

Jennifer Maldonado, Executive Director  
New York City Educational Construction Fund  
30-30 Thomson Avenue, Fourth Floor  
Long Island City, NY 11101  
[KhalilGibran80Flatbush@schools.nyc.gov](mailto:KhalilGibran80Flatbush@schools.nyc.gov)

Dear Ms. Maldonado,

I am writing with questions regarding the 80 Flatbush Avenue development. I also urgently request that the Study Area for the development be expanded to one-half mile or more to truly assess in the potential impact of this project on schools, traffic and transportation, and the overall neighborhood character.

Here are my specific questions:

-- Has the potential population growth of this area (Downtown Brooklyn/Fort Greene/Livingston St) due to other construction projects been taken into account to accurately measure the added impact of this development? Construction growth has been booming in this corridor and if each project is looked at alone, the city will not have a true and accurate picture of the impact on the neighborhoods.

--What are the specific measures that will be taken to judge impact?

--Will this proposal yield a net increase or decrease in the number of school seats currently needed either funded or unfunded? The size of the school seems very small in regard to the need, especially with a growing school population in District 15.

--Has the traffic plan been developed with the most up-to-date information from the Department of Transportation? What is the plan to work with DOT to assure pedestrian safety and traffic calming? DOT has recently proposed to the community a new traffic flow plan around BAM and Times Plaza that promises increase pedestrian safety. I hope this DOT plan proceeds and will improve this area for residents. But new residential developments like this, can potentially overload the system with more resident drivers, more loading needs and of course more people.

--Is there current capacity at the Nevins 2/3/4/5 subway station, which has particularly narrow entrances or bus stops on Flatbush Ave, which already impede the flow of traffic, to accommodate the potential growth?

As a neighbor resident, parent of public school children and advocate for pedestrian safety, I forward this questions and again ask that the study area be expanded so that it can truly yield the information the city and the neighborhood needs to best understand the impact of the development proposed at 80 Flatbush Ave, Brooklyn.

Thank you for your consideration.

Grace Freedman      [grace@5freedmans.com](mailto:grace@5freedmans.com)  
Boerum Hill resident  
37 Saint Marks Place  
Brooklyn, NY 11217