYC Department of Buildings (DOB) permit applications, Ms. Jaiyesimi explained that the buildings' height and bulk are within the approved limits for the Design Guidelines. The permit application lists a higher amount of total square footage because it includes the residential, parking garage, recreational facility, and below grade "back of house" uses.

The full design presentation is available on ESD's website. B12 and B13 will have approximately 798 units, with a minimum of 25% designated as affordable. There was a summary of the design intent, building orientation and connection to the neighborhood. The architects paid close attention to the façade treatments and the buildings' relationship to 535 Carlton Avenue, 550 Vanderbilt Avenue and the existing community.

The Open Space at B12 and B13 will be approximately 72,000 square feet. The Open Space will include a lawn, seating options, kids' play area, a dog run, and an interactive water feature. There were questions about the ventilation structures in the Open Space. One of the structures will only be used in the event of an emergency, and in that instance the area would be evacuated. Residents were concerned about the possible noise from the vents and the location within the Open Space.

While the same landscape architects are not expected to work on all parcels, the Open Space is governed by Design Guidelines regulations that will ensure continuity of design and a seamless connection of all eight acres. There was a suggestion for a community

garden in the Open Space, and that water from the fountains be captured and used to tend to the Open Space greenery.

There was a discussion about the utilization of the active and passive areas of the Open Space. Residents asked about maintenance, cost and availability to the public, rules and security measures. The Pacific Park Open Space Conservancy is responsible for the maintenance, programming and security of the Project's eight acres of Open Space. The Open Space is publicly accessible, not limited to only Project residents, and will follow City Park's rules and regulations. The Conservancy's budget is completely funded by the Property Owners' Association, representing all buildings in the Project. Residents raised concerns with the charter and functions of the Property Owners' Association. It was explained that the Property Owners' Association's only role is to fund the Conservancy. A list of Pacific Park Open Space Conservancy members is attached to these notes.

Residents raised several concerns and questions about the Project's traffic and the total number of parking spaces available. There was a request for improved operations at the 535 Carlton Avenue garage and for the parking spaces to be developed at B12 and B13. Residents asked that a NYC Department of Transportation (DOT) representative attend Quality of Life meetings so traffic concerns can be directed to the agency. There were concerns about the Project's requirement for a traffic study once 1,500 units are constructed. Residents expressed that traffic issues need to be addressed before the 1,500 units are built.

There was a request for plantings and more lighting in front of B3. Improved lighting along Atlantic Avenue, and improvements to the Maintenance and Protection of Traffic (MPT) at B4.

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

The next meeting of the AYCDC Directors is tentatively scheduled for the first week of December. Notice will be sent to the community once meeting details are confirmed. The 2020 schedule of Quality of Life meeting dates will be distributed by year's end.

## **3. Greenland Forest City Partners**

The Times Plaza Redesign is still under review by NYC DOT and the necessary utility companies. After review, the design will be submitted to the Public Design Commission (PDC) for final approval.

Excavation and foundation work continue at B4 and B15. Occupancy at B4 is expected during the first half of 2022. The railyard construction is at substantial completion, with punch list work ongoing. The LIRR is working with the Developer on final approval. There are no updates on the selection of a contractor for the platform and no updates on when construction is expected to commence.

**Pacific Park Conservancy  
Directors & Officers**

<b>TITLE</b>	<b>NAME</b>	<b>APPT BY</b>
Director	John Bowen	Developer
Director	Christina Chao	Developer
Director	Ashley Cotton	Developer
Director	Jen Kuang	Developer
Director	Josie Mok	Developer
Director	Stephanie Rosenberg (independent director)	Developer
Director	Clifford Schwartz	Developer
Director	Scott Solish	POA
Director	Suma Mandel	ESD
Director	Alyson Beha	ESD
Director	No appointee	CB2
Director	Sayar Lonial, Chair	CB6
Director	Glinda Andrews, Chair Parks Committee	CB8
Director (Non-Voting)	Bklyn Bor. Commissioner Martin Maher	Parks
Chairperson/President	Ashley Cotton	Initial Directors
Treasurer	Clifford Schwartz	Initial Directors
Secretary	Stephanie Rosenberg	Initial Directors