



PARK SLOPE CIVIC COUNCIL

Advocate for Our Community

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January 12, 2018

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:

On behalf of the Trustees of the Park Slope Civic Council (PSCC), we write to express our serious concern with the outsized scale of the 80 Flatbush Avenue project, which in its current configuration would overwhelm the adjacent low-rise Boerum Hill community, impose deleterious environmental impacts on the downtown Brooklyn area, and establish an objectionable zoning precedent for nearby neighborhoods, including Park Slope. We call upon you and your designated representatives to delay the certification of the required land use actions until a more appropriately and sensitively scaled project can be devised.

As you may know, the project being undertaken by Alloy Development in coordination with the Department of City Planning and the Educational Construction Fund, would increase the site's density by 300%. To justify raising the FAR from 6 to 18, Alloy is seeking to construct 38- and 74-story towers, including 900 housing units, alongside 4-story rowhouses on State Street, the project's south border, incorporate two 350-seat schools, retail and commercial office space, and to adaptively reuse the existing Khalil Gabran International Academy Building for community uses.

While some of these features can be considered to be highly desirable, particularly the 200 units of affordable housing and the added school capacity, the project suffers from seeking to do too much on too small a site. In the process, it would overwhelm the adjacent scale and historic character of the Boerum Hill community and create traffic bottlenecks on Third Avenue, a major artery that serves commuters from throughout Brooklyn seeking to connect to the Manhattan Bridge. The resulting traffic congestion would make an already highly congested situation intolerable, but it would further exacerbate the problem at a time when traffic may be diverted for years while the BQE is being reconstructed.

PSCC shares the concerns of the Boerum Hill Association, which has approached the developers and the Department of City Planning in a highly deliberative manner, and has as well, sponsored town hall meetings with the neighborhood's residents to inform them of the proposal and to listen to their concerns.

In addition to many localized impacts on the Boerum Hill neighborhood, the proposed project would also greatly impact Park Slope and other downtown Brooklyn neighborhoods. In part, this would be due to the enumerated traffic impacts, but by also changing the zoning, become a precedent for other developments in the Flatbush Avenue corridor. Of immediate concern to PSCC is the intersection of Atlantic, Flatbush and 4th Avenues, or the Site 5 parcel of the Atlantic Yards Project, which could take advantage of this zoning to construct an immense tower that would similarly seriously degrade the character and livability of the adjacent area that abuts Park Slope and Boerum Hill.

We call upon the City to delay the ULURP process until the project's scale and the siting of its various components can be adequately addressed. We look forward to helping to shape a project that better meets the needs of all Brooklyn residents, including those who currently live nearby and the new occupants who will inhabit and use this project.

Sincerely,



Ronald M. Daignault
Co-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