

EXCERPTS FROM COMMUNITY BOARDS' "STATEMENTS ON THE PRELIMINARY BUDGET" FOR FISCAL YEAR 2016

Reactions to Agency Responses listed in the FY '16 Register of Community Board Budget Requests are collectively listed under Agency Subheading

Department of City Planning

BROOKLYN 1

Housing is a critical issue for our district and we support efforts to fund affordable development and implement programs to meet the many needs of our residents.

The Department of City Planning completed a major rezoning for our area's waterfront and upland areas (adopted in 2005). This major rezoning allows for future development of large tracks of land, all which have both capital and expense budget impacts. We have experienced that other portions of the district are greatly impacted by land development that were not in this original rezoning scope. Consequently, we requested that the Department of City Planning address these issues by examining these areas for implementing contextual zoning efforts in order to preserve existing characteristics, such as regulating height & bulk development and imposing specific limits. In 2008 Department of City Planning moved on its effort and brought forward proposals.

As we noted in our Statement of District Needs - the wave of 2009 (a Tsunami) continues to impact our community.

Not just a wave of destruction, but multiple waves of construction.

The flood waters have not receded.

Some construction worksites are still stalled or abandoned.

The undertow of these thunderous waves continues to negatively impact the lives of the residents of Greenpoint-Williamsburg and will effect generations to come.

This tide of grief has already created a climate of highly inflated rents, denied lease renewals to both residential and commercial tenants, and a forced exodus of longtime commercial tenants into less desirable areas and even out of state. Now, complicating the equation even more, we are faced with distressed and abandoned work sites and condo prices which are out of touch with today's market.

And the erosion of the existing community has not stopped there!

Like the construction of the Brooklyn Queens Expressway in the 1940's which split communities and demolished the Mt. Carmel Cathedral (for the so called betterment of the transportation network) this continuing pounding of the wave destroys dreams for the homesteaders, the poor and middle/working class of this community – the people who chose to stay, when it was not trendy or chic.

Without a guarantee of affordability they have been forgotten.

And as the flood waters persist to move inland, the distillates of the 2005 Rezoning (notably opposed by CB #1) continue to swoop down upon our small stable communities and create havoc by demolishing our quaint existing structures, building upward (with units not affordable for our community) and straining our limited services and already overburdened antiquated infrastructure. The 2005 rezoning continues to be a "gift that keeps on giving" --- we are now facing pending construction of tower type "as of right" developments in Greenpoint (City Landing/Commercial Street) and in Williamsburg (the former Domino site). The following projects are looming:

- Greenpoint Landing Project - Park Tower is proposing 4.2 million square feet of mixed-use development on a 22 acre waterfront site in Greenpoint. The City has been working with the developer on the plan, which includes the disposition of city-owned property.
- 77 Commercial/65 Commercial Street Development Rights - Clipper Equities is proposing a residential project on the 77 Commercial Street site and that sought a special permit to accommodate the additional square footage it is purchasing from the 65 Commercial Street site.
- The former Domino site - Is to be developed by the new owners, Two Trees Management LLC. The developer had indicated that the current plan envisions a total of about 3.1 million square feet of development that will include approximately 2.3 million square feet of residential; 550,000 square feet of commercial space for small businesses; 228,000 square feet of public open space; 130,000 square feet of community facility space; 72,000 square feet of retail and 220,000 square feet of parking. The residential component was to include an estimated 2,284 housing units, 660 of which are planned to be made affordable. These figures were recently revised. Under the new administration's guidance, with negotiations between the Mayor and the developer, the number of affordable units were projected up to 700 units.

Regarding the Newtown Barge and Box Street Parks, to ensure a seamless waterfront plan, it's important that we continue to develop the design on the park sites that are adjacent to 77 Commercial and Greenpoint Landing. We are waiting to see the revised plans for the site.

MANHATTAN 4

Ask:

- **Provide funding to conduct a study of publically accessible Community Facilities.**

Regarding community facility space, MCB4 *strongly* recommends that in conjunction with the Department of Buildings, a funding study be made to ascertain the costs of creating a publically accessible Community Facilities data base that would index information contained in the COO of every building located within MCD4. This database could contain information such as:

- Location of Community Facility space the physical dimensions and layout of said space, including all exits and entrances and HVAC information, if installed.
- How is the space utilized and by whom
- length of current lease in place for said space and contact information for owner/landlord or managing agent;

Further, CB4 strongly recommends that the creation of such a database be eventually extended to contain similar information for the entire City.