

Boerum Hill Bulletin

The Boerum Hill Association is a volunteer organization of residents of Boerum Hill. We seek to preserve and enhance the unique qualities of our neighborhood through advocacy, education and community building. Go to www.boerumhillassociation.org

MEMBERS OF THE BOARD:

- Howard Kolins, President
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- Anthony Rock
- Brooke Toomey
- (*non-board member)

Board meetings are held the first Tuesday of each month from September through June at 7:00pm in the Hopkins Center.

UNDER CONSTRUCTION!

The once was a time when if you said you lived in Boerum Hill people would ask, "Where's that?" Now it seems that everyone wants to live here. Just walk around and you'll see construction everywhere. If you spy an empty lot, there will soon be another building going up.

This is not all bad news. For many years the Atlantic Avenue "gap" near the Brooklyn House of Detention was an annoying eyesore. Two of the vacant corners are about to be filled in.

Once a gas station, the southeast corner, 252 Atlantic, will be a two-story retail development. (photo below).



While across the street on the northwest corner, 60 Boerum Place, will be a mixed commercial/residential building. (below). Expect the last remaining lot east of 252 Atlantic to be developed soon after.

Read on for more.



An 11-story, 75-unit mixed-use building with 46,428 square feet of commercial space (right)

SAVE THE DATE!

Hoyt Street Plant Sale

Saturday, May 2nd

Sunday, May 3rd

THE PRESIDENT'S MESSAGE

On the Boerum Hill Yahoo group, a neighbor recently commented on the large construction cranes looming over downtown and the pending loss of light and air we've enjoyed in our community.

How will so many new residents affect us? Many shops and restaurants will gain customers. There will be more new retail due to all this foot traffic.

Some issues have already arisen. No new school construction is planned much to the dismay of new downtown residents who are shocked to find already crowded public and private schools.

While many newcomers don't have cars, expect more congestion and fighting for parking. For all of us taking mass transit, there will be even more crowded trains.

A new zoning proposal could alter the brownstone blocks of Boerum Hill. The affect on "contextual zoning," which preserves our low-rise profile, could be undermined by this effort. Public meetings will soon

be held and the BHA will be asking questions.

Boerum Hill is a small community of friendly people who like to live close to the big city. Its important for us to stay close to our neighbors.

The Annual Hoyt Street Association Plant Sale is a traditional event that introduces neighbors to each other while encouraging greening. One small event that weaves our community together.

The BHA is organizing other greening events this year in an effort to get everyone outside to beautify our tree beds while we build new friendships.

Please join us in this effort.

In community,
Howard Kolins, BHA President



UNDER CONSTRUCTION!

New residents are coming and will be coming. Many spectacular new one-family homes have sprouted on State Street and more have just begun. The parking lot at State and Bond Streets will become five new townhouses.



This parking lot (below) at Bond and State will be transformed into the townhouses (left). 73-79 Bond Street will have five four-story townhouses, each 18 feet wide with 4 bedrooms, 3.5 baths and a garage. These modern homes will be a handsome addition to this block.

Another view of the current parking lot looking south with the Belarusian Church in the background. (right).



OUR SUPPORTERS

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Sahadi's
Sterling Wines
The Invisible Dog

DEVELOPMENT (CONTINUED)

Walk to the northern edge of Boerum Hill and an astounding amount of construction is taking place along Schermerhorn and Livingston Streets. Just up the block from the development on the facing page, you find new construction about to begin on Bond Street between Schermerhorn and Livingston Streets.

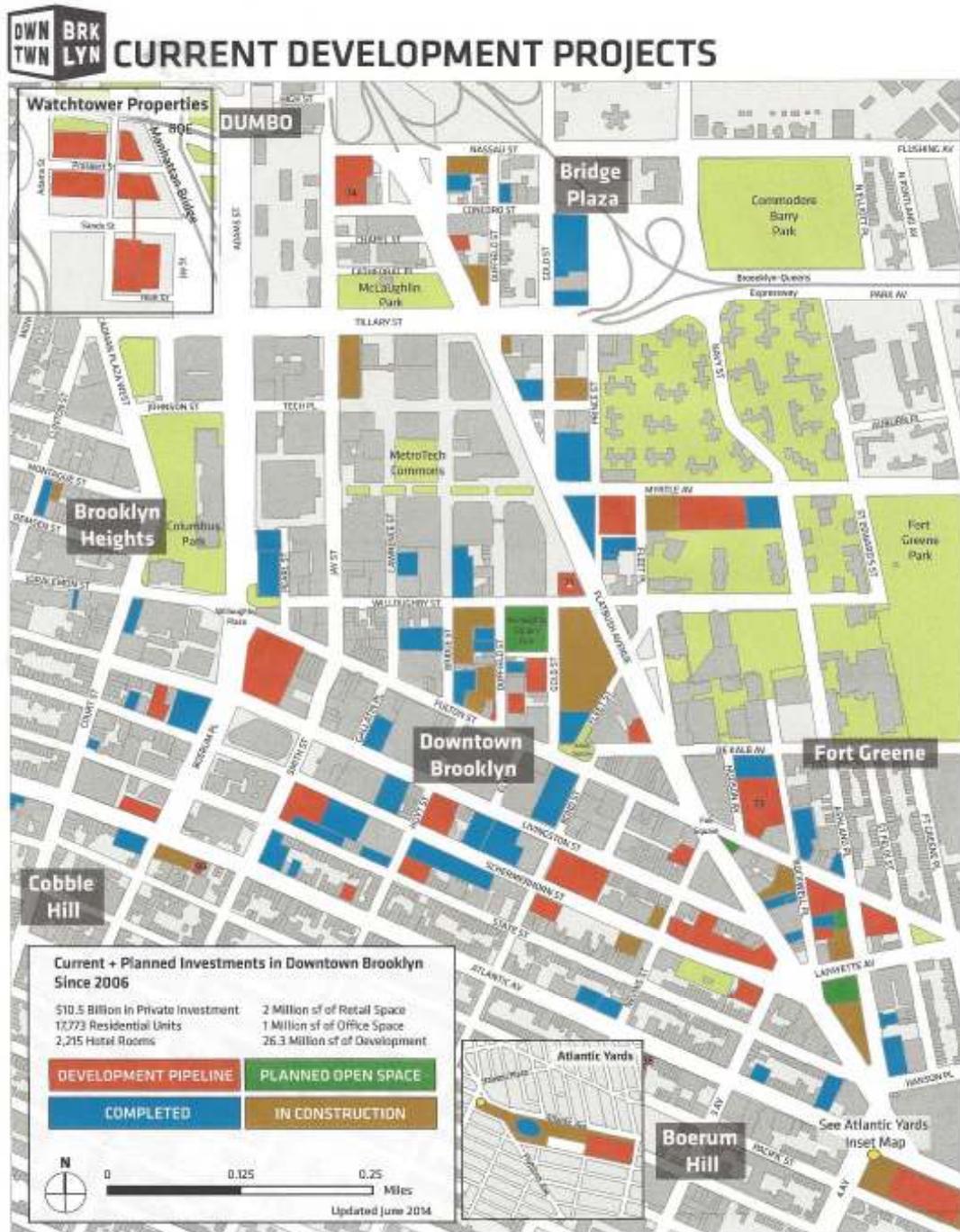
Until recently this was a large five-story parking garage with ground floor retail. (A popular International House of Pancakes will be moving diagonally across the street). The shabby retail strip on Livingston Street needed improvement. Displaced businesses include Papa Johns, a bus depot, and car rental among others.. If you've been in the neighborhood a long time, you will remember the infamous and problematic Bond Street Drop In Center that local residents were happy to see closed.



This new 25-story building, 33 Bond Street, will include 714 residential units of which 143 will be affordable.. There will be almost 30,000 sq. ft. of ground floor retail space. The building will include 170 parking spaces.

UNDER CONSTRUCTION!

You can find this map at <http://assets.downtownbrooklyn.com/maps/DB-Development-Map.pdf>. In 2004, Downtown had 430 residential units, at the end of 2014 there were 7323 and another 4600 in construction.



While commercial development like Metrotech will not be duplicated, 11 local colleges have over 60,000 students enrolled. Two schools will be improving and expanding on Jay Street.

UNDER CONSTRUCTION!

Across the street from the project on page 3 will be a new 13-story hotel with 285 rooms, a small ballroom and conference area. Rumored to be an Ace Hotel, there will be a ground floor restaurant and a few small retail spaces. (No rendering was available at this time).

Nearby State Street residents successfully convinced the developer to move the hotel entrance from narrow, congested Bond Street to much wider Schermerhorn Street and a rear problematic rear patio has been eliminated.

Expect these projects (see 333 below and 285 on the next page) to transform Schermerhorn Street from Bond Street to Third Avenue. What was sleepy office space will become much trafficked commercial and residential strips. Two projects at Nevins Street are not included in this newsletter simply for space reasons.

(Right) Four townhouses are going up on the dusty lot that was across the street from PS 261. 321-325 Pacific Street will consist of two buildings, split to be four single-family homes. Red-brick facades seamlessly integrate into the surrounding environment. There are curb-cuts for the four garages, but this had been a parking lot with a large cut.



(Left) 333 Schermerhorn, at Flatbush and Third Avenue, (technically not in Boerum Hill but downtown) will rise 53 floors, as a 581-unit tower, 577 feet tall. The base will have 35,615-square foot of commercial space. Called the "The Hub" it will feature an ornamental rooftop crown. This large building will face the new Two Trees BAM South tower that will stand 32 stories tall, with 384 residences, 20% of which will be designated as affordable, 21,928 square foot retail, 45,148 square feet of cultural space, and an extensive outdoor component. These two are game changers for our area and Brooklyn.

UNDER CONSTRUCTION!



(Left) The L-shaped parcel that was a laundromat with parking at the corner of Nevins Street and Atlantic Avenue, will become 31 apartments including a few duplexes, as well as a full-floor unit on the seventh floor in the “south building section” (the north building section only rises to six stories). The lot, 472 Atlantic Avenue, stretches to the residential address of 465 Pacific Street. 16 parking spaces are included in the project.

(Right) 285 Schermerhorn Street, currently the home of Brooklyn Community Services’s seven-story building, will double its size, to 14 stories and 140 feet. 106 apartments may be rentals and could include below-market rates. Parking is not included in the plan. Expect the adjacent buildings to be added to the list of development in the coming years.



(Left) A small lot at 287 Pacific Street & 289 Pacific Street, just east of Smith Street, will yield a five-story building of 10 apartments with a unit average of 930 square feet, with three roomier apartments at the top, including a duplex. There is two-car garage on the ground level. It will be a good deal taller than the three-story 19th century structures next to it, but the setback above the third floor creates continuity with the building to the right.



Boerum Hill Association
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Growing a better Boerum Hill

NEW IN THE NABE

Ganso Yaki, 515 Atlantic Avenue

Just opened at the corner of Atlantic and Third Avenues. Sister restaurant to Ganso Ramen at 25 Bond.

Taking inspiration from alleyway shops, backstreet restaurants and, pushcart vendors, Ganso Yaki's expansive menu focuses on "yaki" — Japanese-style grilling — and other street food classics. The same great style and care of the ramen shop applied to grilled food.

Masala Grill, 501B Atlantic Avenue

Delicious, authentic fusion Indian cuisine and a family owned business. Relaxed, contemporary atmosphere. All dishes use only the freshest of ingredients, cooked with natural herbs and own spice blends. Tandoori, curry, vegetarian dishes. Affordable lunch specials and free delivery.

GENERAL MEETING

**Thursday, April 16th
Belarusian Church
Atlantic & Bond**

**Presentations by:
NYU Langone Cobble Hill
Move NY**

JOIN THE BHA

Help us advocate for Boerum Hill by becoming a member. Join us on the web at www.boerumhillassociation.org