



**BROOKLYN
HEIGHTS
ASSOCIATION**

55 Pierrepont Street, Box 17D, Brooklyn, NY 11201 (718) 858-9193 info@thebha.org www.thebha.org

Officers

President

Martha Bakos Dietz

Vice Presidents

Daniel Watts
Erika Belsey Worth
Carolyn L. Ziegler

Secretary

Donald Brennan

Treasurer

Kevin B. Reilly

Board of Governors

Kerith J. Aronow
Christian F. Bastian
Erika Belsey Worth
Lorraine Bonaventura
Donald Brennan
Martha Bakos Dietz
Bruce L. Gregory
Patrick Killackey
Anne T. Landman
Jeremy Lechtzin
Christopher Melling
Whitten Morris
Kevin B. Reilly
Steve Rothman
Lisa C. Smith
Daniel Watts
Christopher Wright
Inger Yancey
Jim Walden
Carolyn L. Ziegler

Executive Director

Peter L. Bray

Executive Assistant

Katherine Davis

December 22, 2017

Honorable Bill de Blasio
Mayor, City of New York
City Hall
New York, New York 10007

Re: Proposed Development at 80 Flatbush Avenue, Brooklyn

Dear Mayor de Blasio:

We recognize that while more school seats and more affordable housing units are laudable policy goals in rapidly developing areas of Brooklyn, the Brooklyn Heights Association has significant concern about the 80 Flatbush Avenue project's outsized scale and impact on the adjacent Boerum Hill community, and the precedent it sets for other sites adjacent to Brooklyn's low-rise, historic neighborhoods. We call upon the Department of City Planning to postpone the certification of the project's land use application until our very real concerns, and those of our neighboring communities, are better addressed.

The project, as currently conceived by Alloy Development with the input of the Department of City Planning and the Educational Construction Fund, includes 38- and 74-story towers - on a site bounded by Flatbush Avenue, Third Avenue, and State Street - that would incorporate 900 units of housing (200 affordable), 200,000 square feet of commercial offices, 40,000 square feet of retail, a new 350-seat elementary school, a new 350-seat high school replacing the existing Khalil Gabran International Academy, and community facilities. The shoe-horning of so many housing units and facilities onto a small and sensitive site does not reflect a sensible planning approach. More specifically, it violates the City's traditional use of "transitional zoning" tools that ensure that the livability of adjacent residential communities is respected and not compromised. Though some of the components of the project are individually desirable, this particular conglomeration on such a small site results in a development that is wholly out-of-scale with the Boerum Hill community, generates serious traffic problems that cannot be mitigated, and exerts other significant environmental impacts on the neighborhood.

The project site is a sensitive location for several reasons. State Street, the project's southern boundary, is occupied by 4-story rowhouses, which would face the 38-story tower immediately across the street and its loading dock. The quality of life of the existing residents would be seriously degraded by the ongoing deliveries and trash that would be generated by this tower, all of which would occur directly across from these residents. A second loading dock situated on Third Avenue, serving the taller tower, would be on a highly congested roadway that connects Atlantic Avenue and Fourth Avenue to Flatbush Avenue and the Manhattan Bridge. Given that Third

such a small site results in a development that is wholly out-of-scale with the Boerum Hill community, generates serious traffic problems that cannot be mitigated, and exerts other significant environmental impacts on the neighborhood.

Avenue is already heavily clogged throughout the day, the addition of trucks entering or exiting the loading dock would make this key artery virtually impassable.

The project proposes to upzone the site from an FAR of 6 to 18. By tripling the existing density, it would set a precedent for other sites along the Flatbush corridor, all of which abut historic low-rise neighborhoods. In particular, it would increase the probability of a like-wise out-of-scale tower on the so-called Site 5 block of the Atlantic Yards Project, at the corner of the Park Slope, Boerum Hill and Prospect Heights neighborhoods.

Our concerns are shared by the Boerum Hill community and other Downtown Brooklyn neighborhoods. Given the project's magnitude, we believe the project's density and height, and the siting of key elements, necessitate reconsideration by the Department of City Planning and a delay in the certification of the ULURP application expected in early 2018.

Moreover, we ask that DCP and the developer work with the affected communities to lower its height, decrease its density, relocate the loading docks to the northern side of the project site where there is an underutilized, short stretch of roadway that connects Third Avenue to Flatbush Avenue, and greatly step down the State Street frontage so that it acts to transition the project more appropriately to the scale of the existing residential community on State Street.

We appreciate this opportunity to bring these concerns to your attention and to ask for your assistance to intervene at this crucial moment in the project's development.

Sincerely,



Martha Bakos Dietz
President

cc: Public Advocate Letitia James
Brooklyn Borough Presidents Eric Adams
Council Member Stephen Levin
Council Member Brad Lander
Marisa Lago, Director, Department of City Planning Commission,
and Chair of the City Planning Commission
Brooklyn Community Board 2 Chair Shirley McCrae