

Pacific Park

BROOKLYN

Virtual Quality of Life Meeting Tuesday, February 7, 2023

NOTES

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

Due to scheduling conflicts and staff availability, there were no Quality of Life meetings in November and January. Details for the next Quality of Life meeting will be provided when available. The next meeting of the AYCDC Board of Directors is expected to occur in March, notice will be provided to the community once details are finalized.

There were 25 meeting attendees including representatives for Councilmember Crystal Hudson and Assemblymember Robert Carroll.

2. Barclays Center

Representing the Barclays Center, Heather Hall provided updates on the Nets basketball season, and upcoming events and activities at the arena.

3. Greenland Forest City Partners + TF Cornerstone

Due to a scheduling conflict, Scott Solish was unavailable to participate in the meeting. Amir Stein, representing TF Cornerstone, provided updates on the B12-B13 / 595 Dean Street Project. The first Temporary Certificate of Occupancy (TCO) for B12-B13 is expected in mid-March, and substantial completion expected in June. The lottery application for the towers' affordable units is expected to open in the Spring. Thirty percent of the residential units, 240 units, will be affordable up to 130% of Area Median Income (AMI). Occupancy for both market rate and affordable units can be expected in May, with market rate move-ins possibly occurring earlier.

Chelsea Piers is expected to open in the Summer, and updates on the retail spaces at B12-B13 will be provided when available. The Open Space will be completed by May/June and will include seating, a children’s play area, a dog run, and passive and active areas.

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>
Affordable Housing	
What are the qualifying income thresholds and when will the affordable housing lottery application for the units at 595 Dean Street become available?	595 Dean Street will deliver 30% of the residential units, 240 units, as affordable up to 130% Area Median Income (AMI). The application is expected to open in March/April on HousingConnect.
Has the Developer proposed changes to the Project \$2,000 per month affordable housing penalty?	There are no discussions/updates available about the \$2,000 per month affordable housing penalty.
Construction	
Are there any updates on the platform construction? If not, why is platform work listed in the Project’s bi-weekly construction updates?	There are no updates on the start of the platform construction. The activity continues to be listed in the Construction Alert so notice is provided to the Community regarding any possible work in the area. The Developer is in ongoing discussions with the LIRR regarding the approvals necessary to commence construction.
When will the middle school at B15 be completed and open?	The middle school was delivered to the School Construction Authority for interior fitout for school usage. There are no updates on the school’s opening, but updates via the respective government agencies will be provided to the community when available.
Miscellaneous	
Why were there no Quality of Life meetings in November and January?	There were no meetings held in November and January due to scheduling conflicts and limited staff availability.

When is the next meeting of the Atlantic Yards Community Development Corp. (AYCDC)? Have any vacancies been filled?	The next AYCDC Board meeting is expected to be in March. Anand Amin and Ronald Shiffman have been appointed to the Board by the Mayor and Borough President, respectively.
There used to be a portal page with Atlantic Yards Project documents. Will that site be restored?	The Atlantic Yards Project website, along with the entire ESD website, was upgraded a few years ago and the content refreshed. Old webpages/portals will not be restored.
Please note the request for the Department of Sanitation to clean along Pacific Street between Carlton and Sixth Avenues.	The request is noted and will be directed to the NYC Department of Sanitation.
When will the dog run at 595 Dean Street open?	The dog run is expected to open in June.
Will Pacific Street between Carlton and Vanderbilt Avenues ever be reopened?	That portion of Pacific Street will no longer be open for thru vehicular traffic but will be delivered as part of the 8 acres of Open Space for the Project.
What percentage of Pacific Street between Carlton and Vanderbilt Avenues will be part of the Open Space?	Approximately 35% of Pacific Street will be delivered as Open Space with the completion of B12-B13. The 65% balance will be provided as Open Space as the rest of the Project is developed.
What is the plan for the B10 site?	The General Project Plan permits the development of a mixed-use tower at B10 with residential, ground floor retail, and Open Space.
Can you confirm that a Simo Pizza will be opening at 595 Dean Street?	There is a pizza establishment expected at 595 Dean Street, full details will be provided once finalized.
Are there any plans to have chain pharmacies at the Project?	There are no chain pharmacies currently planned for the Project.
Will the Chelsea Piers Field House open at the same time as the Fitness Center?	The Chelsea Piers Field House and Fitness Center are two separate facilities. The Fitness Center is expected to open in June and timing for the opening of the Field House will be provided when available.