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Analysis of local density, traffic, school seats should include the effects of the following buildings that have recently opened or are under construction and will open in the next few years. All environmental effects should include these new residents with in a larger study area. These total over 7000 units.

New buildings:

250 Ashland	51-stories, 585 units
280 Ashland	12-stories, 123 units
300 Ashland	32-stories, 379 units
300 Livingston	25-stories, 714 units
299 Livingston	17-stories, 37 units
210 Livingston	26-stories, 280 feet
117 Livingston	21-stories, 110 units
415 Red Hook Ln	21-stories, 108 units
333 Schermerhorn	44-stories, 581 units
319 Schermerhorn	21-stories, 74 units
10-16 Nevins	33-stories, 150 units
237 Duffield	21-stories, 105 units
138 Willoughby	59-stories, 450 condos (City Pt Phase III, Extell project)
141 Willoughby	44-stories, 270 units
86 Fleet Place	32-stories, 440 units
1 Flatbush	19-stories, 183 units
66 Rockwell	42-stories, 327 units
Avalon Willoughby	57-stories, 823 units (100 Willoughby)
436 Albee Square	28-stories, 150 units
24 Fourth Ave	12-stories, 72-unit condo
550 Vanderbilt	18-stories, 275 units
461 Dean Street	32-stories, 363 units
664 Pacific	26-stories, 300 units
535 Carlton Ave	18-stories, 298 units
38 Sixth Avenue	23-stories, 305 units
615 Dean Street	26-stories, 245 units
1 Dekalb	tbd
Pacific Park	buildings to come with another 4000 units

Others to consider:

10 City Point	
Phase II	19 and 31 stories
9 Dekalb*	73-stories +spire, 495 units, 1066 feet (next to Junior's; 20% comm)
11 Hoyt St	(Macy's parking lot with possible tall tower)
PC Richards/ Modell's site	

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