



Eric Adams
Borough President

COMMUNITY BOARD NO. 8

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Robert Matthews
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Michelle T. George
District Manager

January 8, 2019

Ms. Marisa Lago, Director
Dept. of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Re: ULURP Application 1800422MK, N180043ZRK for 1010 Pacific Street Rezoning (CEQR 16DCP134K)

Dear Director Lago,

At the December 13, 2018 general meeting, members voted 22 in favor, 0 opposed, with 3 abstentions to withhold support for the aforementioned ULURP application seeking to change the zoning of a portion of Block 1133, in particular, project site 1010 Pacific Street (block and lots 1133/ 32 & 42) between Grand and Classon Avenues from M1-1 to R7D/C1-4. The application includes 11 additional non-applicant controlled sites: lots 32, 42, 43 – 49 and 51 -53. Board members resolved to withhold support unless the following changes were made to the application:

- The eastern boundary of the area to be rezoned is moved to 230 feet west of Classon Avenue;
- The application is amended to establish an MX district with mapping to M1-4 to reduce the non-residential parking requirement;
- The zoning envelope be amended from R7D to R7A, pursuant to a binding commitment by the applicant to make residential development per R6A MIH, with remaining bulk for non-residential use, including community facility use, and full ground floor lot coverage for non-residential use, excluding lobby, core and parking entrance; and
- In the absence of such a commitment, rezoning is amended to R6A/M1-4.

Additionally, there is concern that information presented to the Borough President differed from information presented to us, mainly that the AMI level of 60% was increased to

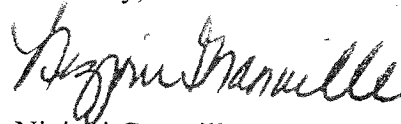
80% at the Borough President's hearing. The jump in AMI is quite considerable, and dramatically changes the landscape of affordability for the project.

As you are aware from past communication, Brooklyn Community Board 8 is diligently working on what is known as the M-CROWN proposal, which would create a new zoning for the under-utilized manufacturing zone within Community District 8 to serve the dual purpose of providing much needed affordable housing and economic development via commercial and light manufacturing uses in the catchment area. Unfortunately, the Dept. of City Planning has been resistant to embrace elements of the M-CROWN proposal, and the owners and developers of the 1010 Pacific Street site are seeking to capitalize on the length of time the study is taking to complete, and push through their own vision for the site. If we were to approve of this plan, it is our belief that it would open the doors for other private developers to move further away from what our community needs in advancing their own visions and desires for the area.

We hope that through the ULURP process, changes to the application are made by your agency and by the City Council so that the proposal is made more compliant with the M-CROWN vision. We understand the frustration on behalf of the applicants in having to wait until DCP approves the M-CROWN proposal, but we are steadfast in our resolve to see M-CROWN succeed.

Thank you for the opportunity to allow us to participate in this very important process in changing the face of our community. If you have any questions, comments, or concerns, please do not hesitate to contact us.

Sincerely,



Nizjoni Granville
Chairperson