

Pacific Park

BROOKLYN

Quality of Life Meeting Tuesday, November 17, 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 2021 Quality of Life meeting schedule and details on the next AYCDC Directors' meeting will be distributed when available.

The questions and comments received in advance of, and during the Quality of Life meeting will be posted on ESD's website (esd.ny.gov/AtlanticYards).

There are no updates on Site 5. The condemnation proceedings have been stayed until the litigation between P.C. Richards and Brookfield/FCR is resolved. ESD has not taken any action to commence an environmental review of the developer's idea to transfer bulk from B1 to Site 5.

Representatives from the offices of Congressman Yvette Clarke, Comptroller Scott Stringer, and Majority Leader Laurie Cumbo were recognized.

2. Barclays Center

The arena hosted a Veteran's Day celebration which included a virtual tour of the Nets training facility, and a chance for participants to meet the Nets CEO. The arena also hosted a virtual STEM (Science, Technology, Engineering, and Math) day for Brooklyn middle school students. Front office staff and players spoke to the students about various STEM careers in basketball. Continuing with its outreach efforts and partnerships with the Food Bank and City Harvest, the Barclays Center will host a few Thanksgiving community events. Those interested in learning more about these initiatives can visit – BrooklynNets.com (under the

“Community” tab). Event information is also available on the various Brooklyn Nets social media platforms.

3. Greenland Forest City Partners

The first concrete footings for B12 and B13 have been installed and preliminary work on the foundational wall has begun. There will be an increase in truck traffic as excavation progresses, with 150 truck trips – approximately 50 trucks generally making 3 trips a day. The approved truck protocols will be followed, with vehicles entering and exiting the site through the Pacific Street Queue Area.

At B4, superstructure activity is progressing with concrete pours expected to be completed by early December. The installation of windows and glass curtain wall continues. There is mechanical, plumbing and electrical work happening inside of the building, and fit out of residential apartments has begun.

B15 is topped out and installation of brickwork and windows continues. The two brick colors differentiate the location of the public middle school at the base from the rest of the residential tower.

The LIRR has full control of the yard and LIRR personnel are carrying out trackwork on the East Lead Track. The developer recently completed winter weatherization work on the Sixth Avenue ramp and entry gate. There are no updates on the platform construction.

Requests for additional bike racks around the Project must be made through NYC Department of Transportation. Residents may suggest locations for the agency to consider by visiting - <https://www1.nyc.gov/html/dot/html/bicyclists/cityrack-suggest.shtml>.

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

Questions

Barclays Center

- Will Barclays Center consider safely sheltering people who are homeless in the large empty space during the colder months?
- Will the NBA games be held with or without an audience?
- Given that the Governor has banned private indoor events with more than ten people, are events at the arena jeopardized?
- How can one get involved in the Barclays

Center's community efforts? • How can one learn more about the upcoming Thanksgiving events hosted by the arena? • Thank you for serving as an early voting and election day polling site.

NBA basketball games will be held at the arena. The season starts on December 22. The arena is following NYS guidelines to determine the scale of activity, and whether fans will be allowed to return to the Barclays Center. Details on the arena's community efforts are available online at (BrooklynNets.com), or by contacting arena staff directly.

Affordable Housing

• What is the AMI distribution for B4, B15, B12 and B13? • What is the expected mix, in % of units and % of floor area, of studios/1BRs vs. larger units? • How was it determined that Community Boards 2, 3, 6, and 8 have community preference in the Project's affordable housing lotteries? • What amount of affordable housing, in unit count and percentage of total units, is expected in B5 – B7? • Can the obligation of 2,250 affordable housing units be met by building only those three towers, or is B8 necessary? • If so, what is the expected start time, and construction duration for B8? • Will the obligation to deliver 2,250 affordable housing units by May 2025 be met? • Has the developer requested an extension or exemption? • Within the affordable housing total, there was a pledge of 225 dedicated senior units. Are those units still contemplated? • When will they be constructed and in what building? • Is there any plan, or timetable, for either on-site or off-site affordable for-sale units (condos)?

The AMI distribution for the four buildings has not been finalized, but there will be a diverse mix of unit sizes. The Community Board lottery preference reflects the different districts and areas the Atlantic Yards Project borders. There is no information available on the number of affordable units expected at B5 – B7 and the construction timetable for B8. Design and development for these buildings are underway and more information will be shared when available. The developer is actively working on meeting the affordable housing deadline. There have been no requests made for an extension or exemption. Senior housing is still being contemplated, as well as providing affordable homeownership opportunities at the Project based on available city and state financing.

Construction

• How many floors will the building on Atlantic Avenue and Sixth Avenue have? • What is the status of the platform? • Do you have financing for the platform? • Can B5 - B7 be built simultaneously, or only when the platform is finished? • What is the potential start time,

and construction duration, for each of those towers? • Is there any plan to make the temporary fencing and jersey barriers around the railyard more attractive and “permanent”? • When will construction on B5 begin? • After B12 and B13, what is the next building to start construction? • Can you clarify the number of truck trips mentioned in the presentation? • Will there be a need for repairs to Pacific Street and Carlton Avenue following the huge number of truck trips? • What led to the change in the brick color from the rendering (of B15)? • Can you detail the location of air quality monitoring near B12 and B13 with specific reference to periods the contractors have sprayed dirt and dust off the cars on Dean Street as part of pile driving? • Was air quality assessed at the same time and same place as this activity? • You received some suggestions for solutions to construction noise complaints from residents. Can you run through them, and explain why they are ruled out? Please clarify who input that information to ESD and the developer. • There was a point in the last few months when several piles were removed, and the vibrations were felt severely a block and a half away. What are the regulations you must conform to for vibrations related to buildings outside the historic district? • When are the construction six-month look-aheads published and how can one get a copy?

B4, which is located at the corner of Atlantic and Sixth Avenues, will be 511 ft. / 51 stories tall. There are no updates on the timeline of construction and cost for developing the platform. The developer is actively working on and reviewing the platform design. The construction of the platform will require significant coordination with the LIRR for track outages, operational changes, and additional personnel.

B5 – B7 are currently under design and development, details on the start and expected duration of construction will be provided when available. There is no plan to make the temporary fencing around the railyard more permanent but concerns about site upkeep will be shared with the LIRR. There are no updates on when B5, which will be the next building erected after B12 and B13, will begin construction, initial permits have been filed with NYC Department of Buildings.

There will be approximately 150 truck trips – 50 trucks making 3 trips a day. The Pacific Street Queue Area (PSQA) was recently repaved and the Carlton Avenue bridge is relatively new, but the streets will be monitored, and any necessary improvements will be coordinated with NYC Department of Transportation. There are two different colors of brick to differentiate the location of the new middle school at the base of the building from the rest of the residential tower. The colors were changed from earlier renderings as the building’s design advanced.

Air quality monitors are placed at different locations around the Project by the On-Site Environmental Monitor (OEM). Locations are determined based on construction activities

and wind direction. The air quality monitors are deployed for construction activity that has the potential to create dust unless inclement weather prevents their use.

Please see the section “Noise Complaints” for responses to questions about noise from the construction activity at B12 and B13. There was an issue with a tieback hitting a boulder and the piles needed to be removed. Compliance with regulation for vibration monitoring is carried out by the developer’s Geotech consultant. The six-month look ahead is drafted by the developer and provided bi-annually to ESD. These documents are available through a request to ESD.

Noise Complaints

- Construction activity at B12 and B13 starts at 7 AM. This is too early and is disruptive to the community.
- Can construction start later in the day?
- Is it possible to adjust the schedule to not conflict with remote learning hours for school kids?
- Can you consider using less noisy equipment?
- The construction noise at B12 and B13 make it difficult to work from home.
- What type of relief can you provide for residents? (i.e. noise cancelling headphones, rent reduction, etc.)
- There are bright lights in the railyard that shine into my apartment through the night. Is there anything that can be done about this?
- Why is there work happening in the railyard overnight? This is very disruptive.
- What can be coordinated between Pacific Park and LIRR to ensure that current Pacific Park residents are not woken up periodically weekdays at 2am by LIRR and every single weekday at 6:59am by Pacific Park at B12/13?

Residents’ comments and complaints about the activity at B12 and B13 were discussed during the meeting. Work hours for construction activity is heavily regulated by NYC Department of Buildings (DOB). Equipment that is brought on site must comply with the Project’s Memorandum of Environmental Commitments (MEC). Efforts to minimize noise include the installation of sound blankets on construction fences, use of newer and regulated equipment, and adherence to the best construction practices. Residents are kept abreast of activity at the site through the two-week look ahead, and six-month look-ahead submissions to ESD. Activity is also monitored by the developer’s On-Site Environmental Monitor and ESD’s construction and environmental consultants. Residents can reach out to the Community Liaison Office (CLO) for more information (CommunityLiaison@PacificParkBrooklyn.com)

Many in the community continue to work and learn from home and are impacted by the noise from the construction. The developer is actively working to complete the foundation

and excavation work. The drilling of soldier piles, which is the noisiest part of the work, is expected to be completed in a few weeks.

The lights are in the railyard for security purposes. The LIRR will be asked to redirect the lights so as to not disturb residents. Work at the railyards occurs during off-hours according to LIRR personnel availability and in coordination with train operations. Residents' complaints about overnight work will be shared with the LIRR, and steps will be taken to minimize disturbances.

Miscellaneous

- What is the total number of meeting attendees? • Is the meeting chat public? • There are five street trees missing around 550 Vanderbilt Avenue and 535 Carlton Avenue. • Can these be replaced during the fall or spring planting season? • Can you speak to the current plans for Site 5? • Will there be office space, housing – with affordable units, or a mix? • It would be great if eventual redevelopment could include significant park/green space as the area around Times Plaza and Atlantic Avenue and Flatbush Avenue is severely lacking.
- Has work by AKRF on a Tech Memo begun? • Would that Tech Memo be a supplement to, or a substitute for, an environmental review process? • Can you update us on the regular cleaning around the AY site? • Can you ask the construction workers to clean up after their breakfast and lunch debris? • Who is responsible for the high weeds and trash along Atlantic Avenue? • Why does every new building going up have a different aesthetic? • Are future buildings going to have a more holistic design and look? • Can you share information on the AY Design Guidelines? • There are many complaints from residents about the management at 535 Carlton Avenue. • Is there a final count of MWBE contracts for the Project? • What will be done about police and fire personnel parking their cars on sidewalks? • How much longer will the scaffolding at 38 Sixth Avenue be up? • What is the vacancy rate in the buildings that are completed? • The sign for the Community Liaison Office at 550 Vanderbilt needs to be affixed in a more professional way to meet the condo rules. • The retail tenants at 550 Vanderbilt Avenue and 535 Carlton Avenue are great additions and have been great neighbors during the pandemic and Open Streets.

There was a total of 32 meeting participants. The chat is not public during the meeting. The messages are sent directly to the presenters. Questions and comments posted in the chat are added to the meeting notes that are posted on ESD's website. There have been discussions with NYC Parks Department about the five missing street trees, finding the right replacement trees, and determining the best season to plant them. There are no

updates on Site 5. The developer has publicly expressed interest in transferring bulk from B1 to Site 5 for a mixed-use development project, but there is no additional information available on programming. No formal proposal has been submitted to ESD for Site 5 modifications to the General Project Plan (GPP). ESD has not taken any steps to commence an environmental review for GPP modifications. AKRF has not been contracted by ESD to do any work on a Tech Memo, or any other environmental review, for Site 5 related modifications.

The site is cleaned by the construction teams and residential building maintenance staff. The construction workers will be reminded to clean up after themselves and to continue to be a good neighbor while out in the community. Upkeep and regular cleaning along the perimeter of the railyard on Atlantic Avenue will be discussed with the LIRR. There are Atlantic Yards Project Design Guidelines that determine the envelope of each parcel. The guidelines are not uniform and take into consideration the various neighborhood elements around the Project. The Design Guidelines were envisioned by Frank Gehry, but the architect for each building has the freedom to interpret the guidelines and produce a design that will meet ESD approval. The Design Guidelines are available on ESD's website (https://cdn.esd.ny.gov/subsidiaries_projects/ayp/AtlanticYards/AdditionalResources/112006_AY_DesignGuidelineExhibit_B.PDF).

There have been no changes to the management company for 535 Carlton Avenue, but there was a staff change in May and the developer will follow-up with the company about residents' complaints. Final MWBE numbers are not available until the end of the Project, but current contracting information is reported to ESD.

ESD and the developer cannot regulate NYPD or FDNY parking on sidewalks, but there are 24 parking spaces available in the garage at 535 Carlton Avenue for the 78th pct. The scaffolding at 38 Sixth Avenue will be removed shortly. Workers are waiting on a window part to be delivered from the factory before they can complete the installation. There is no public information available on the vacancy rate for completed buildings. The sign for the Community Liaison Office will be replaced.