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BROOKLYN BRIDGE PARK'S COMMITTEE ON
ALTERNATIVES TO HOUSING PUBLIC HEARING

November 30, 2010

6:00 p.m.

HELD AT LONG ISLAND COLLEGE HOSPITAL

339 Hicks Street

AVRAM Conference Room

Brooklyn, New York 11201

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A P P E A R A N C E S:

PATRICK O'SULLIVAN for Seth Pinsky

PAUL NELSON, Brooklyn Bridge Park

ASHLEY COTTON for Robert Steel

REGINA MYER, President,
Brooklyn Bridge Park

KEI HAYASHI, BAY AREA ECONOMICS

LEIGH TRUCKS, TIME KEEPER,
Brooklyn Bridge Park

JOHN RASKIN, Brooklyn Bridge Park

DAVID LOWIN, Brooklyn Bridge Park

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MS. MYER: Good evening.
Welcome to Brooklyn Bridge Park's
Committee on Alternatives to Housing
Public Hearing. This is the first of
two scheduled hearings. I am Regina
Myer, President of Brooklyn Bridge
Park. I would like to introduce a
few of the members or their
representatives of the Committee on
Alternatives to Housing that are here
this evening.

Starting on my right, Patrick
O'Sullivan.

MR. O'SULLIVAN: I am Patrick
O'Sullivan. I'm the Senior Vice
President for the New York City
Economic Development Corporation.
And I'm here this evening
representing Seth Pinsky, the
President of NYCEDC.

MR. NELSON: I am Paul Nelson.
I am Assemblywoman Joan Millman's
Chief of Staff and her Appointee to
the Brooklyn Bridge Park Corporation

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Board of Directors and on the CAH.

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She thanks you all for coming. She

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is still up in Albany. They're in

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session as we speak.

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MS. COTTON: And I am Ashley

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Cotton. I am a Senior Policy Advisor

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in the mayor's office working for

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Deputy Mayor Bob Steel.

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MR. RASKIN: I am John Raskin.

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I am a Chief of Staff for State

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Senator Squadron. He's over there

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check my job performance. You'll

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probably hear from him as well.

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MS. MYER: I would like to take

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a moment to review the purpose of

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tonight's hearing. In 2002, the City

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and State of New York entered into a

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Memorandum of Understanding, which

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outlined conditions for the creation

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and operation of Brooklyn Bridge

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Park.

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This MOU required that the park

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be financially self-sufficient with

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annual operation and maintenance

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expenses funded by revenue generated from within the project.

In addition, the MOU stipulated that development parcels were not allowed to exceed 20 percent of the project area.

The 2005 General Project Plan affirmed this requirement, and did identify five sites within the project's parameters occupying less than 10 percent of the project area that may be developed to provide revenue for maintenance and operation of the park.

The GPP also described height limits and allowable uses for those sites. A map of those development sites and a chart describing allowable uses can be found on the table outside.

In 2010, the City of New York took over control of the project, and under this agreement so pleased that we are moving ahead. Over 20 new

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acres of beautiful parkland have been opened in this year. We must continue to maintain a financially self-sustaining model in order to continue to have this successful park.

In March 2010, the City of New York entered into a Memorandum of Understanding with assembly member, Joan Millman, and the state senator, Daniel Squadron. This MOU outlined a series of steps to be undertaken and to study park financing alternatives in regard to the Pier 6 and John Street development sites.

In accordance with this MOU, which is on our web site and it's available tonight as well, outside the room. Brooklyn Bridge Park has retained a consultant, Bay Area Economics, to conduct a park financing alternative study under the direction of the corporation's Committee on Alternatives to Housing.

1
2 The MOU stipulates that these
3 hearings are to allow public input
4 regarding alternative sources of
5 financing. In the MOU, two threshold
6 parameters for alternative sources
7 have been established. These
8 thresholds require that an
9 alternative will not be considered
10 unless it is concluded that such
11 source is not in any way displacing
12 revenue to which the City is
13 otherwise entitled and the timing of
14 and level of risk associated with the
15 revenue projected to be generated by
16 such source is consistent with the
17 projected timing of and the level of
18 risk associated with the revenue
19 projected to be generated by the John
20 Street and Pier 6 sites.

21 We will be conducting a second
22 hearing on Thursday, December 9, at
23 St. Francis College, 180 Remsen
24 Street, in the Founder's Hall
25 auditorium on the first floor, also,

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from 6:00 to 8:00 p.m.

I would like to thank Long Island College Hospital for hosting our proceedings this evening. In particular, I want to recognize Tracy Ross, Natasha Burk, Katina Bryan and Alex Morales.

I'd also like to thank the New York City Parks Department for their assistance with tonight's hearing.

Kei Hayashi of Bay Area Economics will serve as our hearing chair and review the format in ground rules for tonight's hearing. These ground rules are to ensure that we take statements in an orderly fashion and that everyone who has attended this evening has the opportunity to speak on the record if they wish to do so.

We've also retained a stenographer for both hearings so that we have a complete and accurate record of the proceedings.

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We will not be answering questions or posing questions this evening or on December 9th. The purpose of tonight's session is to collect recommendations and ideas from the members of the public on alternative sources of financing to replace revenue.

Next steps. Bay Area Economics and the Committee on Alternatives to Housing will be taking the testimony tonight, and at next week's hearing, and submit it in writing into consideration for the draft report that's expected to be released in mid-February in accordance with the time frame identified in the MOU.

After the draft report is released it'll be posted on the Brooklyn Bridge Park website and a public hearing will be scheduled to solicit feedback on the draft report and the recommendations.

Bay Area Economics will be

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accepting written testimony until
Monday, December 13th, at 5:00 p.m.

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Spoken and written testimonies are
weighted equally. You may e-mail

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your testimony to

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BBPtestimony@BAE1.com. I'm sure Kei

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will go over those details. This

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information is available as a handout

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as well.

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Thank you for attending

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tonight, and I will turn it over to

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Kei.

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MS. HAYASHI: Thank you,

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Regina. And good evening ladies and

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gentlemen.

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We have a request actually from

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one of the members of the CAH,

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Senator Squadron, who has to leave.

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If you would like to make

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comments first, that is fine.

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MR. SQUADRON: Thank you very

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much. Thank you.

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I actually don't have any

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suggestions on alternatives tonight,

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so don't worry. I have had some in
the past and I'm sure to have some in
the future.

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But really, I just wanted to
come before we get started in this
first meeting and thank all of you
for coming, first of all. I know
that it is not surprising to see lots
and lots of folks in the community
and citywide. We're really excited
about Brooklyn Bridge Park and really
engaged with it. I know that's been
proved for decades. But to watch it
continue in what is really a pretty
big evening for the park means a lot
and is very important.

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I want to thank Regina who just
read verbatim. Other than my name,
she had forgotten briefly, but that's
okay. We should probably get more
involved in the issues -- resolve
that.

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But Regina has dealt with the
transitions from the State to the

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City -- or from mid-states to the --

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to the City, and some of these new

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processes including the SAH doing

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business with the CAH, and has really

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been very helpful, so thank you very

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much.

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And of course the Bay Area has

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taken on this path. I mean I know

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this is one of the easier jobs you

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will ever take on. So don't worry

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about it. It's going to be easy

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money for you. And of course, all of

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the members of the committee, the

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truth is, obviously, this is actually

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really serious and important stuff.

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We have gained what's already

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open to Brooklyn Bridge Park, and a

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potential -- an extraordinary

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potential, almost unique, in this

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City to have something really, really

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special, a really great 21st century

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public work. And to link it to

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Governor's Island and to some of the

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waterfront really have -- Harbor

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Park, Central Park in the center of
the City.

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And this part of it, how we
finance it, what that looks like, how
the community feels about how it is
that we are financing -- making sure
that it's something that's truly
sustainable and truly as good as it
could be moving forward is actually
an enormously important part of that.
It's enormously important if you live
within an eighth of a mile or a
quarter of a mile. Enormously
important if you live anywhere in
Brooklyn or anywhere in New York
City, or if you care at all about New
York City's future.

So this is a community meeting
in hopefully the most grassroots
sense. I hope it gives everyone an
opportunity to speak, but not just
speak, but actually be heard. But it
does it in a way that has real
meaning and significance for a long

1
2 time to come and in a very, very big
3 way. So it really is very, very
4 important to be involved and
5 participate.

6 So thank you all very, very
7 much. I look forward to it. When we
8 created this committee I think we
9 hoped that, best case scenario, we
10 would have a meeting like this being
11 taken as seriously as this with a
12 turnout like this.

13 So you have exceeded even our
14 highest expectations. So thank you
15 and I hope this is a great meeting.

16 MS. HAYASHI: Thank you. My
17 name is Kei Hayashi. I'm a
18 representative from Bay Area
19 Economics, BAE for short. We are a
20 private consulting firm with offices
21 in New York City and Washington D.C.
22 and the Bay Area in California. BAE
23 has been selected by Brooklyn Bridge
24 Park Committee on Alternatives to
25 Housing to prepare a study of

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alternatives to housing for the funding of the Brooklyn Bridge Park operation.

I have been asked by the committee members to serve as an independent Hearing Officer for tonight's public hearing, which is being held pursuant to the March 8th, 2010 Memorandum of Understanding.

My purpose is to run the hearing in a fair and impartial manner and to try to make sure that everyone who wishes to speak has an adequate opportunity to do so.

This hearing will consider alternative funding sources to replace revenue from the Pier 6 and John Street development sites within Brooklyn Bridge Park. Pursuant to the March 8th, 2010 MOU, the purpose of this hearing is to allow public input regarding alternative funding sources before issuing a draft report describing any alternative sources

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that are projected to meet the parameters.

In the MOU, as Regina stated, the two threshold parameters for alternative sources have been established. These thresholds require that an alternative will not be considered unless it is concluded that (A), such source is not in any way displacing revenue to which the City is otherwise entitled. And (B), the timing of and the level of risk associated with the revenue projected to be generated by such source is consistent with projected timing of and level of risk associated with the revenue projected to be generated by the John Street and Pier 6 sites.

Copies of the March 8th, 2010 MOU are available on the table outside. This document describes the park financing alternative process in more detail. The document is also on the BBP website. Also available on

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the table outside is a description of the park's current financing plan as stated in the September 23rd, 2010 request for a proposal for external consultant.

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This is not a question and answer session. It is instead an opportunity for you to present your views so the BAE and the CAH can consider them in making our final determination.

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As mentioned in the notice for tonight's hearing, we are scheduled to continue this hearing until 8:00 p.m. For your information a stenographic transcript of this hearing is being made. We will be conducting a second hearing on December the 9th, at St. Francis College, on 180 Remsen Street in the Founder's Hall auditorium on the first floor from 6:00 to 8:00 p.m.

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Written comments on alternative sources of funding, which is the

1
2 subject of this hearing are requested
3 and will continue to be received and
4 considered by BAE and the CAH after
5 the conclusion of tonight's hearing.
6 If you have written testimony, you
7 can submit it in the box even if you
8 do not present oral testimony
9 tonight.

10 The closing of the written
11 testimony period is December 13,
12 2010, at 5:00 p.m. And please note
13 that written comments, if any, should
14 be sent by e-mail to Bay Area
15 Economics at BBPtestimony@BAE1.com.
16 And slips of paper with this e-mail
17 address are on the table outside.

18 All comments presented at this
19 hearing and during the subsequent
20 comment period will be reviewed by
21 BAE in their consideration of
22 alternative funding sources.

23 Pursuant to the March 8th, 2010
24 MOU, a draft report will be released
25 in mid-February as within

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approximately 120 days of the

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appointment of BAE. After the

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release of this report, which will be

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made available on the BBP website,

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there will be a 60-day comment period

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during which testimony and responses

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may be submitted by the public.

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During this period there will

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be at least one public hearing to

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allow for public input and at least

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one public meeting of the CAH

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members, which hearing and meeting

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may be combined to provide feedback

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relating to the draft report.

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Okay. We will now begin the

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public comment portion of the

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hearing. The procedures are as

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follows:

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One, to testify in tonight's

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hearing individuals must sign up to

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speak, at the table outside in the

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auditorium.

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And number two, as a courtesy

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public officials will be allowed to

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2 speak as soon as possible after their
3 arrival.

4 And number three, when a
5 speaker is called I will also
6 announce the subsequent speaker, who
7 should take their place behind the
8 current speaker.

9 Number four, all speakers will
10 be given a maximum allotment of five
11 minutes to speak. After four
12 minutes, you will be given a
13 one-minute warning to conclude your
14 remarks.

15 Number five, speakers who have
16 longer than the allotted time will be
17 given the opportunity of concluding
18 their remarks after all of the
19 speakers have commented if time
20 allows.

21 Number six, speakers at the
22 December 9th hearing who have not
23 previously testified will be given
24 preference over those who have spoken
25 at tonight's hearing.

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And the last note is that please keep in mind that either in addition to or in lieu of an oral presentation you may submit written testimony in the box here tonight or at the website on the slip of paper outside on the table.

In order to ensure an accurate transcript and to enable all assembled tonight to hear your remarks, I ask that each speaker when called come to the microphone in the front of the room. Please state your name and address. If you are appearing as a representative of an organization or governmental entity, please identify the organization or entity and state its address.

Finally, I want to remind you that the purpose of this hearing is to afford you an opportunity to make statements and comments about alternative sources of funding in regards to the Pier 6 and John Street

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development sites. This is not a question and answer session. It is instead an opportunity for you to present your views so that BAE and the CAH can consider them in making a final determination.

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Again, I'd like to stress that there are no limitations on your submission of written statements, comments or materials at tonight's hearing or at any time prior to the close of the written comment period on December the 13th.

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At this time I would like to ask our first speaker to approach the front of the room. That would be Judy Francis. Please state your name, address and whether you're appearing as a representative of any organization. If you have prepared remarks and have copies available, kindly submit them in the box.

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The subsequent speaker will be Rachel Landis. If you could please

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approach the front of the room and

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prepare for your statement. Okay.

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Thank you.

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MS. FRANCIS: Yeah, she might

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not be here, so if I go over, I will

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take her time. My name is Judy

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Francis. I'm the President of the

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Brooklyn Bridge Park Defense Fund,

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and that is a 51C3 group -- a

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coalition of organization throughout

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the Borough in support of the parks.

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There is a children's book that

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serves as a useful parable to the

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park's story. It goes something like

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this. A king has a daughter he

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really doesn't want to give up, so he

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puts her in the tower and he offers

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all the men in the kingdom a chance

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to win her hand in marriage if they

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can leap up to that window.

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So all the lads come and they,

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you know, have catapults and they

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have long jumps and they build

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boroughs, so they can get a running

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start. And, of course, each one them

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hits the wall, falls down, broken

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bones.

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Along comes a temper, and he

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says to the king, all I have to do is

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leap up to that window? And the king

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says yes. He says, okay. And he

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circles the building once, and he

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circles it again. And he finds a

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door, and he opens that door, and he

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finds 100 steps. And he begins to

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leap, one step at a time. That is a

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great leap that allows him to marry

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the daughter and win the kingdom.

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When the committee worked on

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the park's plan and addressed the

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recreational needs, both active and

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passive for this park, to use the

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park's original 13 guiding

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principles, fiscally prudent that

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encouraged park compatible uses such

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as a destination resort, conference

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center, restaurant, and discouraged

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office and residential housing to pay

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for park maintenance.

It was a prudent way in another way. It had no full way to pay for the park, balancing the ups and downs of the economy's bubbles.

While the current park funding plan looks like this, with 90 percent of the money coming from one source, the community's park plan looks like this, with a series of steps physically prudent to secure funding to pay for the park.

Which is better? The giant leap of private housing inside a public park with all your eggs in the luxury housing basket or multiple revenue generators that are publicly assessable, compatible and appropriate with the public parks.

Here are some ideas. To fund this park without the need for further housing inside its borders. Taxes. Instead of allowing wealthy homeowners who live inside a public

1
2 park to keep their taxes to a
3 minimum, to bring up their own lawns,
4 taking money out of the City's
5 cauffers and putting it into a small
6 place, their front lawn, why not do
7 what other communities do around the
8 world, and frankly, around the
9 country -- the version of Senator
10 Squadron's park increments recapture
11 plan?

12 It encourages community
13 building for both surrounding
14 communities, as well as the parks;
15 Win, win.

16 It also addresses the
17 fundamental financial truth of this
18 park. That is so important. That
19 the park, itself, improves the
20 communities that surround us.

21 Another idea comes from one of
22 the most conservative republican
23 counties in the nation. It is Polk
24 County, Florida. This county is full
25 of lakes and tea partiers. It has a

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beautiful waterfront and a real
aversion to access.

These lakes are very hard to
keep up and keep safe. If you think
little borers eating away at our
piers are bad things, think of 15
miles of alligators living on the
shoreline.

Okay. I have a random tax bill
from one taxpayer. Michael Foley, he
lives on Drexel Avenue in
Winterhaven. He pays \$1300 per year
on his taxes. His bill is itemized.
It includes a \$25 fee for parks.

Not one citizen in Polk County
is protesting this charge. Not one
republican, not one tea partier, not
one democrat. Why? Because the
resident understands what it goes
for.

New York City used to put 1
percent of its tax revenue into our
parks. If we can no longer afford to
pay for our parks, then why don't we

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create a park improvement fund. With
3 a minimal \$25 per household we can
4 generate sufficient funds to pay for
5 all parks. And when you itemize it,
6 people get it. They understand the
7 value they receive from this minor
8 amount of money.

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MS. HAYASHI: One minute.

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MS. FRANCIS: Uh-huh.

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A second, is capture all of the
revenue pouring into the park today.
How many people in this room know
that the concessions in Brooklyn
Bridge Park today don't pay into the
park? How many people know that
some, even the most recent vendors
from this summer are not even charged
rent to be in the inside of this
park?

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How many of you know that the
river passe occupies two acres of
parkland? Do you think one dime of
their very meager rent goes into the
park? No, it doesn't. Let's see.

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Sounds like some sweetheart deals from some favorite vendors, doesn't it.

If this park must take all of its expenses, then all vendors must pay inside the park at market rates and all of the funds captured.

A third issue is capture future revenue activities. The movie business is strong in New York City. The iconic bridge is one of the beloved spots to shoot at. It's the Brooklyn Bridge Park and it is a park to celebrate the great bridge, and if it must pay for itself, something no other park is asked to do, then all dollars that accrue as a result of this iconic belief -- it must go to the park. When people drive to get there, the parking fees go there.

Rachel has given me -- so I'll finish. I'll finish up, Kei, so --

MS. HAYASHI: We actually have a council member who's here and who

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would like to speak if there is time
at the end of the hearing. We'll get
around to.

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COUNCIL MEMBER: I will defer.

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MS. FRANCIS: Okay. Thank you.

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So when people drive to get to
the park, secure parking fees for the
park. Create an outdoor revenue.
Like the community out on Pier 3.
Put it under the now useless firm and
charge admission.

Build an honest-to-goodness
recreation center and charge for its
use. The Y does a great job of this,
and they generate enough money to
also give back the other Ys in the
neighborhood.

And at the same time, offer
significantly reduced rates for those
who are unable to pay. If you want
to shoot -- on the bridge or in the
park or along the river, then fair is
fair, all revenues must be captured,
not -- no exceptions.

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Philanthropy. When improvement is entirely in Manhattan -- one million dollars last month, it was free and clear for the park's use. If you were to demand that their corporate artwork be housed in some building and that their donation be used to support the upkeep of owning that building, why aren't we pursuing philanthropy without strings attached?

How is it that -- make a donation appear to itself -- and work on the back of the deal that all of the funds will accrue easier if from taken itself -- to go to support their building, and not the whole park? There's something very wrong in --

MS. HAYASHI: Wait. In fairness to everyone else who's here, could we wrap up with the last point.

MS. FRANCIS: Okay. Last point.

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Spend within your means. We share a lot about belt tightening these days. 10,000 City workers are about to lose their jobs. They're in the midst of a deep depression -- or recession.

Isn't it time that Brooklyn Bridge Park live within its means? If the City spends \$15,000 per acre, why is Brooklyn Bridge Park spending \$225,000 per acre? Cut the fat salaries, cut the Toyotas and dune buggies. Cut out the re-zoning bureaucracy. You're already know the parks commissioner -- park workers and architects to build our parks.

Learn to live like the rest of us do and spend no more than \$150,000 an acre, which is ten times what the parks get. That way, you cut out one-third of your cost. It would make everything simple to execute.

I want to thank Senator Squadron, especially, and Joan

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Millman for giving us, the community,

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a chance to demonstrate how it can

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pay for this park. We would like an

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opportunity to meet with you because

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these are, I know, three-minute

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increments, but this is 26 years of

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community involvement to get a

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park -- a real park for the citizens

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of Brooklyn. Thank you.

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Could you give your written

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testimony?

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MS. HAYASHI: Council member,

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Steve Levin. And after Council

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member, Steve Levin, is Rachel Landis

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in the room? Okay. If not Rachel

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Landis, Jerry Armor will be next.

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MR. LEVIN: Hi. I don't have

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prepared remarks, but I did want to

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come down to make my opinion known

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and on the record.

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So I just want to voice my

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concern and my deep-seated belief

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that the work of this committee is

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very important. That coming up with

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meaningful alternatives of having a park is, I think, is essential to the future of this park.

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I have said this before. We only have one chance to get this right. This is a remarkable, remarkable opportunity. This is not going to come around again. We don't have a second chance at this.

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And to come up with a system or a set of revenue-generating ideas, and I'll leave it to others to kind of pitch specifics, but that keep the park a public entity. I think that that is what has always been my opinion, and that is something that continues to drive my thinking on the parks.

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Is that by creating housing as the revenue-generating model, essentially, what that does is it privatizes the park. And this is a park that is meant to be public. It is a park that has a wonderful

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2 opportunity to provide a public space
3 that belongs to the generations. It
4 does not belong to individuals or
5 condo owners or those that have a
6 personal stake in it.

7 I think that it's important to
8 not dismiss what that means in terms
9 of what an ownership stake would give
10 somebody with regard to the rest of
11 the parks. So that I think it is --
12 I think it is a wonderful turn of
13 events as it were in the transfer of
14 government that this committee was
15 created, that this committee was
16 given a charge and a path and a
17 mission.

18 And I am very confident that,
19 you know, that you are going to come
20 up with some very innovative ideas.
21 And I truly hope that the
22 administering agency of the Brooklyn
23 Bridge Park will be taking these
24 under serious advisement because I
25 think that they can be a great

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benefit to future generations that
are going to be using this park. So
thank you very much for your time.

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MS. HAYASHI: Thank you. Jerry
Armer, and then, Henry Stern.

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MR. ARMER: Unfortunately, I
don't have any prepared remarks, but
I think I can speak to the park and
its use.

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First, let me say that when I
was chair of the community board six,
and we all originally started with
the 13 guiding principles on the vote
that day as we toured the harbor, I
signed for two reasons.

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One, because community board
six supported a park, not a housing
complex, but a park.

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Two, because I believe parks
should be open, are not places for
people to live, either in high-rises
or in tents as some people want to
do, now, in Prospect Park. I think
it's incumbent upon us to come up

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with alternative ideas. I think the

3

consultant has to think out of the

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box.

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Judy Francis mentioned a whole

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list of items that were in the

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original plan of ways of raising

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money, revenue for the park. They

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have been discarded. They have to be

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looked at among others. There are

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parks all over the country that have

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to raise money that do it without

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housing.

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It is a park for the people.

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It's not an enclave. It's not a

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community. The community is outside

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of the park. The community visits

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the park. Putting housing in the

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park is not going to create a

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community. You will isolate them.

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They will not be part of Brooklyn.

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They will be sitting on an island all

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by themselves. Granted, it's not a

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real island, but they will be out

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there by themselves.

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It is incumbent that we come up with something that you as the consultant and the corporation come up with ways of financing, finding the revenues for this park.

Cutting the fat, always a good idea. We all have to do that. So that is all I have to say. And I'll just end it with saying, no housing within the park. Thank you.

MS. HAYASHI: Henry Stern, and then, Nancy Webster.

MR. STERN: I just want you to know -- everybody, my name is Henry Stern I am the President of New York City, I'm a retired Parks employee (sic).

I just wanted to make it clear. It was 44 years since I was first appointed to the Parks Department by Mayor Lindsay and Commissioner Tom Holding and his Executive director. And in that intervening time, formalities have increased

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enormously. That is one thing that

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is growing faster than the park

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system. And I hope you can work your

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way through it.

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I have been a member of the

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board of the Hudson River Park Trust

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for over 20 years under three mayors.

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I was only out during the

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Dinkins years. But we worked -- oh,

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that lady looks like my mother.

12

I can tell you that the Hudson

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River Park Trust has struggled with

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its financial obligations and is

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falling further behind each year

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because it has no solid revenue from

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residential uses.

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Yes, commercial revenue. But

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it is very difficult to get a

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commercial user that the community

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and the Trust can agree upon. And

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commercial use means loads of people

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coming in and out of the park, and is

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much more unfriendly to park usage

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than residential use.

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I listened to Judy Francis' suggestions and I thought that some of them were quite good. And I think, particularly, the idea that more revenue derived from the park, the concessions should go to the park.

That was promised years ago in the 2001 mayoral campaign, but the promise has not yet been kept. I hope it is. I think you start with the income that derives from the park.

But you need much more than that. And that is why you need more for residential parcels. Unless someone is going to state the park to a 300 or 400 million dollar trust fund in which revenues could be used to operate the park.

We're in the year where the state has a nine million dollar shortage in this year's budget. It will be larger next year. Services

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will be cut right and left.

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Employees are being fired. It is

4

highly unlikely that the state

5

legislatures will undertake an

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additional burden providing a

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endowment for a brand-new public

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park.

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When the park was established

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in the MOU in 2002, it was

11

anticipated that the park would be

12

financially self-sufficient with

13

annual operation and maintenance

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expenses funded by revenue generated

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from within the park. That was eight

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years ago.

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Now, in the last eight years

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the state has gotten poorer, and the

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costs have risen. So it is not more

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conducive, now, to do that. I wish

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that Hudson River Park had the kind

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of revenue generators that you have

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the possibility to use today. I see

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that they're back from the river.

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They don't instruct to use from the

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park. They are not likely to cause
discomfort or inconvenience. I can't
think of a more peaceful and
harmonious use.

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Now, here's what happened.

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When parks were originally set in the
19th century, they were all vast open
land. There was nothing where
Central Park is today. Of course,
they were just building the park.
There was no one to be displaced.

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In the 20th -- especially, the
late 20th century, those wonderful
open spaces were built. Moses did a
lot of it. But also going on
landfills and vacant land, swamps.
Swamps are what wetlands used to be.
When they were swamps, they were
supposed to be drained. When they
became wetlands, they are supposed to
be preserved. That's okay.

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It's like Emperor Constantine
in 305. Previously, people were
thrown to the lions if they believed

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2 in Christ, and subsequently, they
3 were thrown to the lions if they did
4 not believe in Christ. What happened
5 is the Emperor converted.

6 And that's sort of what
7 happened to the swamps and wetlands.
8 But I am in favor of the conversion.
9 I want to observe the wetlands.

10 The ideas that you mentioned
11 that you should -- had you
12 incorporated, for the ultimate
13 revenue stream -- oh, I have one more
14 quick story.

15 MS. HAYASHI: All right. One
16 minute.

17 MR. STERN: We originally
18 wanted -- the City Parks Department
19 wanted Brooklyn Bridge Park to be
20 governed and supported in the same
21 way as Hudson River Park, which is
22 complete cooperation between the City
23 and the state.

24 In the 20-odd years that Hudson
25 River Park has been in operation

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we've never had a fight between the City and the state. And that goes over four mayoral terms and four governors if you count the most recent ones.

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So it's four and four. And there has never been a fight on those issues. And we see no reason why they can't be maintained.

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Now, we tried, but the state at this time, in I think it was 1993, refused to go along, and they wanted state domination of the project. Mayor Julianne and I, as parks commissioner, refused to go along with that. So what they did is simply wait out Mayor Giuliani.

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When there was a new mayor and a new parks commissioner who were not familiar with the CAH situation, they caved, the state, and it took eight years to get it back from the state. So things have happened that should not have happened.

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Anyway, I'm glad you're having us here, and that there are so many community people here. I mean, it is just a great institution, and I hope you listen to the good points on what the witnesses have to say, and their suggestions.

But I believe that if we talk in terms of reality and what the states and cities can actually be expected to spend in the year 2011, going forward, you should accept the housing without the pressure, based on your understanding.

Because this is brand-new space. This wasn't park space before. When you are building, I guess I don't see the -- I don't see the harm in it. I am not for rich people. I'm not against rich people. I think the park should be self-supporting because those are the terms on which it was created. And I hope you find a way to do it.

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And there is nothing wrong with people living within. It's a very nice thing to do. People want to be alive and live -- and what is it -- live long and prosper.

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MS. HAYASHI: Thank you. Thank you very much.

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MR. STERN: Thank you.

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The next speaker is Nancy Webster, and following that, Roy Sloan.

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MS. WEBSTER: Good evening. My name is Nancy Webster. I am the executive director of the Brooklyn Bridge Park Conservancy. Based in citizen activism around the desire to revitalize the Brooklyn waterfront,

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informed with a mission to turn the
piers area into a public park, the
Brooklyn Bridge Park coalition, now
Conservancy, was born in 1988.

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For over 20 years we have been
lead advocates for Brooklyn Bridge
Park and worked to support the park
through community outreach, cultural
education and recreation programs,
park stewardship and fund raising.

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Since 2000, more than half a
million visitors have enjoyed the
Conservancy's free public programs in
the beginnings of the park, including
the floating pool in 2007, the 2008
interim public park, on a then under
construction, Pier 1, and the popular
movies with a view series.

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This year the public program
being sponsored by the Conservancy
welcomed over 60,000 visitors to
Piers 1 and 6. The opening of Piers
1 and 6 this year are attributed to
the hard work and fortitude by many

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2 in this room. The community, civic
3 and environmental groups, local
4 elected officials, and government who
5 transformed a set of abandoned
6 industrial piers into a vibrant world
7 class park.

8 This is an extraordinary time
9 for all who have given so much of
10 themselves for this park as well as
11 for the many who have just begun to
12 discover its wonders. As a
13 consistence of order of Brooklyn
14 Bridge Park General Project Plan,
15 GPP, which calls for a limited amount
16 of residential and commercial
17 development to support the park, the
18 Brooklyn Bridge Conservancy looks
19 forward to the work and
20 recommendations of this community.

21 The Conservancy has strongly
22 supported the park's current plan
23 because we believe that creating more
24 than 70 acres of public open space on
25 the waterfront with boardwalks,

1
2 rolling hills, natural habitat,
3 sweeping lawns, playing fields, ball
4 courts, water access and public
5 boating, all of which is supported by
6 the revenues generated from 8.2 acres
7 of residential and commercial
8 development is good for Brooklyn and
9 is good for New York City.

10 The current park plan proposes
11 an achievable strategy for
12 self-sustaining ability with
13 approximately 8 percent devoted to
14 revenue generation, less than half of
15 what was authorized by the 2002
16 Memorandum of Understanding between
17 the City and State of New York.

18 The Conservancy strongly
19 supports a self-sustaining park as
20 called for in the 2002 MOU. A
21 regular and dependable revenue stream
22 for the operations and capital
23 maintenance budget will ensure that
24 Brooklyn Bridge Park stays safe and
25 well maintained for generations to

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come.

This is especially important for the waterfront park when neglected pier structures in the park would lead to rapid deterioration. Brooklyn Bridge Park has 12,000 pilings on Piers 2, 3, 5 and 6. The cost of keeping those pilings in good repair cannot be treated as one-off capital requests and subjected to the fluctuation of economic cycles and competing priorities for City dollars. We must budget for maritime infrastructure and capital reserve to adequately sustain this park.

The Conservancy urges the committee as it looks for revenue alternatives to preference options that fully fund Brooklyn Bridge Parks operating in capital maintenance expenses as currently outlined. Revenues must be sufficient to sustain the entire park, including Piers 2, 3 and the John Street

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parcel.

Further, revenue-generating activities must be limited to the smallest footprint possible so that we all have the most park to enjoy.

Finally, it is critical that there be no delay in park construction from the children who have walked to the Pier 6 water route to the thousands who have spent summer evenings on Pier 1's harbor view lawn. Brooklyn Bridge Park means too much to too many to halt its momentum. Thank you for your consideration.

MS. HAYASHI: Thank you. Roy Sloane, and next, Eli Cohen.

MR. SLOANE: Thank you. My name is Roy Sloane, and I am President of the Cobble Hill Association, but I'm also someone that's been very deeply involved in the park since its actual inception in 1985.

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I personally organized over 30 meetings. Some of them, plain session, some of them have been held in this room, going back to 1995. So I think I'm uniquely qualified to present the vision of Pier 6, and I'm going to really focus on the southern end of the park.

As it speaks to the goals and aspirations of the people of south Brooklyn, and really I think almost all of Brooklyn, but I've woven these ideas into a concept for a new place in the park that I call Atlantic Ferry, which was its name in the 19th century.

Most of the ideas are not my own. These are ideas that people have expressed at many of the public hearings. It's kind of a mash-up, if you will, to use the current term. So let me take a whack at it.

Our vision is for a much more active use of Pier 6 and its upland

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2 that would be an attractive
3 destination to those of us who do not
4 live immediately adjacent to the
5 park, which is basically 99.99
6 percent of all of the residents of
7 Brooklyn.

8 We envision the park filled
9 with -- at Pier 6, filled with
10 recreational, cultural and
11 hospitality amenities. It would also
12 be connected to Governor's Island in
13 Manhattan by ferry and connected to
14 one another -- whether it's by
15 trolley, bus service, bike paths and
16 pedestrian bridges.

17 South Brooklyn is deeply
18 connected to the waterfront, and it
19 is part of the fabric of our
20 community. We need a real park, not
21 just a place we visit when our
22 relatives are in town. We want it to
23 be part of our lives.

24 We need an active park that is
25 an attractive destination to help

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revitalize our commercial corridors on Atlantic Avenue in the Columbia Street waterfront district. We need activities particularly for teens and adults.

Our goal is to enhance our residence opportunity to experience the waterfront, to make it a more livable city to make families think twice before they move to the suburbs when they have that second child.

And all of these amenities are revenue-producing and all of them will dramatically increase the number of parks users, which is what we're in favor of. It's a high degree of utilization.

Some park experts in their own plans have told me that the current high-rise plan will serve -- I talked to a number of park planners. The range that they estimated this park will serve was between -- the low was 2 to 3 percent of what the LDC

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2 generated public -- was. And the
3 high -- the highest number I got from
4 any park planner, or urban planner
5 was 15 percent of the potential park
6 users. A 24/7, 12-month a year
7 activity. We are not committed to
8 the much talked about 10 percent
9 footprint, at least not on Pier 6.

10 Twenty percent or 30 percent
11 that we can actually use is far
12 better than 10 percent that we can
13 never use. And if we need to cut off
14 half of Pier 6 to pay for our dream,
15 we can prepare to discuss that, too.

16 Right now, it looks to me like
17 half of Pier 6 is devoted to
18 wastewater storage needed by the
19 high-rises, new roads and hard-scape.
20 So it might be better to make it
21 shorter right now. We can use that.

22 And trust me, no one from south
23 Brooklyn ever asked for wetland on
24 Pier 6. Think of all of the money
25 that would save.

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What would Atlantic Ferry look like and what would be in it? Number one, it would have a green welcoming entrance that you could get to by trolley, bike, bus or one of any of the five non-pedestrian bridges across the BQE, trans -- that we are currently planning.

It would feature a vertical pay-to-play works and recreation facility located on the upland of Pier 6 that would also include a vertical parking facility sandwiched in back combining two revenue generators in one.

Thirty percent of the users of Chelsea Piers currently come from Brooklyn and Staten Island. According to HRNA, the operators of Chelsea Piers offered one million per year for Pier 5. But a vertical facility on the upland of Pier 6 is far more accessible and preserves Pier 5 for a much needed soccer

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field.

Three, it would be filled with places to eat, drink, listen to music and dance, and on the water at prices we can afford. We -- not at the river cafe.

MS. HAYASHI: One minute.

MR. SLOANE: We want seasonal recreation; ice skating in the winter, swimming in the summer. We want Pier 6 to be the main entrance to Governor's Island. We want it to be the home to historic vessels. Why could we not have an old ocean liner that would be a hotel, catering facility, restaurant and nightclub?

We want more -- but we want much more than that. We want a real ferry that connects to Manhattan, Governor's Island, and the waterfront park that Senator Squadron has so eloquently spoken of.

We want it to be servicing intermodal transportation that will

1
2 connect buses, trolleys, pedestrians
3 and bicycle riders to a new
4 waterborne mass transit option.

5 We mentioned a ferry terminal
6 that would house restaurants,
7 drinking establishments,
8 entertainment venue and retail
9 establishments. In the 19th century,
10 Atlantic Ferry was the big ferry in
11 New York City. It carried the most
12 people and the most freight. I see
13 no reason why it wouldn't do that
14 again.

15 I have a lot more but.

16 MS. HAYASHI: Do you have
17 written testimony you could submit?

18 MR. SLOANE: I will submit it,
19 but I'm not ready to submit it right
20 now.

21 MS. HAYASHI: You have until
22 December the 13th.

23 MR. SLOANE: Okay.

24 MS. HAYASHI: Thank you.

25 Eli Cohen, and after that

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MR. COHEN: Hi, I'm Eli Cohen, the Crown Heights Community Council. And although Crown Heights is right in the center of Brooklyn. It is the pivot by which everything else in Brooklyn goes around. It's a really lazy great place. And believe it or not, the people of Crown Heights really have begun to love and use this park in an amazing way.

And I thought I would at least come out here and at least express physical appreciation for the people who have done so much to make it to this point. And we are very excited about the plan going forward to keep it and help it to grow.

I think that the main consideration is that -- I want to speak about is -- Number one, it seems like it is a phenomenal plan to move ahead to move the park forward and expand its use as quickly as

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possible of the available space. And

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I think we appreciate that and we

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would love to encourage that

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continuation.

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I should mention that Crown

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Heights Community Council is an

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elected body, which I am the

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executive director, but my boundaries

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are elected by a community-wide

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election. So there are about 3,000

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families that participate in

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supporting the Community Council. So

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it's a large constituency in Brooklyn

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and we very much care about this.

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You know, because many, many

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years ago I was in -- from the Bay

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Area. I lived in San Francisco in

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the marina district. And we used to

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take our little kids down to the

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beautiful, beautiful park that is

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right under the north end of the

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Golden Gate Bridge. It's a really --

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it's like being in the wilderness two

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minutes out of the city.

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If we could do something like this in Brooklyn it would be very nice, but I think it's impractical. It's not something that is going to happen, so.

UNKNOWN SPEAKER: Yes, it is.

MR. COHEN: You will never get it built like that. But the idea of building a beautiful facility like we have along the Hudson River and like in so many places. And there are long, meandering things that, you know, that a little piece of development here is not going to damage what's going to happen four or five blocks down the park. It is just not. It is just the way it is.

And I heard a speaker before speak about Chelsea Piers that was. That is one ugly piece of that Manhattan waterfront, Chelsea Piers. It's the worst. It goes all the way up to the Javits Center. It's the worst part of it. So please, let's

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not do something like that.

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There's also -- someone was talking about the idea of having piers with bars and drinking. For years and years and years, in the summertime, I used to give a class out on the waterfront on the other side of the river, on South Street and Seaport.

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And in the beginning, it was very, very nice, you know. I would sit on the steps and people would gather around and I would, then, speak words of philosophy really, very, very, calm and gentle.

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But over the years, I've noticed a crowd -- the crowd on the South Street, people just got more and more rowdy. The drinking and the music. It got to the point where it became a place where you couldn't bring children at night, even in the early evening. So we have to be very, very careful about usage.

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The other big possibility is -- Prospect Park, which is right next to Crown Heights. And one of the big problems at Prospect Park is big parts of it is deserted. And it's not safe to be there in the early evening or after dark unless you're in the areas -- even the bike path. Even the bike path and so -- someone said build a bike path outside the park -- so be careful.

So the idea of having housing, having people, having activities through the night is very, very -- I think will work for the park. It won't affect it that badly and it will bring -- it will make it more accessible to the people of Brooklyn, like us.

And the last point is, we are all struggling with high taxes. And when I hear the speaker get up and say let's just tax and pay for it -- not for housing, no more taxes.

1

2 Thank you.

3 MS. HAYASHI: Thank you.

4 Moishe Indig, and then Isaak

5 Werzberger.

6 MR. INDIG: Hi. Good evening.

7 I'm Moishe Indig. I'm coming from

8 the Williamsburg part of Brooklyn.

9 I'm representing a large part of our

10 community, which is the JCC of

11 Williamsburg and CJC.

12 There is a saying, if it's not

13 broken, don't fix it. We see that

14 this park is underway and it looks

15 beautiful already. And everybody

16 every time -- all the time is passing

17 by and we look at it and it's like an

18 excitement for the community passed

19 from one side to the other.

20 Everybody waiting to see when this

21 will be done, finished and ready to

22 come and enjoy it.

23 As of today, I am one of the

24 visitors almost 3 or 4 times a week.

25 We are coming with the family, same

1
2 as all other people we always see
3 there. People from all kinds of
4 places or whatever, old, young ages,
5 everybody enjoying the place and
6 everybody wants it.

7 And I think it is probably
8 healthy also for the community
9 because everybody needs a vacation.
10 A vacation doesn't mean only just to
11 go and buy a ticket on a plane for
12 \$3,000 and pay for a hotel another
13 \$4,000, and come back. You can use
14 this for just to get your mind to
15 clear up a little after working all
16 day and all week. You can use this
17 for clear-up and healthy (sic).

18 I see that -- my wife,
19 unfortunately, she is having cancer
20 second time in two years. And we are
21 using this. The doctor told me do it
22 and it helps. I have been coming
23 here three times, four times a week.
24 We walk in the water (sic), we look
25 in the trees, and this is the thing

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that I think all communities needs it
and it's a need for the community.

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So I'm here to support, and ask
the board, please, don't change it,
leave it the way it is created, and
let's just finish it up and don't
hold it back because I think it's
important for all communities. Thank
you very much.

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MS. HAYASHI: Isaac Werzberger,
and then, Barbara Charton.

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MR. WERZBERGER: Good evening.
As I see many people over there are
gathered and many want to speak, I
will make it very short. Although it
is the night before Hanukkah and we
have a lot to prepare for tomorrow, I
felt it is very important to come
over here to show the need for
appreciation for those that are doing
good.

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Our community of Williamsburg
takes full advantage of this park.
There are a lot of elderly people, a

1
2 lot of families who have big families
3 that come out to the park. They
4 enjoy it. The school systems come
5 out and they enjoy the services. And
6 that is why I came over here today,
7 to come out and ask the board to
8 please continue with it and they
9 should not make any further delays on
10 it.

11 The financing plan was already
12 a subject of serious examination and
13 full through deliberation following
14 the creation of the parkland. Thank
15 you for the time to speak up.

16 MS. HAYASHI: Thank you.
17 Council Member, Brad Lander would
18 like to say a few words, and then,
19 Barbara Charton.

20 MR. LANDER: Good evening.
21 Thanks very much to the Sub-committee
22 on Alternatives to Housing for this
23 opportunity to provide testimony.
24 And to everyone who came out tonight.
25 It's really great to see such a big

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turnout on this important issue.

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As we saw this past summer at Pier 1 and Pier 6, decades of work to secure a park on the Brooklyn waterfront has begun to pay off in a very major way. Brooklyn Bridge Park is already providing extraordinary open space and recreational resources for New Yorkers.

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I'm extremely grateful to the folks who advocated over so many years to make it happen. To Regina Myer, Nancy, to the City and the state, and everybody at the table who has worked hard to get it where it is. And I look forward to working with all the stakeholders to help realize the full potential of Brooklyn Bridge Park in the years to come.

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Obviously, the most significant unanswered question we face now is how we will pay for it and what the implications of the decisions that we

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make about that have for the design,
development, access, maintenance and
usage of the park.

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As I have said many times in
the past, I remain firmly opposed to
building additional residential
developments inside the park. I
believe that high-rise luxury
buildings will narrow access to the
park, that they'll detract not only
from the landscape but from the sense
of openness, of publicness that's at
the very heart of what we saw this
summer in the gorgeous set of public
events that took place at Pier 1 and
Pier 6 and on the connections, and
what that park really calls us to
think about and see in the City and
what it can and should be.

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I think there's too much risk
that the park comes to feel like the
backyard of a few wealthy
Brooklynites, and that it really
would set a bad precedent for

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diminishing public open spaces with residential development in our parks in general.

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Fortunately, I believe that there are viable alternatives that get us what we all want, which is the elaboration of what we saw this summer into a fully built-out park that paid for it's maintenance as it don't require residential development.

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You are going to hear a lot of them tonight. You know, obviously, the potential sale, transfer and disposition of the watchtower properties creates some potential for new revenue as the shift from a not-for-profit owner to a for-profit owner, and some potential conversions from commercial to residential space. All of which will be substantially increased as a result of the value increase that the park is bringing, bringing new revenue into the City.

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The park increment recapture proposal developed by Senator Squadron also would appropriately dedicate additional incremental revenues that will come to the City over time as property values rise in the neighborhood surrounding the park.

There is also many opportunities within and adjacent to the park itself to develop more park-appropriate concessions and other revenue-generating uses. Cities around the world, very much including New York City have seen sort of a dramatic improvement in the creativity and value generation that can come from thoughtful and well-planned concessions that both generate revenue and add value to the park.

And I hope one of the things that you'll do is ask some of those experts and consultants to really

1
2 think about this space from that
3 point of view. How could we maximum
4 concessions and other revenues that
5 would add value to the park. And
6 think about how to unlock the
7 extraordinary creativity of the folks
8 here and other folks in Brooklyn and
9 the ideas that they'll have.

10 That's just a few ideas.
11 You'll hear more tonight. I'm
12 confident that you guys and others
13 that you will be able to reach out to
14 will have many more. And I really
15 would urge the members of the
16 sub-committee in general, and
17 especially those representatives and
18 the mayor to really consider these
19 options and listen to the neighbors
20 who have thought long and hard for
21 the park in this neighborhood. And
22 please don't allow preconceived
23 notions of housing development to
24 close your mind to the wide array of
25 good options that you'll hear.

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When the transfer took place in the spring, it was publicly announced essentially as a transfer from the state to the City and that what we were getting was a City park.

Now, it were a City park, that means part of the Parks Department, then the process that we're undertaking here would be a lot more involved. There would be a lot of steps in transparency and public participation. We'd likely have to go through ULER, the alienation of parkland. It would require a vote of state legislature.

And while I think there are some important questions about governed structure, I'll save them for another day. For now, I simply urge you to ensure a level of transparency and community involvement that is at least equal to or even greater than those processes would involve. This is a good first

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step. Next week's hearing is going to be a good second step.

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Let's really build on them and have the spirit of community involvement and transparency, really infuse this process as it moves forward.

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I really believe that by listening to the community, by working together to develop a package of alternatives and by building on the great work that now is on the ground already, thanks to really visionary work, again, over decades by folks in this room, but also by the folks who got busy over the last year really making it happen. That it will be possible to meet our share of goals without residential development in the park. And truly to build the extraordinary promise of Brooklyn Bridge Park. Thanks again for your time here.

MS. HAYASHI: Thank you.

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Barbara Charton, and then, Bob Stone.

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MS. CHARTON: Hello. I'm

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Barbara Charton, and I help Brad

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Lander.

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And there have been a few

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things carefully left out of the

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historical arrangement of this park.

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Yes, there was a MOU in 2002,

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and in 2004, a brand-new park plan

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was rolled out. A very expensive

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park plan which was essentially a

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plan for a very large, very upscale,

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very expensive luxury housing

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development with a little tasteful

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landscaping around it.

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In January of 2006, this was

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formalized into changing the name

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from Brooklyn Bridge Park which has

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been bandied around a lot, but it is

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still that housing project that, that

22

mixed-use project.

23

We would like a park. We have

24

been saying for years we would like a

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park. We would like input in the

1
2 parks. We would like year-round
3 recreation. It is now quite cold and
4 desolate. It's also windy.

5 I happen to be a scientist. I
6 know damn well that climate change is
7 passing and this area is a flood
8 zone. It is an inappropriate area
9 for housing.

10 Particularly housing that would
11 have to be expensively built. You
12 have to go down to bedrock. Nobody
13 is going to build a nine-story
14 building if they have that much to
15 put into ground structure. Hello.
16 This is a crock.

17 You are going to see 30-story
18 buildings because that's the only
19 thing that would be economically
20 viable were there housing.

21 Now, this plan has a budget of
22 over 16 million dollars. When I last
23 looked at the budget of Central Park,
24 which is ten times the size -- more
25 than ten times the size, it is less

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than 30 million dollars. When I

3

looked at the projected budget for

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the East River Park in Manhattan,

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somewhere under six million dollars.

6

Why is a space in Brooklyn to cost

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more than 16. I can do arithmetic,

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and this arithmetic is not adding up.

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There are structures in this

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park that are way more expensive than

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they need be. There are structures

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that are now planned for this park

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that are totally unnecessary and

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unwanted like waiver ten raters

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(phonetic). Have they been taken

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out? I don't see that. Have the dam

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boroughs been taken out? A berm is a

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naturally occurring geologic

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structure. A rock pile because we've

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got all those rocks in the Second

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Avenue Subway. It's unnecessary.

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You can't climb on rocks. This is

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not a lawn.

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We need a real park starting

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with a real park plan. There used to

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be one. It was kicked out in 2004.

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Let's re-address the plan of the real

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park that was here, please.

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MS. HAYASHI: Thank you. Bob

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Stone, and then, Dorothy Siegel.

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MR. STONE: All right. I am

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Bob Stone. I am the treasurer of the

9

Brooklyn Bridge Park defense fund.

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I want to thank everyone for

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being here. However, I see that only

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Mr. Nelson and Mr. Raskin are actual

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members of the CAH. And I am

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wondering why the other members

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haven't appeared tonight. And I'm

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wondering if they think this is

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important enough to be here and hear

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this testimony.

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My testimony is largely -- has

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been covered by previous speakers and

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I suspect subsequent speakers. I'd

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like to complete the Roy Sloan's

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testimony, but he didn't get an

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opportunity to say in his time.

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With regard to the subject of

1
2 housing, you're very own Brooklyn
3 Heights Association's website proudly
4 and somewhat ironically and perhaps
5 hypocritically states, quote,
6 building Brooklyn Bridge Park, the H
7 -- was the driving force behind the
8 magnificent park now being developed
9 on our waterfront.

10 Without us that unique site
11 might become luxury housing forever
12 closed to the public. By joining the
13 association you'll uphold our vision
14 of the park as a green open space.

15 Why would you ever expect us to
16 join -- I will never accept that we
17 will haven given up our skyline
18 beauty for preserving, quote, view
19 plan in Brooklyn Heights. It is
20 wrong to ask us to give up our green
21 space to pay for yours. It's
22 inherently unfair and unjust to build
23 a high-rise to pay for maintaining
24 the landscaping in front of Brooklyn
25 Heights. Thank you.

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MS. HAYASHI: Dorothy Siegel and Doug Biviano. Is Dorothy in the room? Okay. We can come back to Dorothy. Doug Biviano, and then, Glenn Kelly. Glenn Kelly, and then, Ben Bankson.

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MR. KELLY: Hi, my name is Glenn Kelly. I'm a Carroll Garden's resident. And for the last 20 years have been a park volunteer of Carroll Park here in the neighborhood.

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During that 20 years I have seen the Parks Department budget cut and cut again. So I understand the need for additional revenue for the park. The park needs more support. Having said that, I object to the plan for putting housing into the park for two reasons.

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One, parks already provide a significant portion of their budget through existing concessions and fees. And I maintain that parks more than pay for themselves through

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encouraging tourism and getting us
out of our houses. We shop and eat
on the way to parks, and on our way
back.

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I also feel that parks are
precious. And this City has too few
parks, too little park space, too
little open space for us to consider
carving this new possible park in
pieces and selling them off as a
funding source.

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As Councilman Lander said, I
think this is a risky business and a
dangerous precedent. I encourage you
to put it aside. Thank you.

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MS. HAYASHI: Is Dorothy Siegel
or Doug Biviano in the room? Okay.
Ben Bankson, and then, Chris Havens.

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MR. BANKSON: My name is Ben
Bankson. I'm the President of
Willowtown Association. And I'm
reading this statement on behalf of
our 12-member board of directors.

25

The Willowtown neighborhood

1
2 borders Piers 5 and 6 in Brooklyn
3 Bridge Park. It is greatly impacted
4 by whatever happens at these Piers
5 and anywhere else along the narrow
6 waterfront park. We will watch with
7 much interest the building of Pier 5
8 between now and the expected opening
9 in the summer of 2012.

10 Our focus, too, is on all of
11 the activities that are slated to
12 take place there, and the park goes
13 that they will attract.

14 Since last March when Pier 1
15 was open to the public followed
16 several months later by the upland
17 section of Pier 6, I have walked
18 several times a week in a loop from
19 Willowtown through Pier 6, along the
20 pathway on the East River shoreline
21 around Pier 1, up to the Brooklyn
22 Heights promenade and back home.

23 My walks provided me with
24 varying perspectives on this unique,
25 beautiful, and as we have already

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heard here, very popular park, and gives me a deep appreciation for it.

The Willowtown Association applauds President Regina Myer of the Brooklyn Bridge Park Corporation, and her team and all others involved on their remarkable accomplishments to date, and looks forward to what is yet to come.

We welcome the present openness of the parcels of land that Piers 1 and 6, and along John Street, that have been designated for the development of residential housing and a hotel within the park.

We decry the construction of any buildings on these parcels, and feel that this would be a desecration of our waterfront that is quite finally completely accessible.

Common sense would seem to shout a loud no, again, to filling in these parcels with buildings. We urge instead that they be left as

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they now are but landscaped as
integral parts of the park and be
made into inviting groves.

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If housing must be used as the
means to raise the needed revenue to
maintain the park, we urge that the
present watchtower facilities that
front, but are not in it, and that
are expected soon to be sold become
instead the structure as needed to
fulfill the maintenance scheme.

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The large T-shaped watchtower
facility along Furman Street, and
extending to Vine Street, already has
the very look of a hotel. What a
wonderful place it would be,
Brooklyn's Plaza perhaps, without
taking up an inch of parkland.

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We are pleased that the
Brooklyn Bridge Park Community
Advisory Council is up and running.
And that the Willowtown Association
is represented among the initial
members.

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Could not the dozen or so groups of the Council, all of whom have a deep interest in the park and its future, take upon themselves raising some part of the maintenance revenue. Or perhaps this could be part of the mission of the Brooklyn Bridge Park Conservancy.

The park has quickly established itself as an urban treasure that I am sure all of us would be happy to help support through voluntary contributions.

On my regular walks through Brooklyn Bridge Park, I'm much inspired, but what already is in being able to now see up close our amazing waterfront and especially the tidal flow. I can hardly wait for the parks full completion.

But, please, no new high-rise condos in the park. No hotels in the park. Certainly in our midst are enough creative mines to come up with

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ways to raise the needed revenue.

That are far more sensitive to what parks are supposed to be without more buildings in it.

MS. HAYASHI: One minute.

MR. BEN BANKSON: We hope that this will be the consensus of tonight's hearing and the one next week in what the consultant, Bay Area Economics, will recommend. Thanks.

MS. HAYASHI: Thank you. Doug Biviano, and then, Chris Haven. All right. Chris, I'm sorry. Go ahead. Go ahead.

MR. BIVIANO: Thank you. My name is Doug Biviano. I'm a PSE parent of three. And I have a real stake here in the neighborhood for a real park. Thank you for the opportunity to present our case.

I want to, first of all, object to the constraint that all alternatives must be other than what the City is already entitled to.

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That's like infinity squared.

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It defies -- in fact, it defies hundreds of years of what the public trusts. And, in fact, it de-constructs long-established and codified law if we resort to private funding within the park itself with private ownership.

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I would add that if you want a park that is completed sooner than later without runaway costs for earthwork for three-story mounds of running the entire length of Furman Street instead of saying baseball diamonds -- or lower cost baseball diamonds or swimming pools.

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And if you want to have the foresight to avoid not-so-public authorities designed to answer to no one, then we need to find alternatives to funding the park.

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I believe that allowing the construction of the luxury skyscrapers will move the center of

1
2 vertical mass for controlled use and
3 operation of the park squarely with
4 the mayor and the condo owner boards.
5 Not BBP, Brooklyn Bridge Park users,
6 and it'll be void of public process
7 or City park laws, like I alluded to.

8 Kind of like the MTA, I call it
9 the private corporate board that
10 controls Brooklyn Bridge Park, the
11 MPA, Managed Park Authority as, you
12 know, we understand the political
13 process. Contributions are going to
14 start to flow in from the condo
15 owners who are going to be more
16 outgoing people. It will then become
17 the defacto-stairing committee of all
18 use of the park. So it is essential
19 that we find alternatives.

20 One other point I'd like to
21 make is that when condos came into
22 the park, all of the year-round
23 recreation came out. Landscaping
24 replaced the two pools. The indoor
25 recreation center, the ice rink that

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the community had worked so hard for decades to get, landscaping sells the condos while baseball fields do not.

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And that is a quote I robbed from Roy Sloan. Thank you.

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And as a parent that in

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particular concerns me the most.

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That we're going to be robbed that

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swimming pool. We saw the barge down

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there. That was a huge success. You

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know, the swimming pool barge.

13

Baseball, we don't have

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baseball fields. That's a real

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concern. I have two boys. We want a

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baseball field. You know, there's a

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small field that's across Atlantic.

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We need more fields. You know, it'd

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be great for the adults to go down

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and play occasional softball games.

21

We just don't have that.

22

And that's what everybody up

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here is talking about this long plan

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of 26 years of work and commitment

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trying to make this happen. And

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that's being skulled away with fear

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that we are not going to find the

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revenue.

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Now, what I am for is

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alternative funding, and I'll go

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through a few other things. Senator

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Squadron's perks plan, you can't

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dispute it. It works. The numbers

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work.

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The disposition that Mr. Lander

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talked about of the business

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building -- others have brought that

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forward. It's gaining ground. There

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is two-point-something million square

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feet of tax base coming on line.

17

That's why I object to that

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constraint.

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Year-round recreational use,

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again, the pools, the ice skating

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rinks, the rec center. I'm open to

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the consultant's ideas.

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MS. HAYASHI: One minute.

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MR. BIVIANO: I love the idea

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of cutting costs. Of minimizing

1
2 costs, tightening the belt. What
3 comes to mind is when Nancy Webster
4 talked about the capital reserves and
5 the civil engineer. Well, you have
6 to think about the structures you
7 want. If you want perched wetlands,
8 you're having saltwater intrusion
9 attacking the structure of the
10 concrete and the rebar from every
11 direction and it is in a constant
12 state of solution, the most reactive
13 type of solution, the saltwater
14 solution.

15 So the -- you are creating
16 additional capital costs by the kinds
17 of things that people never wanted
18 anyway -- uses that you are building.

19 Then I would add revenue. Why
20 not with the concessions look at
21 revenue-sharing type of concessions
22 with all of the -- you know, the
23 point was brought up of all the
24 vendors in the park are not paying
25 any rent. That model seems to be

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upside down. It is an economic windfall to have a concession in that park. We ought to get our fair share of it. It's our park.

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And then, also, philanthropy, the Prospect Park alliance model, but also for, you know, to set aside maybe to build a trust that, you know, we can over decades build that 300 million through philanthropy that will run the park ultimately.

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Thank you for the opportunity. Please, for my family and all the families of Brooklyn, please take this seriously.

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MS. HAYASHI: Thank you. Chris Haven, and then, Pete Flemming. Is Dorothy Siegel in the room? Okay. Chris Havens.

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MR. HAVENS: I am Chris Havens, of Hoyt Street, a Brooklyn resident and a very diligent voter. I am familiar with the witnesses and their thinking to some extent. But I don't

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think anyone knows when they're going

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to sell which building that they own.

4

And anyone who tells you that they do

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is blowing smoke. They don't tell

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anybody what they're up to.

7

Part two, the witness building

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there is ineligible to fund the park

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because once it goes private it will

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be a tax-paying entity. So it's

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money that would otherwise go to the

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City.

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So I don't see how that

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possibly could be used. If it could

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be, that's great. I would like you

16

to note that my father and sister as

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parents lived up the hill from the

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park many years ago. I have a long

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connection to that area. And, of

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course, since 2002, I have worked in

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this immediate area of Dunhill and

22

Court Street.

23

And I love the park, so far,

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very much. I wish I could see a

25

practical alternative to housing than

1
2 a hotel to support the park. I don't
3 really believe there are many. The
4 commercial uses that are proposed are
5 exciting. I like dancing. I go all
6 over Brooklyn for all kinds of
7 dancing. I like bars, and I like
8 restaurants. But I think commercial
9 development to bring in ten million
10 dollars a year would have to be
11 enormous. And it would vastly dwarf
12 the impact of housing in the park. I
13 think if you look carefully at that,
14 you would see that.

15 The other thing about housing,
16 it creates a strong constituency for
17 the park. And supporters for the
18 Brooklyn Bridge Park Conservancy to
19 help care for it will be a heavily
20 used space requiring funds for
21 programming and future improvements.
22 Much like Prospect Park and Central
23 Park successfully do.

24 What negative effects on
25 Prospect Park have you noticed due to

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the presence of multi-million dollar houses on the next block. I go there frequently. I have never seen any negatives from having all those rich people around there.

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UNKNOWN SPEAKER: It's not in the park.

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MR. HAVENS: But it's about 50 feet away. And I don't see the negative effects of 360 Furman and the people that live there either.

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Politically so. Politically, I like the housing idea the most because it's a tax on the wealthy. Why not have rich people who buy housing or stay at the hotel help take care of that park? Tax on the wealthy. But I think that's a good thing today. Especially with what's happening in Washington with the tax rates.

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Anyone who thinks fancy housing will only cause certain folks to come to the park, too late. This summer,

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I saw the big labowski in rear

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window. Over 25,000 people walked

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into the park those nights, 25,000

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people. I don't think who lives on

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the edge of the park is going to make

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any difference to who goes there

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whatsoever. It certainly doesn't in

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any other park in New York City.

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Certainly not Central Park.

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Whatever you build will bring

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more people. But we can't build

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without income to take care of the

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12,000 pilings. When we talk about

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the budget, the uniqueness of this

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park is this park -- Prospect Park

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was on pilings that were continuing

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to deteriorate. It is a very unusual

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situation. Without the pilings, no

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park. Or at least a tiny little

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park.

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Allow the housing to go

23

forward. And now is the time. The

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real estate markets have all turned

25

in Brooklyn. Developers are now

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searching desperately for sites all
over Brooklyn. This is a great time
for an RFP. Take advantage of the
park. Thank you.

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MS. HAYASHI: Thank you. Peter
Flemming, and then, Norman Cox.

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MR. FLEMMING: My name is Peter
Flemming. I'm co-chair of the
Brooklyn Bridge Park Community
Council. I'm also a member of the
Brooklyn Heights Association
sub-committee on the Brooklyn Bridge
Park. But what I say tonight does
not represent either organization. I
speak for myself.

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I address both the subject of
additional evaluation parameters and
the questions of which existing sites
we should prioritize for
substitution.

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As to additional parameters, I
propose two. One, that any
alternative development within the
park must take up no greater

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footprint than the development being replaced. Which is the case of the three residential buildings that are at Pier 6 and John Street is 10,000 square feet each. For all three, 30,000, roughly seven-tenths of one acre.

Second, nothing at the committee's mandate should permit, and no proposal should require, the reduction, much less the elimination, of any configuration, any feature or any activity planned for the park under it's governing documents.

As to my priorities for developing sites to be replaced. First, would be that 100,000 square feet, 2.3 acres assigned to Pier 1 to hotel and townhouses along Furman Street. I am mindful that this site is not precedent within your mandate. But now, the landscape along Furman has been cleared. It begs to be joined with the green-scape and the

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waterscape we already have on Pier 1.

3

It would be a shame to turn it back

4

into another six or seven-story

5

building just where the largest

6

number of park visitors can be making

7

their entrance into this park.

8

My second would be the John

9

Street building both because it

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projects to generate the least

11

upfront and ongoing revenues, and

12

because it would take up an unseemly

13

amount of the little park left for

14

the John Street.

15

So third and last, would be the

16

two buildings at Pier 6 a design

17

would be to recapture these two small

18

plots of the park. They are less

19

than one-half acre total. It is but

20

a small fraction of the eight or nine

21

acres of the park at Pier 6.

22

Further, they take up a far, far less

23

footprint and add far, far less

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residents than the already existing

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one Brooklyn Bridge Park with the

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360,000 square footprint and 460 residential units.

And the projected 30 to 40 million dollars of upfront payments and the 64 million dollars of ongoing revenues from the two residences at Pier 6 will be very hard to replace. Thank you very much.

MS. HAYASHI: Thank you. Norman Cox, and then, Lucy Wilmer.

MR. COX: Hello. My name is Norman Cox, and I represent the Columbia Waterfront Neighborhood Association. Columbia Waterfront is a small neighborhood immediately to the south of Atlantic Avenue and between Brooklyn Queens Expressway and the waterfront.

Our neighborhood is growing. We have new apartment buildings and re-zonings, which will result in more residential use. There are more young families every year, and enormous demands for recreational

1
2 spaces from all ages and during all
3 seasons.

4 We are thrilled that the park
5 is so convenient to our needs, and we
6 look forward to its completion. We
7 appreciate the challenges in getting
8 the park built and providing for
9 maintenance.

10 However, we fear that
11 fundamental principles are being
12 compromised by the proposals to
13 locate private housing within the
14 park. We believe that housing in the
15 park is not in the public interest,
16 and displaces more appropriate uses.

17 We feel that the park should
18 contain only such uses as can be
19 utilized by all park visitors. We
20 would rather see uses that provide
21 additional recreational opportunity
22 where there could generate income
23 while serving the public.

24 Other speakers have listed many
25 good ideas for such uses, and we

1
2 agree with a lot of them. We think
3 there is a lot of scope for
4 commercial-type activities,
5 recreational activities, eating,
6 drinking activities, maybe waterfront
7 transportation activities, the water
8 taxis and such that could generate
9 quite a large amount of income from
10 this park.

11 We also believe that there are
12 other economic models or mechanisms
13 to generate income for the park, such
14 as Senator Squadron's perk plan, or
15 by being more rigorous about getting
16 income from concessions.

17 We also believe that with
18 creative thinking and genuine
19 commitment the money can be found.
20 The park is sure to become a
21 cherished amenity in our
22 neighborhood. And we're eager to
23 work with the stakeholders to
24 identify other sources of revenue.
25 Thank you very much.

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MS. HAYASHI: Lucy Wilner, and
then, Lori Mara.

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MS. WILNER: Hi. My name is
Lucy Wilner. And I'm a board member
of Fulton Ferry Landing Association.

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I would like to call on the
committee to consider housing on Pier
1 as well as on -- am I not -- as
well as on Pier 6 and on John Street.

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These are my reasons. The plan
for Pier 1 currently includes
housing. What we call a hotel is
actually a hotel condo, which
includes 180 units of residential
housing. Thus, it is simply a matter
of appearance that it's development
and the form of housing can be
reduced or eliminated, and should be
reduced or eliminated on Pier 1 as
well as on Pier 6 and John Street.

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Secondly, although I'm not a
financial planner it seems to me that
it would only make sense to consider
a comprehensive plan that includes

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the entire park when we are talking about finances.

 This is especially the case because -- and this is my first one -- the circumstance of the witness properties coming on the market at this time has created a unique possible opportunity to fund the park without encroaching on the narrow strips that border the waterfront.

 I would point out that the witness buildings, the structures themselves are ideally suited to many of the uses that have been suggested for funding the park including conversions through residential units for use as a hotel. Already has a driveway coming in off of Furman Street. And even possibly something that the neighborhood has been wanting very much, a school.

 Finally, as a motivator, I would like to hold out the vision of

1
2 an uninterrupted swath of green along
3 the entire waterfront. This is the
4 dreams that motivated 26 years of
5 work on the part of community
6 members. And I take issue with those
7 who believe that the development of
8 the -- the currently planned
9 development does not interrupt or
10 would be only a minor inconvenience
11 in terms of use of the park.

12 I wonder if those people have
13 actually looked at the plan and
14 footprints for the hotel which is
15 planned for Pier 1. That hotel is a
16 damaging humongous intrusion onto
17 Pier 1. It will block views from
18 both the pier, to some extent from
19 the Brooklyn Bridge, itself, and
20 create a privatized area with very
21 little feeling of public access.

22 Furthermore, Pier 1 is the
23 primary gateway to the park and the
24 center, and having an open area at
25 Pier 1 would create the kind of entry

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that we envision when we think about,
quote, unquote, world class park.

So therefore, I call upon the
BEA [sic] and the CEH -- CAH to work
impetuously to remove housing from
the park to reduce development or
eliminate it, and to make this vision
a reality. Thank you.

MS. HAYASHI: Lori Maurer, and
then, Elizabeth Ernish.

MS. MAURER: My name is Lori
Maurer. I'm a long-time resident of
Cobble Hill and a practicing
architect in the area. And I am
fascinated by this process of
evolution from a world class park
into a private enclave.

It is not our responsibility as
citizens to see the creation of a new
important luxury development on this
very special part of land. One
Brooklyn Bridge Park stands alone,
and it should remain standing alone.

We should not be building a

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2

community to support that development

3

to a community which could be built

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in many other parts of Brooklyn.

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What we have the responsibility

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as citizens is to preserve every

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single inch of that world class park.

8

For a total accessible year-round

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public recreation. That's what we

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started to do and that's what we

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should have.

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If we have the concept that

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we're going to fund this park with

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housing, it's very easy. You just

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figure out how big you're going to

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go, how much you are going to charge,

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finished. You have the part of the

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park established.

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But if you throw out the

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concept of housing, you are forced to

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look into alternate funding sources

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such as a facility you all described;

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a year-round drinking facility,

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dancing facility, skating facility,

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public facility.

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I remember the first time that I walked around Battery Park City along the promenade along the Hudson. We weren't sure we were allowed to go there. We thought it belonged to the housing in Battery Park City. We found out that it was a public walkway that went all the way up to the who knows where.

We would have exactly that at Brooklyn Bridge Park if we allowed the private housing to be built there. I really urge this community to seriously look at public access funding sources and get rid of the housing in the park. Thank you.

MS. HAYASHI: Elizabeth Ernish and then Ken Lowey.

MS. ERNISH: Good evening, I am Elizabeth Ernish, and I am here representing Brooklyn Borough President, Marty Markowitz. He could not attend. But if he were here I know he would wish you a belated

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Thanksgiving, a Happy Hanukkah, a

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Happy St. Nicholas day, a happy

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national park, as well. But

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seriously.

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And also, I'd like to say

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that it is so delightful to see so

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many of you here this evening. I

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started -- my very first day with the

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Borough President was December of

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2004, a day after the housing plan

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with -- the Brooklyn Bridge Park

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Development Plan was announced. And

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I've seen so many of you at the old

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citizens advisory committee meetings,

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at Metrotech and down at the park and

17

so it's really delightful to see so

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many of you.

19

And I want to talk to Roy

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about the red bees, the story that

21

was in the Times today about the red

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honey bees, I know your quite a honey

23

bee affectionato. In the ideal world

24

-- and this is the Borough

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President -- this has always been his

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2 prospective on this matter -- in the
3 ideal world, we would find a park at
4 the same level that we find military
5 contractors and reality stars. It
6 would be that simple.

7 We would have beautiful
8 cathedral lights, magnificent public
9 spaces. But one needs to not travel
10 that far in Brooklyn to see, it is
11 simply -- as not the case. Go out to
12 the Floyd Bennett Field, go out to
13 the Coney Island Boardwalk.

14 Travel to the end of Eastern
15 Parkway of Lincoln Park and you will
16 see we have acres and acres of parks
17 that are not properly maintained and
18 are failing our communities.

19 In the case of Brooklyn
20 Bridge Park, which I believe is the
21 largest addition to open space in
22 Brooklyn history since Marine Park,
23 right? 85 acres isn't a big -- a
24 huge -- I mean, this is a windfall, I
25 can't -- Marine Park, it's up there,

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it's huge.

And for a place like Brooklyn, where we have the least amount of open space dedicated to parkland among the five Boroughs, we have to grab every square inch that we can. We cannot let this opportunity go by us. And I know, again, because of so many people that came up with the idea that fought with the plans for development -- for the housing development in the 1970s and I totally appreciate that.

And as a parent of two small children, I cannot tell you the pride in which I take my children to Pier 6 and say, this was the community's idea. To revisit -- to revisit the idea of self-sustaining, which was always the chief principal of Brooklyn Bridge Park. Self-sustaining parks are beautifully maintained parks.

And I will get out my minivan

1
2 and I will take you to any park in
3 Brooklyn, out in -- any park, I will
4 take you to Owl's Head Park, I will
5 take you to many, many parks that
6 just aren't maintained at that level.
7 We are very lucky in Downtown
8 Brooklyn that our parks where, you
9 know, we are a little better, but
10 let's put it out there. Coney Island
11 Boardwalk is falling apart, it's not
12 maintained.

13 The City is considering -- The
14 City is considering replacing the
15 wooden boardwalk with concrete,
16 that's how dire it is. I want to go
17 back to the issue of that first day
18 on the job when I was presented with
19 the task of analyzing this proposal
20 to put housing in Brooklyn Bridge
21 Park.

22 And the guiding principle for
23 the Borough President has always been
24 what is the footprint, how much of
25 this revenue generated site will take

1
2 away from parkland? What will the
3 size and the bulk what kind of
4 traffic impact will it have on the
5 community? And we did a little
6 exercise and we looked -- we
7 transposed other developments, such
8 as a big box store, such as a Marine
9 Transfer station.

10 If you were to look at the
11 size of a big box store, including
12 parking, so much of the parkland
13 would have been wiped away. But
14 again, I'm really very pleased that
15 this -- it's always very helpful to
16 reconvene and reanalyze a situation
17 and this subcommittee is very
18 important.

19 And I would ask that both the
20 public here and the members of the
21 committee, there are three sites that
22 I'm going to ask you to visit during
23 your investigation. One is Aviator's
24 Sports out in Floyd Bennett Field.
25 It is a beautiful facility. It is

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gorgeous. Two ice skating rinks,

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would love to see it in downtown

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Brooklyn, but it is not generating

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enough revenue to maintain that park,

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not by a long-shot.

7

The other park is Erie Basin

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Park, which is -- anyone know Erie

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Basin Park? It's Ikea Park. It's

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Ikea Park. And I want to ask -- you

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know, I would ask you to go look at

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that park and ask you; is it alive

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and active? It's beautiful, it's a

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museum. The furniture and fixtures

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are divine. But is it a place where

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thousands and thousands of people are

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going? No, because when you look at

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that park, you're surrounded by a big

19

box store.

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And finally, I'll ask you to

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look at Fairway and the esplanade.

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There was a lot of intrepidation when

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that -- the Fairway proposal was put

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forth. People were concerned about

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having housing adjacent to public

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open space. And I can tell you as a resident of Red Hook, that is without a doubt one of the most important and utilized public spaces in all of Red Hook.

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So thank you very much for your time and, again, Happy Hanukkah, Merry early Christmas and a belated Thanksgiving.

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MS. HAYASHI. Thank you. Ken Lowey and then Andrew Buschenel.

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MR. LOWEY: Thank you. I'm Ken Lowey and I'm here on behalf of Chris Owens. Chris is the District Leader in the 52nd Assembly District. Let me start by giving you a simple premise. Let's suppose that they proposed a -- we'll pick a marvelous building, you're proposing a 15-story building at Grand Army Plaza.

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I'm just going to pause for a few seconds, because that's pretty much the amount of time it would take before that proposal was shot down,

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it would never been acceptable.

And yet we're talking about housing in Brooklyn Bridge Park. Housing in a park isn't compatible. If you look at urban parks in this state, you'll find that they are exactly no apartment buildings, there's no housing, at all, and it's for a very good reason. But what we're here to talk about is alternatives, so let's talk about alternatives.

I'm a member of Chelsea Piers, which I know some people or one gentleman came up here and said it's hideous, but actually I'm an athlete, it looks really good to me. Looks really good because it's a destination. It's a place where people go to workout. Chelsea Piers makes money. Chelsea Piers makes money for the park.

Now, the actual health facility, the actual athletic

1
2 facility is very small, it's only one
3 of the pier, it's Pier 60. And it
4 would fit very nicely onto, well,
5 let's see, where that 15-story
6 building would go, maybe even a
7 31-story building would go.

8 Again, it would bring in
9 money, it would be a destination. We
10 also talked about -- actually Roy
11 mentioned that a huge amount of
12 people that belong to Chelsea Piers,
13 actually like me live in Brooklyn,
14 partially because there's nothing in
15 Brooklyn like that. Let's talk about
16 the swimming pool for a second.

17 For years a lot of us
18 advocated for a swimming pool, we
19 wanted a pool. I'm former president
20 of the Chelsea Piers swim team, so I
21 have a slightly biased opinion. So
22 everyone said, no, we really don't
23 think the pool would work or the
24 people in the development corporation
25 and then we had a floating pool.

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Again, I'm a swimmer. I have never in my life seen people wait on line for hours to get into a pool. This is testament of how much a pool is actually needed. And by the way, Chelsea Piers, it makes money. There is a pool at Asphalt Green it makes money. One of the things that the pool at Asphalt Green does is they open it up for a small fee to the local schools, so the local swim teams can workout there.

We have a lot of schools in the area that don't have swim teams. They have swimmers, but there's no place for them to swim. Again, money coming in, a destination. Now, it was mentioned a few seconds ago that the parks are really not well kept up, unless it's self-sustaining.

That actually says a lot about our government, it doesn't say a lot about what self-sustaining parks do. It just says that our government is

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not spending the money that's required, and it's their responsibility to do that.

Let me talk also very quickly while I still have time about the 31-story tower, the 15-story tower and the 16-story tower, which only pick up 10 percent of the park.

Well, that's technically true, but if you actually weigh each floor out, it would cover not only the entire park, but you would no longer need a ferry to Governor's Island, you'd be able to walk there.

So we need to take these things into consideration. A 31-story tower, as someone mentioned earlier, wouldn't really be a big deal because nobody's view would be obscured. And that's true, unless of course you're anywhere near the 31-story tower, in which case is a different story.

Housing is not a way to

1
2 sustain a park. One Brooklyn Bridge
3 Park is mostly empty. Housing has
4 downturns. We still have the 70s, we
5 still have the 80s. We see it now.
6 How many buildings have started
7 construction and have stopped dead in
8 their tracks? Just in this area
9 alone I can count a half a dozen.
10 That's not a way to keep a park
11 self-sustaining and it's not
12 something that belongs in a park at
13 all. Thank you.

14 MS. HAYASHI: Andrew Buschenal.

15 MR. BUSCHENAL: Hi, my name is
16 Andrew Buschenal, I'm a resident in
17 the neighborhood. I don't represent
18 any organization, I'm just here to
19 voice my opinion and let you know how
20 I feel. I've lived here for about 10
21 years and all that time I've been
22 involved in -- very interested in
23 development of this park, what we
24 have hoped would be a park. A lot of
25 points that I wanted to cover have

1
2 already been covered today, so I'll
3 make it short. I just wanted to
4 still speak and just say that it's
5 very important to everybody in the
6 community, you people seriously,
7 seriously consider other options
8 other than housing, for a variety of
9 reasons that people have already
10 spoken about.

11 There were two things that I
12 wanted to bring up that I think have
13 not been touched on. There's been a
14 lot talk about the privatization of
15 the park and whether that will happen
16 or not. It's already happened. Some
17 of you may have seen a video that was
18 shot nine months or so back where
19 park officials including Ms. Myer
20 tried to remove an artist from the
21 park. This artist was -- as she had
22 the right to do in the City New York,
23 the artists have gone to court to
24 reserve their right, their first
25 amendment right, to display their

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work. The park officials, when told that, said, well, you know what, the city's rules don't apply here. The city's rules don't apply here. It's our park, our rules.

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Now eventually, someone, and one of them, I think it was their lawyers, that the city's laws do apply there and those artists were allowed to stay. But I think that gives you a little bit of a mindset of where the city is headed. So, you know, let's not say there may be privatization, it's already happened.

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The other thing is the Brooklyn Bridge Park currently is just over 50 percent occupied. That's after being on the market for over three years, dropping their prices 20 to 30 percent.

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There's buildings all over this area of town that have been built, unoccupied or have moved from -- have been forced to turn into

1
2 rental buildings because they can't
3 sell their units.

4 This idea of housing
5 supporting the park came about in the
6 height of the boom -- at the bubble.
7 There is no guarantee that these
8 buildings are going to be able to do
9 this.

10 And imagine what happens if
11 we build a 31-story building, two
12 other buildings and they're not
13 occupied and they still don't support
14 the park? Then what's going to
15 happen? Another building? More
16 development? I mean, we need to
17 consider other options.

18 The community has come out
19 today, as we have at all of these
20 meetings -- we have spoken. I
21 appreciate the public officials and
22 board members that have showed up,
23 and I think it says something about
24 the ones that haven't -- of the ones
25 that have sent their representatives.

1
2 I think it says where their
3 real concern lies. So, I was just --
4 once again, there's been some great
5 ideas here, the Watchtower
6 properties, revenue from the park, a
7 recreational complex. And let's look
8 at the budget. I mean, it's absurd,
9 the size of the budge, for a park
10 this size. I hope you consider all
11 this. There's other options. I'm
12 going to be sending e-mails, a little
13 bit more detail, but I just -- I felt
14 really strongly and I just wanted to
15 stand up and, you know, say something
16 today. So, thank you.

17 MR. ADAMS: Hello, I'm Murray
18 Adams, I've lived here on Amity
19 Street for the last 30 something
20 years and I've been active in this
21 park project for quite a long time.
22 The problem -- and several have said
23 it -- if you build these three really
24 huge apartment houses at both ends of
25 the park, you essentially privatize

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this park, you block the entrances.

The hotel, the Pier 1, the John Street from the north end, and the two buildings on Pier 6 essentially block access from the south bend and you'll have a privatized park. But we all know about the most privatized -- best example of a privatized park is Gramercy Park.

The houses around Gramercy Park support that park. You have to own one of those houses or be a tenant, and have a key; otherwise, you can't get in. That's what's going to happen when the board members of these condos and the city agency on the Parks Department, which runs it, will run this park. And before you know it, not just I won't be allowed in there, but people won't be allowed in there with their kids after five, and won't be allowed to play soccer after six and they won't

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be able to listen to music at all.

3

It's not a public park anymore. And

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that is the key point here.

5

Now, unfortunately, I frankly

6

think these hearings are exercising

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futility, because Mayor Bloomberg has

8

made up his mind, he wants to riddle

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the city with multiple condos for the

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wealthy. I mean, he won't change

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that, he's a stubborn man, we saw

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that with Ms. Black that we just went

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through.

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I don't think that with the

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constraints that have been put on it,

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I don't think Houdini can figure out

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a way to finance this park, other

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than with the residential things,

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which you plan, because of the

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constraints that have been put on it.

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In fact, as I remember the original

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memorandum, it was simply said that

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revenues derived from the park will

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be used to support it, not that those

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revenues had to supply all of the

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support.

And Tony Manheim over here will correct me if I'm wrong. But, I do think we have to have a change in attitude in the city to really get serious about looking at alternatives. I don't see any change up to now that would indicate any real intention of doing anymore than a little window dressings, so the public doesn't feel so bad about these huge apartment houses going up and blocking us from access to a world class public park instead of a private residential development. Thank you.

MS. HAYASHI: Anthony Manheim then Sandy Balboza.

MR. MANHEIM: Hi, everybody. I, as most of you know, I'm Tony Manheim. I was the founding president of the Brooklyn Bridge Park Coalition and before that, President a quarter of a century ago, slightly

1
2 more, of the Brooklyn Heights
3 Association when the Port Authority
4 came to discuss with us and others
5 how the -- we felt -- the respective
6 abandonment of Pier 1 through 6
7 should be handled. We actually told
8 them. That led to a lawsuit.

9 The lawsuit led to our
10 controlling building into which the
11 Brooklyn Bridge Park Corporation is
12 about to move or already has moved
13 its executive headquarters. A little
14 bit of history. History is important
15 here. History is really important,
16 because parks aren't something that
17 -- a chance to build a 50 plus acres,
18 not 85, but I include the Atlantic
19 Ocean in our limit -- boundaries of
20 parkland.

21 But it is a major, major
22 park, that is not to be found the
23 opportunity to create a new major
24 public park in Central New York City
25 and I would remind you that

1
2 coincidentally, the Brooklyn
3 Manhattan Boundary goes right through
4 the park, the boundary, Kings County,
5 a New York county line is at the
6 bulkhead of Brooklyn Bridge Park. It
7 straddles two of the most important
8 of the five Boroughs, it's only
9 symbolic.

10 But how did we get into this
11 -- well, to finish the last point I
12 was making. An opportunity like this
13 doesn't come once in a lifetime or
14 once every 100 years, it comes once
15 in forever. This is it. So make the
16 most of it, this is why this is so
17 important. What's the matter with
18 housing in a park? It's an inherent
19 conflict with private -- especially
20 market rate luxury housing and public
21 park use. You don't believe it, you
22 can talk to the people at Battery
23 Park City.

24 But how did we get to this
25 conflict. Where did this come from?

1
2 25 years ago we began this process
3 that was universal acceptance that
4 there should not be housing or major
5 office towers, you know, in the park.
6 That was part of the original 16
7 principles which became the 13
8 guiding principles that every elected
9 official, including the then borough
10 president, the then state legislators
11 and the city council members were all
12 signed on and then the community
13 signed off on it.

14 Frankly, personally, it was my
15 signature on behalf of the community,
16 so I really know what I am -- what
17 I'm speaking. There was a model for
18 a Riverside Park, it's called
19 Riverside Park. There's another
20 model for a development, a project of
21 the words of the current entities or
22 at least the statement that the
23 attorney -- a project, and that's
24 Battery Park City.

25 How did we get Riverside Park

1
2 and Battery Park cities; very simple.
3 We authored in the Brooklyn Bridge
4 Coalition rather we sponsored a
5 quarter of a million dollars
6 State-funded study of the economic
7 viability of Brooklyn Bridge Park,
8 copies of which have been made
9 available to the consultants, which
10 studied Piers one to six area,
11 dominant then, even more dominant
12 that today, area of the park, which
13 showed that you could -- with a
14 limited amount of relevant to a
15 waterfront park you could pay for the
16 operating and maintenance cost of a
17 park, of park use, on site, the
18 factor of one and a half to four and
19 a half million dollars or a little
20 more to amount to roughly three
21 million dollars in a fully built out
22 year. That would translate to be
23 just about five million dollars,
24 which is the proposed budget for the
25 expense budget cost of operating and

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maintaining a proposed new park just across the river, one of the earlier speakers mentioned it.

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The difference is, we were not -- the park was supposed to pay for park use on the site, it was not supposed to maintain the site.

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That's the responsibility of the City and State. It is terribly important the fact this thing should be made because -- but if you were going to change the rules -- which is exactly what has been done -- and 16 or 15 million dollars is needed, Jehova Witnesses property does provide a very interesting opportunity to do that.

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And contrary to what an earlier speaker said, there really can be a very successful negotiation with that. If you don't think so, you should know, you know, what eminent domain is, it's very much easier to negotiate with somebody

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when you have a major persuader in
the closet. If you don't think so,
just ask the people in Atlantic
Yards.

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I think it's terribly
important that we look at other ways
to fund this. If it's a commitment
to build a 15 million dollar, 16
million dollar annual budget to pay
for housing, why not build the
housing across the street from the
park? What's the matter with the
Plaza Hotel model? Why do you take
-- why should the City sell off
parkland or potential parkland to pay
for something that can be created and
the city can own it directly across
the street or overlooking the park or
elsewhere nearby? Thank you.

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MS. HAYASHI: Thank you. Sandy
Balboza.

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MS. BALBOZA: Good evening.
I'm Sandy Balboza, President of the
Atlantic Avenue Betterment

1
2 Association. A few weeks ago, the
3 newly formed community advisory
4 counsel made a motion to include a
5 longstanding membership organization,
6 two seats were available. It seemed
7 like a simple request. That motion
8 was never brought to the corporation
9 board for a vote. Am I speaking into
10 this thing right? Okay.

11 That leaves many of us here
12 tonight to wonder about the CAH
13 process and how that will turn out.
14 Because, again, many of us know now
15 that a study can come out the way the
16 -- study, that would be a Sarah Palin
17 word. But the entity that pays for
18 this study wants it to come out. And
19 it's involved in some studies with
20 the city, so I know that. So we are
21 not interested in a study that tells
22 us why there has to be housing in the
23 park.

24 A study to find alternatives
25 to housing, should do just that, find

1
2 alternatives to housing. It's
3 unfortunate that your only
4 involvement from the community is
5 five minutes to testify. It would
6 have been better if we could have had
7 some workshops and some like views
8 that have been discussed could have
9 been, you know, discussed in a
10 different way, that the community
11 would feel a part of the process.

12 It's outrageous that existing
13 parkland run by the City and the
14 State Parks Department has been
15 turned over to the Corporation, first
16 when it was the Brooklyn Bridge Park
17 Development Corporation, now it's the
18 Corporation, Brooklyn Bridge Park
19 Corporation. And I'm referring to
20 Empire State Park, the Main Street
21 Park and the Tobacco Warehouse, which
22 -- I don't know if it was in Empire
23 State Park.

24 The RNP before this process
25 started, and that shouldn't have

1
2 happened, because that -- although
3 there's an agreement that it should
4 remain in an urban -- it still could
5 generate some income towards
6 maintenance to the park. So, there's
7 an opportunity, Tony mentioned it, a
8 few people mentioned the Jehovah's
9 Witnesses have announced plans to
10 vacate their properties in Brooklyn.

11 Their buildings adjacent to
12 the park in DUMBO and Brooklyn
13 Heights could serve as housing to pay
14 for the park, not just with market
15 rate luxury condos, but it could
16 include some affordable housing, if
17 housing indeed has to pay for the
18 park, that's the housing that should
19 pay for it.

20 The existing buildings
21 outside the park could be converted
22 into luxury condos like the former
23 Witnesses printing plant, known as
24 One Brooklyn Bridge Park. And as far
25 as conflicts, there's already a

1
2 conflict between park users and
3 residents. The streets built in the
4 park to service the housing have
5 brought traffic, including tour buses
6 into the park at Pier 6. The only
7 sign I see that says, Park, there is
8 a sign that says Park, P-A-R-K, it
9 tells you to go to the parking lot,
10 which is in One Brooklyn Bridge Park.

11 It's a very strange place,
12 it's not welcoming. Of course, the
13 chain link fencing is up for the
14 towers. And I think people talking
15 about the footprint of the Towers,
16 it's misleading because we're talking
17 about high risers, not one story
18 buildings. So, there's always been
19 conflict between park users, which
20 are the people I've mentioned, and
21 the residents of the housing. Okay.
22 And one more thing, I guess. I'm out
23 of time, right?

24 MS. HAYASHI: You have 30
25 seconds.

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MS. BALBOZA: I just want you to submit something -- I don't have written testimony to submit, but I do have part of the plan -- the only community plan process for Pier 6. We didn't have figures, it's just a plan with what the community wanted. It's the only community plan for Pier 6, so I'm going to submit that? Thank you.

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MS. HAYASHI: Thank you.

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DOROTHY SIEGEL: Hi, my name was called earlier, and I would like to speak now. My name is Dorothy Siegel.

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MS. HAYASHI: I just want to say, we're going to try and get through all the cards, but if you do have to leave, there's another hearing a week from this coming Thursday at St. Francis College. Thank you.

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MS. SIEGEL: My name is Dorothy Siegel, I've lived here for about

1
2 35 years, plus a few more years
3 elsewhere in Brooklyn. And I've
4 been, I guess, an activist for the
5 entire time. At present, I'm also a
6 female district leader of the 52nd
7 Assembly District, which maybe
8 doesn't sound like such a big deal,
9 but we get twice as many votes as
10 Republicans.

11 We get more votes than every
12 party combined except for the
13 Democrats. We're always the number
14 two party in the 52nd Assembly
15 District. And we accomplished
16 something in this area. The people
17 in this neighborhood are so disgusted
18 with the arrogance of the people on
19 this board and of this mayor, this
20 autocratic, anti-democratic,
21 imperiast (sic) mayor who does not
22 like to be crossed.

23 That -- who decides that we
24 would have two housing units in our
25 neighborhood, that they decided to

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unseat one of the elected officials
who was a turncoat and turned this
park into a development project.

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Margie Connor is not sitting
there tonight, but we would never
asked for a seat with a veto power on
it. Yeah, you're nodding your head,
Regina, this must be very painful for
you, because someone is actually
criticizing you instead of lapping up
the praise.

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Now, this mayor has decided,
not just here, but throughout New
York, one of the things he wants to
leave, this mayor wants to be
president. He wants to leave to the
country, to bequeath, is the concept
of a public private partnership.

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He is screwing up the schools
right now with his contempt for the
art and science of education and he's
contempt to educators by appointing
someone just like him, another rich
person, who needs to keep herself

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busy because she got demoted at her current job.

 This is outrageous and you're doing the same thing and you should know it. We know what we're doing and the people in this community have voted before and we will vote again. We are against housing in the park, period. We should have to explain it to you, any idiot would know that. The only reason why this is even in the plan is because this petulant mayor -- I was going to say something else, but I didn't.

 This petulant mayor decided he wants it, and nobody crosses him. So that is the reason why there is a Brooklyn Bridge Park Corporation, it used to be Development Corporation. That is why we're creating a park that is good for rich people who will live in the houses that will be part of the public private partnership that this mayor is bequeathing to

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this city.

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He is the most anti-democratic foolish man that was ever mayor of this city. The only thing he hears from his lackies, including everybody on this board, is how wonderful he is. He is saving New York for the rich people. Excuse me, but some of us aren't rich and some of us do not seek to sit on the board with you, Regina, so that they could suck up to the people who are rich, which is not a bad idea to serve on board.

Personally, I've served on enough boards, I don't need to serve on anymore. But a lot of people feel that that's a stepping stone because they can get in good with the rich crowd. Excuse me, those people who feel that there should be housing in the park or either aware of what they're doing, and they're bad people for doing that, or just stupid.

So I hold all of you

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2 accountable. There are only two
3 people sitting on this committee who
4 have any kind of independence and
5 they were put there by the people of
6 this community. The people of this
7 community have spoken again and
8 again, and Regina sits there and
9 smirks -- because you know your job
10 is secure, until -- unless Mayor
11 Bloomberg starts to run for
12 president, which maybe -- in which
13 case he won't be able to take care of
14 you.

15 This park is being built with
16 public dollars. The people are
17 paying for this park. How outrageous
18 that the representative of the
19 Borough President says, well, if it
20 was just a public park, you know, ha
21 ha, in poor neighborhoods, wink wink.
22 Wait, they don't get their parks
23 taken care of, so aren't we lucky
24 that we have these rich people to pay
25 for a park for us? No, we are not,

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2 dammit.

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This is about a public park.

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And you people are ashamed of

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yourselves, every single person on

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that board with the exception of the

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two people who will vote the right

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way to make sure that true

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alternatives to housing are

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considered. This is a silly game

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that you're playing, it is cynical,

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it is nasty and it is incompetent and

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that is what all of you are.

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So, I trust that our elected

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officials will do as the people want,

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and that the rest of you will have

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the courage to behave yourselves and

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act in a democratic matter, and not

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suck up to this incompetent mayor.

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Thank you.

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MS. HAYASHI: Joseph Whitaker.

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UNKNOWN SPEAKER: He left.

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MS. HAYASHI: We will keep the

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cards for the next meeting. Mark

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Baker and then Meg Reed.

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MR. BAKER: Thank you. I'm Mark Baker. I'm a resident of State Street, living just a few blocks from the Pier 6 site. Thank you for the opportunity to speak to the committee today in support of the park's plan for maintenance through residential development. I've been involved in this park for over 25 years as the Director of the Brooklyn Bridge Park Coalition and of the Conservancy and as a Director and Officer of the Brooklyn Bridge Park Local Development Corporation. So I feel like I'm a part of the history of this park.

I've supported the proposed plan for residential development to support the maintenance of this park from the first day I heard it. And why? Because it satisfies one the key principals that Tony Manheim and Ike and others had for this park, which is that we should enliven it

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with the smallest amount of commercial development that would support its maintenance.

And this residential plans does that in spades. The footprint that will be used to support the park, we can see the footprint today as we walk onto that beautiful park on Pier 6, it's a small footprint, a small price to pay for proper maintenance of this park. And it's separated from the park by streets.

And if there's anything I've learned in park development, that's the way to keep a park from becoming a backyard. Put a street between the park and the development and the park designers, I think, have done an admiral job of that. The residents of these buildings will be the people that keep the parks safe and keep the park beloved. And they will become as much a part of our community as others who live in the community

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today.

I know there were concerns when the proposal was first made about the quality of the developments. And legitimate concerns about whether they would be respectful to the communities, and I also share those concerns. But I feel that the corporation led by Regina has demonstrated how they can develop this park in a beautiful and extraordinary way. And I for one would feel great comfort in giving them the ability to make these buildings -- provide the support and maintenance of our park needs and deserves. Thank you very much.

MS. HAYASHI: Maggie Meg Reed, is she in the room?

MS. REED: Yes, I'm right here.

MS. HAYASHI: Okay, great. And then Carolyn Konheim.

MS. REED: Good evening and thank you for letting me speak. My

1
2 name is Maggie Meg Reed, I own a
3 residence of Sydney Place, just
4 around the corner here in Brooklyn
5 Heights. When the earlier portion of
6 the new Brooklyn Bridge Park was
7 created some years back, my then
8 toddler sons and I used to love
9 visiting what we referred to as the
10 tire chips down in the park, a
11 magical playground in every season.

12 And that place and the
13 grasslands around it became the focus
14 of numerous gatherings of family and
15 friends and drew us out of our
16 neighborhood here, into the shops at
17 the cafes of DUMBO and the vicinity.
18 This summer, my now several years
19 older son and my young daughter have
20 delighted in exploring the nooks and
21 crannies of the newest park space and
22 playground here at the end of
23 Atlantic Avenue and Pier 6.

24 My husband, and my dog, and I
25 now regularly enjoy running along the

1
2 waterfront through the park, and we
3 have enjoyed frequenting the new
4 cafes and shops that we've been
5 discovering along the way. We were
6 thrilled a couple of years back by
7 the floating pool in the summertime,
8 and thought that we could have a
9 neighborhood pool in place
10 permanently, and an ice-rink, and
11 sports fields available to our
12 children and our family groups.

13 Right here is a neighborhood
14 building and community cementing
15 elements of Brooklyn Bridge Park that
16 is to be sought and nurtured in every
17 way possible. It cannot be achieved
18 by filling those spaces instead with
19 luxury condos, which block the vistas
20 and block the park accesses and
21 render the public spaces into useless
22 if stylishly landscaped backyards of
23 those residences only.

24 The best example of this
25 detriment to the park caused by

1
2 concentrated luxury housing is
3 evident right now in the current
4 state of the property surrounding One
5 Brooklyn Bride Park. The apartments
6 may be great, although many are not
7 occupied. But the land around the
8 building is a barren wasteland of
9 parking lot accesses, service areas
10 and delivery route roadways, which
11 repel neighborhood use and activity.

12 I strongly support protecting
13 the status of Brooklyn Bridge Park as
14 a public park and a public recreation
15 waterfront site. I vehemently oppose
16 the establishment of further
17 residential development within the
18 park, and particularly reject
19 anything resembling a concentrated
20 high-rise residence along the
21 waterfront, which would be out of
22 character with the remainder of our
23 Brooklyn Heights neighborhood. Thank
24 you.

25 MS. HAYASHI: Carolyn Konheim

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and then Barbara.

MS. KONHEIM: Hi, I'm Carolyn Konheim, I live on Pacific Street and I've been involved with the plans here. First of all, I'd like to tell you that everybody in this room is operating on a false premise. The monies that the Mayor has said have to be raised, they're not -- those revenues are not dedicated to the park, they're not dedicated to this park or to any park. They go into the general fund. Just as examination of water rates.

The water rate, it gets better interest on water bonds, because the buyers think they are guaranteed by the rate payers and -- it goes to the revenue. But, in fact, all of those water bonds that are supposedly dedicated to water treatment and water supply go into the general fund. Then the mayor decides how to divi it up.

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So, this extra cost for this facility is never going to -- there's no guarantee it's going to be dedicated or applied to this project at all. Another thing is that -- is the most important thing you have, is a diversity of sources, as Judy was pointing out, Judy Francis, you need diversity and flexibility is something wouldn't work, we didn't replace it with something else. And those are not there.

And then the major obstacle that boosts this park so high, is that this part alone has been required to do something no other public works do, which is that in their expense budget, they have to reflect the rebuilding cost of this particular park. The rebuilding costs and the operating costs are over -- are overpriced. But, regardless, it is a burden that no other public works projects have to

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bare and that's not fair.

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The other thing is that
reducing the cost of operations.

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Just looking at the landscaping shows
that there's no thought to high
maintenance costs. The plans that
are planned are poorly -- they're
poorly planned. They are not going
to survive this harsh environment.
They've been -- I had a Thanksgiving
guest who went down and looked at the
park and he is a landscaper, and he
said, well, it's okay, it looks like
the developer's model home where they
just stuffed everything in there to
create a splash for opening day.

It seemed like they weren't
going to be around five years from
now, because there's no room for
plants. Besides being fragile in
this environment, they are totally
crazy. Who in their right mind
plants bamboo in this park? This
park is stuffed with bamboo. There

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Norfolk Pines and Southern Magnolias.

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It just shows that -- it just -- they

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are going to have to recoop so many

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investments in the design. So, this

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is a high cost, impractical group,

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the result of people who are not

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planners or -- who are just here to

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show how beautiful -- it has been

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operating for five years.

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So, I just want to say that I

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agree with all of the things that

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you've heard about not having housing

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in the park. But it would not be

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needed if the cost were realistic.

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But don't think you're going to get

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any dedicated funding with this Mayor

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by jacking up the operating cost to

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an unrealistic and unnecessary level.

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The mayor is getting more

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funds for all the parks -- not even

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for all the parks -- but for all the

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projects in the city, and he will

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designate what is the capital

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projects that go forward, not your

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plan.

MS. HAYASHI: Danny Fuchs and
Ken Baer.

UNKNOWN SPEAKER: Good evening.
Before I say anything else, I would
just like to salute the heros in this
room, the people of the community who
have put so much effort and love for
the last 25 to 26 years into creating
a park for the people and not for the
developers and the wealthy. I just
want to mention a few, Tony Manheim,
Judy Francis, Roy Sloane, Sandy
Balboza, Murray Adams, Dorothy
Siegel, Carolyn Konheim, Bob Stone,
and I'm sure there's many others who
I don't know; those are just the few
that I know.

And I really want to salute
their efforts and I hope that this
panel will have the wisdom to listen
to the people who have dedicated a
large part of their lives for no
other benefit than to improve their

1
2 neighborhood and surrounding
3 community. They are not the
4 handmaidens of the Imperial Mayor,
5 they are the people of the community.
6 Just wanted to salute them, because
7 they know they don't get the credit
8 they deserve.

9 And so I -- and I ask why is
10 it that the community efforts of the
11 last 25 years are just maybe negated
12 by this committee in this regard of
13 the recreational facilities that the
14 community had designed. You had
15 artificially jacked up the costs of
16 maintaining the park so that you can
17 justify creating the unneeded and
18 unwanted luxury high-rises. You
19 created circular argument that is
20 deeply flawed when you do this.

21 What you are proposing is
22 not the park that the community
23 designed as you've heard over and
24 over again, but luxury housing with a
25 spectacular backyard that will be

1
2 uninventing to the public at large, as
3 was referred to before. Right now,
4 Brooklyn -- in Brooklyn we are a wash
5 with luxury housing that sits empty,
6 abandoned and foreclosed. I see many
7 of these, they're just sitting there
8 foreclosed.

9 Now, in addition to what is
10 already built, there are 20
11 high-rises in the downtown plan alone
12 and just on Dussell (phonetic)
13 Street, three new hotels are being
14 built. What is the justification for
15 all these additional luxury units?
16 Do you have a study that shows a need
17 for all these luxury units in the
18 next few years?

19 And if so, then have you or
20 why haven't you showed it to the
21 community? I don't know the answer,
22 I'm just asking the question, because
23 you must have a study. When we see
24 what's going on, when we see these
25 high-rises along Flatbush and

1
2 throughout even in the parks that are
3 half full, half empty, we don't know
4 what percentage is full, what is
5 empty. But, they're certainly not
6 full and I see all over the area
7 buildings that have the sign on them,
8 luxury high-rise, but I know they're
9 foreclosures. So, what are you doing
10 here? It doesn't make any sense.
11 And this has already been mentioned,
12 of course.

13 So, further, there are
14 always subsidies that go along with
15 these buildings. And if there are
16 any subsidies to be had, then they
17 should go to create and sustain a
18 real park, not the playground of the
19 rich.

20 And last, we have not heard
21 one advocacy group demand more luxury
22 high-rises, yet again and again, the
23 Bloomberg administration promotes
24 these luxury buildings when everyone
25 knows that we need subsidies for

1
2 affordable housing not luxury
3 high-rises. And I am not suggesting
4 that we put affordable housing in the
5 park either.

6 But that's -- if there's money
7 to be had for high-rises then truly
8 there's money to be had for
9 affordable housing. You mock us with
10 your cynical proposals that only
11 consider the needs of the developers
12 and the rich. No mandate has been
13 stated for berms and wetlands to be
14 built in this park as well. And
15 those are all the things that are
16 escalating these absurd costs to this
17 park.

18 The community had a vision
19 25 years ago, it was the correct
20 vision. That vision is still the
21 right one and if there's any
22 possibility at all that this group
23 could do the right thing, I hope you
24 will go back and reflect on the
25 communities vision that was laid out

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25 years ago. It's still right, it hasn't changed. High-rises are just totally wrong and inappropriate for a park. Thank you.

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MR. FUCHS: Thank you. Good evening. My name is Danny Fuchs, I work with HR&A Advisors. HR&A has served as an advisor to community groups, not for profit and public agencies seeking to build, manage and maintain public parks responsibly across the country and internationally for more than three decades.

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HR&A also performed the analysis that was altered in the adoption of the original plan for financing the maintenance and operations of Brooklyn Bridge Park by directive leveraging of the real estate value created by the park. Although HR&A's work for Brooklyn Bridge Park preceded my employment at the firm, I've worked on several

1
2 parks with comparable challenges
3 related to management and funding,
4 including Pier 40 and the Hudson
5 River Park, the Queen Elizabeth
6 Olympic Park in London and the 3,000
7 acre Great River Park in St. Paul,
8 Minnesota.

9 The financial challenge we're
10 discussing tonight is not new, nor is
11 it unique to Brooklyn Bridge Park.
12 Governments -- not only governments
13 in New York, but also governments
14 around the country and across the
15 world simply no longer have the
16 financial capacity to provide the
17 level of resources that Brooklyn
18 Bridge Park or any signature public
19 park requires and deserves.

20 Many have turned to capturing
21 the real estate value that the parks
22 generate as a solution. In Toronto,
23 new real estate development along the
24 waterfront, development of a scale
25 that far surpasses was proposed to

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Brooklyn Bridge Park is funding the stewardship of the new waterfront park system.

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In Austin, Texas, the city council is seeking ways to support that city's park system through new real estate development. In Boston, the situation along Kennedy Greenway is much the same. In Manhattan, the Hudson River Park Trump is structured to support that waterfront park's operation and maintenance through onsite real estate development and major challenges that Trump has faced are primarily due to the lack of flexibility in what kind of real estate products can be developed.

There are, of course, other means of supplementing and supplanting general fund revenues to fund public parks. Improvement districts have been developed that levy additional assessments on surrounding properties, taxing and

1
2 financing has become popular where
3 adjacent parks scale neighborhood
4 redevelopment is contemplated. Well
5 endowed conservancies take charge
6 where voluntary donations are
7 sufficient. No one mechanism is
8 empirically better than another.
9 Government's decisions must be driven
10 by local contexts. Contexts
11 physical, economic, environmental and
12 social. Based on the surrounding
13 context for Brooklyn Bridge Park,
14 HR&A continues to believe the current
15 proposal for financing stewardship
16 through park development at the
17 park's edge is the most responsible
18 now and for the life of the park.
19 Thank you.

20 MS. HAYASHI: Ken Baer.

21 MR. BAER: Good evening. My
22 name is Ken Baer. I reside at 6th
23 Avenue in Brooklyn. Currently I
24 serve as Chair of the New York City
25 Group at the Sierra Club. The Sierra

1
2 Club thanks Brooklyn Bridge Park
3 operating and giving us the
4 opportunity to come in for
5 alternatives to housing in the park.

6 The Sierra Club opposed any
7 plan for the Brooklyn Bridge Park
8 that would include construction of
9 additional residential buildings. We
10 acknowledge that 360 Furman Street is
11 not a residential building, but
12 believe that this use is incompatible
13 with public park. Public access to
14 the Brooklyn Bridge Park is of
15 paramount importance.

16 The Sierra Club feels that
17 high-rise residential buildings that
18 have been considered for the south
19 and north sides of the park would
20 certainly discourage residents from
21 using the park. We're of the opinion
22 that large out of scale buildings
23 would especially have this effect on
24 people from lower income
25 neighborhoods.

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As far as finances are concerned, I hope that the purchase of the Jehovah's Witnesses properties and Senator Daniel Squadron's plan will be given serious consideration as revenue generators. And under no circumstances should the operating budget be loaded with expense -- expenditures related to capital facilities. Thank you.

MS. HAYASHI: Thank you.

Bronson Binger.

MR. BINGER: I am Bronson Binger. I came to this fairly late, when I moved from Brooklyn Heights. I was -- heard about Brooklyn Bridge Park, I thought it was a wonderful idea until I heard that it was going to be financed by housing. And I threw up my arms and screamed. I used to be the Assistant Commissioner for the Parks Department for 10 years, in charge of capital projects. And I -- never, once, did anyone

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suggest in those 10 years that we
fund anything with private housing in
a park or for that matter even next
to a park.

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We never allowed any private
funding, except for concessions that
gave revenue to the park, within a
park and served only the people that
were in the park, they didn't do
anything else. I do not believe that
the park should generate money, other
than taxes and concessions. The tax
base is insufficient and currently to
maintain parks less than a fraction
of 1 percent of our tax revenue goes
to maintaining parks which is a
disgusting reflection on th city.

My father built the FDR Drive,
which had many more acres of park
attached to it than this park, and
that park cost a great deal of
money -- all of those parks. That
land -- to build the parks was
privately owned and had to be bought

1
2 from the city, but by the way without
3 a single act of condemnation. These
4 were more gracious days in 1939 than
5 they are today. But there was no
6 question, ever, in the City's mind at
7 those times and I don't think there
8 should be today, about financing
9 something by selling off real estate.

10 The whole concept of park
11 design -- of a building being built
12 within this park design was, I think
13 of a rape of our City government by
14 the real estate industry. I don't
15 think it should have been allowed, I
16 still don't think it should be
17 allowed today, and I'm very much dead
18 set against what it does to a park,
19 and what it does to the concept of
20 parks being built for and by the
21 people, not by real estate developers
22 for themselves. So, I plead with you
23 and thank you for sitting through
24 this very very boring, long, horrible
25 meeting. And secondly -- you may not

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have found it boring, but I did. And

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also, I just hope that you will turn

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your back on housing. Thank you.

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MS. HAYASHI: Barbara

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Brookheart.

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MS. BROOKHEART: Good evening.

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My name is Barbara Brookheart, I'm

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speaking for myself and I fully

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support a real Brooklyn Bridge Park

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without high-rise luxury costs. I

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wanted to respond to several people's

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comment. Number one, it takes a

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while to build a self-financing

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park -- from self-financing

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elements.

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Now, I'm not talking about

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revenues or a sports complex or

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whatever. I'm just talking about to

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build a destination that has the

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cachet for film shoots, for product

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managers of a major company such as

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HSBC to want to come in and do at

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promotion in the park, which

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generates a lot of money.

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But I think this park is so special and the views are so special, instead of having be a scale, meaning a line that goes like this slowly up, that it will go like this. And I think that eventually that this park will generate a lot of revenue. I worked for a park that is self-financing and I know that this will happen. And I just want -- I -- I just want people to realize that it doesn't happen overnight, it takes a long time. But it happens just over and over again and we lost the fashion shows, which is over a million dollars a show and we've almost made up that income in a year. And that can happen to this park, because of the iconic views and it's going to happen a lot faster than it happened at Bryant Park.

And I want people to think outside the box, because this is a regional park, it's not just local

1
2 businesses that are going to wind up
3 to do commercials and whatever inside
4 the park every so often and pay, you
5 know, two or three hundred thousand
6 dollars to do that. It's going to
7 happen really rapidly. And those are
8 things that need to be looked at.

9 And and and -- and I worked
10 for the Brooklyn Bridge Park
11 Coalition for Tony Manheim and we
12 built a coalition of 65 civic and
13 neighborhood organizations in support
14 of the Brooklyn Bridge Park, 13
15 guiding principles to govern
16 development and -- on the downtown
17 Brooklyn waterfront.

18 These guiding principles was
19 the collaborative effort and and and
20 -- between the communities and
21 elected officials. And I listened to
22 Tony negotiate every word of those
23 guiding principles. And and and --
24 with John Benguiat of the Borough
25 President's office and there were --

1
2 over and over again there were in
3 depth discussions between John
4 Benguiat and Tony as to how they
5 would privatize the park.

6 And this is why the principles
7 state that residents -- in office ye
8 shall be discouraged. I'm sorry, I
9 am going on my second round of
10 antibiotics. In 1998, the President
11 -- the Borough President formed the
12 Brooklyn Bridge Park LDC to come up
13 with a community based plan based on
14 the 13 guarding principles.

15 In 2002, the effort of a
16 local corporation and the Brooklyn
17 Bridge Park coalition along with
18 elected officials spurred the
19 creation of the Brooklyn Bridge Parks
20 Development Corporation. In 2005,
21 when the Brooklyn Bridge Park
22 Development Corporation presented
23 their plan, which included 12,000
24 units of luxury high-rise costs, I
25 was just dumb founded.

1
2 And especially the one -- I
3 was -- especially the one on -- out
4 on John Street, because I had worked
5 -- I spearheaded that to -- a piece
6 of land to be taken -- be given to us
7 by, where it connects, to use as a
8 park not as condos and that just
9 really shocked me that that's what
10 was going to happen with that lot.
11 And -- and I just hope that the
12 community process for the committee
13 to alternative to housing will feel
14 the division so that our community
15 with new housing was added to the
16 community as a resident generated
17 element.

18 Recently, the New Yorkers
19 for parks and the regional plan have
20 done very good studies on
21 self-financing the park, which will
22 be a very good starting point to your
23 studies. We urge you to analyze
24 Senator Squadron's plan and -- and --
25 and -- and a plan suggested by Marion

1
2 Calvert (phonetic) to use profits
3 from the Jehova Witnesses buildings
4 when they are slow to self-finance
5 the park.

6 And I want you to understand
7 that we do not have lost faith that
8 this study could be independent, and
9 we think that the conclusion will be
10 that there is no alternative but to
11 build a 10-story hotel and 1,200
12 condos, thereby getting the mayor off
13 the hook, so that they can say, we
14 tried, but I hope we are proven
15 wrong.

16 MS. HAYASHI: Thank you. David
17 Reese.

18 MR. REESE: I'm David Reese,
19 I'm the CB6 representative to the
20 park advisory counsel and I'm here to
21 represent the views of CB6 as they've
22 been expressed by the board, by most
23 of the board as well my own as I am
24 the parent of two small children.
25 Over the last decade, CB6 has taken a

1
2 position against housing the park,
3 while at the same time demonstrating
4 unwavering support for a world class
5 park for everyone in New York City.
6 CB6 has supported the community
7 they've planned of 2000 and in
8 particular CB6 voted on three acres
9 that are relevant that are worth
10 reiterating.

11 First, to support the
12 reconsideration of the general plan
13 so that it better reflects the 13
14 original guiding principles upon
15 which the original proposal for the
16 park was based. Second, to support
17 recreation based alternative revenue
18 stream. And third, to eliminate
19 housing as a revenue stream. And if
20 that is not possible, to minimize
21 it -- evenly distribute it, and
22 keeping it as a small scale as
23 possible.

24 CB6 supports the efforts of
25 Senator Squadron and Assembly Woman

1
2 Milman and others to identify
3 alternative revenue sources for the
4 park and to takeoff briefly my CB6
5 hat, let me just add that as a parent
6 of two small boys, I fell in love
7 with the park the first time that I
8 went there. I think it's wonderful
9 and I hope that you have very
10 fruitful discussions thinking about
11 the future of the park, because as
12 other have said, this is a chance to
13 set the park on the path that will be
14 for perhaps the next century or
15 further, so I hope that your
16 discussions are fruitful. Thank you.

17 MS. HAYASHI: The last speaker,
18 Diane Buxbaum, was the last speaker
19 that was announced.

20 MS. BUXBAUM: My name is Diane
21 Buxbaum, and I want to first say
22 thank you to all the people who are
23 still here, and who have been here,
24 who have worked so hard on creating a
25 vision of the park. And I just wish

1

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that I had the courage of Dorothy to

3

say what I would like to say, but I

4

don't.

5

These are my personal

6

comments, I am also the Conservation

7

Chair of the New York City Group, the

8

Sierra Club that Ken Baer, our Chair,

9

has spoken on behalf of the club. A

10

couple of things that I want to say,

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and I wrote these in pen after my

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comment. I just have seen the sea

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levelized task force report of the

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State climate change force report.

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There is not a single thing

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in Mayor Bloomberg's vision for the

17

City of New York that takes into

18

account the fact that we are

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inevitable five possibly more feet of

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sea level rise sometime during this

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next century and maybe earlier rather

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than later, depending upon the

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feedback mechanisms that will destroy

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the glaciers Greenland, Iceland and

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elsewhere.

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2 That's one thing and if you
3 listen to Dr. Malcom Wolman
4 (phonetic) who I had speak in this
5 room last year, you will understand
6 that there is -- are inevitable of
7 storm surges. Why are we building
8 housing anywhere in this City next to
9 the shore line? It is insane. We
10 will live to regret it for our
11 descendents.

12 Okay, my comments: I've been
13 involved in meetings, workshops,
14 hearings, and even supported the
15 litigation on behalf of keeping
16 Brooklyn Bridge Park as a park, not
17 at garden for luxury homeowners in
18 the form of two massive buildings at
19 the entrance to the park on Atlantic
20 elsewhere, and in the form of other
21 buildings throughout the park.

22 Over years of planning, and
23 I started this only in 2000, because
24 I only moved into the neighborhood in
25 '95 and I got involved in the Gowanus

1
2 Canal early on, now on -- anyway --
3 over the years there was no mention
4 of housing, ever, in the initial park
5 -- in the initial planning for this
6 park in all the workshops. A hotel,
7 yes, but not housing. This was
8 placed into the planning without the
9 public being apprised of this
10 inclusion. There were strong
11 objections from the first day that
12 this proposal was made public.

13 It is outrageous that the
14 city with the stature of New York
15 City and the State of New York cannot
16 create a park that is a disturbance
17 to the citizens who live here, and
18 pay taxes without turning it into
19 luxury garden for wealthy residents.
20 New York City is one of the poorest
21 places in the country with regard to
22 the amount of public park space per
23 citizen. I think of Albuquerque,
24 which is where my son lives, which
25 had pocket parks and bigger parks

1

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almost every few blocks; and

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Albuquerque is not a rich city.

4

Where is my city in comparison?

5

Brooklyn Bridge Park already

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has housing, the former witness

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building on Furman Street, and that

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is not fully occupied, as we have all

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heard over and over. One idea

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proposed is a special tax for people

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who live near the park. I live

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further away, but I am willing to pay

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a higher tax to support the park.

14

And what about the recent

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proposal about purchasing the other

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Witness buildings that will be on the

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market and to create revenue? We've

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heard that over and over and over.

19

Brooklyn Bridge Park should not be

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held hostage to luxury housing.

21

Create a park for the people with

22

park amenities and park activities

23

that are available to all citizens

24

who want to use it. And by the way,

25

Carol Konheim mentioned bamboo. I

1
2 don't know, how many of you people go
3 out to Fire Island to some of the
4 areas where they've planted bamboo,
5 where every homeowner has it coming
6 up, you cannot fight bamboo. It is
7 an invasive grass that will take
8 over. I think -- I cannot believe --
9 I just can't believe that people have
10 picked bamboo as one of the plants to
11 plant in Brooklyn Bridge Park.
12 Anyway, thank you all for listening
13 to me. And I will e-mail as well as
14 hand in my comments.

15 MS. HAYASHI: Thank you.

16 Geoffrey Croft.

17 MR. CROFT: Good evening. My
18 name is Geoffrey Croft, I'm a
19 President of the New York City Park
20 Advocates. First, I would like to
21 applaud the many people who have come
22 out this evening. And there's still
23 many more people who have worked on
24 this for many, many, many years.
25 This is a very important project.

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And the energy and the passion of the people planning this project is absolutely amazing.

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And people are looking at what New York City is doing. And unfortunately, as we've heard over and over again throughout many years now of testimony, the project was hijacked. And that is an issue. And now we have to deal with this issue. We're dealing with as a fallout.

I had the opportunity to ask the Mayor at the March 22nd opening of Brooklyn Bridge Park to comment on the disparities that having dedicated funding, especially the amount of funding that this park is proposing to have and he responded, in terms of disparities, and this is a quote, in terms of disparities, the City does not have the money to have new parks and fund them. This was the mayor of the City of New York talking about

1
2 funding public parks. We do not --
3 we have the money to build them, but
4 we do not have the money to maintain
5 them. That is obviously outrageous.

6 The purpose of public parks is
7 just that, they are supposed to be
8 public parks, and they have a very,
9 very important, a very very vital use
10 to our society. And unfortunately,
11 because we just saw under the round
12 of budget cuts to through this
13 agency, no other city agency in the
14 last four years has lost a greater
15 percentage of its workforce than the
16 Parks Department.

17 And every single person here
18 at this table who lives in New York
19 City is partly responsible for that.
20 The public needs to start speaking up
21 and telling our elected officials
22 that this is a priority. The Mayor
23 55 -- for this administration, for 55
24 million dollars was able to
25 essentially buy the state model of

1
2 park funding, which was -- the State
3 depends on um, fee based, concession
4 or any user based fees to pay for a
5 lot of its state parks system, its
6 maintenance and operation. We don't
7 do that in New York City. And we
8 don't do that for a very very good
9 reason. And that is a problem now
10 that we're dealing with.

11 So, for 55 million dollars,
12 he was able to shuffle this into --
13 again, it's just a deal to try to
14 adopt this state funding method. And
15 we need to stay away from, that's a
16 really, really bad precedence and I
17 would be depending on housing, which
18 traditionally has been pretty good in
19 the City. But depending on housing
20 for um -- to pay for parks is
21 certainly not the answer and
22 certainly we've seen a great example
23 just recently with the housing
24 downturn.

25 The alternative park funding

1
2 plan is extremely simple. And our
3 city charter states that the City is
4 supposed to maintain and operate our
5 parks. It doesn't mention that these
6 entities are responsible for that, it
7 says we can work in concert with
8 them, but that is a big huge, huge
9 issue here, because our City charter,
10 our tax dollars are supposed to be
11 paying for our park system. And we
12 need to get back to that. We need
13 the public to support that notion.

14 The fact that we're having
15 this meeting now after this is
16 obviously clear and well into
17 construction and a section of the
18 park have -- have -- have -- have
19 been opened, community based planning
20 and consultation is extremely
21 important. And the very people who
22 worked on this thought that that's
23 what they had, until this project was
24 hijacked.

25 And this is a terrible,

1
2 terrible precedent. The Mayor needs
3 to step back and say, we will take
4 care of this. Obviously, in -- the
5 budget -- look, everyone wants a
6 great budget for their parks, but
7 that needs to be done equal --
8 equally, and we have to -- we really
9 have to look -- look at that.

10 The HRNA, I mean, just about
11 every single thing out of that
12 person's mouth is laughable. I love
13 this, you know, quote, we no longer
14 have the financial capacity. I could
15 sit -- sit here and tell you about
16 the 100 million dollar golf -- golf
17 course -- golf course the Mayor is
18 building in -- Metro -- public
19 housing -- in the Bronx.

20 I could tell you about 300
21 million dollars in -- we're spending
22 to replace parkland in the in -- the
23 district in the United States, near
24 the Yankee Stadium, that shouldn't
25 have been taken in the first place.

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And the last thing, your own Borough President here wants to spend at least 64 million dollars on an amphitheater in the middle of a public park. Um, which that's adding up to, what, you know, three or four hundred -- about four hundred -- or five -- four or five hundred million dollars, just off the top of my head.

We do have the money for the things we want to have the money for. We had 3.6 billion dollar surplus last year, which we just rolled over. We need to make parks a priority, and that means to fund the maintenance and operation because everyone, including everyone in this room and at the table I'm sure wants their parks to be adequately maintained and secure and programed. Thank you.

MS. HAYASHI: Is there anyone else who would like to make a statement that hasn't already? Okay. I now call the hearing closed. I

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just want to remind everyone that we are accepting written testimony until December 13th. And we will prioritize those who didn't get to speak be at the top of the list. Thank you. Good evening.

I, KERRIANNE MARASHAJ, a Notary Public for and within the State of New York, do hereby certify that the above is a correct transcription of my stenographic notes.

KERRIANNE MARASHAJ

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