

**Testimony of Marcia Bystryn
President
New York League of Conservation Voters
Brooklyn Bridge Park
Committee on Alternatives to Housing
December 9, 2010
Re: Public Hearing on Alternatives to Housing within Brooklyn Bridge Park**

Good evening members of the Brooklyn Bridge Park Corporation and the Committee on Alternatives to Housing. Thank you for affording me the opportunity to present our position on this important plan.

My name is Marcia Bystryn, President of the New York League of Conservation Voters (NYLCV), an environmental advocacy and education organization. I am here today to express our support for the proposed housing within Brooklyn Bridge Park. The park will afford enormous environmental and recreational benefits for New York residents, and this proposal will provide a critical revenue stream for park operations. However, without a stable revenue source, the future of this magnificent Brooklyn Bridge Park is in jeopardy.

Revenue generated by the proposed residential development will dramatically offset the park's estimated \$16 million in annual maintenance and operating costs, enabling the park to reach its full potential. Residential housing represents a consistent, stable, and long-term revenue stream, ensuring the future of Brooklyn Bridge Park for future generations of New Yorkers. This development plan was not arrived at lightly, rather it represents the culmination of a thoughtful review with the interests of the park itself, as well as New Yorkers in mind; and was painstakingly studied as part of the park's State Environmental Quality Review. It is important to note that under the proposed development plan, only eight percent of the park will be utilized for development. Yet, this marginal percentage will aid in maintaining numerous acres of lawns, playgrounds, beaches, and restored wetlands, that are open and accessible to all New Yorkers.

For these reasons, the New York League of Conservation Voters supports the proposed development within Brooklyn Bridge Park and encourages the park to proceed with its development plans.

Dear Bay Area Economics,

New York Restoration Project (NYRP) would like to express its support for the current self-sustaining financing plan for Brooklyn Bridge Park. We urge the Committee on Alternatives to retain this plan going forward to ensure the completion of the park without delay.

The new 85-acre waterfront park serves a diverse community of neighbors and visitors who use the riverfront space for numerous recreational purposes. Individuals and families can play, picnic, bike, kayak and exercise in the more than forty acres of parkland dedicated to such activities. The structure of the current self-sustaining financing plan will only encourage more use of and support for the public green space.

Extensive and thoughtful research went into the development of this environmentally and community-minded plan, which NYRP supports for the following reasons:

- The current financial plan emphasizes a minimal development footprint in the park. Developing only 9% of the total space allows visitors to take advantage of ample riverfront recreational and green space.
- There is no evidence that housing in close proximity to parks serves to privatize a public park, and the plan includes appropriate and land-efficient housing and limited hotel use that will benefit visitors and park residents alike through ancillary facility uses in the form of meeting space, restrooms and restaurants.
- The current plan will not rely on tax dollars to support the maintenance of the park. Instead, the current financial plan draws funds for maintenance from 1 Brooklyn Bridge Park, a pre-existing building within the project boundaries that was adaptively re-used for residential use and completed in 2008.

Accordingly, we believe that Brooklyn Bridge Park's self-sustaining financing plan is in the best interest of the park's progress. Please consider our request for the retention of the current plan in your decision.

Sincerely,

Amy Freitag, Executive Director
New York Restoration Project

Dear Madam/Sir:

I don't want housing in the park. People should not live in public parks (unless you are a park ranger). Parks for recreation.

I grew up in Brooklyn Heights and have lived in the area for most of my 40 years. As a teen, there was little to do here but hang out on the Promenade or at the diner. As soon as we were old enough to take the subway, my friends and I took every opportunity to leave the neighborhood in search of more interesting activities. The Heights was beautiful and charming, but boring—and nothing has changed.

A park with facilities such as those found at Chelsea Piers would make Brooklyn Heights a destination for more than the people who live there or the occasional tour group. I believe that such facilities as a skating rink, a ball field, a swimming pool, a year-round stage for concerts and other cultural events would bring people from all over NYC to Brooklyn Bridge Park. They would draw paying customers to the park.

Housing would just bring more residents. Is that what we want for Brooklyn Heights? A bedroom community that becomes less relevant to today's culture with each passing day? No. We should have a real park. It should be completely public and offer activities that interest the the broadest swath of people.

Thank you,

Liz Abraham

12.13.10

To: Bay Area Economics

Re: How to Pay for Brooklyn Bridge Park without more condos inside this park's border

What follows is our testimony regarding your work to find alternatives to housing inside Brooklyn Bridge Park. As background, when the community worked on a park plan that addressed their recreational needs - both passive and active - they also worked on a plan that was, to use the phrase from the Parks original 13 Guiding Principles: "Fiscally prudent that encouraged park compatible uses such as a destination resort, conference center, restaurants" and "discouraged office and residential housing" to pay for park maintenance. It was prudent in another way: it had multiple ways to pay for the park balancing the ups and downs of an economy's bubbles. While the current park funding plan places 90% of the dollars into private housing, the community's 2001 Master Plan (see documents to follow via mail) had multiple funding sources, employing a fiscally prudent means to pay for the park, each of which was publically accessible and compatible with the nature and use of a public park. It was sufficient to pay for the park the community had designed, collaboratively, over 20 years. What follows are our united ideas and requests for park payments that would replace private housing inside the park. We encourage BAE to look carefully at these alternatives and not fall prey to the interests of one narrow group of NIMBY players of the wealthiest New Yorkers, who live in one community and who have, throughout the years, shown no remorse in hijacking the community's park plan and foisting private, luxury housing on the surrounding communities that so desire and require a park.

I. How to Pay for Brooklyn Bridge Park (with what is there):

1. Lower the budget to a "city park times 10" budget. 72 acres (not the inflated water-acreage of 85 acres) multiplied by \$150,000 per acre (which is 10 times what the city pays for park upkeep in regular parks) is \$10.8 million, more than sufficient to run this park. We all must live within our means, so must BBP. We have many suggestions on how to get the \$16.1 million annual budget down to something resembling a normal but "world class" park, but so will the park operators. (One glaring example: fleet of cars and trucks for the park- remember, Hudson River Park is 5 times the length of BBP and has 5 golf carts to navigate around the park, not the 20-25 some odd Toyota Priuses and dune buggies. Capital replacement for this one budget line is in excess of \$200K per year). If they are unable to do this we have many other suggestions including eliminating the duplication of bureaucracies. We have a city parks department - why are we creating a separate entity with its own President and staff? Fold BBP into the city's parks department and cut the redundancy. There is a private conservancy, too, that enjoys special financial privileges in the park - they kept half of all the funds the Tobacco Warehouse generated over the past 5 years, estimated at \$1 million, and they were given all the revenue from the pop up park's concession in 2009. These duplicative bureaucracies are a strain on the park's budget yet the public already has a bureaucracy to design, run and program our parks. The pier structures may very well be costly to maintain. The fault lies in the design not the piers. The uplands are the most valuable lands in the park - why are they sacrificed for the sake of the piers? If there is no money to maintain the piers and these piers can not be maintained without privatizing public land with

housing, why choose the artificial and expensive piers over stable (and less flood-zone likely) uplands?

2. Build a for-pay recreation center and charge for use. The Mayor gave the real estate industry over \$10 billion in tax subsidies over his first 8 years in office. What has that resulted in except a lot of subsidies for residential real estate that is underwater and over 600 buildings in New York lying vacant and unfinished? We need recreational facilities and these facilities can make money for the park. They do for other parks. Our children are obese, they suffer from asthma at a rate unequalled in the nation. It is time we invested in our children. Provide a tax incentive to draw a world-class recreational center operator to build the facilities for which the community advocated when it first imagined the park. This will make money. Look no further than the Dodge Y, four blocks east of the park. Within the first month of operation this Y was fully subscribed with a membership of 3000 families paying over \$1000 per year. This number has grown to over 7000 families paying more than \$1200 per year. That is \$8.4 million per year for a 40,000 square foot facility. The Y offers reduced and free memberships to families unable to pay. They also contribute their surplus revenue to Y's in less affluent neighborhoods. Their mission is not about money. Their mission is about building strong children and families. Maybe it's time the park focuses on what's important to Brooklynites - the money will follow just as it has for the Y. Assuming a vertical recreation center on Pier 6 and at John Street, each 3 stories or a total of 100,000 square feet, with half the Y fee-structure, these facilities could generate an additional \$3,000,000 to park operations.

3. Capture all the money flowing from in-park concessions. If this park must pay for everything to maintain and rebuild itself - again, something no other park is asked to do - then all revenue flowing from the park must be retained by the park. No new rules when it suits the Mayor to change them having already renege on the park design the community developed and found funding for - in favor of landscaping for condos without any year round recreation. The 5 new concessions already inside the park must pay rent (some do not according to Regina Myer at the first CAC meeting). The wine bar in the pop-up park in 2009 made \$500,000 for one short season. The Shake Shack in Madison Square Park has a revenue sharing program with the park and critics feel that the \$3,000,000 it contributes to that park is still smaller than it should be because certain special events are exempt from the revenue-share model. Marty Maher from the Parks Department told the CB6 Parks Committee last spring that one hot dog vendor alone in Central Park contributes \$1 million to that park. One hot dog vendor with one cart. Using these as recent examples, the River Café should contribute at least \$2,000,000 to the park (they pay \$28,000 per year for rent, and not one dime goes to the park for the 2 acres of park land they use, half of it for their private parking and a sitting park). It should be noted that the Development Corporation renegotiated the River Cafe lease just as the terms of the financing deal and the CAH was being negotiated last year. Along with the lack of transparency on the RFP for the Tobacco Warehouse, it really appears that these existing sites are being given away to favored vendors and organizations in an 11th hour attempt to thwart the work of the CAH. The other vendors, seasonal because there are no facilities to keep park goes at the site year round, should be paying normal rents - \$35 per square foot per month for 5 months per year. That would add \$2,100,000 per year. Total income from in-park restaurants and concessions: \$4,100,000.

No free passes should be allowed for any business inside park borders including parking facilities. The original plan had an estimated 400 income-producing spaces. The ESDC has already left parking revenue off the table for the 360 Furman Street building - 500 parking spaces - a significant revenue loss for park operations budget because most parks that do contribute to their overhead use parking as a significant source of revenue. So, the balance of the spaces that are planned for the park - 180 - must go to park operations. We estimate that these spaces, for the seasonal park that BBP has become, with only 5 useable months, or 150 days per year, at an average of \$25 per space per day, could generate \$675,000 from on-site parking spaces not already taken off the table from the poorly negotiated 360 Furman/1 BBP deal. Again, the Mayor has done a masterful job of locking out the biggest, best non-privatizing revenue generators so that the CAH can be told, "sorry, that contract has already been let, for 20 years or more!" But even despite this fact, there are several parking structures just off the site that could be assessed a park fee - there is one on State Street at Willow Place, on Atlantic at Hicks, one about to be built on Congress at Hicks, and at least 5 in the DUMBO and Vinegar Hill neighborhoods that could be tapped for more revenue in excess of the \$675,000 outlined from spaces the Development Corporation has indicated the plan will have.

4. Capture money from in-park activities the park naturally attracts. The Brooklyn Bridge is the location for at least one major action film production each year. It is the site for numerous television productions and advertising shoots for both film and print. The Top Chefs cable program is already using 1 BBP and the park as its backdrop for its new season. Again, if the park must pay for itself, then all funds it generates must be kept for its upkeep. Film companies pay \$5,000 per day to shoot in Cobble Hill Park, a tiny local park without any of the world class back drop of BBP. Other locations around the city, like the Borough Hall building, charge considerably more (up to \$100K per day) for major film shoots. If BBP were to attract 30 shoot-days per year (a low estimate), charging an average of \$20,000 per day, that would bring in an additional \$600,000 to park funding. And remember, with BBP's own armed police force and maintenance crew, these shoots are cost-free to the City. Think of the free advertising it brings to the park - an added benefit for tourism to the park, bringing in even more visitors! One fashion designer and one Chassidic group has rented Pier 2 over the past few years for big, one-day, private events. What they paid for these privileges inside BBP is not known. Can the consultant find out? What is known is that other big events that take place in Central Park, in Bryant Park and in other parks throughout the city, pay significant money to rent public lands. We suggest that BBP can become such a venue and generate at least \$500K/yr., a modest amount compared to that paid by vendors for a single Manhattan event such as Fashion Week. The supersized marina with 180 yachts, the kayak boathouse and the new venue at the Tobacco Warehouse are all given a free pass and do not pay into the park. If the park must pay for itself, all vendors inside the park should pay in. If they are not for profit then they should be able to find donors to gift into a philanthropy fund (see below) for the park. No free rides in a park that must pay for itself. Even the recent RFP for Pier 6 contains language that allows the Development Corporation to "host a limited number of annual events (there), at a reduced rates". While a small amount of revenue from such events would be lost to the park, it is an issue of equity- a park that must pay for itself can not afford to overlook any potential revenue source. No special passes for favored organizations, especially for those who are entrusted with coming up with park funds in the first place. It is unseemly.

5. Capture funds from local businesses that profit from this world-class park. There is a line, sometimes around the block, at Patsy's every day and night of the week, even on the bitterest, coldest nights. Pete's Tavern has gone from one of the lowest-rated restaurants to one of the hottest since Pier 1 opened. Same is true for many other establishments on Old Fulton. Like Bryant Park, with a BID dedicated to funding the park, the businesses along the BBP's corridors should contribute to park funding because, after all, there would be little to no business for these venues if it were not for the park and the public funds that went into the park's creation in the first place. This formula for funding is simple, similar to Bryant Park's. If only a fraction of what Bryant Park businesses generate could be asked of the businesses along Old Fulton it would generate another \$1,000,000 per year. Again, the park is attracting business - these businesses should contribute to maintaining the goose that has laid their golden eggs.

6. Philanthropy without strings attached. The businesses around the HighLine contribute to that park without strings. Google gave \$1,000,000 to the park, free of any obligation to house their art collection, or any obligation regarding private uses. Google felt that this park was a special amenity for their employees who work so close to it, and use it before, during and after work. The businesses near the park, in particular the bigger employers in DUMBO, should not be permitted to dictate how their donations are used (e.g., the Walentas' Carousel "donation" that does not contribute to park funding but is self-sustaining for their art collection, on public lands, in a location that they dictated). Philanthropy is a traditional park revenue source and so it should be used for BBP. The original plan had estimated \$2,000,000 for philanthropy 10 years ago. Even if that number is cut to one quarter today, it is still a paltry amount considering the wealth in DUMBO alone. \$500,000 for a world class park's philanthropy outreach would hardly be a burden, don't you think?

II. How to Pay for the Park with Transformative Ideas (that change the direction of the design, for the benefit of the borough and not just those who come to visit for the view once in a lifetime):

A. Atlantic Ferry (see Roy Sloane/Cobble Hill Association testimony)

B. The Berm Amphitheater: The current berm does not do what it is intended to do - significantly reduce noise in the part from the BQE. The highway's noise factor is still at deafening levels, yet millions would be spent for this structure that only serves as a barrier to park utilization (its angle prevents recreational use), save a walkway mid-way up the hill. Why not carve out the interior of the berm that faces the river so that residents of Columbia Heights, (who may prefer a green vista to a working park), get their view while at the same time creating an amphitheater whose interior could be used for musical events and an outdoor theatrical venue, such as what the Heights Association advocated during their Tobacco Warehouse testimony. This could be an experiential venue similar to what Boston did in 1976 for their bicentennial - a "happening" slide show but circa 2010, digitized, and about the Great Bridge. David McCullough has supported our quest for a real park without housing and might very well be interested in helping with such a positive and park-like project. Using tax incentives to help a builder design and build it, the city and this park could reap millions in on-going revenue.

C. Tall ships and music at Pier 5: Instead of a yachting marina, transforming this space into a maritime museum on the water with 1885-era ships and make that into a federally registered destination for warships, too. Maritime use was Mayor Bloomberg's idea for this park; creating a true cultural amenity for the park that is in keeping with its history is appropriate. It might also serve as the summer home to the NY Philharmonic - to be played aboard a flotilla of ships.

III. How to Pay for the Park (with Community Building initiatives): (Let's not call it taxes but instead, a fee for public lands)

1. Senator Squadron's Park Increment Recapture Plan not only finds new tax dollars but encourages community building for both the surrounding communities as well as the park - a win-win solution that is both incremental and practical because it addresses the fundamental financial truth about this park: the park itself improves the communities that surround it!

2. Itemized and even voluntary Park Improvement Fund. Polk County Florida is full of lakes and tea partyers. They have beautiful waterfronts and a real aversion to taxes. These lakes are very hard to keep up and keep safe – alligators living in and along almost 15 miles of shore lines. Here residents have a line item on their tax bill: for one tax payer paying \$1300 per year, his bill includes \$25 fee for parks. If we can no longer afford to pay for our parks then why don't we create a park improvement fund? With a minimal \$25 per household per year we can generate sufficient funds to pay for our parks - ALL our parks. And when you itemize it people get it. They understand the value they receive from this minor amount of money. And if it is such a hard leap for the Mayor to accept that the residents of Brooklyn want a park and not the housing complex he proposes, why not test this idea? And you can give residents a choice on their taxes, too, with a voluntary check off box - they don't have to pay it but they can - similar to the way campaign financing was done on Federal Tax returns.

3. Real Estate Transaction/land conservation fee: In East Hampton Long Island every home sale has a special transfer tax associated with it that helps the town preserve open space. With these funds the town pays for land they then place in a land conservancy for public use, forever protected as open space. The idea of a transfer tax fund for this park (and other parks in the NYC system) is to create a world class park fund from real estate transactions in either Brooklyn as a whole or in the areas surrounding the park. It assures a constant stream of dedicated funding outside the reach of mayors or council people who come and go (but public land should be forever).

4. Jehovah Witness Properties off site (see Tony Manheim testimony; Marilyn Gelber editorial Nov. 2010): This idea is fully developed by others. The only thing we would add is that if a deal is not struck now, before the Pier1 buildings go up, the value of the Witnesses' Columbia Heights properties will be greatly diminished. As with so many of the ideas to pay for the park, if time is lost, if contracts are let without a provision to secure funding, then the only thing left will be the sale of public lands for condos.

5. Middle School : This idea was recommended several years ago when it was apparent that with all the new residential building in Brooklyn, including the massive Atlantic Yards project, would require more school facilities for area residents. This was also an idea put forward by the writer

Philip Lopate whose book on walking New York's Waterfronts is a useful primer on how New Yorkers relate to their open space. He posits the idea that New Yorkers have an uneasy time with parks and open space. To help them relate, he recommends putting public services into these spaces - to offer public services inside our parks (to go school or to mail a box or to get their license) and get a park experience for free.

Summary: How can we pay for the park?

I. With what is there, within the proscribed revenue footprint:

- With a for-pay recreational facility: \$3,000,000
- With concessions: \$4,100,000
- With parking: \$ 675,000
- With film shoots: \$ 600,000
- With one event per year: \$ 500,000
- With a Fulton Landing PID: \$1,000,000
- With Philanthropy: \$ 500,000

II. With what could be, transformatively:

- Atlantic Ferry Terminal and vertical cultural venue: \$3,000,000
- With Berm Amphitheater: \$1,500,000
- With Tall Ships/ Summer Music: \$ 500,000

III. With Community building, fees for public lands initiatives:

- Park fee/Conservation Fee: \$\$\$\$
- Middle School: (swap \$\$)
- PIRC Plan: \$\$\$
- Jehovah Witness Plan: \$\$\$\$

ALL of these ideas are PUBLICALLY accessible activities, are compatible with a public park - even the private events only temporarily use public lands (unlike the permanent event of private housing inside a public park) - and we can conservatively bring of \$10,375,000 per year. Adding the PILOTs from 360 Furman/1BBP, hotel, retail at Empire Stores, and the hotel brings it to \$16 million. Then, along with the transformative ideas there is enough money (in excess of \$20,000,000) to actually do more in the park with free programming to address the recreational and cultural needs of area residents. Finally, adding community building initiatives, the funding for all city parks including this one is guaranteed. There is no one magic bullet for park funding. Private luxury housing is a cop-out that says the city has no will to provide the people of Brooklyn with the park they have so long advocated. The answer - the fiscally prudent answer - lies in the will to create a true amenity for the community that the community can actually use. That was the original vision for BBP. It lies in a multiple funding scheme that can weather the ups and downs of any economy and does not rely 90% on luxury housing: that bubble has burst.

Other issues we respectfully ask you to address in your final report because looking at just the narrow, contrived request of three small “footprints” with the same timing, same amount of funds, same footprint is simply wrong:

1. If housing is the only way to pay for this park then it should line the entire park. Why is it that the people who most want housing don't want housing in front of their homes? Forget about protecting view planes for this NIMBY few. They were given their design of a "heart of green" back in the 2001 Plan. But that was not enough. Let's have no sacred cows. No more view plains protected. If you cannot employ the public trust doctrine for this park (because they cleverly did not designate this land as a park) then place housing along the entire length - keep it low so as to not block those cherished views for New York's wealthiest Wall Street financiers, but build private housing along the length of the park, replacing the berm and the high rises at the park's entrances. So if it is housing you will recommend, be equitable. Share the pain for the sake of environmental justice and the communities at either end of the park that so desperately need a park.

2. Hasn't the rise in real estate taxes in DUMBO, the Columbia Waterfront and Cobble Hill alone over the past 10 years been sufficient justification that this park has more than paid for itself? If BAE were to analyze the rise in real estate values for these communities and compare it to the rise in values of the one community that supports housing in the park (Brooklyn Heights), *you will see that these other communities flanking the park have increased their property values and tax base at a much higher rate than the pro-park housing community!* These other communities have already paid their share of park maintenance! Let the park enjoy the tax revenue it has already generated from the communities that have worked so hard to improve their properties. That would be the most equitable and just means of "paying" for this park - with a percentage of the existing "rise".

3. Why we are not evaluating the park on its utility rate? With very little to do in the park particularly from September to May, people are coming to look, and go. We know that most do what Michelle Obama did last summer on her visit, and many others who bring their relatives for a look, then go out to eat. A park should be evaluated on its utility to the people who were to use it, often and for lengths of time.

4. How did it become the world's park versus Brooklyn's much needed park? As the priorities began to change to make this park appealing to the world and less to residents, so should the funding prerogatives. Without usable recreation throughout the year, who does this park really serve? If it is now to serve the world we suggest that in consideration for all the earlier promises made to the community that were broken with this plan, that the funding "promise" be broken, too. Thank you for your consideration of these funding opportunities. We trust you will find alternatives that do not further privatize our wonderful and long advocated public park.

Sincerely,
President, BBP Defense Fund
President, Carroll Gardens Neighborhood Association
President, Friends of Brooklyn Bridge Park
President, Park Slope Neighbors
Executive Director, Sierra Club, Atlantic Chapter

We are against building condos in the neighborhood to fund the park.

There are too many people in the neighborhood already. There is no more parking for the residents that have lived here for years.

Secondly the scale of the building proposed for John st is way out of touch with the scale of the rest of DUMBO Vinegar Hill.

Please consider alternatives to high rise condos. The residential condo boom is over.

Thank you,

--

Adam Meshberg
Vinegar Hill Neighborhood Association President

- no more condos because you will be giving away the land forever (as opposed to leasing for a fixed period)
- we need more recreation: ballfields, track, skating, pool
- I support creative financing ideas such as the PERK plan

My husband and I attended the early park plan meetings. I did not like the commercial aspects but it was acceptable. Then a few years ago the condos were added without neighborhood support. The outlines of the park were determined to include the water in order to increase the commercial area. This has made me cynical and mistrustful of the entire process. I hope you will listen to the community this time around and give us a real park, not a condo's backyard.

Ann Link
1 Tiffany Place, Apt. 5C
Brooklyn, NY 11231

To Whom it may concern:

I am a 10 year resident of the Columbia Waterfront neighborhood and a mother of three young children.

My family is very pleased that parts of the park have opened. My children have really enjoyed exploring the new playground. Preserving our waterfront for families in our community has been a priority and it is great to be able to finally see the water and get to it at Pier 6.

However, it is still very dangerous to get to Pier 6 - it seems that the south end of the park is always an afterthought for the people of Brooklyn. It seems like it has been designed just for housing and for people who drive to the park and not for the millions of Brooklynites who use public transit or for pedestrians.

We are also very disappointed that the pools, the indoor recreation center and ice rink were taken out of this new park plan when housing was put in. We are grateful to Senator Squadron and Assemblywoman Millman for their promise to restore recreation in the park. Recreation helps make this park usable throughout the year and as a destination it will be filled with people who in turn will help make it safe (for those concerned about safety in the park).

We do not want to see 5 more luxury condo towers built on what should be land dedicated to a park. That violates everything a public park stands for. There are so many other viable options that can be implemented for funding the park. Senator Squadron's PIRC plan, is an excellent example of one.

We simply want a park that our children can enjoy. The community has waited for almost thirty years for this chance and it won't come along again. Let's not blow it on private luxury housing. Sincerely,

Elizabeth Lind

**CENTRAL
United Talmudical
Academy**

בנשיאות כ"ק מנחם אדמו"ר שליט"א



**ישיבה תורה ויראה
ובית רחל דרבינו יואל
מסאטמאר**

נתייסדה ע"י כ"ק מנחם אדמו"ר הקוה"ט זי"ע

November 25, 2010

Committee on Alternatives to Housing Public Hearings

Dear Sir or Madam:

Central United Talmudical Academy supports the current financing plan for Brooklyn Bridge Park and urges the Committee on Alternatives to retain this plan going forward to ensure the completion of the park without delay. The Williamsburg Hassidic community uses the property and fully supports expansion without delay.

The BBP Financing Plan was the subject of serious examination and thoughtful deliberation following the creation of the park master plan. The current financing plan was studied in the course of the project's environmental review (SEQR) and is enshrined in the project's General Project Plan (GPP).

Waterfront parks by their nature are more expensive to maintain. Brooklyn Bridge Park has 12,000 pilings on Piers 2, 3, 5 and 6. The costs of keeping these pilings in good repair cannot be treated as capital costs.

The current financing plan minimizes the footprint of development in the park (8% of total project area).

Housing and limited hotel use is the most appropriate and compatible land use for a public park. These uses are land-efficient and provide "eyes on the park" as well as ancillary uses like meeting space, restrooms and restaurants that will serve park users. There is no evidence that housing in close proximity to parks serves to privatize a public park. Many examples all over New York City illustrate this, including Riverside South and Central Park in Manhattan.

The current financing plan is not subject to unpredictable budget cycles and ensures that Brooklyn Bridge Park will be well maintained in perpetuity. The current financial plan is reliable in that the park operator will control the development sites to ensure a steady source of income to fund park maintenance.

Brooklyn Bridge Park's features are not expensive items. Most of the park's annual maintenance costs are due to the nature of the waterfront site rather than particular features, finishes or amenities.

Maintenance costs were evaluated by the NYC Department of Parks and Recreation and found to be consistent with operating costs for large waterfront parks.

The Park's financial plan is already in action, with maintenance funds coming from 1 Brooklyn Bridge Park, a pre-existing building within the project boundaries that was adaptively re-used for residential use and completed in 2008.

Very Sincerely, Yours

A handwritten signature in black ink, appearing to read 'Mordechai Hirsch', is written over a horizontal line.

Mordechai Hirsch, Administrator

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**JCC of Williamsburg
199 Lee Avenue Suite 366
Brooklyn, New York 11211**

Committee on Alternatives to Housing Public Hearings
November 25, 2010

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Waterfront parks by their nature are more expensive to maintain. Brooklyn Bridge Park has 12,000 pilings on Piers 2, 3, 5 and 6. The costs of keeping these pilings in good repair cannot be treated as capital costs.

The current financing plan minimizes the footprint of development in the park (8% of total project area).

Housing and limited hotel use is the most appropriate and compatible land use for a public park. These uses are land-efficient and provide "eyes on the park" as well as ancillary uses like meeting space, restrooms and restaurants that will serve park users. There is no evidence that housing in close proximity to parks serves to privatize a public park. Many examples all over New York City illustrate this, including Riverside South and Central Park in Manhattan.

The current financing plan is not subject to unpredictable budget cycles and ensures that Brooklyn Bridge Park will be well maintained in perpetuity. The current financial plan is reliable in that the park operator will control the development sites to ensure a steady source of income to fund park maintenance.

Brooklyn Bridge Park's features are not expensive items. Most of the park's annual maintenance costs are due to the nature of the waterfront site rather than particular features, finishes or amenities.

Maintenance costs were evaluated by the NYC Department of Parks and Recreation and found to be consistent with operating costs for large waterfront parks.

The Park's financial plan is already in action, with maintenance funds coming from 1 Brooklyn Bridge Park, a pre-existing building within the project boundaries that was adaptively re-used for residential use and completed in 2008.

Very Sincerely Yours,


Moishe Indig



Central Jewish Council

★ צענטראלע אידישע קאנסיל ★

Phone: (718) 246-2100 • Fax: (718) 935-1634 • Email: info@cjcc.org

Williamsburg Branch
127 Rutledge Street
Brooklyn, NY 11211

Borough Park Branch
1620 47th Street
Brooklyn, NY 11204

Crown Heights Branch
895 Eastern Pkwy
Brooklyn, NY 11213

Housing
Section 8
Social Security
Immigration
SSI
HEAP Program
Food Stamps
Neighbourhood Heating Fund
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Medicaid
Child Health Plus
Family Health Plus
Birth Certificates
Marriage License
Medicare
Key Span Problems
Con Edison Problems
D. E. P. Problems
Medicare Part D Program
EPIC
And More

תבד

Committee on Alternatives to Housing Public Hearings
Brooklyn Bridge Park
334 Furman Street
Brooklyn, NY 11201

Hon. Robert K. Steel, Chair

On behalf of the Central Jewish Council Inc. a social service organization representing over 60 thousand Jewish Families in the borough of Brooklyn, we are writing to you in support to the current financing plan for Brooklyn Bridge Park and urge the Committee on Alternatives to retain this plan going forward to ensure the completion of the park without delay. The community uses the property and fully supports expansion without delay

Waterfront parks by their nature are more expensive to maintain. Brooklyn Bridge Park has 12,000 pilings on Piers 2, 3, 5 and 6. The costs of keeping these pilings in good repair cannot be treated as capital costs.

The current financing plan minimizes the footprint of development in the park (8% of total project area).

Housing and limited hotel use is the most appropriate and compatible land use for a public park. These uses are land-efficient and provide "eyes on the park" as well as ancillary uses like meeting space, restrooms and restaurants that will serve park users. There is no evidence that housing in close proximity to parks serves to privatize a public park. Many examples all over New York City illustrate this, including Riverside South and Central Park in Manhattan.

Our children and families are waiting for this park to be completed so we can enjoy the park on a daily basis. Please don't delay it.

Very Sincerely Yours,

Chaim Werberger
Chaim Werberger
Executive Director

The Role of the Central Jewish Council

The principal objective of the Council is to provide community residents with "one-stop shopping", a single source of information and guidance to which they can turn for all their needs. The experienced and friendly personnel at the Council will be able to discuss with community residents their various problems, and advise them with regard to which programs are best suited to them, based on their needs and qualifications.

*Yeshiva Jesoda Hatorah
And Bais Yaakov
of Vien*



*ישיבה יסודי התורה ובית יעקב
דקהל עדת יראים
וזיעו*

בנשיאות כ"ק מרן אדמו"ר שליט"א

505 Bedford Ave. • Brooklyn, NY 11211 • 718-302-7500 • Fax: 718-384-5530

November 29, 2010

Regina Myer,
President
Brooklyn Bridge Park
334 Furman Street,

Dear Ms. Myer

Being the administrator of Yeshiva Jesode Hatorah, which is a Jewish Educational School for close to 800 children in the Brooklyn area, it caused me a great deal of concern to hear that there is even a possibility to put a hold on the building expansion of the Brooklyn Bridge Park.

On behalf of the children and the families that attend our school, I would like to show our support for the expansion plan, and we certainly hope that the mayor does continue with his plans as it is to benefit the people in the Brooklyn community.

Thanking you for your consideration,

Sam Fischer,
Administrator

YESHIVA BETH HILLEL
OF WILLIAMSBURG

35 Williamsburg Street west
Brooklyn, New York 11211
718-802-9567 Fax: 718-802-0499



תלמוד תורה תולדות הילל
ד'קראסנא

ע"ש מרן אדמו"ר זצוק"ל
בגשיאות הרה"ג אב"ד ור"ם שליט"א

November 29, 2010

Regina Myer
President
Brooklyn Bridge Park
334 Furman Street
Brooklyn, NY 11201

Dear Ms. Myer,

As the administrator of Yeshiva Beth Hillel of Williamsburg, I was concerned to hear that there is a possibility to put a hold on the building expansion of the Brooklyn Bridge Park.

On behalf of the children and families that attend our school, I would like to show our great support in expanding the park.

We positively hope that the mayor continues his plans, as it is extremely beneficial to the Brooklyn community.

With appreciation for your consideration,

Leib Tabak
Administrator

Boro Park Jewish Community Council
4912 Fourteenth Avenue • 3rd Floor • Brooklyn, NY 11219
(718) 972-6600 • Fax: (718) 972-4654

EXECUTIVE DIRECTOR November 29, 2010

Rabbi Yechiel Kaufman Ms. Regina Myer
President
Brooklyn Bridge Park
334 Furman Street
Brooklyn, NY 11201

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Yitzchok Pinter

Yussi Rieder

DIRECTORS

Eliezer Abromowitz

Moshe Ausfresser

Abraham Biderman

Nochum Fishman

Dear Ms. Myer:

The Borough Park community utilizes the Brooklyn Bridge Park and service to Governor's Island. The community supports the expansion of the park without delay.

The BBP Financing Plan was the subject of serious examination and thoughtful deliberation following the creation of the park master plan. The current financing plan was studied in the course of the project's environmental review (SEQR) and is enshrined in the project's General Project Plan (GPP).

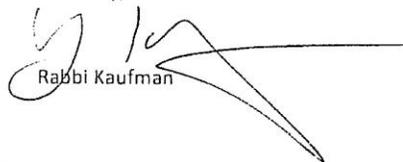
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Brooklyn Bridge Park's features are not expensive items – Most of the park's annual maintenance costs are due to the nature of the waterfront site rather than particular features, finishes or amenities.

Maintenance costs were evaluated by the NYC Department of Parks and Recreation and found to be consistent with operating costs for large waterfront parks.

Sincerely,


Rabbi Kaufman

Affiliated with:



METROPOLITAN COUNCIL ON JEWISH POVERTY
אגודה לזכויות אברות יהודים: עזרה ונסיבות חסדים



Council of Jewish Organizations of Flatbush, Inc.

November 29, 2010

Moshe Zakheim
President

Zindel Zelmanovitch
Chairman of the Board

Rabbi Yechezkel Pikus
Executive Director

Martin Kahan
Chief Financial Officer

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Phone: (718) 377-2900

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Fax: (718) 758-2119

YOUTH PROGRAMS
1546 Coney Island Avenue
Phone: (718) 252-4446
Fax: (718) 252-4594

Regina Myer,
President
Brooklyn Bridge Park
334 Furman Street,
Brooklyn, NY 11201

Dear Ms. Myer:

One of the central parts of the mission of the Council of Jewish Organizations of Flatbush, Inc. is to advocate on behalf of the thousands of residents who reside in the Midwood/Flatbush neighborhood of Brooklyn.

On behalf of the Board of Directors and the Midwood/Flatbush Community, I would like to express our community's support for the planned expansion of the Brooklyn Bridge Park now under discussion in the Commission for Alternatives.

Many members of our community have used this park and find it to be a nice place to take a walk, throw a ball or Frisbee and enjoy the great outdoors.

We feel that the plan under discussion to use private development of the area to finance the continued maintenance and expansion of the park will ensure its long term viability and make sure that this resource remains available to the community.

Thank you for your consideration.

Sincerely,


Rabbi Yechezkel Pikus
Executive Director


Website:
www.cojoflatbush.org

a beneficiary of
UJA Federation
of New York

1550 CONEY ISLAND AVENUE, BROOKLYN, NEW YORK 11230-4716
Phone (718) 377-2900 • Fax (718) 377-6089 • Executive Office E-Mail: cojo@jewishcouncil.org

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NYC CHAPTER CHAIR

James Haber

November 29, 2010

Regina Myer
President of Brooklyn Bridge Park
334 Furman Street
Brooklyn, NY 11201

Dear Ms. Myer:

Good Afternoon. My name is Jeffrey Leb and I am the Executive Director of the Sephardic Community Federation. The Sephardic Community Federation is an umbrella organization that represents Sephardic institutions in the borough of Brooklyn. We represent a constituency of 70,000 people, from infants to seniors.

On behalf of the Sephardic Community Federation, I would like to express our support for the current financing plan for Brooklyn Bridge Park and would like to urge the Committee on Alternatives to retain this plan going forward to ensure the completion of the park without delay.

This beautiful park serves the Federation's constituents as well as the residents of Brooklyn and people throughout the City. It gives people a respite from their daily activities and allows them a place to enjoy the beauty that the park has to offer.

On behalf of the Sephardic Community Federation, we endorse this plan and hope that it gets underway as soon as possible. Please feel free to contact me with any questions at 212-566-5400. Thank you.

Sincerely,

Jeffrey S. Leb
Executive Director
Sephardic Community Federation

ONE COMMUNITY - ONE VOICE

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Sephardic Bkvr Holm • Sephardic Community Center • Sephardic Angel Fund • S.A.F.E.
Sephardic Food Fund • Ahi Ezer Senior Citizen Housing • Sephardic Career Services • Matan Baseter

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Phone: 718-338-9453 • Fax: 718-338-9725
24 Hour Emergency Hotline: 718-338-9797



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Joel Reichman
Administrative Staff

Rabbi Shmuel Zev Friedman
Rabbinical Adviser

November 29, 2010

Regina Myer
Brooklyn Bridge Park
334 Furman Street
Brooklyn, NY 11201

Dear Ms. Myer

The Flatbush Shomrim Safety patrol is a Brooklyn based organization that serves the Flatbush, Midwood, Marine Park and Sheepshead Bay areas.

It has come to our attention that the Commission for Alternatives will be discussing for a planned expansion of the Brooklyn Bridge Park.

Since our Community uses this park, we wholeheartedly support the expansion. We can also be ensured that with this expansion our communities will continue to have a safe place to go for all to enjoy.

We thank you in advance for your consideration,

Flatbush Shomrim Safety Patrol



SEPHARDIC BIKUR HOLIM
Community Service Network

425 Kings Highway
Brooklyn, New York 11223
t: 718.787.1100
f: 718.787.9598
e: contactus@sbhonline.org
w: www.sbhonline.org

President
Victor Grazi, MD

November 24, 2010

Vice Presidents

Fortune Faham

Ely J. Harary

Chuck Mamiye

Ronnie Tawil

The Honorable Regina Myer
President of Brooklyn Bridge Park
334 Furman Street
Brooklyn, NY 11201

Treasurer

Lee M. Cohen, CPA

Secretary

Alyssa Shweky

Dear Ms. Myer:

Executive Director

Douglas Balin, LMSW, MPA

I am the Executive Director of Sephardic Bikur Holim (SBH), otherwise known as SBH Community Service Network, Inc.

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Abdo Sultan

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Nancy Sutton

Sam A. Sutton

Eva Tawil

Ralph Tawil

Ronnie Tawil

Jeffrey Terzi

Danielle Wahba

Michael Wahba

SBH provides a multitude of services to anyone in need. We operate a food pantry, have a multi-level career advisement office, offer English-as-a-Second-Language classes through the New York City Board of Education, and operate a New York State Office of Mental Health licensed clinic, among our many programs and services.

Sephardic Bikur Holim would like to support the current financing plan for Brooklyn Bridge Park and urge the Committee on Alternatives to retain this plan going forward to ensure the completion of the park without delay.

The BBP Financing Plan was the subject of serious examination and thoughtful deliberation following the creation of the park master plan. The current financing plan was studied in the course of the project's environmental review (SEQR) and is enshrined in the project's General Project Plan.

We feel that the Park is of tremendous value to the City of New York as well as the thousands of people who use it and would like to see it completed so that it can be of use to all who seek to benefit from its magnificent parkland.

Sincerely,

Douglas Balin, MPA, LMSW
Executive Director
Sephardic Bikur Holim

crown
J E W I S H
COMMUNITY
C O U N C I L **heights**

392 Kingston Avenue • Brooklyn, New York 11225
Tel.: (718) 771-9000 • Fax: (718) 778-0272

387 Kingston Avenue • Brooklyn, New York 11225
Tel.: (718) 778-8808 • Fax: (718) 774-7540

November 26, 2010

Regina Myer,
President
Brooklyn Bridge Park
334 Furman Street,
Brooklyn, NY 11201

Dear Ms. Myer:

One of the central parts of the mission of the Crown Heights Jewish Community Council is to advocate on behalf of the thousands of Jewish families who reside in the Crown Heights neighborhood of Brooklyn.

On behalf of the Board of Directors and the Crown Heights Jewish Community I would like to express our community's support for the planned expansion of the Brooklyn Bridge Park now under discussion in the Commission for Alternatives.

The members of our community use this park frequently, as it is a popular spot for our residents, for strolls and other activities.

We feel that the plan under discussion to use private development of the area to finance the continued maintenance and expansion of the park will ensure its long term viability and make sure that this resource remains available to the community.

Thank you for your consideration,



Rabbi Eli Cohen,
Executive Director

Funded by: NYS Council of the Arts • NYS Crime Victims Board • NYS Office of Temporary and Disability Assistance • NYS Department of State • NYS Division of Housing and Community Renewal • NYC Department of Youth and Community Development • NYC Department for the Aging • NYC

Department of Cultural Affairs • United Way of NYC • Brooklyn Union Gas

An affiliate of the Metropolitan New York Coordinating Council on Jewish Poverty and the United Jewish Appeal/Federation

Shalom Senior Center

ב"ה

483 Albany Avenue
Brooklyn N.Y 11203
◆
Phone 718 774-9213
Fax 718 774-9214
Email Sherz @chjcc.org

Rabbi Shimon Herz
DIRECTOR

November 29th 2010
President
Brooklyn Bridge park
334 Furman Street
Brooklyn NY 11201

Dear Ms. Myer:

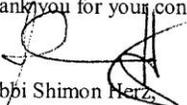
The Shalom Center has served the needs of the communities seniors for over 30 years.

On behalf of the Board of Directors and the Shalom Senior Center I would like to express our support for the planned expansion of the Brooklyn Bridge Park now under discussion in the Commission for Alternatives.

The members of our community use this park frequently, as it is a popular spot for our residents, for strolls and other activities.

We feel that the plan under discussion to use private development of the area to finance the continued maintenance and expansion of the park will ensure its long term viability and make sure that this resource remains available to the community.

Thank you for your consideration,


Rabbi Shimon Herz
Director

Funded by the NYC Department For The Aging, NYS Department For The Aging
Office of The Brooklyn Borough President, Metropolitan Council On Jewish Poverty
Sponsored by the Crown Heights Preservation Committee Corporation
כאן צוה"ה את הברכה

November 29, 2010

Regina Myer
President
Brooklyn Bridge Park
334 Furman Street,
Brooklyn, NY 11201

Dear Ms. Myer:

Ahavas Chesed is a not-for-profit corporation providing emergency assistance to individuals and families, especially at times of crisis and medical emergencies.

On behalf of our clients, I would like to express our support for the planned expansion of the Brooklyn Bridge Park now under discussion in the Commission for Alternatives.

The members of our community use this park frequently, as it is a popular spot for our residents, for strolls and other activities.

We feel that the plan under discussion to use private development of the area to finance the continued maintenance and expansion of the park will ensure its long term viability and make sure that this resource remains available to the community.

Thank you for your consideration,

Rabbi Abraham Lider,
Executive Director



720 Lefferts Avenue
Brooklyn, NY 11203
72 Shmuel Hanovi Street
Jerusalem Israel
Phone 718.953.3025
Fax 718.221.2606
Email ahavaschesed@verizon.net
24 hr. Hotline 718.221.2424

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Cong. Yetev Lev
D'Satmar



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ד'סאטמאר

163 Rodney Street • Brooklyn NY 11211 • Tel. (718) 302-6720 • Fax: (718) 486-2473

בס"ד

Committee on Alternatives to Housing Public Hearings
November 25, 2010

Dear Sir or Madam:

Congregation Yetev Lev D'Satmar supports the current financing plan for Brooklyn Bridge Park and urges the Committee on Alternatives to retain this plan going forward to ensure the completion of the park without delay. The Williamsburg community uses the property and fully supports expansion without delay.

The BBP Financing Plan was the subject of serious examination and thoughtful deliberation following the creation of the park master plan. The current financing plan was studied in the course of the project's environmental review (SEQR) and is enshrined in the project's General Project Plan (GPP).

Waterfront parks by their nature are more expensive to maintain. Brooklyn Bridge Park has 12,000 pilings on Piers 2, 3, 5 and 6. The costs of keeping these pilings in good repair cannot be treated as capital costs.

The current financing plan minimizes the footprint of development in the park (8% of total project area).

Housing and limited hotel use is the most appropriate and compatible land use for a public park. These uses are land-efficient and provide "eyes on the park" as well as ancillary uses like meeting space, restrooms and restaurants that will serve park users. There is no evidence that housing in close proximity to parks serves to privatize a public park. Many examples all over New York City illustrate this, including Riverside South and Central Park in Manhattan.

The current financing plan is not subject to unpredictable budget cycles and ensures that Brooklyn Bridge Park will be well maintained in perpetuity. The current financial plan is reliable in that the park operator will control the development sites to ensure a steady source of income to fund park maintenance.

Brooklyn Bridge Park's features are not expensive items. Most of the park's annual maintenance costs are due to the nature of the waterfront site rather than particular features, finishes or amenities.

Maintenance costs were evaluated by the NYC Department of Parks and Recreation and found to be consistent with operating costs for large waterfront parks.

The Park's financial plan is already in action, with maintenance funds coming from 1 Brooklyn Bridge Park, a pre-existing building within the project boundaries that was adaptively re-used for residential use and completed in 2008.

Very Sincerely Yours,

UNITED
TALMUDICAL
ACADEMY
OF BORO PARK

ישיבה ומתיבתא
תורה ויראה
ובית רחל
דרבינו יואל מסאטמאר



Committee on Alternatives to Housing Public Hearings
November 29, 2010

Dear Sir or Madam:

We support the current financing plan for Brooklyn Bridge Park and urges the Committee on Alternatives to retain this plan going forward to ensure the completion of the park without delay. The community uses the property and fully supports expansion without delay.

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The Park's financial plan is already in action, with maintenance funds coming from 1 Brooklyn Bridge Park, a pre-existing building within the project boundaries that was adaptively re-used for residential use and completed in 2008.

Very Sincerely Yours,

A handwritten signature in black ink, appearing to read 'Chaim Goldberger'.

Chaim Goldberger
Chairman of Board

5301 14th Ave. ■ BROOKLYN, NY 11219

TEL. 718.438.7822 ■ FAX. 718.438.3153

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1346 56th Street, Brooklyn, NY ■ 960 49th Street, Brooklyn, NY ■ 1010 45th Street, Brooklyn, NY ■ 1269-81 36th Street, Brooklyn, NY

**BAIS YAAKOV
FAIGEH SHONBERGER
ADAS YEREIM - BORO PARK**



**בית יעקב
פיגא שאנבערגער
עדת יראים - בארא פארק**

נסד

November 29, 2010

Regina Myer,
President
Brooklyn Bridge Park
334 Furman Street,

Dear Ms. Myer,

Being the administrator of Bais Yaakov Faigeh Schonberger of Adas Yereim, which is a Jewish Educational School for close to 500 children in the Brooklyn area, it caused me a great deal of concern to hear that there is even a possibility to put a hold on the building expansion of the Brooklyn Bridge Park.

On behalf of the children and the families that attend our school, I would like to show our support for the expansion plan, and we certainly hope that the mayor does continue with his plan, as it is to benefit the people in the Brooklyn Community.

Thank you for your consideration,

Chaim Meir Framowitz
Administrator

1169 - 43rd Street, Brooklyn, NY 11219 • Tel: 718-435-5111 • Fax: 718-435-5446

November 29, 2010

Regina Myer
President
Brooklyn Bridge Park
334 Furman Street
Brooklyn, NY 11201

Dear Ms. Myer:

On behalf of Young Movement and its diverse and extensive membership, I am writing to support the expansion of the Brooklyn Bridge Park. The completion of this initiative will greatly improve the livelihood of young adults living in Brooklyn.

In New York City, parks are one of few open spaces young men and women can fully exert themselves physically (and otherwise) without having to remit a fee. According to the Parks Department, 14% or 29,000 acres of the city is an official park or recreational region. In a city of close to 8 million residents, this designated cumulative area, though seemingly sufficient, falls short of meeting the growing population's needs. Furthermore, Brooklyn Bridge Park's prime location not only causes an influx of visiting residents from and around DUMBO and greater Brooklyn, but also tourists who seek to take in the view of Manhattan's outstanding veneer.

As such, I kindly request you consider this endorsement for the expansion of the Brooklyn Bridge Park, and feel free to reach me at the contact below if you have any questions.

Yours in Service,
Micah Owino
Young Movement, President

ALTERNATIVES TO HOUSING IN BROOKLYN BRIDGE PARK -- Patti Hagan 13 Dec. 2010

Good evening Committee on Alternatives to Housing in Brooklyn Bridge Park. I am Patti Hagan, Prospect Heights>Action Coalition, from 117 St. Marks Avenue in Prospect Heights, Brooklyn. How fitting that we should be gathered here, again, to mark the 6th Anniversary of the December 2004 BBP-*coup-de-parc* -- when Mayor Bloomberg & Governor Pataki kicked aside the BBP-community-developed plan -- painstakingly-worked-out-on-paper over a 20 year span, in 70+ public meetings, costing \$3 - \$5 million per year to Maintain-&-Operate (M-&-O)-- and hijacked BBP into the authoritarian hands of **The EMPIRE** State Development Corporation (ESDC) -- a so-called Public Benefit Corporation. The EMPIRE immediately began jacking up the cost of BBP, piling on unneeded earmark-style “amenities” & hiring world-class pricey landscape architect Michael Van Valkenburgh of Cambridge, Massachusetts’ Harvard Graduate School of Design. (What? No park landscape architect talent in New York?) As of the BBP hijacking, a world-class M-&-O budget (now \$16.1 million/yr) was decreed by The EMPIRE -- as absolutely necessary to maintaining-&-operating the world-class BBP. Ergo, ESDC Developer-cronies would get the unprecedented opportunity to build world-class up-to-30-stories (!) *BBPark Housing-Developments -- at least 5 -- inside the Park*, “to provide revenue for the maintenance and operations of the park” at the unquestioned quadrupled \$16.1 million M-&-O figure artificially pumped up and set in stone by The EMPIRE. Bad NY Park Precedent!

As a lifelong gardener and longtime investigative garden writer for *The Wall Street Journal* -- where I once wrote a story about Jennifer Bartlett’s horticulturally & financially insane “South Gardens” park plan (encouraged by the Battery Park City Authority) that caused New York’s first Gov. Cuomo to kill the Bartlett design as unaffordable -- I was shocked, earlier this year, to attend a Metro Hort Group lecture on Brooklyn Bridge Park -- at The Arsenal, NYC Parks Dept. HQ -- by Michael Van Valkenburgh Associate, Matthew Urbanski. Mr. Urbanski said:

--- ”A lot of what we try to do is *create a complexity, intricacy in the landscape... Everyone’s spending so much money on it -- it better be complex!*”

--- “A waterfront park: *make it as complex as possible* -- Beaches, Tidal Pools, Salt Marshes, Water Gardens, Exposed Piles, Fields, Meadow, Wave Attenuator...”

--- “*We want linear gardens of intricacy in the park*. All the landscape types incorporated into the park are far more than would be there naturally.”

--- “We have managed succession: Lawn, Meadow, Shrub Bands...*a very contrived Meadow...Water Gardens are very complex, the idea being more complexity is better... little Lawns with different micro-climates -- a Perched Wetland -- perched on a pier.*”

Van Valkenburgh is where the BBP Conservancy cuts the budget -- for installation, maintenance & operation! Eliminates Housing-in-Brooklyn Bridge Park! While I have no doubt a Van Valkenized BBP landscape would be an intricate wonder to behold -- in all its world-class

botanical complexity, world-class cost to build-maintain-&-operate. But The EMPIRE seems to have forgot: a Public Park is being constructed, not a privatized exquisitely raffine, exceedingly labor-intensive Estate Garden for the plutocrats who could afford to buy into the BBPA [APARKMENTS]. The *BBP genius loci* dictates all that's needed is something simple, that will stand up to hard use over the years -- like Prospect Park and Central Park -- that does not distract from this simply splendid Brooklyn Bridge Park site. This PLACE is the attraction. Standing in Brooklyn Bridge Park is, in a New York way, like standing at the rim of the Grand Canyon:

Behold one of the most majestic sites in America. People don't come to this park to examine a "Perched Wetland," "a contrived Meadow," "a very complex Water Garden" -- to marvel at Van Valkenburgh's costly botanical and topographic complexity. The Brooklyn Bridge Park is already spectacular -- "beyond category" to borrow from Duke Ellington. The views are awesome, arresting, astonishing! BBPark People will be looking UP at the Brooklyn Bridge, Out at the Statue of Liberty, Across to the Isle of Manhattan -- not Down at the rarified plants & plantsmanship of Michael Van Valkenburgh Associates, Inc.

The obvious alternative to Housing-in-the-Park is simple: No Housing-in-the-Park via a simplified Van Valkenburgh design. His complexity is costly. I argue that "*more complexity is NOT better.*" Go back to the grass roots, affordable \$3 - \$5 million community BBP plan developed and approved pre-the December 2004 BBP-*coup-de-parc*. This City, this State -- We The Taxpaying People of New York -- cannot afford and do not need this souped-up Van Valkenized, luxury condoized, \$16.1 million-to-maintain-&-operate edition of Brooklyn Bridge Park. Back to community-based BBP Basics.

*I think that I shall never see
Housing in Brooklyn Bridge Park lovely as a Tree.*

Patti Hagan -- Prospect Heights>Action Coalition
117 St. Marks Avenue
Brooklyn, NY 11217-2410
718-219-2137

I'm Carol Milano of 652 Carroll Street, Brooklyn 11215.

I attended the hearing at St. Francis College on December 9, and wish to add some comments, as a concerned resident and year-round active parks user.

1. "Eyes on the Park" is a charming catch-phrase -- and a total fiction. For 15 years, I lived midway between Riverside and Central Parks, and used both frequently. Yes, residential buildings line the streets facing both parks. From inside the park, I couldn't see the buildings through the trees, and residents certainly couldn't see me. And I doubt very many spend hours by their windows gazing down at park attendees. Despite the thousands who live along Central Park, none came to help me on the sunny afternoon when three teenage boys attacked me in the middle of a very busy main pathway.

Since 1985, I've jogged in Prospect Park five days a week, year-round. Just as on the West Side, trees block views of the buildings along Prospect Park W or SW. On sunny, nice days, the park is crammed with visitors. On cold or wet days, the park is mostly empty -- a few other runners, perhaps, or a lone dog-walker, or an occasional Parks worker. It's a little scary. And none of those "eyes on the park" have their eyes on the park when they'd actually be helpful. That concept is a skillfully propagated myth that apparently caught the attention of quite a few trusting speakers on December 9.

2. Battery Park City is a brilliant use of prime waterfront space. Comparing it to Brooklyn Bridge Park is pure apples-and-oranges. Battery Park was planned as a retail/residential/recreational space all at one time, and then created on new landfill where nothing else had ever existed.

Brooklyn Bridge Park is a welcome adaptive re-use of some old, abandoned piers. It is in a unique, very historic, beautiful, densely-populated neighborhood. Battery Park City is its own brand-new neighborhood. There was nothing there before it came into being. To add large modern buildings to the Brooklyn Heights waterfront is an assault on the district's history and beauty. They don't belong there, esthetically or morally.

3. Yes, maintaining a park is costly. The \$16 million annual fee mentioned at the hearings is a large sum. I have no idea where that estimate is from or how legitimate it is. Perhaps maintenance costs could be reduced without damaging the new park's viability and safety.

Other than massive residential construction at the water's edge, maintenance costs could be covered, at least partially, in other ways. The frequently-mentioned concession fees are a start, but obviously won't provide \$16 million.

I heard other good suggestions, though: a Business Improvement District along the Park's borders makes sense, along the Bryant Park model, but with modest fees appropriate to the scale of the local businesses. Charging fees for events at Brooklyn Bridge Park is legitimate -- Prospect Park, Central Park and Bryant Park charge for events, film and commercial shoots, fund-raisers, corporate parties, etc. A Conservancy or Alliance is valid and appropriate -- many parks, botanic

gardens, zoos and other recreational facilities nationwide have them, and significant funds are raised each year.

My own suggestion: I know the above won't bring anything close to \$16 million. So I concede that some type of residential building is appropriate. But shouldn't it be appropriate to the setting? Low-rise buildings fit the Brooklyn Heights footprint. Twenty or thirty stories afford a developer lavish income, but do not belong in landmarked, historic Brooklyn Heights. Surely a developer could be pleased to have, say, 8 multi-million dollar units in a 4-story building, even if that's not as lucrative as 80. And what about an underground parking lot beneath each residential building, with most of the parking fees earmarked for Brooklyn Bridge Park maintenance, since that's the attraction bringing drivers to the area?

The Bloomberg administration is consistently and blatantly pro-developer. No concern is shown for appropriateness of a project in a desired location, nor for environmental impact. But I hope that Bay Area Economics Consulting can be objective enough in its deliberations to put people and parks first, and not make developers the first and only priority.

Thank you for your consideration.

Sincerely,
Carol Milano

Hello,

I'm writing on behalf of Daniel Power and Susanne Konig, owners of The powerHouse Arena and powerHouse Books (businesses located in DUMBO Brooklyn). This is a letter of support for the proposed housing related to the development of the Brooklyn Bridge Park.

If you have any questions, feel free to contact me at the information below.

Best,

Craig Mathis

POWERHOUSE ARENA

December 13, 2010

To Whom It May Concern,

I'm writing to express support for the Brooklyn Bridge State Park's plan to add housing to off-set the costs of developing the new Park.

The strategy of adding additional housing should help to make the project self-sustainable and appears to be the best solution.

Sincerely,



Susanne König
Executive Director
The powerHouse Arena
37 Main Street
Brooklyn, NY 11201
Tel – 212.604.9074
Email – susanne@powerhousebooks.com

It is not a good idea to put private housing in a public park: Not Central Park, Prospect Park, Van Cortlandt Park, Silver Lake Park, Flushing Meadow Park, nor Brooklyn Bridge Park. It is a slippery slope. Once done, there is no going back. Despite difficult economic times, it is imperative to explore appropriate, democratic alternatives to support this venture. There are many empty, abandoned buildings throughout the city; Do something with those. Leave public parks to exactly what they are, parks for all the people.

BARBARA ORNSTEIN
44 Montgomery Place
Bklyn, NY 11215

Thanks for the opportunity to testify on this issue.

To think that housing would have a place within any park at all strikes me as fundamentally subverting the very concept of what a park is meant to do. Public receipts raised through general taxes should provide a park that is meant for the public at large to enjoy--meaning the many tourists who come from abroad or elsewhere within the US to visit as well as any residents of any of the 5 New York City boroughs.

Receipts from the luxury housing market are 100% inappropriate as funding vehicles. The design of the park should favor open space and recreation opportunities, not be an excuse to line the pockets of developers. NY State Senator Squadron's analysis should be followed to see how the park's enhancement of local property values will boost public receipts that will in turn be available to fund the park maintenance.

Can your group do a feasibility study to determine what kind of housing that area actually needs? There are many new housing projects that are already looking for occupants. How can park planners and developers be so sure that this is actually a viable stream of income to depend on? The first project is still having trouble finding full tenancy.

To demand that the park be commercially self-sustaining is not realistic. Further, to make its survival dependent on narrowly defined income streams such as payments from housing projects within its borders, or EVEN simply near the park borders, such as is contemplated with possible makeovers of existing large buildings like the Watertown buildings currently owned by the Jehovah's Witnesses, is to turn your back on the basic need of urban dwellers for open AND quiet space, free from the noise of mechanical equipment.

If funding for the park needs to be raised with activities actually within the park boundaries, the only activities to carry this burden should be ones that the entire park-going public could potentially participate in such as refreshments, boat rentals, activity lessons, etc. If you want a park for the public and not just a privileged few, the funding stream should be raised on the public, primarily through the taxes levied and other things that the public is in a position to pay for.

If you think funding the park WITH housing is the way to go, you must prove it by providing a feasibility study that shows the demographics and income of the people who are actually in a position to acquire and occupy that housing.

Sincerely,

Jean Campbell
10 Columbia Place, Apt. GR
Brooklyn, NY 11201

Jo Anne Simon
NYS Committeewoman &
Democratic District Leader
52nd Assembly District

TESTIMONY
Brooklyn Bridge Park
Committee on Alternatives to Housing
December 9, 2010

Thank you for this opportunity to submit testimony.

Like many people who have testified before this committee, I was quite taken aback by the Brooklyn Bridge Park Corporation's 2004 holiday un-gift which pulled the rug out from the communities that had worked so hard to plan a park that would serve Brooklyn equitably and most egregiously, eliminated so many of the amenities on which people were counting and substituted housing which virtually no one had wanted or envisioned. It was especially galling given the manner in which it was done.

Many of us who opposed the bare bones park presented to us at that time have worked hard to make lemonade out of the lemons we were handed. For different members of the community, that action has taken different forms. But my long held belief is that very few in the community actively want housing in Brooklyn Bridge Park. For many it is an acceptable trade-off, which should not be confused with desire. Everyone wants less development rather than more, a principle in keeping with the 13 Guiding Principles.

I sat through the earlier hearing on this matter and three things are clear:

One, the processes of the governing entity must become more transparent and accountable to the public. The time for mystery really must end.

Two, most of the people testifying, and I dare say, most people generally, in their heart of hearts do not want housing of any kind (not just luxury housing) in Brooklyn Bridge Park.

Three, few of the ideas presented as solutions were terribly new. Some were focused on cost cutting measures – the “why do we need wave attenuators?” type of argument. I don't know enough about them to have an opinion as to whether they are needed, but I am fairly sure that eliminating any or all of the items on such a list would not yield sufficient revenue. Still other ideas have much appeal, such as Senator Squadron's PIRC proposal (which it seems would not throw off enough revenue soon enough to do the job) and the Mannheim proposal that the City purchase the Watchtower buildings that will be coming on line and dedicate the tax revenue from those buildings to Brooklyn Bridge Park, have not had sufficient study.

In the end, it seems to me that regardless of the arguments and financial assumptions that led the BBPC's predecessor to determine that housing would provide the necessary funds, the economy has changed dramatically, and so have the assumptions underlying the viability of housing to pay for the Park's operations and maintenance. Given that change of circumstances, we have a unique opportunity to leave no stone unturned in the quest to find alternative means to fund this park. I strongly urge the Committee to do so.

Moreover when the Committee issues its findings, I strongly urge it to communicate with great clarity and transparency, how it arrived at its recommendation, including the assumptions underlying its analyses and its methodology. If significant income can be derived from ideas such as the PIRC proposal or the Witness proposal or naming rights or a year round recreational facility, the analysis of that income and how it can become part of the mix of revenue generation will be key to the accountability that the public seeks. Thank you.

Hon. Jo Anne Simon

*N.Y.S. Committeewoman &
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December 13, 2010

Bay Area Economics
121 West 27th Street, Suite 705
New York, NY 10001

Re: Brooklyn Bridge Park Funding Alternatives

To Whom It May Concern:

As an active volunteer of the Brooklyn Bridge Park Conservancy and a member of the Conservancy's Junior Committee, I support the committee's investigation into alternative sources of revenue that would support the park as self sustaining as required by the MOU between NYS and NYC.

The ability for Brooklyn Bridge Park to have a dedicated and controlled revenue stream to support the ongoing development, programming and maintenance of this world class environment is critical to its future success.

As a manager of the Fulton Mall Improvement Association, I know all too well the value of a dedicated revenue stream and the direct impact that these funds have on a specific geographic area that furthers their upkeep and continues to attract additional investment.

Having said that, I strongly urge that the committee's investigation into alternative sources of revenue take into account several considerations. I ask the following of the committee:

- 1) Committee favors alternatives that take up to a maximum of 8 acres
- 2) Committee makes sure the Brooklyn Bridge Parks operations are fully funded in their revenue plan
- 3) Committee does not delay ongoing and or planned construction

If for whatever reason, the Committee is unable to come to determination on the alternatives that meet this criteria, I would ask the committee to support a decision that reflects the current and approved General Project Plan.

Again, we are at a critical juncture with the ongoing development of the Brooklyn Bridge Park as well as the continuing maintenance of this world class environment. As such, this investigatory process and the final decision by the committee and ultimately the board will lay the groundwork for what I hope to be a sustainable, financially sound and thriving public asset.

Thank you for considering my testimony as part of the public record.

Sincerely,



Kevin Tolan

Dear CAH Committee members,

I am attaching my proposal for a Brooklyn Bridge Museum and Visitor's Center in the hopes that it will strike a responsive chord. As the person who developed the name, the concept and secured the initial funding for for Brooklyn Bridge Park, my goal has always been to honor and commemorate the Great Bridge. It has been extremely disappointing that the Brooklyn Bridge and its place in American history has not been acknowledged or expressed in anyway within the park. This proposal is an attempt to rectify that omission.

I envision this feature being located in place of the berm roughly in front of Pier 4. This would save the cost of the berm, provide an active, revenue generating element fin a part of the park that will be closed to people (the berm is to be fenced and will not be accessible to park visitors). Most importantly, it will place a significant revenue generator in front of those residents of Brooklyn Heights who testified so passionately about the need for the park must pay for itself.

It should come as no surprise that the very articulate residents of Columbia Heights are unanimous in their desire for a fully funded park as long as the means of revenue production are not visible to them and will have no impact on them. Greed is, after all, the most powerful of human emotions. We all want benefits without cost. BBP park absolutely can and should be a win/win proposition for all. There is no need for winners and losers. It is your job as BBP CAH members to balance the needs of the very powerful, wealthy immediate adjacent neighbors with the needs of the far, far larger greater public. This proposal and my other submission call "Atlantic Ferry Landing" outline modest ideas for creating financially prudent, revenue producing park amenities that benefit all while capturing and leveraging the external effect of the park for the economic development of Atlantic Avenue, Columbia Street Waterfront District, Downtown Brooklyn's retail core as well as the BAM Cultural District.

Thank you for the opportunity to present my thoughts.

Sincerely yours,
Roy W. Sloane

**A PROPOSAL BY ROY W. SLOANE TO THE BBP COMMITTEE ON ALTERNATIVES
TO HOUSING DECEMBER 9, 2010
HONORING THE GREAT BRIDGE: A BROOKLYN BRIDGE MUSEUM AND
VISITOR'S CENTER**

To honor and commemorate the Great Bridge, I would like propose a destination “Brooklyn Bridge Museum and Visitors Center” for the Upland of Pier 6 or in place of the berm in front of Pier 4. I envision a dynamic, high tech infotainment experience that would feature 3D and holographic technology similar to that used in the new “Wizards World of Harry Potter” created by Universal Studios. The central feature would be an experiential Imax-style theater version of the “Camera Obscura” that was a popular attraction at seaside resorts in England in the 19th century. This “Camera Obscura” would also feature a “time machine” that would enable viewers to go back in time to pre-Columbia times and would move forward in time to show the discovery of New Amsterdam, the revolutionary war, Washington evacuating the troops after the battle of Brooklyn, the incredible rise of maritime activity in the 19th century, culminating with the construction of the Great Bridge. 3D Holographic representations of various historical characters such as Washington and Roebling would provide narration and commentary. The viewers would also be able to experience “flying” through the city and around the Brooklyn Bridge during its construction. This technology has been perfected to the point where visitors actually experience the sensation of flight and see the 3D holographic characters with astounding realism – all in a very small footprint. An upper story enclosed observation “visitors center” would provide spectacular views of the harbor, exhibits – possibly including the miniature prototype of the bridge that Roebling built to demonstrate his concept for his proposed suspension bridge. This space could also feature a restaurant, book store and souvenir shop. In addition it would be available for rent for evening events. New York does not have any kind of high tech experiential destination for visitors and tourists, so this would be a unique attraction for the millions of visitors who come to New York every year. It would be a major financial help bring more visitors to brooklyn Bridge Park and would major contributor to the revenue needed to fund the park.

Dear CAH Committee members,

I found the two BBP CAH public hearing interesting and informative. They helped me realize that it is the "external effect" of parks that I am trying so hard to capture for the economic development benefit of the communities of South Brooklyn with my proposal "A VISION FOR PIER 6: ATLANTIC FERRY LANDING". It is my sincere hope that the Mayor, NYC EDC and all the members of the BBP CAH share these goals. The very large expenditures required for BBP must be leveraged to the maximum degree possible-- and not just to boost the property values of the residents of Columbia Heights. To deny the reality of the "external effect" of public investment in parks calls into question the future of park building in New York and challenges the viability very concept of "economic development" itself. It is possible to capture these external benefits, to create a park that truly serves the needs of the greater public and the immediate adjacent neighbors.

Sincerely yours,
Roy W. Sloane

STATEMENT OF ROY W. SLOANE AT BBP COMMITTEE ON ALTERNATIVES TO HOUSING NOVEMBER 30, 2010
A VISION FOR PIER 6: ATLANTIC FERRY LANDING

As the person who organized and conducted the first two public planning meetings on Brooklyn Bridge Park in 1995-95 (one of which was conducted right here in this room) and the Public Affairs Chair of the BBPLDC who organized the almost 30 public planning sessions held between 2000 – 2002 and having attended the many public meetings that have been organized by the Brooklyn Bridge Park Defense Fund and the Atlantic Avenue Betterment Association since 2002, I think that I am uniquely qualified to speak about the goals and aspirations that so many of the residents of the communities South of Atlantic Avenue share. I have woven these ideas into a concept for a new place in the park that I call “Atlantic Ferry Landing” (its name in the 19th century). Most of these ideas are not my own but have come directly from the public. I have simply woven them into a cohesive whole. Our vision is for a much more active use of Pier 6 and its upland that would be an attractive destination filled with recreational, cultural, and hospitality amenities with a significant retail component. It would also be an intermodal transportation hub connected to Governors Island and Manhattan by ferry and into our neighborhoods by trollies, bus service, bike paths and pedestrian bridges. South Brooklyn is deeply connected to the waterfront. It is part of our history and part of the fabric of our community– not just a place we visit when relatives come to town. We want it to be a part of our daily lives. Our goal is to make a more liveable city for our residents. What do our residents south of Atlantic Avenue and the vast majority of the residents of our borough need to bring them to the park in large numbers? They need reasons to go to the park and they need recreational, cultural and other amenities when they get there. Those of us who do not live in Brooklyn Heights have to spend the time and travel a significant distance to there. We do not have the luxury of looking out their windows to see the park and the Manhattan skyline. We need a “there” there! We need a mix of activities and uses that will make the park relevant 12 months per year. And every one of the uses we want is a direct or indirect revenue generator. We also need a park that is active 12 months a year to help revitalize our commercial corridors – Atlantic Avenue (particularly from Clinton Street to the water) and the Columbia Waterfront District. But also to serve as a link to the BAM Cultural District, Atlantic Yards and shopping in Downtown Brooklyn. We especially need activities for teens and young adults. We must address this need so that families want to stay in Brooklyn. Some park experts and urban planners have told me that the current high rise park plan will serve no more that 3% to 15% of the total potential park users. 24/7/12month a year activities are the key to active use. A dynamic mix of uses, amenities and attractions on Pier 6 and it upland area would dramatically increase the number of visitors everyday. An increase of 25x’s, 50x’s, 100x’s or even more is possible. That will multiply the retail activity on Atlantic Avenue, Columbia Street and Downtown Brooklyn generating new revenues to the City far greater than any two residential towers could ever produce. We are NOT committed to the much talked about 10% footprint – at least on Pier 6. 20% or 30% that we can actually use is far better than 10% that we can never use. And if we need to cut off half of Pier 6 to “pay” for the park we really need, we’d be prepared to discuss that too. In the proposed plan, half of Pier 6 is devoted to waste water storage (needed by all the high rises, new roads and harscape), so if we are going to lose the use of half of it anyway, let’s just make it smaller right now. Trust me – no one from of Atlantic Avenue EVER asked for a wetland on Pier 6. Think of all the money that would save! What would Atlantic Ferry Landing look like and what would be in it?

1) It would have a green, welcoming entrance that we could get to by trolley, bus, bike or on one of the five new pedestrian bridges across the BQE trench that we are currently planning.

2) It would feature a vertical “pay to play” sports and recreation facility located on the upland of Pier 6 that would include a vertical parking facility sandwiched in back – combining two revenue generators in one. 30% of the users of Chelsea Pier currently come from Brooklyn and Staten Island. According the HR&A, the operators of Chelsea Pier offered \$1 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 field.

3) It would be filled with places to eat, drink, listen to music and dance on the water at prices we can actually afford (think Smith Street– not River Cafe). We would love a cultural facility like that planned for the Tobacco Warehouse.

4) It would feature seasonal recreation opportunities – ice skating in the winter and swimming in the summer.

5) Pier 6 to be the main entrance to Governors Island in Brooklyn. It is through our efforts that the ferry to Governors Island was located at Pier 6 and it is no surprise that it has attracted far more passengers than projected. As Governors Island is developed this traffic will double and re-double bringing visitors, shoppers and dollars to further activate Atlantic Avenue and the Columbia Street Waterfront District.

6) It will be a home to historic vessels. We already have the Mary Whalen, but why could we not have a old ocean liner that could be a hotel, catering facility, restaurant and night club offering cruises to nowhere?

7) Most importantly, it will have real ferry to Manhattan at the end of Atlantic Avenue. We envision an intermodal transportation hub that will connect buses, trolleys, pedestrians and bicycle riders with a new waterborne mass transit option. We imagine a ferry terminal that would house restaurants, drinking establishments, entertainment venues and retail establishments. In the 19th Century Atlantic Ferry carried the most passengers and the most freight of any of the over 100 ferries in New York.

Why does Atlantic Ferry makes sense for the communities that will use Atlantic Avenue as their gateway to Brooklyn Bridge Park?

1) According to experts this will be the primary entrance for the 130,000 residents of CB6, Boerum Hill and roughly 80% of the total population of Brooklyn.

2) CB6 is composed almost entirely of families with children living at home. We are distinctly younger than the residents of Brooklyn Heights and have distinctly different needs. The majority of our residents are not members of private squash or tennis clubs, do not belong to private beach clubs, do not own yachts or weekend getaways.

- 3) Our residents need and want access to the waterfront. The park is critical to sustaining and enhancing the quality of life for our residents.
- 4) Our area is underserved by mass transit.
- 5) The park is key to the economic development of Atlantic Avenue and the Columbia Street Waterfront District.
- 6) It will connect visitors to the BAM cultural district, Atlantic Yards and boost the retail activity in Downtown Brooklyn.

Will an active Atlantic Ferry Landing provide more “new” revenue than a passive Pier 6 with residential development? Most definitely! Every component of Atlantic Ferry is an actual “cash” revenue generator but the indirect economic development benefit to Atlantic Avenue, the Columbia Street Waterfront District as well as the BAM cultural district, Atlantic Yards and Downtown Brooklyn is the real economic benefit – far beyond the PILOT’s that would be generated. This is an opportunity that must be seized now. Once high rises built, the new occupants will oppose every single thing that I have just outlined and the land will be lost to our citizens forever. No of us will ever sit in the grass, our children will never play ball on the land where the high rises are to be built. We must not let this happen! It is imperative that the Southern gateway to Brooklyn Bridge Park be reimagined before it is sacrificed as a cash cow to pay for the landscaping, tide pools and revenue neutral yacht basin that most of us will never use more than a few times per year.

I object to the construction of high-rise towers at Pier 6 for urban planning and historic preservation reasons. The Brooklyn shoreline that extends from the Brooklyn Bridge past Governor's Island to Red Hook looks largely as it did in the 19th century. It is part of the world-famous view of the lower part of the East River as seen from Lower Manhattan.

This historic waterfront view is broken only by the One Brooklyn Bridge Park building. Placing modern high-rise towers next to this building, especially one with as many as thirty-one floors, further violates the 19th century character of this shoreline.

Even if only for this reason alone, it is extremely important to fund the park without the construction of modern residential buildings at Pier 6.

Clint Padgitt
277 Hicks Street Apt. 5C
Brooklyn, NY 11201

To: Bay Area Economics

Dear Madam/Sir:

I'm writing to encourage you to seriously investigate all possible alternative means of financing the construction and maintenance of Brooklyn Bridge Park.

I reside in the Willowtown section of Brooklyn Heights, and have been involved in the community's planning for the park since the mid-1980's. Not surprisingly, there were many interests and viewpoints that nevertheless resulted in a consensus plan (The Master Plan) at the end of the 1990s. The park would have been less expensive and more conducive to active uses than the current plan. Many of us were outraged when, in the last moments of 2004, we learned that a small number of politically and financially powerful individuals had been in secret negotiations with the Empire State Development Corporation for as much as six months, and had produced a plan for the park that would drastically increase its costs, remove most active recreational facilities, include enormous capital expenses in its budget, and make residential housing within its borders the primary means of financing it.

We've heard again and again that "without housing there won't be a park", even as other parks are built without the self-financing requirement. Please note that the MOU of 2002 didn't state that the park had to be completely self-supporting, as the backers of housing have repeated so often that it's become a truism. At the time, the current Mayor agreed to language that portrayed residential development in negative, last-resort terms. In 2010, it's become anything but a negative, e.g., "eyes on the park", in the pronouncements of his Central Brooklyn Heights supporters. We've heard that residential development will occupy a tiny portion of the "footprint" of the park's acreage, as though the buildings would be two-dimensional outlines on the ground, rather than bulky 14- and 30-story buildings. The effect on the park's atmosphere will be permanent and increasingly proprietary on the part of the park's residents. (See the ads for 1 Brooklyn Bridge Park, that already create the impression for buyers that the park has been thrown in as an amenity.)

We feel that the rules have been skewed to take many reasonable sources of alternative financing off the table. We want to be sure that what remains will be carefully scrutinized and that a true potential to provide revenue won't be dismissed to appease a Mayor who won't tolerate losing on any issue.

We want a commercial recreational facility, like Chelsea Piers, to make up for the lack of recreational facilities in this area, and provide low-rise, non-residential revenue exclusively for the park. We want to see commercial entities, such as the River Café, which are already benefiting financially from the completed sections of the park, to contribute to its revenue stream. We would like to encourage the use of the park by filmmakers and ad agencies, and the revenues directed to the park's costs. Since the park being required to finance itself, we want all possible means of financing it to be encouraged, rather than impeded. We feel that financial goals can be reached without the divisive effects of housing for the very wealthy consuming it from the inside.

Thank you.

Robert Stone

23 State Street

Brooklyn, NY 11201-5512

718.624.1395 (h)

917.617.8718 (c)

I do not believe it is wise to put private housing in a public park. Not Central Park, Prospect Park, Van Cortlandt Park, Silver Lake Park, Flushing Meadow Park, nor Brooklyn Bridge Park. It is a slippery slope. Once done, there is no going back. Despite difficult economic times, it is imperative to explore appropriate, democratic alternatives to support this venture.

Mary Stanton
220 Congress Street
Brooklyn NY

Pier 1 and Pier 6 playgrounds are wonderful additions to our neighborhoods (my daughter and granddaughter use both!). BUT, there are much better ways to finance the rest of the park than additional housing.

No more housing in the Brooklyn Bridge Park!!

Janet Barrett

I am writing as an individual resident of Brooklyn Heights for over 40 years, as well as the owner of The Moxie Spot (on Atlantic Avenue and Hicks Street, just blocks from the Park). I am also the Treasurer of the Atlantic Avenue Local Development Corp. I love the park. My business has been a great beneficiary of it. My two kids love it.

I support the idea of allowing private development in order to fund the park's maintenance costs.

However, I do have two concerns:

One concern is the size of the larger tower on Pier 6. I think it should be reduced if funding allows.

At the Public Hearing an interesting point was brought up by Joan Zimmerman of Fulton Ferry Group. Why aren't viability and amount of income being brought in by the other development parcels (Pier 1 Hotel/Condos & Empire Stores) being evaluated together with the solely residential areas (Dock Street and Pier 6). If it is found that more can be made in these other areas, then the housing could be less.

Couldn't RFPs be issued for all parcels at once? A developer might see economies of scale working on more than one project at once. In turn, they might be able to make a bid that is more beneficial to the park (see below).

My second concern is in regard to the relationship that the developments will have with the park. There was also much talk about development bringing "eyes to the park" which is now a somewhat desolate area. I agree with that benefit.

However, at the Public Hearing I heard many speakers from the further reaches of Brooklyn. It made me think that the RFPs for the development parcels should not just seek to bring "eyes to the park" but also to somehow integrate the developments with the park by providing some legitimate public access, public programming. More than just access to bathrooms. The Winter Garden in Battery Park City is great. Why not have something similar on the Pier 6 end of the park? There is little shelter and no indoor areas for cultural public programming. It could sure use it. In hot weather, sudden storms/wind, cold weather, etc park goes scatter (often to The Moxie Spot to my benefit). The same needs might be true at Dock Street. I would also include a requirement for a certain % of square footage devoted to free public areas in the Pier 1 and Empire Stores RFPs.

Now what does this have to do with evaluating financing?

This could be brought up during the RFP process. However, my fear is that if it is not part of the initial financial evaluation, then anything for the public will likely be dismissed as reducing potential income. This is especially true if a big, potential developer opposes the idea. However, most of those don't typically think outside the box unless forced to.

This is the crown jewel and face of Brooklyn. If we are going to have development in a park, we should make sure that it reflects the open-minded, diverse, community-oriented spirit that Brooklyn

is, and represents, to the rest of the country and world. I think this reinforcement of the Brooklyn "brand" would only increase revenue for any development and the park in the long-term.

I hope these ideas aren't dismissed as pie-in-the-sky, and as just adding a fly in the ointment. I know these are desperate times. However, I would rather try to do things right, rather than just be satisfied with getting them done.

nrubin2@nyc.rr.com

Nancy B. Bowe
290 Hicks Street
Brooklyn, NY 11201

December 8, 2010

Committee on Alternatives to Housing
Brooklyn Bridge Park

Dear Committee Members:

As a former president of the Brooklyn Heights Association, as co-founder of the Brooklyn Bridge Park Community Council, and as a current vice-chair of the Brooklyn Bridge Park Conservancy, I have been involved in the planning, debates and advocacy surrounding Brooklyn Bridge Park for over thirteen years. A key tenet of all those conversations has been creating a self-sustaining park, and current economic conditions only serve to underscore the importance of that tenet.

The community's initial vision of the Park did not include residential development. Once the Memorandum of Understanding was signed, and the realities of the site and its economics were seriously studied, though, a majority of the brownstone Brooklyn community accepted the trade-off of residential development for a beautiful, democratic park, *with the caveat* that the Park developers clearly demonstrate that they are only building the minimum amount of revenue-generating properties necessary to fund the Park's maintenance and operations. My hope is that the Committee on Alternatives to Housing will present a convincing plan.

The General Project Plan's revenue plan minimizes the development footprint while maximizing revenues from park-compatible sources. Given the change in economic conditions since the GPP was approved, the revenue plan should be revisited and publicly discussed. I would be surprised, though, if significant acceptable alternatives arise. As the Committee reviews alternatives, I urge you to keep the following long-agreed principles in mind:

- That the Park be self-sustaining,
- That revenue be generated from dependable, park-compatible uses, including residential,
- That no more than 20 percent of the parcel be used for "development" parcels, and preferably even less (as envisioned in the GPP),
- That the recommended development is clearly the minimum necessary to generate revenues to cover costs, including the costs to repair and maintain the piers' pilings,
- That construction of the rest of the Park not be slowed or stopped.

Thousands of New Yorkers and visitors already enjoy the Park. The worst outcome would be a delay in its completion based on parochial, if not NIMBY, concerns about housing. I am a

Willowtown resident, but have happily accepted the residential plan in return for the completion and, even more importantly, the commitment to careful maintenance of the Park.

Sincerely,
Nancy B. Bowe

Written Comment of Jesse Strauss, Brooklyn Heights Resident

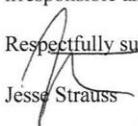
I submit this comment in strong opposition to including residential development within Brooklyn Bridge Park's boundaries. As an alternative, the Brooklyn Bridge Park Corporation should consider either (1) additional public and private funding (above revenues raised from non-residential sources, such as food and recreation concessions) to cover the park's annual maintenance expenses under the current plan (sans housing) or (2) scale back the current plan so annual maintenance costs can be paid for by the more modest revenues raised from non-housing sources. As an additional benefit, option two would allow, if not require, modification of the current park plan to include amenities (in the upland areas) that require less maintenance, such as soccer fields and baseball fields, which are sorely needed in the surrounding community.

There should be no residential development in the footprint of the park. This is true even if the absence of residential development means creating a park that is less extravagant (and therefore less costly to maintain). Residential development in a public park has the potential to create two classes of park users: those who live there and those who visit (that is true even if the housing is on the "periphery"). The disparity is more pronounced when, as in this case, the residential development will consist of predominantly high end housing catering to wealthy buyers (and renters). In any event, it's almost beside the point whether the residents of in-park housing are wealthy; whoever the residents, residential development in a park is antithetical to the egalitarian virtues of public parkland. Parks are monuments to who we are as a City (we stopped building exceptional public buildings a generation or two ago) and they should represent us well. A stratified park consisting of high end residential development reflects poorly on our City, and our values.

An argument I have heard advanced by well intentioned proponents of residential development in the park is that it creates a "built in constituency" for the park. While there is some truth to that, I don't think the argument is very compelling. The constituency created by residential development is a *for park residents, not park users*. It's unrealistic to expect park residents to act as stewards of the park for the public interest. In fact, it's more likely that park residents will assert ownership of the park and advance policies that are inapposite to the needs of the public. That is exactly the situation we should avoid.

Public money should be found to cover the maintenance expenses of the current plan (sans housing) above what non-housing concessions can raise or, if there is no will (or money) for a public commitment to pay the annual maintenance expenses of the current park plan, then the park plan should be scaled back accordingly and lower cost amenities placed in the upland areas. In sum, I believe that placing permanent residential development in the park to meet inflated projected annual maintenance expenses is irresponsible and anti-egalitarian and should be avoided.

Respectfully submitted,


Jesse Strauss

Our consultant needs to evaluate the reality of luxury housing in today's economic environment. When this plan to fund the park with housing was planned we were living in a different economic world. I am asking for an objective, realistic evaluation of this worn out idea. I believe it is unrealistic and unwise to plan to fund the park 100% with one revenue stream.

Marsha Rimler

I rarely get to say the following statement but here goes: I come here to offer lavish praise for the status quo.

We are unquestionably in an age of limited resources at the City and State levels, and if I had to personally recreate a park finance plan that didn't poach from the City's current and future revenues, I would probably arrive at a plan nearly identical to the approved EIS park plan—a few small development parcels at the perimeter of the park providing disproportionate revenue given their small footprint and impact on the park, revenue that will sustain the park for generations. I specify funds that don't poach from the City because that's the language of the MOU, and all the alternatives I've heard to date—from PIRC's to takeovers of the Witness buildings—are mostly unrealistic but they'd all undeniably poach City revenue.

By way of introduction, I'm the father of 3 kids who has spent countless hours with them at the park over the past 12 years, starting with Fulton Ferry Park and the Main Street playground, then the floating pool then Piers 1 and 6, and now that I have a puppy, long walks along the entirety of the future park from Atlantic Avenue to John Street. Not for a second would I support anything that compromises the experience of the park.

When I first started exploring the park economics 5 years ago, I assumed that the governmental analysis would be riddled with inaccuracies, silly assumptions and bad math. My background is both as a parks organizer whose first job after college was starting People for Parks in Los Angeles, and my day job for the past 20 years which has been in real estate. And by the way, given my advocacy with the Conservancy, I long ago recused myself from any role in the housing developments. What I discovered instead in the EIS plan was thorough financial analysis and reasonable assumptions in an effort to underwrite \$15 million of revenue without materially impacting the park experience. The assumptions about ground rent and taxes were pretty much exactly what I would have suggested.

The housing at the perimeter doesn't bother me one bit. If it did, I would have already noticed it from the several hundred people already living at 1 Brooklyn. They don't bother me, and in fact, to the extent that they'll help populate the park when it's cold and dreary, that's a good thing. I don't feel the good folks of 1 Brooklyn have any priority interest in the park ; nor do I feel that way about the residents of 1 Main Street negatively impacting their adjacent playground. If I think about what type of change truly has a material impact on daily life, I would say the addition of Trader Joe's is so much more relevant by a factor of 100 than the prospective addition of 2 apartment buildings at the end of Atlantic Avenue.

I've heard people argue that you can't have housing in the park, but I don't think of it that way. The boundaries of the park may include the development parcels for legal and financial reasons, but when I walk by 1 Brooklyn, I don't think it's a building in a park, I think it's a building adjacent to a park, separated by a street and parked cars, and then the park begins. 1 Brooklyn is as much in our park as the Gramercy Park buildings are in their park.

So let's be honest with ourselves. The only real alternative to housing ground rents and PILOT's is a radical restructuring of the park covenant. Let's take a huge chunk of fictitious City capital funds and pay for the piles now. Let's use the City's general fund to pay for the park's operations, just like almost every other park. Well I don't know if any of you have seen shocking photos of Central Park from the early 1990's, but I don't trust any municipal government to not cut back on parks when the going gets tough. And why should we put ourselves in that situation if we don't have to? For what? 3 buildings, each with a footprint of 10,000 square feet. The 3 buildings combined don't equal 1 acre of land in a 73 acre park. That's it. And I would urge all opponents of housing to try and stay positive about realistic financial alternatives without slinging mud. People have worked unbelievably hard over the past 20 years to make Brooklyn Bridge Park a reality, and nobody who supports the existing park plan is a secret condo-holic.

Finally, I'm here to offer an actual alternative that doesn't poach City revenue, and you needn't look any farther than the controlling language of the EIS to find the alternative to all the housing anticipated. "The development program is based on the analysis undertaken in 2004. However, the actual development will emerge as a result of a competitive developer selection process, and therefore development may be smaller, if market conditions permit it, because the value of the land and other factors may well be different from those assumed in this analysis." So let's start the RFP process, see how the revenue responses materialize, leave the Pier 6A development for last, and if the ground rent and PILOT payments exceed the underwriting, then shorten the buildings or build less square footage.

Thank you for your time.

David Kramer
Board Chair
Brooklyn Bridge Park Conservancy

Below is the testimony that was prepared for delivery last night at the public hearing but that I was unable to give, as I had to leave before my turn to speak came up.

Good evening. My name is Penelope Christophorou-Pitaro and I am a 13-year resident of Cobble Hill, Brooklyn. I am a member of the Board of Directors of the Brooklyn Bridge Park Conservancy. I am thrilled and honored to be on the board of the Conservancy, which has done so much over the years to advocate for the creation of Brooklyn Bridge Park and to develop terrific programming in Brooklyn Bridge Park. I am speaking in my private capacity for purposes of this testimony.

The Park has transformed my family's connection to Brooklyn, the City and the waterfront by giving us rare open green space to gather with friends, play ball, have a picnic and relax and enjoy stunning waterfront vistas. I am very grateful to all who have worked so hard to bring the Park to fruition and extend a special thanks to Regina Myer and the Brooklyn Bridge Park Development Corporation for their tremendous dedication to this project.

Brooklyn Bridge Park must be a self sustaining park and must be fully completed so that we have a world-class waterfront park for New Yorkers to enjoy for generations to come. If the housing alternatives proposed do not clearly achieve these goals, and provide reliable funding flows for maintenance, then the existing general project plan should be sustained. The funding needed to maintain the pilings in this waterfront park is a significant and unique expense for Brooklyn Bridge Park and cannot be left to the vagaries of a city budget.

Regarding the debate on the type of development, housing is quiet, harmonious and complementary to a park. The argument that the park will be "privatized" is unfounded and not evident in other public parks in the City that have housing abutting them. Building housing at the edge of Atlantic Avenue will in fact add life and enhance the look of what is now, frankly, a desolate, blighted and highway-focused area of Atlantic Avenue.

Thanks for giving me this opportunity to express my views.

Penelope L. Christophorou
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I wanted to share briefly my perspective on the wonderful, evolving Brooklyn Bridge Park. With the opening of small sections of the park, it is no longer a dream but an evolving reality, and it is critical that progress be maintained on a timely basis to complete this park and to establish a permanent, sustainable funding mechanism.

There are tradeoffs in every endeavor. In a difficult economic environment and at a time of continuous deficits and challenging city and state budgets there is no evidence that the park can or will be built and maintained out of the general ledgers and current or future tax base of the city and state. While that is unfortunate, it is understandable. And while it is clear that more park and less development (if it were paid for and maintained in perpetuity by the city or state) would be a wonderful answer, after several decades of debate and deferral we've not achieved that outcome, nor is there any reason to believe that outcome is forthcoming. Instead, we have a workable plan and compromise at hand: accessing permanent funding through limited and thoughtful development within the park footprint itself.

The two primary parcels at debate are John Street and the foot of Atlantic Avenue. These represent a tiny fraction (is it under two acres?) of the overall park footprint, are situated at the very edges of the park itself, and I believe represent a viable and fair compromise to allow the rapid completion of a world class amenity for NYC, for Brooklyn, and for the many visitors to our borough and city each year. The completed Pier 1 is an absolute gem—congratulations to the design, construction, and management teams that got it done! But we can't stop or delay, and should move now to complete the rest of the park without waiting and hoping for another two decades for money that has never come. Voting for an unrealistic or unattainable choice is voting against our park!

Many thanks for your hard work and consideration.

Sincerely,

Tim Ingrassia

**Committee on Alternatives to Housing
Public Hearing -- December 9, 2010
Testimony of Albert K. Butzel**

Good evening. My name is Al Butzel.

I am an environmental lawyer who, in 2000 and 2001, served as the President of the Brooklyn Bridge Park Coalition. I was also a member of the Board of Directors of the Coalition for a number of years before and after that. Before and after my work with the Coalition, I led the citizen action effort to establish and fund Hudson River Park in Manhattan.

It was during the period that I served as President of the Coalition that the State committed \$88 million and the City \$66 million to the creation of Brooklyn Bridge Park. My understanding at the time, and I believe the understanding of most of those advocating for the Park, was that would be self-sustaining. This meant that it would contain enough commercial and/or residential uses to support, through lease payments, its upkeep and operations. As far as I am aware, this continues to be an underlying tenet of the Park – and for good reason; it is only if the revenue stream supporting parks is derived independent of government and thus not subject to the vicissitudes of fiscal constraints such as those that exist today that parks can survive without suffering the deferred maintenance that made so many of them virtually unusable during hard times in the past. It is simply too easy for government to cut park upkeep in hard times, as we have seen all too often.

The question, then, is where are the private sector revenues to come from? In this regard, Brooklyn Bridge Park is extraordinarily fortunate in that less than 10% of the area that comprises the Park will be devoted to commercial or residential uses. This compares to some 20% at Hudson River Park, which, despite its commercial nodes, is generally regarded as a park triumph. The triumph will be all the greater here in my view.

The issue you are asked to address is whether there are better alternatives than the housing development that has previously been identified as the preferable use of the non-park nodes. The economics of housing have been studied and appear to be favorable in terms of providing the funds needed for the upkeep of the Park. This includes, most critically, the maintenance over time of the thousands of pilings supporting the Park surfaces.

I have no special expertise on alternative uses, other than to note that almost any commercial use is likely to involve more intensive activity, and thus have greater impacts on the Park, than housing. They may not be as privatizing. But in the context of Brooklyn Bridge Park, it is hard to see how housing will be privatizing in any significant way.

I have always been surprised by the objections raised to housing in Brooklyn Bridge Park. This is in significant part due to the fact that our greatest parks – Central Park, Prospect Park and now Hudson River Park – are bordered and even surrounded by some of the densest residential development in the City. Apartment buildings line Fifth Avenue, Central Park West and 110th

Street, and the same is the case around Prospect Park. Yet no one suggests that these Parks have been privatized as a result. Even closer to home, 360 Furman Street is as much IN Brooklyn Bridge Park as the proposed new housing units would be. But that does not seem to have had much, if any, privatizing effect. It is hard for me to accept the two new residential nodes at the edges of 70 acres of parkland are going to impact adversely on those 70 acres.

In the end, it is for you to decide whether there are better alternatives than housing. In doing so, however, I urge you to keep your eye on the priority, which is to select uses that (1) are feasible within the existing market place and (2) will be as certain as is possible to generate the revenues needed to maintain Brooklyn Bridge Park's infrastructure and the wonderful surface features that have transformed it into an exquisite public asset. If the Park runs down because adequate revenues are not produced by the uses you select, it will be a dark day for everyone with an interest in this great waterfront venue.

Thank you for your consideration.

Albert K. Butzel
249 West 34th St, Ste 400
New York, NY 10001
Email: albutzel@nyc.rr.com

During my service as co-chair of the Brooklyn Bridge Park Conservancy's Junior Committee I have come to love this park and the wonderful programming that it has made available even more. It has been an exciting year and the greatest tragedy would be to see construction on the new sections of the park be halted. While I look forward to the committee's investigation into alternative sources of revenue, and I support any proposals that would decrease the amount of commercial development while still providing adequate revenue to fully fund maintenance and operations of the park, I do support the current General Project Plan if the investigation is unable to find a suitable alternative. The existing plan, which provides 100% of the maintenance and operations budget while developing only 10% of the park is a good one, and will ensure that the park is viable and will be able to open as planned so we all can enjoy it in full!

Colin Laughlin

This testimony is respectfully submitted to the Committee for Alternatives to Housing of Board of Directors of the Brooklyn Bridge Park Development Corporation, December 9, 2010.

I am Gary VanderPutten from FFL – I have been a long time member of the BBP Coalition/conservancy, the Parks Community Council, and am a past president of the Fulton Ferry Landing Association, but today I am giving testimony on my own behalf.

First of, thank you for this wonderful park.

Second, I would welcome **any plan** which a), meets the financial requirements as currently defined in the GPP, and b), that would require less development than that currently proposed. However, if no such alternatives are found then I would support the current plan as defined.

I wish to make two points, one regarding housing and the other regarding capital maintenance.

Housing in the Park

- During my 10 years of active involvement with this park, prior to 2005, the concept of housing as a revenue source was rarely, if ever, discussed. In 2003, Jim Moogan, the first ED of the BBPDC, made a presentation to about 30 residents of Fulton Ferry Landing regarding the proposed commercial development at the foot of Old Fulton Street on Pier 1. As we had presumed, a hotel was being proposed to replace the footprint of the Cold Storage buildings on Pier 1. At some point during the Q & A session that followed the presentation, someone from the audience (and not the Board) asked why did this large structure have to be a hotel, why not just residential? This statement totally surprised the FFLA Board and certainly Moogan's contingent. A provocative discussion ensued that noted that if there had to be such a large building there, housing would have the least amount of vehicular traffic, especially commercial traffic – which was, and still is, a major concern of FFLA regarding the park. Some folks noted that it that housing would continue the residential nature of our neighborhood to the doorstep of the park, and that it would activate and put eyes in the park, especially in the winter. No concern was expressed about privatization. Mr. Moogan asked for a show of hands and it was unanimous – residential was preferred over a hotel or, for that matter, over any large commercial facility – big box retail, commercial or amusement center. I still feel that way, today.
- For years I worked near and regularly visited Battery Park City and was always impressed with how beautiful and well-maintained the park was, same for most of the new queens LIC waterfront parks – there is significant housing in both Hunters.
- SO...If it comes down to either a park **with housing**, or no park at all, than I choose the former.

Capital maintenance of the park.

ii In the 1960's and 70's I lived near Central Park, a wonderful park, and watched it deteriorate; the Sheep Meadow was hard as a city street, barren, and looked just awful and got worse every year. Same can be said for Prospect Park's Great Lawn. The upkeep of the parks was left to the mercy of the ever declining park operating budgets. However, despite the fact that these parks were slowly turning into crappier parks, people continued to use them. Crappy parks still get used.

This is not the case with waterfront parks. When a waterfront park become crappy, it becomes dangerous and can no longer be used. If the piers deteriorate, then significant sections of the park may be closed, and without capital money in their budgets, these sections of the park will remain closed until capital money may be provided by government, usually after the piers fall into the water. This is apparently how government works – don't act until something bad happens, and then go for an earmark. In the 1990's, after many years of deterioration, the East River Park was, in fact, was sliding into the East River. There was no preventative maintenance like that described in the current BBP plan. Anyway, ERP was closed to the public. The 2001 restoration took many more years and over \$70,000,000 in public money before it was restored for use. Even if you believe that such money will show up periodically, you cannot plan on it. We cannot afford to close down sections of the park. Our piers must constantly be maintained not only for the benefit of those who use it, but they must also be maintained in order to be ongoing viable venues for programming and fund raising activities of the park.

The original budgetary planning process for the Hudson River Park did not include a capital and marine maintenance budget, and assumed that the government would address such issues as they arose. Tony Manheim correctly reminds us that the early BBP Coalition, of which I was a part, also assumed that government would provide for this. We assumed. We assumed this without the benefit of any government agency assuring us that such money be counted upon when it was needed. Both the HRP and BBPC founders just planned for an annual operating budget. *However, to be fair, when one is advocating to have a significant and self-sustaining park developed for free by the government, it is best to estimate lower maintenance costs than higher. Our naivety was, as it turned out, politically expedient - It worked, we now have two free parks, along with the rent bill.*

Therefore, whatever funding alternatives that the Committee may raise, I urge the BBPC to not let the Brooklyn Bridge Park become a deteriorating, crappy and under-funded park that people cannot use. Capital and marine maintenance must be included in the annual budget.

Gary VanderPutten

I am pro housing as it is the best bang for the buck, it meets the projected financial needs, includes a capital maintenance component, and has the least vehicular impact on FFL. If anyone has been to battery park city they will find that the hysteria about privatizing the park is a load of crap.

The contingent against housing would rather give up more parkland (eg end up with a smaller park) than have housing. I am absolutely against giving up any more parkland than the maximum 10% agreed to for housing.

What is ironic is that the largest footprint on the park is the hotel/condo on Pier 1. Why was there no uproar about that?

Sincerely,

Natasha Schwartz

28 Old Fulton St, Apt 4A
Brooklyn, NY 11201

Dear park representatives,

Currently there are plans to develop a residential tower on the John Street parcel. This is a shame because this lot was secured by neighborhood groups years ago as part of a settlement with the Con Ed plant; the lot was held in trust to be **park land for the neighborhood** in retribution for the excessive & illegal pollution produced in this area.

I strongly urge the committee to preference options that fully fund Brooklyn Bridge Park's operating and capital maintenance expenses as currently outlined. Revenues must be sufficient to sustain the entire park including Piers 2, 3, and the John Street parcel. It is also critical that there be no delay in park construction, and that revenue-generating activities be limited to the **smallest footprint possible**.

Thanks for listening to the neighborhood.

Susanne Cerha

.....
Silo Design Inc
50 Bridge Street . Loft 603 . DUMBO Brooklyn . NY . 11201
917.250.1437

I am forwarding you my proposal regarding the BQE because I think you can combine two projects into one.

The berms that are being proposed seem to be of high public discord...at the most recent community hearing at the LICH, I think play fields were suggested.

If you see my attached visual that I sent to the team working on proposals for the BQE rehabilitation, I suggest the extended/covered BQE that would further extend the promenade and wall off the highway from the park.

At that conjunction, where the promenade and the park meet, is where the excitement begins.

It could become a walking/hiking valley.

It could become a rock climbing gym that would have breathtaking views of Manhattan in the back round.

It could become an 'art trail' for sculpture.

It could become a collective rain-wall for more water capture.

The point is, I think the park and the promenade are destined to be considered brother and sister developments.

I hope you consider my proposal and reach out to the NYCEDC and the State of New York.

Regards,
Dominick Leuci



existing PROMENADE



existing FURMAN STREET



the PROMENADE and the PARK become one



imagine an extended PROMENADE



extended structure over FURMAN STREET



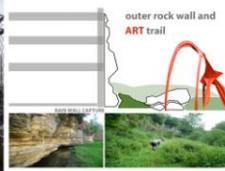
a view to a PARK



Brooklyn Bridge Park



a new experience



outer rock wall and ART trail

Thank you for the opportunity to be heard on this important issue for our community. Below is the text of my testimony delivered last night at the hearing:

Good evening,

My name is Maggi-Meg Reed. I am a resident of Brooklyn Heights, right around the corner on Sidney Place.

When the earliest portion of the new Brooklyn Bridge Park was created some years back, my then-toddler son and I used to love visiting the magical "Pirate Ship" playground in every season. It, and the grassy area beyond, became the focus of numerous gatherings of family and friends, and drew us out of our own neighborhood and into the shops and cafes of DUMBO. This summer, my now older son and young daughter have delighted in exploring the nooks and crannies of the newest park space and playground at the end of Atlantic Avenue and Pier 6. My husband and my dog and I now regularly enjoy running along the waterfront through the park, and we have enjoyed frequenting the newly minted cafes and shops that we have been discovering along the way.

We were thrilled with the arrival of the floating pool two summers ago. The thought that we could have a neighborhood pool in place permanently, and an ice rink, and sports fields available to our children and family groups, right here, is a neighborhood-building, community-cementing element of Brooklyn Bridge Park that is to be enthusiastically sought and nurtured. It cannot be achieved by filling those spaces instead with luxury condos, which block the vistas, and park access, and render the public spaces into useless, if stylishly landscaped, back yards to those buildings only. The best example of this detriment to the Park caused by concentrated luxury housing is evident in the current state of the property surrounding One Brooklyn Bridge Park. The apartments may be great, though as yet unfilled in many cases; but the land around the building is a barren wasteland of parking lot accesses, service areas, and delivery route roadways, which repels neighborhood use or activity.

I strongly support protecting the status of Brooklyn Bridge Park as a public park and public recreation waterfront site. I vehemently oppose the establishment of further residential development within the Park, and particularly reject anything resembling a concentrated high-rise residence along the waterfront. It would be grossly out of character with the remainder of our historic and lower profile Brooklyn Heights neighborhood.

Thank you for your attention. Good evening.

Maggi-Meg Reed

November 30, 2010

Personal Comments of Diane Buxbaum, MPH

365 Sackett St, Brooklyn, NY 11231

I have been involved in planning meetings, workshops, hearings, and even supported litigation on behalf of keeping Brooklyn Bridge Park as a PARK, not a garden for luxury home owners (in the form of two massive buildings at the entrance to the Park on Atlantic Avenue, and in the form of any other buildings housing private residences).

Over the years of planning in its initial phases there was no mention of housing, ever. A hotel, yes, but not housing. This was placed into the planning without the public being apprised of this inclusion. There were strong objections from the first day that this proposal was made public.

It is outrageous that a city of the stature of New York City, and the State of New York cannot create a park that is a service to the citizens who live here and pay taxes without turning it into a luxury garden for wealthy residents. New York City is one of the poorest places in the country with regard to the amount of public park space per citizen. I think of Albuquerque which has pocket parks and bigger parks almost every few blocks. And Albuquerque is not a rich city. Where is my City in comparison?

Brooklyn Bridge Park already has housing, the former Witness building on Furman, and that is still not fully occupied.

One idea proposed is a special tax for people who live near the Park. I live further, but I am willing to go for that proposal.

And what about the recent proposal about purchasing the other Witness buildings that will be on the market and create housing for Park revenue from these.

Brooklyn Bridge Park should not be held hostage to luxury housing. Create a park for the people with park amenities and park activities that are available to all the citizens who want to use it.

Additional comments: There is the concern about which the Mayor and City officials seem to be oblivious—the future effects of Sea Level Rise and Severe Storm Surges, both of which are inevitable in our not to far distant future (refer to NYS Climate Change Report and Malcolm Bowman, Ph.D. Director of the Storm Surge Research Program, SUNY Stony Brook. Finally, Carolyn Konheim mentioned bamboo plantings already in the Park. Bamboo? Whose brilliant idea was this? I invite all of you to parts of Fire Island to see just how invasive bamboo can be. It is a disaster to community landscaping.

Respectfully Submitted,

Diane D. Buxbaum

Resident, for identification purposes only, Sierra Club NYC Group Conservation Chair