

# ECF/ALLOY 80 FLATBUSH DEVELOPMENT

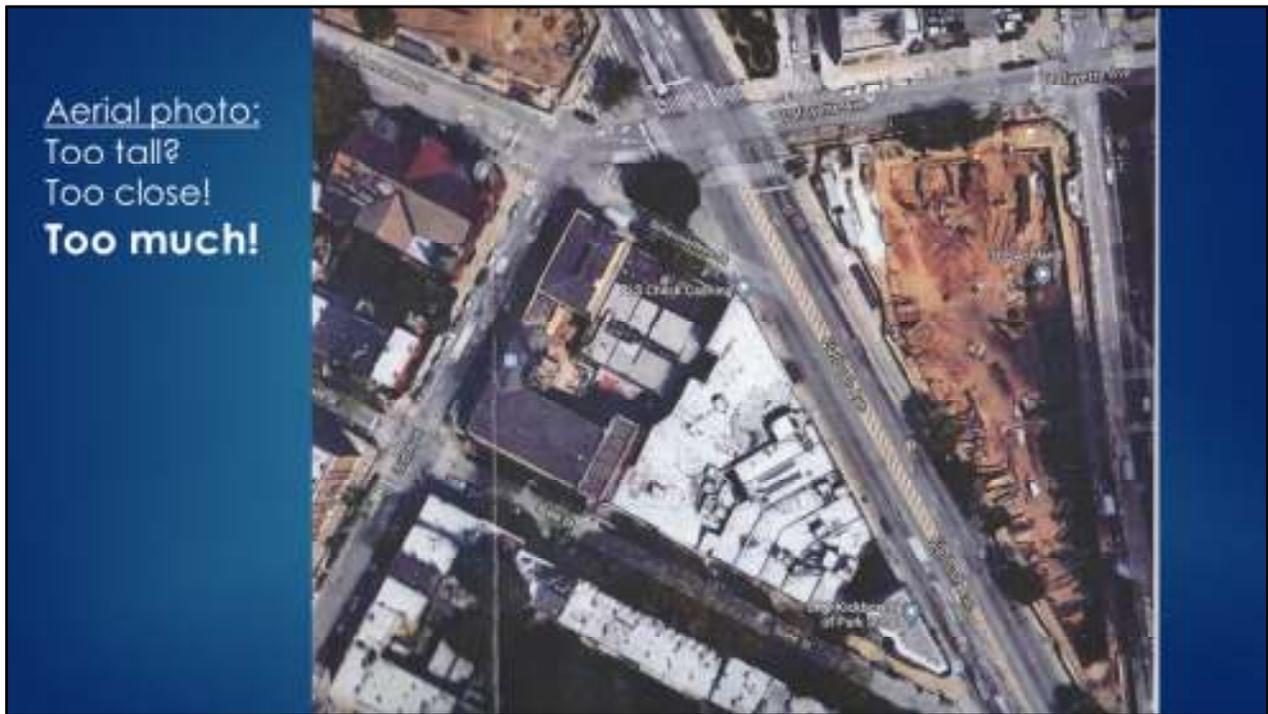


My name is Howard Kolins, President of the Boerum Hill Association, a volunteer organization of residents of Boerum Hill who seek to preserve and enhance the unique qualities of our neighborhood through advocacy, education and community building.

I'm going to focus on transitional zoning and neighborhood context. Others will speak about specific quality of life issues such as the loading dock on State Street, traffic, trash, shadows, construction, noise and the walling in of the Williamsburg Savings Bank building.



This aerial photo shows the location where Downtown meets Boerum Hill is not a full city block. On seeing the plan, our first reaction was “Too tall, too close.” However, given all this partial block is asked to do, we now realize that the ECF plan is simply (click) too much.



...an overloaded plan that is leveraged beyond reason. The ECF is not a developer interested in anything other than maximizing square footage. This project is blind to its surroundings. Therefore the BHA's main point of opposition is the tripling of the floor area ratio.

## Our consensus:

- ▶ The residents of Boerum Hill are in favor of intelligent development. They seek a plan and design that sensitively binds downtown and our traditional 4-5-story brownstone neighborhood.
- ▶ The 80 Flatbush plan is driven by maximizing mass, height and bulk without regard for traditional zoning, neighborhood context and design. No development should be driven solely by a formula that dictates the results without taking account these factors.
- ▶ As a result, we perceive a lack of real planning, sensible zoning, and neighborhood sensitivity. Additionally, this proposed development is not a full square block which makes the density more of an overload.
- ▶ Most of downtown is limited to 12 FAR with no bonuses unlike this proposal. C6-1 and C6-2 districts in downtown should serve as transitional districts linking them to R6B neighborhoods.
- ▶ Given the city's need for affordable housing (which unfortunately does not come on line until Phase II of this proposed plan) and schools, we accept the need for density in our transit rich environment. However, an upzoning to 12 FAR on this site is aggressive, and the tripling of FAR is absurd.

After many meetings with Boerum Hill and nearby Fort Greene residents, we came to these conclusions.

- We need intelligent development that BLENDS Downtown with Boerum Hill
- Ignores neighborhood context
- The formulaic maximizing of FAR to 18 while all of Downtown is limited to 12. To do this next to a residential block is just not right

Last December, with the aid of Council Member Steven Levin, we attempted to speak with DCP Commissioner Marisa Lago about our concerns. We sent a letter with these points and the following requested changes.

## Summary of our position:

- ▶ We oppose tripling of the FAR: Out-of-scale and a bad precedent for Brooklyn.
- ▶ This plan needs more time for consideration and adjustment. The density and impact on neighborhood quality of life has not been addressed despite numerous meetings with the development team.
- ▶ To address required transitional zoning, we demand R6B townhouses on the north side of State Street to create comparable scale and a 50-foot setback.
- ▶ Eliminate the State Street loading dock and keep trash off the street.
- ▶ Require a 50-foot set back from Third Avenue for any new building over 4-stories.
- ▶ Build only one tower that is glare-free.
- ▶ Build only the new high school. (State Street is a bad location for an elementary school due to local traffic on Third Avenue, Atlantic Avenue and Flatbush Avenue.)
- ▶ Relocate high school operations during 8 years of construction.

- We oppose tripling of the FAR: Out-of-scale and a bad precedent for Brooklyn.
- We want a real conversation about the density on this block and its effects on our quality of life
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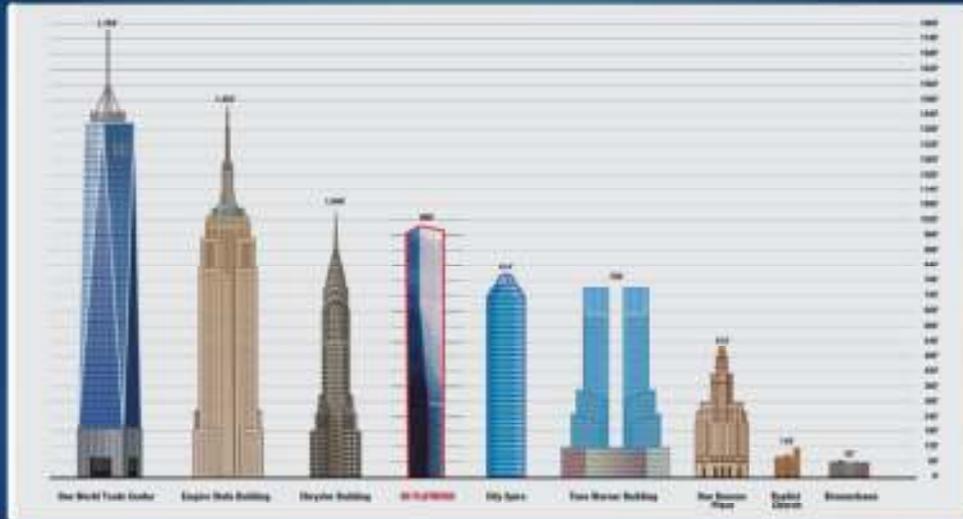
Council Member Levin asked for a delay of Certification and a consideration of these items.

Absolutely no conversation of our issues took place. We were referred to this Hearing and the ULURP process which unfortunately is NOT a conversation.

Simply put, we regret the lack of engagement with the community on the these important issues. I thank Alloy for meeting with BH residents to discuss the loading dock, trash, traffic, construction and building facades, but our, pun-intended, LARGER issues could never be discussed.

We ask you to deny the change of FAR to 18 and begin a real conversation that includes the residents who live here now.

## Height comparison



At 986 feet it will be the tallest tower in Brooklyn and the 16<sup>th</sup> tallest in NYC.

From [nyc.gov/dcp](http://nyc.gov/dcp):

“The Department of City Planning has continued to fine-tune the Zoning Resolution to make it more versatile and responsive, to better address issues of **neighborhood character** and social equity as well as to help promote strategic investment in the city’s future. Contemporary planning notably uses a more **collaborative and participatory approach** than was evident in earlier periods.”



The DCP’s website mentions many valuable zoning concepts.

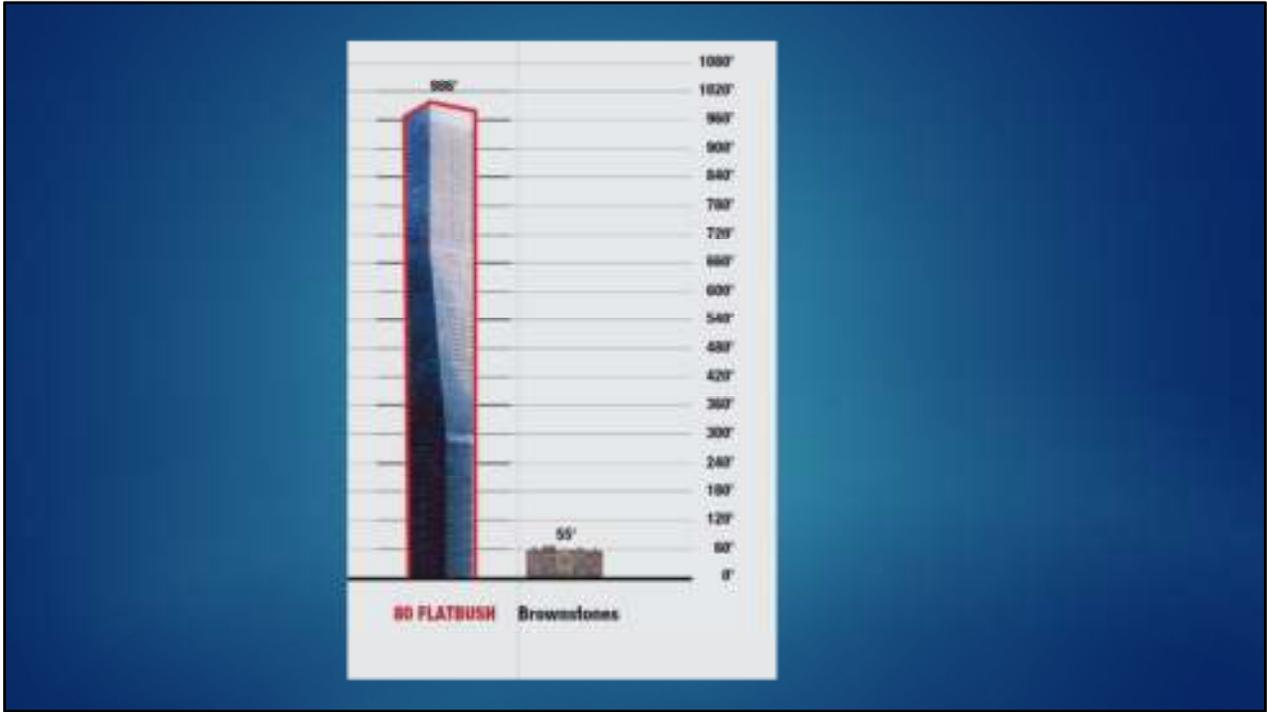
Is this DCP’s version of “a collaborative and participatory approach?”

Good Zoning should respect neighborhood character. This development ignores this concept. Bulk should not overwhelm our neighborhoods.

SPECIAL DOWNTOWN BROOKLYN DISTRICT (DCP website)

“Downtown Brooklyn is **surrounded by historic residential neighborhoods...transition between the high-rise core of the central business district and adjacent residential neighborhoods.**”

Is this DCP’s “transition between the high-rise core of the central business district and adjacent residential neighborhoods.”



Is this really the proper scale?

THANK YOU

## 80 Flatbush development plan (add new plan)



We oppose tripling of the FAR.

Again we ask for townhouses on the north side of State Street to create comparable scale and a 50-foot setback.

Third Avenue should also have a 50-foot set back for any building over 4-stories.

Eliminate the State Street loading dock.

**We suggest:**

Build only one tower that is glare-free.

Build only the new high school. (State Street is a bad location for an elementary school due to local traffic on Third Avenue and Atlantic Avenue.)

Relocate high school operations during construction.