

A Fort Greene neighbor's appraisal of the Alloy/NYC Educational Construction Fund for 80 Flatbush Ave

Is this Bait and Switch?

July 12<sup>th</sup>, 2017

Dear Ms Maldonado,

In looking at the SEQR/CEQR # 17ECF001K, there are far too many discrepancies and evasions of fact which have created skepticism and anger about this would-be project. I'm going to reference a few.

I, along with many adjacent neighbors to this proposed 80 Flatbush Ave plan, feel this is a barely disguised ploy by Alloy and the City Educational Construction Fund for **self-serving luxury housing development at the expense of the community**. The proposal makes a disingenuous case evading the onerous effects of this plan in the alleged service of building/remediating schools-even as admittedly more schools are sorely needed to keep up with Wild West over-density & thoughtless over-development with under-implemented infrastructure.

**There is insufficient data revealed about the costs to the public of the subsidies for the project-the cost/benefit ratio.** Other & possibly more economical supports via alternative options are not being offered to us. More data is required ...we are owed this information as tax paying residents of New York City.

**The 'study area' is also insufficient...**limiting it to 400' will not comport with the shadow cast by the actual height of the almost 1000 foot tower. It is a poor template for understanding the possible effects of this non-contextual and excessive overreach.

Not only will the outsize and lengthy impacts be felt by neighboring residents during this specific plan for reconstruction ...the future design plans for thwarted automotive access and egress in an already overburdened and thoughtless DOT planning-will exacerbate this squeeze to the detriment of a community which has been cavalierly dismissed by the DOT. **The congestion is already tantamount to being in a third world country...**before you/Alloy even begin.

The fixation on Pedestrian Plazas as if they were a predetermined requirement indicates the suspect & troubling rigid urban development cant of the moment. There are abundant...yes...excessive...'plazas' within a several block radius of this 80 Flatbush Ave plan. To name just two: the Times Plaza and the recently opened 15,000 foot plaza at 300 Ashland (Lafayette and Fulton). **The proposed Schermerhorn/3<sup>rd</sup> Ave/Flatbush triangle as yet another planned 'plaza' -will impede traffic even more.**

**The seizing of land/sites by for-profit developers as a de facto gift by the HPD along with a failure of responsibility by the city to provide increased schools for the increased density that the Mayor's one-size- fits-all thoughtless rezoning enables –will be protested and fought against...tooth and nail.**

Sincerely,  
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