APPENDIX I

PUBLIC HEARING TRANSCRIPT AND COMMENTS RECEIVED ON THE DEIS

BEGINNING OF HERKIMER-WILLIAMS PORTION OF CPC PUBLIC HEARING

449
01:15:43.860 --> 01:15:53.570
120 Broadway Hearing Room: For Brooklyn, calendar numbers 23, 24, 25, 26, 27, and 28. Herkimer-Williams, CD5. Calendar number 23.

450
01:15:53.690 --> 01:16:00.660
120 Broadway Hearing Room: B250285ZMK. Calendar number 24, N250284ZRK.

451
01:16:00.660 --> 01:16:08.890
120 Broadway Hearing Room: Calendar number 25, C, 250288PCK. Calendar number 26, C250287ZSK.

452
01:16:08.890 --> 01:16:21.950
120 Broadway Hearing Room: Calendar number 27, C250286ZSK, calendar number 28, C250286AZK. Public hearing, and the matter of application for zoning map and zoning tax amendments.

453
01:16:21.950 --> 01:16:35.629
120 Broadway Hearing Room: site selection, acquisition, and special permits concerning Herkimer-Williams Notice. A public hearing is being held by the City Planning Commission in conjunction with the above actions to receive comments related to a draft environmental impact statement, DEIS,

454
01:16:35.650 --> 01:16:40.769
120 Broadway Hearing Room: This hearing is being held pursuant to the State Environmental Quality Review Act and the City Environmental Quality Review.

455
01:16:40.860 --> 01:16:54.549
120 Broadway Hearing Room: Great, let me note, we have an applicant team to present, which includes the following people. Jacob Dugopolski, Elizabeth Canela, Kenyatta Slade, Vivian Liao,

456
01:16:54.960 --> 01:17:01.149
120 Broadway Hearing Room: Joseph McKenzie, Ethan Goodman, Tucker Reed, Haya Rizvi, and Adam Meagher.

457
01:17:01.190 --> 01:17:25.539
120 Broadway Hearing Room: Welcome to all of you, and you can go ahead and introduce yourself and get started whenever you're ready. You have 10 minutes. Thank you, Chair Garodnick, and to the Commissioners for having us here

today. My name is Vivian Liao, I'm one of the principals of Totem. I'm joined by my colleagues, who the chair just listed, as well as a number of folks on our project team. In the interest of keeping our presentation short, I'm not going to take up a ton of time introducing our

458
01:17:25.540 --> 01:17:28.330
120 Broadway Hearing Room: company in depth, except to say that our approach

459
01:17:28.330 --> 01:17:44.030
120 Broadway Hearing Room: really, to development is one that centers community to help maximize benefits for the neighborhoods where we work. And on all our projects, this includes a legally binding community benefits agreement that serves to memorialize the commitments that we make.

460
01:17:44.750 --> 01:18:03.560
120 Broadway Hearing Room: This is especially important here for Herkimer-Williams because of its scope and scale. This is truly a generational project that has the potential to turn what is currently underutilized parking lots and dirt storage into affordable housing through open space, a potential branch of CUNY,

461
01:18:03.560 --> 01:18:11.830
120 Broadway Hearing Room: Race for new jobs and employers, while also preserving industrial jobs and providing growth opportunities for local businesses.

462
01:18:12.980 --> 01:18:32.559
120 Broadway Hearing Room: These benefits would complement the more than half a billion dollars of public investment that is currently underway in one of our city's major transportation hubs at Broadway Junction, a prime area for transit-oriented development. It is also truly a junction point, bringing together seven communities that are deserving of vital resources.

463
01:18:33.340 --> 01:18:51.820
120 Broadway Hearing Room: And as the findings of the racial equity report in our proposal show, the need for affordable housing in this area is especially acute, especially at low-income levels. Our project targets housing creation at AMI levels that meet where the majority of East New York residents are today.

464
01:18:52.630 --> 01:19:03.269
120 Broadway Hearing Room: This next slide shows the proposed rezoning area in more detail in the hot pink in the middle that is currently, right in the middle of all of those investments that are underway.

465
01:19:04.750 --> 01:19:20.999
120 Broadway Hearing Room: As this slide shows, there have been many reports and recommendations made throughout the years about what would happen, what should happen at this critical junction, which we drew upon, along with extensive community feedback, to develop the first proposal that we submitted to start the environmental review process.

466
01:19:21.710 --> 01:19:44.989
120 Broadway Hearing Room: Since that scoping hearing held nearly 2 years ago, we have worked closely with the local community board and dozens of community organizations, residents, and stakeholders, having hundreds of

touchpoints to incorporate their feedback further. This slide summarizes that feedback and also gives an emblematic list of some of the groups we have engaged with on a continuous basis throughout this process.

467
01:19:45.320 --> 01:20:06.679
120 Broadway Hearing Room: The result is what you see here, outlined on this slide, a ULURP proposal that directly reflects community desires, and would create, over the next decade, up to 1,000 units of affordable housing, new commercial and industrial space, new retail space at a variety of footprints to allow for small, local businesses, as well as destination retail in the final phase.

468
01:20:06.680 --> 01:20:19.740
120 Broadway Hearing Room: New community facility space, including an option to CUNY to anchor up to 85,000 square feet. New open space, we did a calculation, the equivalent to the size of 5 NBA basketball courts.

469
01:20:19.740 --> 01:20:30.410
120 Broadway Hearing Room: And as underscores our approach on all our developments, local hiring, and MWBE commitments to ensure the community benefits from the economic opportunity being created here.

470
01:20:37.520 --> 01:20:43.020
120 Broadway Hearing Room: So, good morning, Commissioners. Turning to the program details.

471
01:20:43.170 --> 01:20:59.950
120 Broadway Hearing Room: So, as Vivian mentioned, we're committed to maximizing the affordable housing, especially for East New York residents. So, we have been in discussion with HPD and utilizing their extremely low and low income affordability program, or ELLA.

472
01:21:00.000 --> 01:21:12.589
120 Broadway Hearing Room: To bring over 230 units of housing between 30% and 80% of AMI in the first phase of construction. So on the slide here, that's Building B on the right-hand side.

473
01:21:14.900 --> 01:21:30.530
120 Broadway Hearing Room: To help residents continue to afford to live in the neighborhood, we will continue to maximize affordable housing throughout the subsequent phases of development using a mix of city and state affordable term sheets. So subsequent phases would be C and D of residential.

474
01:21:36.510 --> 01:21:46.449
120 Broadway Hearing Room: So although the first phase is anchored in housing, it was important for us to ground the first phase also with jobs and businesses in mind.

475
01:21:46.450 --> 01:21:58.039
120 Broadway Hearing Room: So this is why we've been actively working with community-based organizations, all the names of them are on the slide, to create the East New York Green Economy Institute.

476
01:21:58.040 --> 01:22:11.270
120 Broadway Hearing Room: So the Institute is envisioned as a space designed to support job seekers, strengthen

existing area businesses, and make the industrial business zone immediately to the south of the project even more dynamic in the future.

477
01:22:12.410 --> 01:22:28.429
120 Broadway Hearing Room: The third phase, or Building D, so the left-hand side of this picture on the left-hand corner, is anchored, is going to be home for both housing and a space dedicated to CUNY or higher education programming.

478
01:22:28.430 --> 01:22:40.650
120 Broadway Hearing Room: So we've worked hard at the community's request to engage with CUNY, probably over the last 3 years or so, in this effort, and have offered them a free option to take up to 85,000 square feet

479
01:22:40.650 --> 01:22:53.329
120 Broadway Hearing Room: of, space in Building D, which you can see here. And, they have essentially agreed to consider this in their expansion efforts, which is the letter on the right-hand side of the screen.

480
01:22:53.330 --> 01:23:01.800
120 Broadway Hearing Room: In addition to higher education, we are exploring other uses that could be housed here, such as ambulatory care or other training facilities.

481
01:23:03.610 --> 01:23:22.570
120 Broadway Hearing Room: The last phase would contribute about 440,000 square feet of commercial space, in addition to about 100,000 square feet of light industrial space. We have already received interest from a recording studio and expansion desires of the current businesses that are on site now.

482
01:23:23.300 --> 01:23:27.789
120 Broadway Hearing Room: Knitting all the buildings together will be an active ground floor retail experience.

483
01:23:27.900 --> 01:23:43.020
120 Broadway Hearing Room: After much community feedback, we've envisioned the floor plan to expand anywhere from small-scale 500 to 1,000 square feet for neighborhood retailers, to up to about 40,000 square feet in the last phase that could house destination retail.

484
01:23:43.790 --> 01:23:47.190
120 Broadway Hearing Room: Enhancing. Sorry.

485
01:23:47.190 --> 01:24:07.389
120 Broadway Hearing Room: So, enhancing that ground floor experience will be a network of open space improvements that create more of a welcoming experience for the pedestrians. Specifically on Van Sinderen, on Herkimer, and on Fulton, about 25,000 square feet that would complement the newly minted Callahan Kelly Playground and updated Broadway Junction train station.

486
01:24:08.840 --> 01:24:20.390
120 Broadway Hearing Room: The design for Herkimer-Williams incorporates sustainability principles that recognize

the role greener buildings have to play in fighting climate change.

487
01:24:20.390 --> 01:24:29.039
120 Broadway Hearing Room: We are striving for passive house standards for the residential buildings, and we'll also work to incorporate green building standards across the development.

488
01:24:29.610 --> 01:24:50.700
120 Broadway Hearing Room: We've also heard, and this is a concern that was raised by the community board specifically, loud and clear, that any development at Herkimer-Williams be well coordinated with all the improvements that are happening at the Broadway Junction train station. And right now, the timeline shows our first building slated to break ground following the completion of that MTA ADA work.

489
01:24:51.760 --> 01:25:03.210
120 Broadway Hearing Room: In sum, the proposal we've outlined here today is a result of years of community conversations and a direct reflection of their stated desires and concerns.

490
01:25:03.300 --> 01:25:22.449
120 Broadway Hearing Room: Not to mention what we hope is a generational opportunity to lay the foundation for equitable growth around Broadway Junction that can help address the city's housing crisis and create economic benefits for the surrounding neighborhoods. With that, I'll turn it over to, Tucker Reed to help with questions.

491
01:25:25.450 --> 01:25:36.309
120 Broadway Hearing Room: Thank you, Elizabeth. Morning, Commissioners. Happy to answer any questions. Great, thank you very much. Good to see you all. Let me, let me start, myself. I wanted to just go through the actions.

492
01:25:36.720 --> 01:25:37.470
120 Broadway Hearing Room: Yes.

493
01:25:37.500 --> 01:25:50.530
120 Broadway Hearing Room: So, that may be you, Mr. Reed, or maybe you want. The Land Use Council is joining me. Okay, fair enough, that would be the norm here. So, welcome. If you could just walk us through what you're seeking, it's good to have this slide up, because

494
01:25:50.530 --> 01:25:59.930
120 Broadway Hearing Room: what I'd like to do is have you explain it in the terms that one might look at this and understand why you need it, and what it would do for you. Sure. Okay?

495
01:25:59.930 --> 01:26:06.549
120 Broadway Hearing Room: So we've got, 5 total actions here, and the first one, is the overriding action, which is the zoning map amendment.

496
01:26:06.550 --> 01:26:23.599
120 Broadway Hearing Room: Currently, all of the properties are mapped M1-2. The entire, entire property included in this project. The rezoning would remap all of the parcels, except for the large floor plate building in the middle. All the

others would be a C6-4.

497
01:26:23.950 --> 01:26:34.189
120 Broadway Hearing Room: And then that large floor plate building in the middle would be an M1-6. Building E. Building E, I guess it's labeled there. Yes, sir, building in the middle. So that's a zoning map amendment.

498
01:26:34.230 --> 01:26:43.240
120 Broadway Hearing Room: We would seek a special permit, a large-scale general development special permit. That would permit basically two things to happen.

499
01:26:43.240 --> 01:26:57.019
120 Broadway Hearing Room: Primarily, if you look at, at the bottom, Van Sinderen Plaza, just to the sort of right of Van Sinderen Plaza is what we're calling PAA1, which is an open space.

500
01:26:57.020 --> 01:27:03.199
120 Broadway Hearing Room: That parcel has just shy of about 50,000 square feet of development capacity under the new zoning.

501
01:27:03.200 --> 01:27:25.390
120 Broadway Hearing Room: That $50,000 would be redistributed to buildings B, C, and D, so that those buildings could include more affordable units, and we could build an open space on that PAA1 parcel, right? We need a large scale to do that. The second thing the large scale would do is allow buildings B, C, and D to exceed heightened setback regulations.

502
01:27:25.390 --> 01:27:32.629
120 Broadway Hearing Room: Maximum heights, setbacks from the street. That would allow, more rational floor plates.

503
01:27:32.630 --> 01:27:48.449
120 Broadway Hearing Room: you know, some of these floor plates, some of these building, lots, especially Building C, are fairly irregular shapes, so it allowed us to build a podium and to build sort of a uniform tower above it. We would exceed heightened setback regulations for that. So that's what the large scale would allow us to do.

504
01:27:48.570 --> 01:28:04.180
120 Broadway Hearing Room: Third is another special permit, and that's a large retail special permit for a retailer in excess of 20,000 square feet. That would be intended to serve Building E in the M1-6 district. The first two floors of Building E could be used for large retail uses.

505
01:28:04.180 --> 01:28:12.860
120 Broadway Hearing Room: And that would total up to a maximum of about 76,000 square feet in those two floors of Building E, and that's the large retail special permit.

506
01:28:12.860 --> 01:28:30.220
120 Broadway Hearing Room: Zoning text amendment is the fourth action. That would be two text amendments. One's to map an MIH area for all the C6-4 parcels, and the second, text amendment would be, would actually change the text

of the large-scale special permit. It would allow us to cross an elevated rail line.

507
01:28:30.220 --> 01:28:46.489
120 Broadway Hearing Room: Typically, all the large-scale properties have to be either contiguous or separated by a street. We are actually separated by the elevated rail, and so it would allow us to hop across that rail between PAA1 and Building B to get to buildings C, D, and E in the special permit.

508
01:28:47.680 --> 01:29:12.440
120 Broadway Hearing Room: And the final action is a combined co-applicant action with the city, and that's the combined site selection and acquisition of real property action. This is for PAA1, and what it allows us to do, it allows the city, who's building the Van Sinderen Plaza, to actually develop, design, and build PAA1 so that it's coordinated

509
01:29:12.440 --> 01:29:17.589
120 Broadway Hearing Room: with the Van Sinderen Plaza, and it essentially serves as one larger public open space.

510
01:29:17.590 --> 01:29:28.579
120 Broadway Hearing Room: So this allows us to grant them an easement to build it. We then would take on the responsibility of maintaining the combined plaza once it's completed. So that's generally a summary of the actions.

511
01:29:28.920 --> 01:29:33.770
120 Broadway Hearing Room: Okay, got it, thank you very much. Let me go to Commissioner Goodridge.

512
01:29:36.210 --> 01:29:38.360
120 Broadway Hearing Room: Okay.

513
01:29:38.990 --> 01:29:45.390
120 Broadway Hearing Room: This project is not affordable, for the surrounding community.

514
01:29:45.870 --> 01:29:49.769
120 Broadway Hearing Room: from your own racial equity report.

515
01:29:49.940 --> 01:29:52.310
120 Broadway Hearing Room: The annual median income.

516
01:29:52.500 --> 01:30:10.800
120 Broadway Hearing Room: for East New York is around $46,000. For the surrounding, for the next neighborhood, Brownsville, is $34,000. I'm not even sure why anything other than very low-income AMI would even be considered, to be honest. But most of the projects, most of the units.

517
01:30:11.100 --> 01:30:16.259
120 Broadway Hearing Room: For the income-restricted units are over $2,000 for a studio.

518
01:30:16.630 --> 01:30:29.070
120 Broadway Hearing Room: And that is not affordable to even moderate income, but it's definitely not going to be affordable to the surrounding community. And we haven't heard from anyone testify yet from, you know, the public.

519
01:30:29.140 --> 01:30:42.009
120 Broadway Hearing Room: But my guess is that this is probably a very big reason as to why the community is against this project. And considering that there have been over 100 meetings.

520
01:30:42.890 --> 01:31:01.110
120 Broadway Hearing Room: very long process. Why hasn't there been any movement here to have this be a much more affordable trial? I cannot afford $2,000. I mean, I say this all the time. I have a huge problem with the AMI. You know, I understand that. I have a huge problem with the MIH,

521
01:31:01.310 --> 01:31:10.769
120 Broadway Hearing Room: That's another issue, but it ties in here because it ends up being that here come these projects, and it's sort of like city-funded gentrification.

522
01:31:10.940 --> 01:31:17.869
120 Broadway Hearing Room: Because you have a whole bunch of. You know, you have, 49 of the units

523
01:31:18.380 --> 01:31:27.890
120 Broadway Hearing Room: The studio would be $2,000, this is from your own report. $2,720 for that studio.

524
01:31:28.150 --> 01:31:32.110
120 Broadway Hearing Room: And then for a one-person household.

525
01:31:32.280 --> 01:31:35.440
120 Broadway Hearing Room: Like, one, you'd have to make six figures.

526
01:31:35.650 --> 01:31:38.120
120 Broadway Hearing Room: So

527
01:31:40.770 --> 01:31:50.630
120 Broadway Hearing Room: I'd like some answers as to, like, how after all of these meetings, we're still at just negative 20.

528
01:31:52.390 --> 01:32:03.029
120 Broadway Hearing Room: Negative 20, sorry, I follow all your other points. The last point, negative 20? I don't even think we're at a zero, I think there. Oh, oh, I'm sorry, metaphorically. I got you, okay.

529
01:32:03.440 --> 01:32:12.759
120 Broadway Hearing Room: Thank you, Commissioner, for the question. This has been a very long process, and has been years of discussion with neighborhoods.

530
01:32:12.780 --> 01:32:24.419
120 Broadway Hearing Room: I'm not sure if any of the commissioners got the chance to read the Community Board opinion, which was very detailed, and had a lot of caveats to their vote against the project.

531
01:32:24.510 --> 01:32:36.349
120 Broadway Hearing Room: I will tell you in the room that night, there was a lot of discussion about voting in favor or voting against, and whether or not they maintained the community board, and I don't want to speak for them, you'll speak to them yourself if you'd like, but

532
01:32:36.350 --> 01:32:45.340
120 Broadway Hearing Room: Maintain more leverage in our process as we move forward negotiating our community benefits agreement that we mentioned that we're going to be kicking off the process of literally today.

533
01:32:45.550 --> 01:32:52.240
120 Broadway Hearing Room: And I think they felt strongly that they maintained more leverage in that discussion if they voted against, and so that was

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01:32:52.520 --> 01:33:06.530
120 Broadway Hearing Room: That was, the tenor of the discussion. I will say, though, that the amount of work, I think, that hopefully is reflected in that very lengthy and detailed opinion, I think, goes to show how much communication there was over many years about this project.

535
01:33:06.570 --> 01:33:20.810
120 Broadway Hearing Room: And hopefully, how far along we've come to try to meet the community in their asks. They have very detailed requests in the community board opinion about the affordability levels, which you so astutely point out.

536
01:33:21.240 --> 01:33:37.139
120 Broadway Hearing Room: They're actually, they are directing us to really enter into a deeper conversation with HPD, which we've already begun, about really focusing in on the ELLA term sheet, that that were the affordability levels that they wanted to see the project reflect.

537
01:33:37.140 --> 01:33:50.259
120 Broadway Hearing Room: They, in fact, even offered up, modifications to the ELLA term sheet that push to actually more moderate income, income levels, potentially in some of the projects, so it's both low income and median income.

538
01:33:50.260 --> 01:34:00.469
120 Broadway Hearing Room: Unfortunately, I, as a private developer, do not have more tools at my disposal other than the HPD term sheets to offer affordable housing at these deeply subsidized levels.

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01:34:00.550 --> 01:34:09.859
120 Broadway Hearing Room: What we have tried to do is work with the community on their desires to see the ELLA

term sheet reflected in the project, and we'll work during our community benefits agreement

540
01:34:09.990 --> 01:34:25.760
120 Broadway Hearing Room: negotiations in the coming months, to make sure that that's reflected in that agreement, so that when we are pursuing the subsidy discussions with HPD, it reflects what the community board, and eventually, I'm sure, the Councilmember, and this body asks us to do.

541
01:34:26.140 --> 01:34:31.659
120 Broadway Hearing Room: How, how long, from beginning to now, has this process been?

542
01:34:31.810 --> 01:34:33.430
120 Broadway Hearing Room: 2019.

543
01:34:34.100 --> 01:34:38.449
120 Broadway Hearing Room: So, it's been 6 years. Almost. And when.

544
01:34:38.770 --> 01:34:45.490
120 Broadway Hearing Room: Did the talk of having the deeper affordability, when did movement traction on that begin?

545
01:34:46.180 --> 01:35:01.640
120 Broadway Hearing Room: Honestly, we have said from the beginning to the community board, that we were fairly agnostic to the affordability level, since we envisioned this as an HPD mostly, mostly HPD-subsidized project, particularly in the first two phases.

546
01:35:01.640 --> 01:35:10.459
120 Broadway Hearing Room: And so we really worked with them to try to understand what were the proper affordability levels that you'd like us to see reflected in our conversation with HPD.

547
01:35:10.460 --> 01:35:26.089
120 Broadway Hearing Room: And I think their opinion really reflects that, in that they didn't just take the ELLA off the shelf, they actually gave us much more detailed feedback and guidance on what they'd like to see us negotiate for with HPD. Alright, so I'm trying to understand, is it like it took years?

548
01:35:26.210 --> 01:35:36.260
120 Broadway Hearing Room: to work with HPD to get the deeper affordability, or did that just start. No, I would say, sorry, to just answer your question, I would say the years process

549
01:35:36.850 --> 01:35:48.460
120 Broadway Hearing Room: was less a reflection of contention, really, with the neighborhood. There were many, many discussions, and some of those are contentious, some of them are quite productive. But, you know, to your point on timeline, why it took so long.

550
01:35:48.510 --> 01:35:59.950
120 Broadway Hearing Room: Two things happened. One, COVID, which really delayed our application process with the agency for a number of years. I don't know how long it took, that's what I'm actually. Oh, sorry. Yeah, so that's my first question is

551
01:36:00.020 --> 01:36:03.210
120 Broadway Hearing Room: when did the process with

552
01:36:03.490 --> 01:36:12.029
120 Broadway Hearing Room: the actual conversations with HPD start not with the neighborhood? I would say we've been talking with HPD in earnest for

553
01:36:12.640 --> 01:36:14.730
120 Broadway Hearing Room: 6 to 12 months at this point.

554
01:36:14.860 --> 01:36:34.309
120 Broadway Hearing Room: you know, it takes a long time to kind of, and HPD's, I don't, again, I don't want to speak for HPD, but there's a little bit of a chicken or the egg process here, where HPD's general feedback has been, come back to us after the rezoning is done, but that obviously is not enough guidance for our community conversations, right? So, we have tried to engage where they've been willing to engage.

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01:36:34.330 --> 01:36:37.820
120 Broadway Hearing Room: And, as of recent, it's been much more robust.

556
01:36:39.200 --> 01:36:40.220
120 Broadway Hearing Room: Thank you.

557
01:36:41.210 --> 01:36:44.329
120 Broadway Hearing Room: Thank you, Commissioner. Commissioner Rampershad?

558
01:36:45.640 --> 01:37:01.980
120 Broadway Hearing Room: Thank you for the presentation. I have two quick questions. On Monday, I was asking about, on Building B, you're going from 10 to 8 feet. When you approached the department, what led to this? What were you asking the department for? You ended up with 8.

559
01:37:01.980 --> 01:37:07.660
120 Broadway Hearing Room: What were your discussions, I guess, with HPD, because you wanted to enlarge the floor plates?

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01:37:07.790 --> 01:37:13.780
120 Broadway Hearing Room: Thanks, Commissioner. No, it's a little bit nuanced. It's really had to do with the setbacks that were mandated by the MTA.

561
01:37:13.780 --> 01:37:38.350
120 Broadway Hearing Room: And then, as the project got more real and started moving more through the process, and we felt comfortable deploying more dollars on design development, when we started to try to lay out the double load corridor, it became very, very difficult to do, and believe it or not, those extra 2 feet actually make the building function much more effectively, and allow us to achieve the unit counts that we've described. Okay, one other question I'm gonna ask, I believe Commissioner Benjamin brought this up.

562
01:37:38.350 --> 01:37:43.769
120 Broadway Hearing Room: For overall, for the project, how many 1, 2, and 3s? And what is the timeline of this project?

563
01:37:44.070 --> 01:37:52.760
120 Broadway Hearing Room: So, the unit mix, again, will be somewhat, are mostly dictated by the HPD programs, but in, I can tell you our past record and past projects.

564
01:37:52.870 --> 01:38:09.249
120 Broadway Hearing Room: We like to build family-sized units. In fact, all of our mixed-income projects right now that we're building that were, actually came through a rezoning process and are MIH-mandated, we don't build any studios, because we've heard feedback from neighborhoods that there's not much desire for,

565
01:38:09.250 --> 01:38:15.610
120 Broadway Hearing Room: Those types of units, that those lead to more gentrification, and that more family-sized units are more, desirable.

566
01:38:15.610 --> 01:38:29.790
120 Broadway Hearing Room: So, I can just say on our track record, we build, we try to maximize family size units, and here it'll be in conjunction with HPD's process about, unit size and mix dictated by term sheets and discussions with them.

567
01:38:29.950 --> 01:38:40.760
120 Broadway Hearing Room: And what's the projected timeline of this project? It's a 10-year, 10-year build. I think our timeline here at the end, we may have glossed over this too quickly.

568
01:38:41.310 --> 01:38:46.900
120 Broadway Hearing Room: Oh, do we have the appendix? I'm sorry. Here, oh, next one.

569
01:38:48.320 --> 01:38:57.230
120 Broadway Hearing Room: Sorry. Anyway, it's about a 10-year build. You can imagine, after the rezoning, that we would deploy,

570
01:38:57.740 --> 01:39:07.489
120 Broadway Hearing Room: significant resources to enter in design development for Building B, which is the first building, so that would be 18, 24 months of design development, followed by 18-24 months of construction.

571
01:39:07.490 --> 01:39:18.329
120 Broadway Hearing Room: And then, depending on conversations with, public subsidy, either at HPD or at the state level, our ideal would be to kind of continue that process and deliver each building,

572
01:39:18.400 --> 01:39:20.019
120 Broadway Hearing Room: Every 3 years.

573
01:39:20.920 --> 01:39:22.919
120 Broadway Hearing Room: Okay, thank you, thank you.

574
01:39:23.040 --> 01:39:25.220
120 Broadway Hearing Room: Thanks, Commissioner. Vice Chair Knuckles.

575
01:39:25.710 --> 01:39:31.089
120 Broadway Hearing Room: Yeah, I'm, regarding buildings B and E,

576
01:39:31.680 --> 01:39:36.340
120 Broadway Hearing Room: What kinds of industrial jobs do you contemplate there?

577
01:39:36.680 --> 01:39:48.499
120 Broadway Hearing Room: Question one, and are you, within those two buildings, are you actually earmarking, a percentage of the building to be industrial?

578
01:39:48.700 --> 01:39:58.050
120 Broadway Hearing Room: I mean, is that a hard and fast,

579
01:39:58.580 --> 01:40:05.539
120 Broadway Hearing Room: Understood. Yeah, thank you, Commissioner. Building D is actually in the C6-4 zone, so that would not have industrial use.

580
01:40:05.540 --> 01:40:24.190
120 Broadway Hearing Room: That building, we are hoping to anchor with a branch of CUNY, though, and so you could imagine educational programming, that would support, one would think logically, the location here in the city, right next to one of the largest industrial business zones to our south. Yeah, I meant building B and E, buildings

581
01:40:24.190 --> 01:40:35.430
120 Broadway Hearing Room: Got it. So in Building B, we are specifically earmarking a space for the Green Economy Institute. That is not a hard industrial use, meaning

582
01:40:35.430 --> 01:40:52.449
120 Broadway Hearing Room: you know, traditional manufacturing noxious use. I would think of it more as classroom, collaboration, maybe some light prototyping space, but in line with the C6-4 zoning that does not allow for, obviously, hard manufacturing. But that, is a commitment that we have made to our CBO partners.

583
01:40:52.450 --> 01:41:00.859
120 Broadway Hearing Room: We've included it in underwriting that we've traded with HPD now, and so we very much look forward to delivering that, Green Economy Institute in the first phase.

584
01:41:01.000 --> 01:41:17.230
120 Broadway Hearing Room: And as my colleague Vivian mentioned, we really view that as a down payment on the future phase in Building E, which would be a complete commercial building that does have up to 100,000 square feet of industrial. And believe it or not, we have heard from a significant number of entrepreneurs in East New York

585
01:41:17.290 --> 01:41:28.250
120 Broadway Hearing Room: who are already coming to us and saying they're excited about the opportunity. It's difficult when we're not going to be able to deliver this space for many years. But, we have heard from a gentleman,

586
01:41:28.250 --> 01:41:43.930
120 Broadway Hearing Room: who, has a recording studio called East New York Records, which I believe is actually located out in LA, but he's from New York, East New York, and would like to bring that operation, or a branch of that operation, to Broadway Junction. We've heard from local small businesses, candle makers, clothing shops.

587
01:41:43.930 --> 01:41:58.880
120 Broadway Hearing Room: other folks who might be interested in taking space here. And then also, you know, the MTA has a very significant footprint in and around Broadway Junction, and I think in the years to come, they're going to be going through a lot of thinking around,

588
01:41:58.880 --> 01:42:12.340
120 Broadway Hearing Room: you know, the potential new IBX station that will come to this area, and they may have a need for swing industrial space in the base of the building. So, even though industrial uses, obviously, as you well know, Commissioner, I'm sure, are very difficult to lease.

589
01:42:12.400 --> 01:42:19.000
120 Broadway Hearing Room: you know, we're excited about the opportunity here. Are you able, at this point, and I know it's preliminary, to project

590
01:42:20.140 --> 01:42:22.969
120 Broadway Hearing Room: What you think the industrial space will rent for.

591
01:42:23.810 --> 01:42:43.060
120 Broadway Hearing Room: it's almost impossible to, to tell you, in terms of what the future holds, but I can tell you, and our colleague, I think maybe in the, Q&A period, Bill Wilkins is here from the East New York LDC, who works a lot with the industrial businesses. Sure, he could give us real-time

592
01:42:43.240 --> 01:42:49.509
120 Broadway Hearing Room: Information on what industrial rents are in the area, but generally in Brooklyn, you see them at $20 to $30 a square foot.

593
01:42:51.050 --> 01:42:55.660
120 Broadway Hearing Room: Okay, thank you. Thank you, Mr. Vice Chairman, Commissioner Benjamin.

594
01:42:55.770 --> 01:42:58.550
120 Broadway Hearing Room: Hi, thank you very much for your

595
01:42:58.830 --> 01:43:04.809
120 Broadway Hearing Room: project and for your commitment. My question is also about Building E.

596
01:43:04.940 --> 01:43:12.840
120 Broadway Hearing Room: Which has the largest footprint, the most square footage and floor area.

597
01:43:13.490 --> 01:43:21.830
120 Broadway Hearing Room: And I think, is the furthest away in terms of the phasing.

598
01:43:22.790 --> 01:43:27.919
120 Broadway Hearing Room: It also retains manufacturing and C4-4.

599
01:43:29.770 --> 01:43:36.740
120 Broadway Hearing Room: I believe it only gets I believe it gets rezoned to M1-6 exclusively, no residential use.

600
01:43:37.390 --> 01:43:56.130
120 Broadway Hearing Room: No commercial use? No residential use. Right, the C4-4 is also a commercial zone. Oh, okay, yes. I thought you meant the residential component of the C4-4, sorry. No, I'm talking about the 400 and something thousand square feet of commercial, 514 square feet of manufacturing and commercial.

601
01:43:56.330 --> 01:44:04.369
120 Broadway Hearing Room: And then the exception that we're going to do to allow Use Group 6, Retail.

602
01:44:05.240 --> 01:44:08.540
120 Broadway Hearing Room: Above 20,000 square feet. Correct.

603
01:44:09.440 --> 01:44:11.960
120 Broadway Hearing Room: 10 years from now.

604
01:44:13.480 --> 01:44:21.609
120 Broadway Hearing Room: Times will change, things will look different. Is it possible that the entire building would be commercial and retail?

605
01:44:23.110 --> 01:44:25.579

120 Broadway Hearing Room: Meaning no industrial use? Yes.

606
01:44:25.980 --> 01:44:35.769
120 Broadway Hearing Room: I mean, under the zoning, I believe that would be allowable.

607
01:44:36.000 --> 01:44:46.390
120 Broadway Hearing Room: It is not in keeping with the discussions that we have had with our community stakeholders, and will continue to during our community benefits agreement process.

608
01:44:46.740 --> 01:45:00.219
120 Broadway Hearing Room: And so our desire is to locate, you know, I would think of it as more maker economy uses here. And if we have some preliminary interest already from tenancy that fits that mold.

609
01:45:00.320 --> 01:45:09.190
120 Broadway Hearing Room: you know, we're excited to be able to deliver that space to them. Well, how is the rent-up going, if you know, on that new building that the city is in on Fulton?

610
01:45:09.460 --> 01:45:25.129
120 Broadway Hearing Room: How's it going? Yeah, how's the rent-up going? As far as I know, well, they. The office. It's been anchored by, the city, so. By the city, and I actually, I actually heard from that developer recently, because he reached out to understand what was going on in our project.

611
01:45:25.220 --> 01:45:37.529
120 Broadway Hearing Room: And he, of that, I believe the 250,000 square feet of office space, there's ground floor retail as well, he has about 50,000 to 60,000 left to lease. So, now

612
01:45:37.530 --> 01:45:48.129
120 Broadway Hearing Room: he has the benefit of the city lease anchoring most of the building. Yeah. And the retail is still not operational? No, I mean, right now, there's, there's not a lot of, of, of,

613
01:45:48.990 --> 01:45:58.210
120 Broadway Hearing Room: of foot traffic to sustain retail, I think, until that building really opens. I believe, you all might know better than I do, but I believe that the city workers are moving into that building this month.

614
01:45:58.350 --> 01:46:01.349
120 Broadway Hearing Room: So that should really help with the leasing on the ground floor, I believe.

615
01:46:02.060 --> 01:46:10.409
120 Broadway Hearing Room: I'm just concerned about the largest floor plate being, in certain ways, the most speculative.

616
01:46:11.390 --> 01:46:19.569
120 Broadway Hearing Room: And the furthest out, when you actually have a better idea of what

617
01:46:20.970 --> 01:46:30.680
120 Broadway Hearing Room: This development will be able to handle, and what the neighborhood, will need. Right.

618
01:46:31.730 --> 01:46:43.090
120 Broadway Hearing Room: I hear you, this entire effort, we've been at it for almost 6 years, has been a real thread- the-needle type of effort, and has gone through many iterations. In fact, when we originally conceived of this project.

619
01:46:43.270 --> 01:46:56.269
120 Broadway Hearing Room: following in the footsteps of the work that EDC and myriad of CBOs had done in the neighborhood in the wake of the East New York rezoning a few years ago, the desire for this space to remain 100% commercial.

620
01:46:56.350 --> 01:47:04.959
120 Broadway Hearing Room: We were actually putting together a plan that would be 100% commercial, grounded with significant retail and commercial and industrial uses.

621
01:47:05.170 --> 01:47:20.020
120 Broadway Hearing Room: Obviously, as we moved through COVID, that project became completely unfeasible for us to get our heads around, or for the market to tolerate. And so we worked really hard with the Brooklyn office to reconceive of a plan

622
01:47:20.240 --> 01:47:34.509
120 Broadway Hearing Room: That has gone through many iterations before it got to what you see here today. And also, I think during that time period, a real recognition by certainly neighborhood stakeholders, but also at a citywide level, that the housing crisis was something that really deserved

623
01:47:34.800 --> 01:47:38.669
120 Broadway Hearing Room: A real focus in opportunities for transit-oriented development like this.

624
01:47:39.080 --> 01:47:54.839
120 Broadway Hearing Room: And so we arrived at a kind of compromise approach with the Brooklyn office that was, you know, C6-4 on many of the parcels, but really trying to stay true to the, you know, legacy planning work that had been done to set aside a significant footprint for commercial. And so that's what this plan reflects.

625
01:47:56.720 --> 01:48:02.560
120 Broadway Hearing Room: And what would you do if the office market Is in a lull.

626
01:48:03.420 --> 01:48:09.660
120 Broadway Hearing Room: When you consider investing in that last building.

627
01:48:10.140 --> 01:48:19.370
120 Broadway Hearing Room: So, I think the thing that allows us to sleep at night on this conversation is because of the

MTA's robust footprint in Broadway Junction.

628
01:48:19.470 --> 01:48:28.259
120 Broadway Hearing Room: They actually currently lease that site. We are, our applicant team is not the owner. The owner of the, of that specific site is the, is a co-applicant.

629
01:48:30.300 --> 01:48:41.550
120 Broadway Hearing Room: And they, they have a lease with the MTA for the space now, and are in constant conversation with the MTA about what their evolving space needs will be.

630
01:48:41.770 --> 01:48:56.320
120 Broadway Hearing Room: So I think, very much in keeping with what happened across the street at 2440 Fulton Street, to the extent that the market never arrives to allow for a ground-up commercial, which I hear you, we're living in an evolving world on all these questions.

631
01:48:56.540 --> 01:49:06.320
120 Broadway Hearing Room: That there will be public uses that can make use of that site to help sustain it for the interim period. But I think we're all very excited,

632
01:49:06.420 --> 01:49:22.550
120 Broadway Hearing Room: We joke with our colleagues at the MTA that they should consider moving the new headquarters of the MTA out to East New York and anchor a new building that would allow a significant number of new entrepreneurs to come to Broadway Johnson. If you're going to get them out of Midtown Manhattan. I think you're dreaming. One must dream in life. One must dream, Commissioner. Thank you.

633
01:49:22.780 --> 01:49:36.040
120 Broadway Hearing Room: But would you consider at all reducing the size of the building if the market doesn't seem to be there? Or changing the program for the building? So, within the zoning.

634
01:49:36.270 --> 01:49:47.690
120 Broadway Hearing Room: you know, it's too late to change the environmental review, obviously. Correct. Right? So, if the questioning is leading to introducing residential, I don't think that's what you're saying, but if it is.

635
01:49:48.000 --> 01:49:53.649
120 Broadway Hearing Room: We have, the ship, unfortunately, has sailed on that in 5 years of planning work with this

636
01:49:53.800 --> 01:50:04.540
120 Broadway Hearing Room: Well, you could always come back. Many, as Ethan will tell you, that's the nature of today's project. That is true, though. There's always an opportunity to come back, if that were the case, but I think

637
01:50:04.870 --> 01:50:21.909
120 Broadway Hearing Room: We are extremely excited about working with our applicant team to deliver a significant amount of new commercial space jobs and opportunities at Broadway Junction, and so that's our North Star and what

we're going to try and do. And if the market prevents that in the 10 years to come.

638
01:50:21.930 --> 01:50:33.770
120 Broadway Hearing Room: you know, we'll have to work with what we're given, but we've been very successful over our careers at delivering successful public-private partnerships, and I think, you know, we believe in our ability to try to do that again here.

639
01:50:34.590 --> 01:50:36.549
120 Broadway Hearing Room: Okay, so

640
01:50:37.100 --> 01:50:49.319
120 Broadway Hearing Room: You can hear my concern, and I really am interested in whether perhaps we would end up with a shorter or somewhat less dense building if the market

641
01:50:49.320 --> 01:51:08.380
120 Broadway Hearing Room: given that more people are working from home and other things, I'm not sure that any of us know where the market is going to be. And nothing, I totally agree, and nothing, obviously, in the large scale would compel us to have to build the entire square footage if another opportunity presented itself. If that's your point, then 100%.

642
01:51:09.380 --> 01:51:13.130
120 Broadway Hearing Room: Or if open space presented itself.

643
01:51:13.660 --> 01:51:17.270
120 Broadway Hearing Room: Thank you very much. Thank you. Thank you, Commissioner. Commissioner Osorio?

644
01:51:17.520 --> 01:51:34.769
120 Broadway Hearing Room: Thank you, Chair. Thank you very much for the presentation and the materials, and thanks so much for your transparency in addressing our questions. It's really great to be able to have this conversation, and I really also wanted to say that, from what I see it.

645
01:51:34.960 --> 01:51:49.010
120 Broadway Hearing Room: this is, this is a necessary part of the puzzle, of the larger puzzle, and I believe that this is an important investment, that hopefully will trigger, like, that larger long-term scenario that you're talking about.

646
01:51:49.050 --> 01:51:52.690
120 Broadway Hearing Room: I just feel that we need to make sure that we get it right.

647
01:51:52.690 --> 01:52:10.199
120 Broadway Hearing Room: And so, you know, in reading the comments from the community board, and also the memo sent by the borough president, which I just wanted to, first of all, say that it would be great if you can respond to some of their points there, hopefully to a couple of them now, but also in writing, just for us to understand where do you see the constraints.

648
01:52:11.380 --> 01:52:28.900
120 Broadway Hearing Room: But I was gonna say that, you know, just from looking at the comments, and Commissioner Goodridge's point, I do hear very clearly the need for deeper affordability, and as you pointed out, hopefully there's potential for increasing the diversity of the unit sizes.

649
01:52:29.050 --> 01:52:33.340
120 Broadway Hearing Room: So, you know, we heard you on that. I just wanted to stress the fact that

650
01:52:33.500 --> 01:52:57.099
120 Broadway Hearing Room: it does sound like we need to go deeper here, just to make sure that this really has the impact that you're talking about. It doesn't feel like we're getting there yet, but I'm hopeful that, you know, as you continue to move this, we can get there. It just sounds necessary. Thank you, I understand. Okay, so moving on, a couple quick questions for clarification. So, in terms of the CUNY partnership, which sounds really exciting.

651
01:52:57.100 --> 01:53:03.230
120 Broadway Hearing Room: Is there a formal commitment at this point, or anything that you can share with us to understand where we're at with that?

652
01:53:03.230 --> 01:53:19.589
120 Broadway Hearing Room: We have not signed any formal agreement. We will be working, like I mentioned, on our community benefits agreement in the next 30-60 days, with a number of the groups. I will say that we have also, and not to pat ourselves on the back, but because much of our team are former public servants.

653
01:53:19.650 --> 01:53:27.529
120 Broadway Hearing Room: We've kind of taken it upon ourselves to kind of hopefully go above and beyond what a traditional developer would do in terms of bringing together a program for

654
01:53:27.700 --> 01:53:42.320
120 Broadway Hearing Room: something, an undertaking like this, so we've actually brought together three groups, East New York LDC, you'll hear from later, Central Brooklyn EDC, I believe you'll also hear from later, and, BOC, the,

655
01:53:42.460 --> 01:53:47.700
120 Broadway Hearing Room: Brooklyn, Brooklyn Business Outreach Center, who runs the IBZ.

656
01:53:47.750 --> 01:54:06.589
120 Broadway Hearing Room: who administers the IBZ, to apply for a grant from EDC that would help cover some of the build-out costs of the Institute, and really getting everyone to work together over the last 12 months on, like, what the vision is, when you have to put forward an application, you really have to work through what's the business plan, what the vision is, who's going to be responsible for what.

657
01:54:06.590 --> 01:54:25.640
120 Broadway Hearing Room: So I think we've made a lot of progress using that as a tool to bring everyone together on what the vision for the Institute could be. And so it's come along nicely. So while we don't have a signed agreement yet, in the months ahead as we move through the CBA, I imagine we'll get there. It's a little difficult to sign a lease before

there's a building plan.

658
01:54:25.670 --> 01:54:39.849
120 Broadway Hearing Room: But I think you appreciate what I'm getting at here. Yeah, absolutely, and I would love to learn a little bit more in terms of, you know, how that connects with the industrial space. I mean, I think that that scenario, long-term scenario for Building E,

659
01:54:39.930 --> 01:54:49.819
120 Broadway Hearing Room: where the market shifts and the conditions don't really work out, and we left out the light manufacturing, is a horror story. I think we can provide

660
01:54:49.920 --> 01:55:08.400
120 Broadway Hearing Room: We'll have to check with EDC, but I think we could provide you with our deck that gives you a whole overview of the proposed institute. I would really appreciate that, but just also to finish the thought, this type of workforce development that you're talking about is also necessary, as long as we can incubate companies

661
01:55:08.800 --> 01:55:18.690
120 Broadway Hearing Room: from the community that will actually be there. And for that to happen, they need space, and they need everything that we were discussing is only going to happen at the end with Building E.

662
01:55:18.840 --> 01:55:22.510
120 Broadway Hearing Room: And so hearing you say that, okay, we'll see, we're hoping for the best.

663
01:55:22.550 --> 01:55:32.920
120 Broadway Hearing Room: But maybe that part doesn't happen, then in my mind, sort of, like, incompletes the puzzle, because local jobs here, particularly given the

664
01:55:32.920 --> 01:55:45.160
120 Broadway Hearing Room: the connection with the IBZ and the proximity to the IBZ, etc, is fundamental. I feel that there needs to be, like, a clear, cohesive plan there, so for you to think about that. Thank you. Which includes, perhaps.

665
01:55:45.470 --> 01:56:03.999
120 Broadway Hearing Room: the opportunity to have some industrial space in Building D. Maybe not all of it has to be wait until E, and there could be a mix that happens along with the workforce development, just for that to be cohesive.
Within the zoning that's allowable, of course. Obviously, it wouldn't be hardcore manufacturing, but I hear you, and it's something that could be interesting. And if I could just make the one point that

666
01:56:04.620 --> 01:56:12.930
120 Broadway Hearing Room: The location here of the Institute that sits catty-corner to the Broadway Junction train station, and then across the street from the IBZ,

667
01:56:12.990 --> 01:56:32.019
120 Broadway Hearing Room: We don't envision as only Building E solving the local hiring issues of East New York, right? I think what we work together with the groups to do is to create a new anchor to allow people with close

proximity to the transit hub and close proximity to the job center existing already in the IBZ, which is way bigger than Building E will ever be.

668
01:56:32.230 --> 01:56:38.019
120 Broadway Hearing Room: That would allow connectivity between the transit hub and the IBZ, or the focal

669
01:56:38.160 --> 01:56:45.919
120 Broadway Hearing Room: Green Economy Institute. I know that doesn't solve all of your concerns, but hopefully it helps address some of it. Thank you, thank you. I have a couple more questions, do I have them?

670
01:56:46.060 --> 01:57:06.159
120 Broadway Hearing Room: Yeah, just, if you can wrap it up, though, because we do need to get to the public, but go ahead. Okay, yeah, perfect, thank you. So, the, according to the DEIS, there's a couple significant adverse impacts that, you know, you say you're going to be working on until the FEIS, but just wanted to highlight, air quality and pedestrians.

671
01:57:06.250 --> 01:57:22.389
120 Broadway Hearing Room: to me, those are critical. I mean, air quality, because this is a disadvantage, a designated disadvantaged community, so that needs to be addressed, and if not, repaired, somehow. But in terms of the pedestrian impacts, you know, one of the things that I've mentioned since certification here is that

672
01:57:22.480 --> 01:57:26.850
120 Broadway Hearing Room: This is a very fractured part of the, of the city.

673
01:57:26.870 --> 01:57:36.589
120 Broadway Hearing Room: And even there is there are significant barriers disconnecting your buildings. Yes. And so, part of the problem is the MTA, but that could be a good problem to have.

674
01:57:36.590 --> 01:57:46.840
120 Broadway Hearing Room: Given the fact that, you know, this could be an opportunity to really work together to comprehensively address that. Otherwise, we're bringing a lot of people that were going to work here and live here.

675
01:57:46.840 --> 01:58:01.849
120 Broadway Hearing Room: and the neighborhood could choke, in terms of how quickly you can move across, and how, you know, connected that open space could really be at. Yeah. And so, given the fact that that's addressed or flagged in the DEIS, I'm wondering if you can help us understand

676
01:58:02.010 --> 01:58:05.069
120 Broadway Hearing Room: Where do you see the potential here to connect these

677
01:58:05.350 --> 01:58:22.470
120 Broadway Hearing Room: bases more directly within, but also with the outside, because, you know, Broadway, Atlantic, those are so, like, outer boundaries that right now are not very permeable. And so, what's the opportunity here to really address that?

678
01:58:22.980 --> 01:58:42.899
120 Broadway Hearing Room: Thank you, Commissioner. So, like almost everything in this project, there are so many things that are outside of our control as a private developer here to try to deliver on. That said, I think what you see reflected on the screen is a first real step forward on trying to adjust some of those concerns about repairing the pedestrian experience at Broadway Junction.

679
01:58:42.970 --> 01:59:01.739
120 Broadway Hearing Room: We worked really hard, at a lot of urging from your agency, to think about an open space network here to knit together each of the new developments, as well as the Broadway Junction train station, which sits across the street from us here, right? So, EDC Plaza, maybe I can point to it here.

680
01:59:01.940 --> 01:59:02.720
120 Broadway Hearing Room: Which.

681
01:59:03.080 --> 01:59:14.310
120 Broadway Hearing Room: No, that doesn't work. Anyway, you see it on the upper left, on the upper left side. I don't think it's going to be called EDC Plaza, but we worked really hard with city stakeholders to

682
01:59:14.330 --> 01:59:29.259
120 Broadway Hearing Room: advocate for the removal of parking on that existing plaza where the MTA and the transit police park, and luckily, EDC really saw the need for that as well. And then we offered up our own private land just to the south of that to create

683
01:59:29.260 --> 01:59:35.620
120 Broadway Hearing Room: a cohesive open space that connects the opening from Broadway Junction Transit Hub into this new development area.

684
01:59:35.620 --> 01:59:51.230
120 Broadway Hearing Room: But beyond that, there are also a number of parks, plazas, street widenings, bus station improvements that we have worked on with your agency and friends at DOT to deliver on as we deliver on phases of this project.

685
01:59:51.230 --> 01:59:59.950
120 Broadway Hearing Room: So, I think the entire pedestrian experience at Broadway Junction is going to be transformed by this project, and hopefully knit this together in a way that doesn't exist today.

686
02:00:00.360 --> 02:00:10.150
120 Broadway Hearing Room: Well, thank you so much for your responses. I know we don't have more time now, but if you can follow up with, in writing with some of these ideas, I would really appreciate it. Sure. Thank you. Thanks, Commissioner. Commissioner Mann.

687
02:00:10.890 --> 02:00:30.610
120 Broadway Hearing Room: I just wanted to dig into that, the urban design questions a little more here as well. I think

that's, I'm sure when you all first thought about acquiring the site and rezoning the site, this was, you know, number one or two on your list of things to think through, is how to make this a connective place, not just a set of buildings.

688
02:00:31.520 --> 02:00:41.900
120 Broadway Hearing Room: But, help me understand kind of the density at the core of the site a little bit more. Maybe we can go to the axon that you had, I think, at the end of the presentation.

689
02:00:41.970 --> 02:00:57.629
120 Broadway Hearing Room: Just because I'm just trying to understand, it's a, you know, it's a large commercial building in scale and floor plate. It's a tight network of streets here. You know, I think I'd raised at certification whether Herkimer made sense to close as a street to create something that resembles

690
02:00:57.630 --> 02:01:11.509
120 Broadway Hearing Room: Sounds like that's a sore spot for you already. But as a way to create some more breathing room here, given that there's a bunch of streets that come together, and there's sort of no center exactly.

691
02:01:11.510 --> 02:01:22.410
120 Broadway Hearing Room: So, I just was curious, you know, just from an urban design and massing and streetscape standpoint, the thinking around not closing some of those streets, and creating some more

692
02:01:22.620 --> 02:01:26.899
120 Broadway Hearing Room: Kind of pedestrian relief and more of a center to the site.

693
02:01:27.410 --> 02:01:37.689
120 Broadway Hearing Room: Thank you for the question, and obviously really appreciate your expertise on these types of questions. I rub my temples because we went through 5 years of discussion, and the original

694
02:01:37.720 --> 02:01:55.319
120 Broadway Hearing Room: Application did call for the closure of Herkimer, and was met with fierce opposition by the neighborhood and the local council member. And so, wanting to be responsive to community concerns, worked really hard to rejigger the entire plan to eliminate that closure.

695
02:01:55.470 --> 02:02:07.460
120 Broadway Hearing Room: That said, and I don't know how much in-depth we want to get into this, my architect from WXY, Jacob, can come up and maybe offer a few other thoughts if you'd like as well, but

696
02:02:08.690 --> 02:02:25.510
120 Broadway Hearing Room: I would argue a little bit, this site plan maybe is a little bit misleading because of, we're focused on our properties, right? And the new public plaza that will be developed at this corner is actually part of a much wider EDC rebuild of all of Van Sinderen.

697
02:02:25.510 --> 02:02:28.749
120 Broadway Hearing Room: Street, as well as across the street here. Sorry to

698
02:02:28.750 --> 02:02:33.260
120 Broadway Hearing Room: circle Chair Garodnick's head, that's not my intention, but across the street here is

699
02:02:33.280 --> 02:02:41.609
120 Broadway Hearing Room: a newly renovated Callahan Kelly Park, which is kind of a crown jewel of the East New York community now. And in fact.

700
02:02:41.690 --> 02:02:44.690
120 Broadway Hearing Room: the NYPD,

701
02:02:45.170 --> 02:02:59.960
120 Broadway Hearing Room: transit bureau that is housed right in front of, that basically breaks the pedestrian experience from the entrance to the park to where that new plaza will be, is actually going to be moved. I think you all heard of an application a few weeks ago or months ago from EDC.

702
02:02:59.960 --> 02:03:17.309
120 Broadway Hearing Room: Talking about relocating that facility. It's a little bit difficult to read here. But my long-winded way of saying, I think the new focal point will be the transit hub and the surrounding public space that abuts it, and the new development at 2440 Fulton Street, and our project as well.

703
02:03:17.330 --> 02:03:32.290
120 Broadway Hearing Room: Are really going to be built around a very significant new investment in public space in the area, and the plaza that we really feel will be kind of the open door to this new campus that we're developing from a transit-oriented development perspective.

704
02:03:32.650 --> 02:03:47.010
120 Broadway Hearing Room: So, I know it doesn't achieve a full street closure, but I will also add that we are committed to working with DOT on treatments for Herkimer that introduce traffic calming, introduce sidewalk bump-outs, so that it hopefully does make it, while not closed, does make it more

705
02:03:47.070 --> 02:03:53.009
120 Broadway Hearing Room: of a pedestrian-friendly thoroughfare through the middle of the campus. Okay, yeah, no, thanks for the answering it.

706
02:03:53.140 --> 02:04:10.220
120 Broadway Hearing Room: I appreciate the challenges of navigating the number of stakeholders who all have had to navigate through this, project. Just one other follow-up question. In terms of the areas of the rezoning, I was just trying to understand, this is probably a question you're gonna, kick back to the department staff, but just curious why, the areas to the north

707
02:04:10.590 --> 02:04:18.239
120 Broadway Hearing Room: That's sort of strange. I've forgotten my high school geometry, but, but isosceles triangle-shaped?

708
02:04:18.520 --> 02:04:22.439
120 Broadway Hearing Room: Site wasn't included in this geography?

709
02:04:23.700 --> 02:04:36.019
120 Broadway Hearing Room: We don't have any interest in land ownership there, and I believe most of the site is actually MTA-controlled with overpass and parking and other things that would not

710
02:04:36.260 --> 02:04:43.999
120 Broadway Hearing Room: necessarily be conducive to new development. There is a small triangular parcel at the corner of Broadway and Fulton.

711
02:04:44.110 --> 02:04:56.340
120 Broadway Hearing Room: That was the old Paphos Diner. There's another diner at the site. I believe the diner has recently gone out of business, though, but the geometry of the site does not lend itself well to new development, either.

712
02:04:56.400 --> 02:05:05.839
120 Broadway Hearing Room: But again, I would defer to, like you said, DCP staff. Yeah, because it does strike me that it's a little bit of a missing piece of this triangle that is the Broadway

713
02:05:06.290 --> 02:05:07.490
120 Broadway Hearing Room: triangle?

714
02:05:07.490 --> 02:05:30.720
120 Broadway Hearing Room: or this section of the Broadway Triangle, not the famous section of the Broadway Triangle, and so I was just trying to understand why that wasn't incorporated, because it seems like, again, some buffering there. We could follow up with a more detailed map, or ask the DCP staff to, but I think once you look at it from a perspective of new development, it's Yeah, I'm looking at the map now. I'll bug the department staff, thanks. Thank you. We can, we can

715
02:05:30.720 --> 02:05:36.499
120 Broadway Hearing Room: do a follow-up, conversation. Yep, yep. Great, thank you. Okay,

716
02:05:36.790 --> 02:05:55.909
120 Broadway Hearing Room: Those are all the questions we have for you all. We're gonna hear from members of the public, but thank you very much for your time and attention, and, thank you. And, let me move on to the, public section of the, calendar here for 23 to 28. We first have Hailie Kim.

717
02:05:58.040 --> 02:06:10.989
120 Broadway Hearing Room: with us here in the room, welcome, to be followed by La'Shawn Allen-Muhammad and Omarro Benjamin, who I believe both are on, Zoom. Welcome. Hi, good afternoon.

718
02:06:10.990 --> 02:06:23.060
120 Broadway Hearing Room: My name's Hailie Kim, and today I'm not here on behalf of myself, but on behalf of a

member of the steering committee I lead. His name's Brother Paul Muhammad, and he just had a death in the family, so he wasn't able to join today.

719
02:06:23.120 --> 02:06:27.130
120 Broadway Hearing Room: So I will be reading his testimony.

720
02:06:27.380 --> 02:06:36.130
120 Broadway Hearing Room: Brother Paul Muhammad is a long-time East New Yorker, a homeowner, and a steering committee member for the East New York Coalition for Community Advancement.

721
02:06:36.250 --> 02:06:55.049
120 Broadway Hearing Room: We are neighbors who have been fighting for justice for the Junction for the past 8 years. We've held town halls, roundtables, virtual meetings about the redevelopment of Broadway Junction. We have surveyed the community, knocked on doors, and really listened to our neighbors, and this is how we have developed our vision for Broadway Junction.

722
02:06:55.050 --> 02:07:05.389
120 Broadway Hearing Room: He also really wanted to let, me to let you know that CB5 and the Coalition's demands and recommendations, which I'm about to, go into.

723
02:07:05.500 --> 02:07:11.710
120 Broadway Hearing Room: are very much mirrors and in lockstep with each other. And they include

724
02:07:11.810 --> 02:07:22.439
120 Broadway Hearing Room: Strong restrictive declarations being placed on the land being upzoned so that the uses, affordability, and commitments are clear and survive any change of ownership.

725
02:07:23.040 --> 02:07:27.490
120 Broadway Hearing Room: The heights of the buildings should be reduced to 15 stories.

726
02:07:29.480 --> 02:07:43.610
120 Broadway Hearing Room: 100% of the units must be affordable and match the needs of East New York, and must be, at least, 60% of the units should be at 30-50% AMI.

727
02:07:43.610 --> 02:07:51.029
120 Broadway Hearing Room: And at least 40% of these units must be 50, between 50 and 100% AMI.

728
02:07:51.300 --> 02:07:54.720
120 Broadway Hearing Room: We

729
02:07:54.900 --> 02:08:02.900
120 Broadway Hearing Room: Both recommend that a displacement prevention fund should be established by the developer to support current renters and homeowners.

730
02:08:03.110 --> 02:08:11.420
120 Broadway Hearing Room: A property tax freeze within a .25 mile radius of the site for 10 years post-construction should be enacted.

731
02:08:11.830 --> 02:08:21.390
120 Broadway Hearing Room: The development should include at least two educational facilities. We're pretty flexible on that, but CUNY is a preferred option.

732
02:08:22.230 --> 02:08:38.660
120 Broadway Hearing Room: A reduction of the amount of office space from 440K by a quarter, or 110 square feet. We've repeatedly asked where the demand is for office space. The developer has been unable to show commitments from any tenants who will occupy the proposed office space.

733
02:08:39.110 --> 02:08:52.940
120 Broadway Hearing Room: We also have demands for local hire and procurement. No apartment is affordable without a job. 50% of the construction and permanent jobs generated from the development should be reserved for local residents.

734
02:08:53.870 --> 02:09:04.730
120 Broadway Hearing Room: 25% of retail space, for local entrepreneurs should be set aside, and small businesses, at rents that are at 25% below market rate.

735
02:09:05.140 --> 02:09:15.550
120 Broadway Hearing Room: A community grocery store would also be a great addition to the Junction to provide healthy, culturally competent, and lower-cost food to East New York. Thank you. Thank you very much.

736
02:09:15.950 --> 02:09:19.320
120 Broadway Hearing Room: Okay, next up is La’Shawn Allen-Muhammad on Zoom.

737
02:09:21.200 --> 02:09:23.620
120 Broadway Hearing Room: And Omarro Benjamin to follow.

738
02:09:23.750 --> 02:09:26.209
120 Broadway Hearing Room: And then Diane Sanders here in the room.

739
02:09:27.780 --> 02:09:29.380
xPH04 - 11 - La'Shawn Allen-Muhammad: Good morning, can you all hear me?

740
02:09:30.060 --> 02:09:30.820
120 Broadway Hearing Room: We can.

741
02:09:30.820 --> 02:09:47.920
xPH04 - 11 - La'Shawn Allen-Muhammad: Okay, great. Good morning. Commissioners, thank you for the opportunity to provide testimony. My name is LaShawn Allen-Muhammad. I serve as the Executive Director of Central Brooklyn Economic Development Corporation. We are a 36-year-old nonprofit and an economic development leader in Brownsville.

742
02:09:47.920 --> 02:09:52.480
xPH04 - 11 - La'Shawn Allen-Muhammad: We are also the founder of the New York City Equity and Environmental Justice Center.

743
02:09:52.740 --> 02:10:02.719
xPH04 - 11 - La'Shawn Allen-Muhammad: Because of our proximity to Broadway Junction, we have been actively involved over the past several years, working with the developer, Totem, of the Herkimer-Williams project.

744
02:10:02.810 --> 02:10:15.409
xPH04 - 11 - La'Shawn Allen-Muhammad: We are working in collaboration, as mentioned earlier, with BOC Net and East New York LDC to create a Green Economy Institute at the Broadway Junction location.

745
02:10:16.540 --> 02:10:30.689
xPH04 - 11 - La'Shawn Allen-Muhammad: In service to this mission, the development team has acted as a catalyst for CBEDC and others to collaborate to maximize synergies and enhance the support we can provide to local job seekers and small businesses.

746
02:10:30.750 --> 02:10:45.029
xPH04 - 11 - La'Shawn Allen-Muhammad: Furthermore, Totem has connected us to city agencies that might help fund our efforts, also mentioned earlier, and also spent many hours working alongside our teams to apply for grants to help fund this collaboration.

747
02:10:45.200 --> 02:10:51.930
xPH04 - 11 - La'Shawn Allen-Muhammad: This kind of diligence is rare from a developer, and it speaks to the character of the team behind the Herkimer-Williams project.

748
02:10:52.050 --> 02:10:57.110
xPH04 - 11 - La'Shawn Allen-Muhammad: I believe that the Herkimer-Williams project heralds a potential transformative shift

749
02:10:57.110 --> 02:11:22.099
xPH04 - 11 - La'Shawn Allen-Muhammad: that extends well beyond Broadway Junction and will help ensure the community directly benefits from economic development on par with the prosperity enjoyed by wealthier neighborhoods in the borough. I urge you to support Herkimer-Williams and aid our efforts to lay the groundwork for a more inclusive and prosperous Brooklyn for all. And I just want to, and I'll also submit this in writing as a formal testimony.

750
02:11:22.100 --> 02:11:39.770
xPH04 - 11 - La'Shawn Allen-Muhammad: But I also just want to address the concern around affordability. This is why

the work that we do is so crucial, to make sure that the job training programs that we're developing, the workforce development opportunities, allows a real pathway

751
02:11:39.770 --> 02:11:52.820
xPH04 - 11 - La'Shawn Allen-Muhammad: for community residents to become high-wage earners. The types of training, the skills trades specifically that we're gearing towards will also help the community residents increase their annual income.

752
02:11:53.080 --> 02:11:55.539
xPH04 - 11 - La'Shawn Allen-Muhammad: Thank you for the opportunity to testify today.

753
02:11:56.120 --> 02:11:57.920
120 Broadway Hearing Room: Great, thank you for joining us.

754
02:11:58.150 --> 02:12:00.160
120 Broadway Hearing Room: Omarro Benjamin is next.

755
02:12:03.720 --> 02:12:04.730
xPH04 - 12 - Omarro Benjamin: Hello, everyone.

756
02:12:05.450 --> 02:12:15.789
xPH04 - 12 - Omarro Benjamin: My name is Omarro Benjamin. I'm the Vice President of the Crescent Companies. We are a certified MWBE with, New York City and New York State.

757
02:12:16.320 --> 02:12:21.979
xPH04 - 12 - Omarro Benjamin: Our company cares deeply about the economic future of East New York.

758
02:12:22.260 --> 02:12:27.850
xPH04 - 12 - Omarro Benjamin: Like many others, our company has faced challenging, challenges growing our business here.

759
02:12:28.260 --> 02:12:36.539
xPH04 - 12 - Omarro Benjamin: But we have also seen firsthand the talent and drive and potential that exists in this community.

760
02:12:38.740 --> 02:12:44.520
xPH04 - 12 - Omarro Benjamin: That is why I support the Herkimer-Williams proposal. Broadway Junction

761
02:12:44.630 --> 02:12:51.989
xPH04 - 12 - Omarro Benjamin: is one of the busiest transit hubs in New York, yet the area around it has been overlooked for far too long.

762
02:12:52.410 --> 02:12:58.340
xPH04 - 12 - Omarro Benjamin: This project is a chance to change and create real opportunity for businesses.

764
02:12:59.080 --> 02:13:03.399
xPH04 - 12 - Omarro Benjamin: local businesses and MWBE businesses like ours.

765
02:13:03.910 --> 02:13:17.000
xPH04 - 12 - Omarro Benjamin: The developer has committed to MWBE contracting opportunities and local hiring opportunities, which would include businesses we work with, while along investing and training

766
02:13:17.220 --> 02:13:20.209
xPH04 - 12 - Omarro Benjamin: To help people access good-paying jobs.

767
02:13:20.410 --> 02:13:25.350
xPH04 - 12 - Omarro Benjamin: Which is essential to build, to build, building a stronger East New York.

768
02:13:25.530 --> 02:13:35.630
xPH04 - 12 - Omarro Benjamin: Overall, I am confident that the Herkimer-Williams project will bring economic opportunity to the community, so I'm excited to express my support for the proposal today.

769
02:13:38.200 --> 02:13:40.449
120 Broadway Hearing Room: Great. Thank you very much, Mr. Benjamin.

770
02:13:40.450 --> 02:13:41.260
xPH04 - 12 - Omarro Benjamin: Thank you.

771
02:13:41.260 --> 02:13:43.680
120 Broadway Hearing Room: Okay, next up is Diane Sanders.

772
02:13:45.330 --> 02:13:54.439
120 Broadway Hearing Room: Ms. Sanders, are you here with us in the room? Oh, yes, there you are. Hello, hi, didn't see you over there. Great. To be followed by Craig Wright. Welcome. Thank you.

773
02:13:56.350 --> 02:14:01.780
120 Broadway Hearing Room: Hello, my name is Diane Sanders, and I'm proud

774
02:14:02.020 --> 02:14:07.730
120 Broadway Hearing Room: to say that I've been a East New York resident for 30-plus years, and more.

775
02:14:09.800 --> 02:14:18.210
120 Broadway Hearing Room: I've watched this neighborhood grow and change, but not always in the ways that help people who are

776
02:14:18.390 --> 02:14:25.469
120 Broadway Hearing Room: Hear too many tenants and residents, and especially seniors like myself.

777
02:14:28.210 --> 02:14:32.999
120 Broadway Hearing Room: have been, we've been priced out of the community. It's a

778
02:14:33.800 --> 02:14:39.039
120 Broadway Hearing Room: They helped, we've helped to build here, but we need to change that.

779
02:14:39.510 --> 02:14:46.199
120 Broadway Hearing Room: We need more housing to be built in this area that is affordable and accessible.

780
02:14:46.420 --> 02:14:51.600
120 Broadway Hearing Room: That's why I'm here today, to support the Herkimer-Williams project.

781
02:14:52.600 --> 02:15:05.080
120 Broadway Hearing Room: The proposal things bring something we've needed for a long time, deeply affordable housing that's built for the people who are simply and already here.

782
02:15:05.920 --> 02:15:08.109
120 Broadway Hearing Room: Tudor. Tudor.

783
02:15:08.460 --> 02:15:17.070
120 Broadway Hearing Room: Excuse me. Totem has taken the time to listen to what the community really needs, unlike other properties of pro

784
02:15:17.450 --> 02:15:25.409
120 Broadway Hearing Room: proposals that come and go without community input. This one reflects our insights, our voices.

785
02:15:25.920 --> 02:15:32.690
120 Broadway Hearing Room: Herkimer-Williams would bring 1,000 affordable apartments to East New York, going

786
02:15:32.830 --> 02:15:41.790
120 Broadway Hearing Room: Giving more people a real chance to stay in their homes and their community, and it includes 25,000 square

787
02:15:41.970 --> 02:15:50.950
120 Broadway Hearing Room: feet of public open square spaces to make our streets safer and more Apple

788
02:15:52.690 --> 02:15:56.370
120 Broadway Hearing Room: more walkable, especially around Broadway Junction.

789
02:15:56.860 --> 02:16:12.510
120 Broadway Hearing Room: I've walked by the vacant lots near Broadway Junction for years. It's time to put that space into good use and to build something that benefits all of us. The project represents hope for seniors, families.

790
02:16:12.690 --> 02:16:16.619
120 Broadway Hearing Room: and future generations of East New Yorkers.

791
02:16:16.770 --> 02:16:19.549
120 Broadway Hearing Room: Thank you for hearing me, and I urge you

792
02:16:19.600 --> 02:16:37.660
120 Broadway Hearing Room: to support this new vision for our community. Thank you. Great, thank you. Thanks for being here with us. Okay, let I'm sorry, oh, Ms. Sanders? I'm so sorry. We have a question for you from Commissioner Goodridge. My question is about the affordability.

793
02:16:37.660 --> 02:16:46.059
120 Broadway Hearing Room: So the project You mentioned the 1000 units, but

794
02:16:46.570 --> 02:16:53.379
120 Broadway Hearing Room: The project would be 1,000 units, and 200 to 300 of them would be income-restricted.

795
02:16:53.490 --> 02:17:00.849
120 Broadway Hearing Room: So my question is, how is the developer because it sounds like there's, like,

796
02:17:00.990 --> 02:17:02.519
120 Broadway Hearing Room: A framing of this.

797
02:17:02.830 --> 02:17:09.100
120 Broadway Hearing Room: How is it being framed as something that all of the projects would be affordable? It's only

798
02:17:09.250 --> 02:17:13.649
120 Broadway Hearing Room: 200 to 300 out of the 1,000 that would be income-restricted.

799
02:17:14.959 --> 02:17:22.870
120 Broadway Hearing Room: Yeah, I really can't answer that. Basically, I understand in areas such as myself.

800
02:17:23.049 --> 02:17:25.500
120 Broadway Hearing Room: Where I'm living at right now.

801
02:17:25.650 --> 02:17:28.589
120 Broadway Hearing Room: It's still in East New York, but the rents

802
02:17:28.950 --> 02:17:43.010
120 Broadway Hearing Room: I'm a renter, I'm not a homeowner. It's crazy. It's really unaffordable, and I'm lucky, thank God, to have people that work with me, including my landlord, as a tenant.

803
02:17:43.010 --> 02:17:55.270
120 Broadway Hearing Room: to help me stay where I'm at, and I'm still struggling with that. And hopefully, this will help us to get more affordable houses that we don't have to struggle to pay, and we'll be able to live there.

804
02:17:55.459 --> 02:17:57.180
120 Broadway Hearing Room: Thank you.

805
02:17:57.900 --> 02:18:02.519
120 Broadway Hearing Room: Thank you very much. Okay, next up is Craig Wright.

806
02:18:03.469 --> 02:18:15.030
120 Broadway Hearing Room: Mr. Wright, welcome. Followed by Reginald Bowman. Welcome. Okay, good afternoon. My name is Craig Wright, and I live in the area of Broadway Junction.

807
02:18:15.219 --> 02:18:29.609
120 Broadway Hearing Room: And over the many years that I've lived there, I've noticed quite a change in the neighborhood. The rising cost of rent has made it harder for long-term residents, especially seniors like myself.

808
02:18:29.969 --> 02:18:36.560
120 Broadway Hearing Room: to remain in a place that I call home. That's why I'm here for this, Herkimer-Williams project.

809
02:18:37.320 --> 02:18:50.280
120 Broadway Hearing Room: We urgently need more housing in East New York that is truly affordable and designed for older adults and people with disabilities in mind.

810
02:18:51.040 --> 02:18:55.019
120 Broadway Hearing Room: We deserve safe places to live that allow us

811
02:18:55.280 --> 02:18:58.640
120 Broadway Hearing Room: To stay in our community, not in isolation.

812
02:18:59.030 --> 02:19:01.920
120 Broadway Hearing Room: Or of being a fear of being displaced.

813
02:19:02.100 --> 02:19:13.520
120 Broadway Hearing Room: Okay. While I love this neighborhood to some degree, I have to be honest, and some areas around Broadway Junction aren't that welcoming.

814
02:19:14.150 --> 02:19:20.350
120 Broadway Hearing Room: Especially for seniors like myself. You know, there are a lot of barren areas.

815
02:19:20.580 --> 02:19:34.770
120 Broadway Hearing Room: And, underused lots and just, you know, a vacant, area of that is of some concern. The Herkimer-Williams proposal would bring 1,000 new affordable apartments

816
02:19:35.270 --> 02:19:36.649
120 Broadway Hearing Room: to this area

817
02:19:37.160 --> 02:19:48.960
120 Broadway Hearing Room: That is housing and stability, it's a peace of mind, and it's a chance to stay close to our churches, our grandchildren, friends, and so what.

818
02:19:49.380 --> 02:19:55.800
120 Broadway Hearing Room: The proposed 25,000 square feet of open space will make it safer for children to play.

819
02:19:55.910 --> 02:19:57.719
120 Broadway Hearing Room: And navigate the area.

820
02:19:58.010 --> 02:20:02.879
120 Broadway Hearing Room: And we'll make it possible for older adults, like myself.

821
02:20:03.310 --> 02:20:15.779
120 Broadway Hearing Room: to get to the trains and, you know, have some life of, you know, capability. This is our moment to build an East New York that works for all generations.

822
02:20:16.150 --> 02:20:18.709
120 Broadway Hearing Room: And I urge you to support.

823
02:20:18.950 --> 02:20:20.369
120 Broadway Hearing Room: this project.

824
02:20:20.690 --> 02:20:24.950
120 Broadway Hearing Room: For our seniors, for our families, And for our future.

825
02:20:25.430 --> 02:20:33.580
120 Broadway Hearing Room: Okay, thank you, that's all I have to say. Thank you very much. Let's hold the applause, please. Let's hold the applause, move on to Reginald Bowman.

826
02:20:33.900 --> 02:20:36.479
120 Broadway Hearing Room: Followed by William Wilkins.

827
02:20:37.800 --> 02:20:38.760
120 Broadway Hearing Room: Welcome.

828
02:20:42.430 --> 02:20:47.420
120 Broadway Hearing Room: Good afternoon, Commissioners. Good afternoon. How are you?

829
02:20:51.220 --> 02:20:53.380
120 Broadway Hearing Room: My name is Reginald Bowman.

830
02:20:54.090 --> 02:20:57.340
120 Broadway Hearing Room: And I'm a resident of Seth Low Houses.

831
02:20:57.910 --> 02:21:04.749
120 Broadway Hearing Room: In Brownsville, and I'm also chairman of the Brooklyn East District Council of NYCHA Resident Associations.

832
02:21:05.120 --> 02:21:15.999
120 Broadway Hearing Room: Which represent approximately 32 housing developments, And 25,000 residents in the Brownsville, East New York area.

833
02:21:16.380 --> 02:21:23.269
120 Broadway Hearing Room: I'm also a long-time resident of East New York. My family still owns a home on Jerome Street.

834
02:21:23.720 --> 02:21:27.090
120 Broadway Hearing Room: And I've been very involved in the community for many years.

835
02:21:27.690 --> 02:21:30.240
120 Broadway Hearing Room: However, as a leader in my community.

836
02:21:30.930 --> 02:21:33.009
120 Broadway Hearing Room: I've seen a lot of development.

837
02:21:33.160 --> 02:21:37.230
120 Broadway Hearing Room: And I've seen all the improvements that have been going on.

838
02:21:37.350 --> 02:21:39.029
120 Broadway Hearing Room: At Broadway Junction.

839
02:21:39.480 --> 02:21:47.890
120 Broadway Hearing Room: And one of the things that I wanted to do as a community leader was be involved in the next evolution of what's happening in our neighborhood.

840
02:21:50.280 --> 02:21:54.580
120 Broadway Hearing Room: Last summer, I invited the development team at Totem to luncheon.

841
02:21:56.730 --> 02:22:00.390
120 Broadway Hearing Room: of East New York and Brownsville resident leaders.

842
02:22:00.870 --> 02:22:05.280
120 Broadway Hearing Room: to present to us what the Herkimer-Williams project was all about.

843
02:22:06.070 --> 02:22:13.490
120 Broadway Hearing Room: Since then, The Totem Team has engaged with our resident leaders, On a regular basis.

844
02:22:14.150 --> 02:22:20.429
120 Broadway Hearing Room: Attending monthly meetings to invite us to the table to help shape the project and ensure that our residents

845
02:22:20.640 --> 02:22:26.740
120 Broadway Hearing Room: Have access to the future jobs and business opportunities that will be created by the development.

846
02:22:27.790 --> 02:22:31.180
120 Broadway Hearing Room: I stated on the record before at other meetings that

847
02:22:32.210 --> 02:22:40.679
120 Broadway Hearing Room: Development of our communities, particularly the ones that are low-income and Somewhat labeled as abandoned communities.

848
02:22:40.960 --> 02:22:46.139
120 Broadway Hearing Room: Depend on developers being Involved with us from the ground up.

849
02:22:46.860 --> 02:22:49.979
120 Broadway Hearing Room: And the future of the evolution of these communities

850
02:22:50.450 --> 02:22:53.799
120 Broadway Hearing Room: Are going to be based on that type of process.

851
02:22:54.340 --> 02:23:02.590
120 Broadway Hearing Room: And I have to commend the Totem Group for being sincere about working with the local community to make these things happen.

852
02:23:02.950 --> 02:23:11.980
120 Broadway Hearing Room: And in spite of the paperwork and things that are going on, they seem to be trying to work to make sure that this place is not only going to be

853
02:23:12.200 --> 02:23:16.140
120 Broadway Hearing Room: Accessible, but affordable for our local community.

854
02:23:18.000 --> 02:23:24.279
120 Broadway Hearing Room: As someone who's lived in East New York and Brownsville for a long time, I know how urgently we need more housing.

855
02:23:25.380 --> 02:23:34.869
120 Broadway Hearing Room: As I said, I'm a product of the public housing community of the area, and have been involved in a lot of the different developments that have taken place since the 1960s.

856
02:23:35.570 --> 02:23:41.200
120 Broadway Hearing Room: However, Totem has listened to our voices, updated their proposal.

857
02:23:41.660 --> 02:23:46.789
120 Broadway Hearing Room: To reflect our desire for affordable housing, and they continue to work with us to do so.

858
02:23:47.580 --> 02:23:55.079
120 Broadway Hearing Room: And I think that this is the type of investment and a model that is needed for East New York and other areas of the community.

859
02:23:55.560 --> 02:23:58.149
120 Broadway Hearing Room: So I urge you to support this project.

860
02:23:58.930 --> 02:24:02.370
120 Broadway Hearing Room: Has helped join with us to support this project.

861
02:24:02.560 --> 02:24:13.149

120 Broadway Hearing Room: to bring it to fruition for the benefit of all community. Great, thank you. Thank you very much, Mr. Bowman. We appreciate your being here with us. Okay, next up is William Wilkins.

862
02:24:13.940 --> 02:24:30.449
120 Broadway Hearing Room: Mr. Wilkins, welcome to be followed by Sophia Brewster Ford, Jack Knight, and Quincy Ely-Cate, and that is all I have signed up for today, so if you're interested in being heard on this item, I encourage you to sign up now. Welcome. Good to be here.

863
02:24:30.450 --> 02:24:34.780
120 Broadway Hearing Room: I'd like to first start by saying yesterday is history.

864
02:24:34.810 --> 02:24:36.810
120 Broadway Hearing Room: And tomorrow's the future.

865
02:24:37.060 --> 02:24:51.810
120 Broadway Hearing Room: It is go time. It is time to level up. Yes, finally, it is Zulu time in East New York. Zulu time is a geographically measured time across all time zones. This is the right plan.

866
02:24:51.810 --> 02:24:57.320
120 Broadway Hearing Room: At the right time, and we have the right commissioners with the authority

867
02:24:58.390 --> 02:25:12.989
120 Broadway Hearing Room: to reverse decades of neglect. My name is Bill Wilkins, and I submit to you, your zip is not hip unless it begins 112. I've lived in East New York for 35 years, and I've worked

868
02:25:13.430 --> 02:25:37.749
120 Broadway Hearing Room: 4 blocks from the project site for the last 25. I'm the executive director for four nonprofits, a local development corporation, a business improvement district, and also a housing development corporation, of which I have 700 units of housing in my portfolio. Every day, we go to work to grow businesses.

869
02:25:38.440 --> 02:25:45.699
120 Broadway Hearing Room: change lives, and strengthening communities. This project falls in those three buckets.

870
02:25:47.620 --> 02:25:59.170
120 Broadway Hearing Room: Since we live in the greatest city in the world, the real question to answer is how a major transportation hub can be a hot mess and blighted.

871
02:25:59.280 --> 02:26:04.310
120 Broadway Hearing Room: The answer is res ipsa loquitur. It speaks for itself.

872
02:26:05.300 --> 02:26:21.529
120 Broadway Hearing Room: Broadway Junction is in a black and brown community and serves a black and brown ridership. There was a time when the complexion of the ridership on the 3 Train and also at Grand Army Plaza and the

873
02:26:22.180 --> 02:26:29.639
120 Broadway Hearing Room: The complexion of ridership changed, and at those instances, it became the Santa Maria. Today.

874
02:26:29.770 --> 02:26:48.160
120 Broadway Hearing Room: We have a chance to turn fear into hope, nightmares into dreams, distress into opportunities by transforming urban decay into an urban oasis, a campus consisting of housing, commercial space, retail space, industrial space.

875
02:26:48.220 --> 02:27:03.910
120 Broadway Hearing Room: institutions of higher learning, and a community facility. Together, yes, we can create an urban masterpiece that is 100% affordable. Thank you for your time. Thank you. Thank you very much for being with us, Mr. Wilkins.

876
02:27:04.380 --> 02:27:07.449
120 Broadway Hearing Room: Okay, next up is Sophia Brewster Ford.

877
02:27:09.420 --> 02:27:16.800
120 Broadway Hearing Room: Welcome, and then be followed by Jack Knight and Quincy Ely-Cate on Zoom. Welcome.

878
02:27:17.550 --> 02:27:26.440
120 Broadway Hearing Room: Hi, hello, my name is Sophia Brewster Ford. I've been living in Brooklyn for the past 25 years. I'm

879
02:27:27.100 --> 02:27:31.230
120 Broadway Hearing Room: I'm proud to be a member of 32BJ.

880
02:27:31.910 --> 02:27:38.230
120 Broadway Hearing Room: I'm here today to express my support for the Herkimer William proposal.

881
02:27:40.300 --> 02:27:43.480
120 Broadway Hearing Room: As a Brooklyn resident, I know

882
02:27:43.690 --> 02:27:50.950
120 Broadway Hearing Room: How badly we need more affordable housing, a thousand units, permanently

883
02:27:51.390 --> 02:27:57.369
120 Broadway Hearing Room: Affordable housing, huge benefit for all and who live in Brooklyn.

884
02:27:58.320 --> 02:28:05.330
120 Broadway Hearing Room: As a union member, I know home means mindful. It is to have a good

885
02:28:05.460 --> 02:28:11.689
120 Broadway Hearing Room: Prevailing wage, job, and benefit that can support family.

886
02:28:11.930 --> 02:28:17.370
120 Broadway Hearing Room: The developer has made me meaningful.

887
02:28:17.620 --> 02:28:18.910
120 Broadway Hearing Room: Commitment.

888
02:28:19.300 --> 02:28:26.090
120 Broadway Hearing Room: Good job for the people like me, who will work on all the buildings.

889
02:28:27.100 --> 02:28:34.260
120 Broadway Hearing Room: Me and all my union brothers and sisters, look forward.

890
02:28:34.450 --> 02:28:39.929
120 Broadway Hearing Room: To see affordable homes, commercial space, and manufacturing.

891
02:28:40.950 --> 02:28:45.000
120 Broadway Hearing Room: That is a rezoning will bring up

892
02:28:45.820 --> 02:28:49.120
120 Broadway Hearing Room: to the neighborhood. Thank you very much.

893
02:28:49.280 --> 02:28:51.560
120 Broadway Hearing Room: Great, thank you. Thanks for being here.

894
02:28:51.720 --> 02:28:55.130
120 Broadway Hearing Room: Okay. Jack Knight on Zoom.

895
02:28:56.650 --> 02:29:02.450
120 Broadway Hearing Room: Jack is no longer in the Zoom. Okay, how about Quincy Ely-Cate? We do have Quincy.

896
02:29:02.560 --> 02:29:03.320
120 Broadway Hearing Room: Okay.

897
02:29:04.830 --> 02:29:08.950

xPH04 - 25 - Quincy Ely-Cate: Hello, chair Garodnick and

898
02:29:08.950 --> 02:29:09.830
120 Broadway Hearing Room: Hello.

899
02:29:09.830 --> 02:29:10.959
xPH04 - 25 - Quincy Ely-Cate: Can you hear me?

900
02:29:11.250 --> 02:29:12.309
120 Broadway Hearing Room: We sure can.

901
02:29:12.310 --> 02:29:31.230
xPH04 - 25 - Quincy Ely-Cate: All right, thank you. So my name is Quincy Ely-Cate, and I serve as the Director of Industrial Business Development at the Business Outreach Center BOC Network. In this role, I work closely with industrial businesses across New York City, including the East New York and Flatlands Fairfield Industrial Business Zones.

902
02:29:31.230 --> 02:29:42.580
xPH04 - 25 - Quincy Ely-Cate: Supporting businesses' ability to remain competitive and grow in place. It is because of this work that we support the vision for a Green Economy Institute at Herkimer-Williams.

903
02:29:42.580 --> 02:30:00.239
xPH04 - 25 - Quincy Ely-Cate: A 5,000 square foot space which will empower entrepreneurs, support industrial development, bolster a green local workforce pipeline, and create space that supports the growth of industrial businesses in East New York. Over the past several years, we have been working alongside Totem Development.

904
02:30:00.240 --> 02:30:14.619
xPH04 - 25 - Quincy Ely-Cate: Central Brooklyn Economic Development Corp, and the LDC of East New York to create a co-ventured incubator space to provide training opportunities, develop a green workforce pipeline, and provide affordable workspace to grow local businesses.

905
02:30:14.880 --> 02:30:36.519
xPH04 - 25 - Quincy Ely-Cate: Industrial and manufacturing businesses are critical to meeting the needs of this new green economy, and Broadway Junction's transit-oriented location, adjacent to the East New York Industrial Business Zone, can help strengthen linkages, enabling small businesses to start there and grow there into larger industrial space within the East New York IBZ in the future.

906
02:30:36.520 --> 02:30:59.869
xPH04 - 25 - Quincy Ely-Cate: The BOC Network is working at the forefront of connecting local businesses to supply chain opportunities in the green economy through programs such as WeSource NYC, Growing Green, and Wind Connections. This institute is conceptualized to build upon and catalyze our work and commitment in East New York to further support local job seekers and industrial businesses

907
02:30:59.870 --> 02:31:16.629

xPH04 - 25 - Quincy Ely-Cate: Through a combination of workforce development, local business, supply chain development, and capacity building, networking and mentorship opportunities, access to affordable workspace, and a strategy that supports growth in place for East New York industrial and manufacturing businesses.

908
02:31:16.670 --> 02:31:23.579
xPH04 - 25 - Quincy Ely-Cate: Thank you, for your attention and commitment to protecting our city's industrial economy.

909
02:31:25.110 --> 02:31:33.119
120 Broadway Hearing Room: Thank you. You have a question from Commissioner Osorio. Thank you, Chair. Thank you so much for your testimony, and for the work that you do.

910
02:31:33.150 --> 02:31:46.339
120 Broadway Hearing Room: Just a couple minutes ago, we were discussing with the applicant the phasing of the industrial component here. As you may know, it's this is only happening until the end in the last building, and so

911
02:31:46.340 --> 02:31:53.209
120 Broadway Hearing Room: Given the long time between now and the implementation of that building, and all of the constraints that were discussed.

912
02:31:53.210 --> 02:32:11.439
120 Broadway Hearing Room: I would like to know if that phasing is like, what's your position on that? Are you worried that, you know, the industrial space maybe only happened at the end of the process, and there's a little of uncertainty on that?

913
02:32:11.440 --> 02:32:17.819
120 Broadway Hearing Room: But also, what are, what's your what are your thoughts in terms of some of the ideas that were discussed earlier, in terms of, like, maybe

914
02:32:17.860 --> 02:32:37.220
120 Broadway Hearing Room: moving some of those, industrial that industrial space into Building D, along with the workforce development opportunity with CUNY, or whether there's been other scenarios that you've discussed. I'm very interested in understanding how do you see the prospect of that happening in given the circumstances.

915
02:32:37.620 --> 02:32:55.620
xPH04 - 25 - Quincy Ely-Cate: Thank you, Mr. Osorio. Your interest, in industrial, space was noted earlier and very much appreciated. You know, it's not many times that we see developers,

916
02:32:55.950 --> 02:33:04.960
xPH04 - 25 - Quincy Ely-Cate: interested in developing industrial space, outside of industrial business zones. And, you know, to have

917
02:33:05.130 --> 02:33:07.959
xPH04 - 25 - Quincy Ely-Cate: Tucker and Vivian and their team

918
02:33:08.090 --> 02:33:16.140
xPH04 - 25 - Quincy Ely-Cate: you know, connect with us now, years ago, and think about how holistically we can they could

919
02:33:16.270 --> 02:33:21.449
xPH04 - 25 - Quincy Ely-Cate: create space for industrial businesses was really refreshing.

920
02:33:21.590 --> 02:33:32.090
xPH04 - 25 - Quincy Ely-Cate: Our focus here has been, you know, to date, has been really on the 5,000 square feet that would be the Green Economy Institute.

921
02:33:33.100 --> 02:33:40.549
xPH04 - 25 - Quincy Ely-Cate: However, I think it is really important, to have deeper conversations about the

922
02:33:40.660 --> 02:33:52.959
xPH04 - 25 - Quincy Ely-Cate: the next phase of industrial space that would be coming online. Well, it could be multiple phases down the road. We would love you know, it's not something we have we have

923
02:33:52.960 --> 02:34:06.279
xPH04 - 25 - Quincy Ely-Cate: told them that we want to see industrial space, and we would really, you know, love to work with them on including that. If there was a way to have more industrial space earlier in the project.

924
02:34:06.310 --> 02:34:16.460
xPH04 - 25 - Quincy Ely-Cate: we would we would welcome that. And I think Tucker and their team are open to having those discussions, if it's feasible for them. They have been

925
02:34:16.570 --> 02:34:25.090
xPH04 - 25 - Quincy Ely-Cate: you know, to date, really good partners in thinking about the industrial business community. Yeah, if there's a way we can do it earlier, we would support it.

926
02:34:27.040 --> 02:34:40.090
120 Broadway Hearing Room: Thank you. Can I ask a quick follow-up? Thank you for that, I really appreciate it. I guess, just to maybe rephrase my question and clarify something, if there's a scenario where we're only building the workforce development, the 5,000,

927
02:34:40.190 --> 02:34:56.140
120 Broadway Hearing Room: but not the 100,000. And I think I can't remember if I'm getting the number right, but the industrial space that is proposed for Building E, in other words, just the workforce development, then the other part doesn't happen, do you still think this is

928
02:34:56.250 --> 02:34:58.200
120 Broadway Hearing Room: That makes sense. Are you still

929
02:34:59.230 --> 02:35:07.789
xPH04 - 25 - Quincy Ely-Cate: I would really hope that they would move forward with the industrial space, the 100,000 square feet.

930
02:35:08.130 --> 02:35:09.130
120 Broadway Hearing Room: 100,000, yeah.

931
02:35:09.130 --> 02:35:24.589
xPH04 - 25 - Quincy Ely-Cate: I believe it's 100,000 square feet. We would, you know, additionally, we would be very committed to supporting trying to tenant that, looking at ways, and, you know, working with their design team to make it really,

932
02:35:24.710 --> 02:35:34.579
xPH04 - 25 - Quincy Ely-Cate: a space that industrial businesses could operate. I I don't see it wouldn't be heavy industrial, obviously. It would be more light industrial.

933
02:35:35.300 --> 02:35:40.669
xPH04 - 25 - Quincy Ely-Cate: Yeah, we would we would work with them to try to make that happen, and I

934
02:35:41.010 --> 02:35:51.659
xPH04 - 25 - Quincy Ely-Cate: I believe that they are sincere in their commitment to that, through their ongoing engagement with the community and with us to date. So

935
02:35:51.670 --> 02:36:01.939
xPH04 - 25 - Quincy Ely-Cate: I know that there's nothing that would say it would have to be that use, but I believe that that's what they are

936
02:36:02.010 --> 02:36:03.560
xPH04 - 25 - Quincy Ely-Cate: Really intending to do.

937
02:36:04.030 --> 02:36:14.199
120 Broadway Hearing Room: Thanks so much, I really appreciate it. Thank you. Thank you for being with us. Thank you. Let me just do a final call, see if there are members of the public who wish to be heard today.

938
02:36:14.260 --> 02:36:28.680
120 Broadway Hearing Room: Before I close the hearing on calendar 23-28, I do want to note that the record is going to remain open through 5 o'clock p.m. on Monday the 20th of October for us to receive written comments on the DEIS, and

939
02:36:29.040 --> 02:36:36.990
120 Broadway Hearing Room: Last call, seeing nobody, we will now close the hearing on calendar 23 to 28. Madam Secretary, what else have we got today?

940
02:36:37.490 --> 02:36:53.240
120 Broadway Hearing Room: Chair Garodnick, there is no other business before the Commission, but I do have some public information to share. For those who are unable to, or did not wish to testify, you can submit written testimony online through DCP's website, or by mailing your comments to City Planning Commission, Calendar Information Office.

941
02:36:53.240 --> 02:37:05.680
120 Broadway Hearing Room: 120 Broadway, 31st Floor, New York, New York, 10271. That's great. The time is now 12:36. With appreciation to commissioners, members of the public, and applicants who are with us today, we are now adjourned.

END OF HERKIMER-WILLIAMS PORTION OF CPC PUBLIC HEARING

The East NY Coalition for Community Advancement's Vision for Broadway Junction

Good evening members of the City Planning Commission, my name is Brother Paul Muhammed. I am a long time East New Yorker, a home owner and a steering committee member for the East New York Coalition for Community Advancement. We are neighbors who have been fighting for Justice for the Junction for the past 8 years. We have held town halls, roundtables and virtual meetings about the redevelopment of Broadway Junction. We have surveyed the community, knocked on doors and really listened to our neighbors, and this is how we developed our vision for Broadway Junction.

By the City's own standards our community has the highest risk of displacement of current residents and yet nothing in the Herkimer Williams plan explicitly addresses policies and benefits that might prevent displacement. The plan needs to show how the developer and the City will prevent rents and sales prices from skyrocketing, how evictions and foreclosures will be prevented, how big box retail establishments will **NOT** displace small businesses and how property taxes will be prevented from increasing. Unless these drivers of displacement are mitigated, low and moderate income tenants and homeowners and small businesses will be forced to leave East New York.

Our demands and recommendations include the following:

1. Strong restrictive declarations being placed on the land being upzoned so that the uses, affordability and commitments are clear and survive any change of ownership.
2. A community benefits agreement that will hold the developer accountable for all promises made. The agreement needs to be legally binding with penalties if promises are not kept.
3. The height of the buildings should be reduced to 15 stories. The current heights of 24-29 stories are out of context with the community and will stress our current crumbling infrastructure and pollute the environment around the Junction
4. **100% of units must be affordable and match the needs of East New York, and must be below ELLA income bands to ensure the most vulnerable community members are not displaced.**

5. **A displacement prevention fund should be established by the developer to support current renters and homeowners.** Some of the profits the developer is extracting for the neighborhood should be set aside to support East New Yorkers to stay in East New York. The fund could support eviction and foreclosure prevention programs, tenant organizing, homeowner assistance, home repairs and the development of new affordable rental and homeownership opportunities.
6. **A Property Tax Freeze** within a .25 mile radius of the site for ten years post-construction should be enacted.
7. **The development should include at least two educational facilities.** For the educational uses, while CUNY is our preference, we would also strongly consider a vocational training school and / or an engineering/sciences college at the Junction similar to many of the SUNY campuses like SUNY Delhi. Other options for educational uses include another Department of Education STEAM center similar to the one in the Navy Yard, a daycare center, or a DOE school. We are also open to other community facilities that could generate good jobs and services like a health care use.
8. **Reduce the amount of office space from 440K by ¼ or 110,000 sq ft.** We have repeatedly asked where the demand is for office space?? The developer has been unable to show commitments from any tenants who will occupy the proposed office space.
9. No apartment is affordable without a job: 50% of the construction and permanent jobs generated from the development should be should reserved for local residents
10. **Set aside 25% of retail space for local entrepreneurs and small businesses at rents that are 25% below market rate.**
11. **A Community Grocery Store would be a great addition to the Junction to provide healthy, culturally competent, lower cost food to East New York.**

East New York residents have told us that these are the uses, policies and assurances that East NY needs to thrive, and these are the changes we should fight for together at the Junction.

Thank you for your consideration.



Testimonies for City Planning Commission on the proposed rezoning of Herkimer-Williams by Totem

The East NY Coalition for Community Advancement's Vision for Broadway Junction

Good evening members of the City Planning Commission, my name is **Brother Paul Muhammed.** I am a long time East New Yorker, a home owner and a steering committee member for the East New York Coalition for Community Advancement. We are neighbors who have been fighting for Justice for the Junction for the past 8 years. We have held town halls, roundtables and virtual meetings about the redevelopment of Broadway Junction. We have surveyed the community, knocked on doors and really listened to our neighbors, and this is how we developed our vision for Broadway Junction.

By the City's own standards our community has the highest risk of displacement of current residents and yet nothing in the Herkimer Williams plan explicitly addresses policies and benefits that might prevent displacement. The plan needs to show how the developer and the City will prevent rents and sales prices from skyrocketing, how evictions and foreclosures will be prevented, how big box retail establishments will **NOT** displace small businesses and how property taxes will be prevented from increasing. Unless these drivers of displacement are mitigated, low and moderate income tenants and homeowners and small businesses will be forced to leave East New York.

Our demands and recommendations include the following:

1. Strong restrictive declarations being placed on the land being upzoned - so that the uses, affordability and commitments are clear and survive any change of ownership.
2. A **Community Benefits Agreement** with enforcement mechanisms signed prior to the City Council hearing.
3. Home ownership opportunities. We want 240 units to be ownership opportunities.
4. The height of the buildings should be reduced to a maximum of 15 stories. The current heights of 24-29 stories are out of context with the community and will stress our current crumbling infrastructure and polluted environment.
5. **100% of units must be affordable and match the needs of East New York.** Roughly speaking, 60% of units must be low income to 50% AMI, and 40% of all units must be between 50-80% AMI with no market rate rental units. All 1000 units proposed by the developer must be income restricted.
6. **A displacement fund should be established by the developer to support current renters and homeowners.** Some of the profits the developer is extracting for the neighborhood should be set aside to support East New Yorkers to stay in East New York. The fund should support tenant organizing, foreclosure prevention, and grants for property repair.
7. **A Property Tax Freeze** within a .25 mile radius of the site for ten years post-construction should be enacted.

8. **The development should include at least two educational facilities.** For the educational uses, while CUNY is our preference, we would also strongly consider a vocational training school and / or an engineering/sciences college at the Junction similar to many of the SUNY campuses like SUNY Delhi. Other options for educational uses include another Department of Education STEAM center similar to the one in the Navy Yard, a daycare center, or a DOE public school.
9. **Reduce the amount of office space from 440K by ¼ or 110,000 sq ft.** We have repeatedly asked where the demand is for office space?? The developer has been unable to show commitments from any tenants who will occupy the proposed office space.
10. 50% of the construction and permanent jobs generated from the development should be should reserved for local residents
11. **Set aside 25% of retail space for local entrepreneurs at 25% below market rate.**
12. **A Community Grocery Store would be a great addition to the Junction to provide healthy, culturally competent, lower cost food to East New York.**

East New York residents have told us that these are the uses, policies and assurances that East NY needs to thrive, and these are the changes we should fight for together at the Junction.

Thank you for your consideration.

Small business displacement and impact on commercial corridors

Good evening, members of the City Planning Commission, my name is **Juan Diaz**. I am a local small business owner of AVS Multiservice Corp at 2836 Fulton Street. I am also Vice President of the new Business Improvement District. I have been here since 2000. I would like to express my concerns on the impact that the Herkimer Williams development will have on small businesses on the Fulton Street corridor and neighborhood in general.

While Totem claims their project will have no impact on small businesses, and that they have reduced their retail space to accommodate more neighborhood scale retail, we are concerned that there remains 114,000 square feet of retail space with a design that includes space for a loading dock which would accommodate 6 trucks. This is not indicative of neighborhood scale retail, but big box retail.

Big box retail undermines small businesses and entrepreneurs that cannot compete with their ability to offer lower pricing because of their tremendous buying in bulk power and ability to negotiate down suppliers. They do not bring good jobs, and are notorious for part-time positions that do not offer benefits of any kind. They generally pay lower wages than local businesses.

Totem describes their plan for retail in their development as “destination retail”. Residents have expressed that they want smaller shops like grocery stores and healthy/affordable supermarkets, dry cleaners, shoe repair shops, restaurants, etc and services like child care and banking at Broadway Junction. East New York deserves a plan for small businesses that includes EQUITY for East New York entrepreneurs, NOT more big box retail. We need AFFORDABLE commercial rents and opportunities to OWN our own retail outlets. Priority needs to be given for East New York entrepreneurs.

I urge you to vote NO on the Totem development with the following recommendations for the health of our small businesses:

- Provide ownership opportunities for small businesses owners
- No big box retail at Broadway Junction - No unnecessary competition with existing businesses in commercial corridors in close proximity
- Commitments on setting aside 25% of the retail space at discounted rents ($20 a sq ft) for East New York merchants and entrepreneurs
- A pilot program for a city owned/community supermarket grocery store at the Junction.
- Provide small business technical assistance for merchants to help them put together business plans, secure financing to expand, organize into merchants associations and support commercial revitalization of neighborhood shopping corridors
- Assist small businesses in a mile radius of Junction to purchase properties and extend their lease terms

Thank you for your consideration.

Office Towers & Lack of economic development plan for ENY

Good evening, my name is **Hailie Kim** and I'm the lead organizer for the East New York Coalition for Community Advancement, and I would like to testify on the lack of a real economic development plan for Broadway Junction and the lack of a market for office space in the proposed Herkimer Williams development.

Totem claims that their project will bring jobs to East New York. They say their office jobs are what East New York needs, but those jobs too are empty promises. The jobs listed in their racial equity report states that because they do not have confirmed tenants, they have a grand total of 0 jobs being offered in these proposed spaces. There is also no commitment for local hire and procurement.

Anyone familiar with the history of East NY and what has built the middle class of this community understands that we need jobs in healthcare, education, transportation and manufacturing. Instead, according to the DEIS, they are displacing 100 light manufacturing jobs in East NY–half of those in NYC transit. Broadway Junction has been a strong transit hub for 125 years, we should be investing in the generation of good transit jobs with the MTA, with the Transit Authority, with the IBX and the Long Island Railroad and in electrification of buses and the repair and maintenance of the new light rail line.

Furthermore, there is **little to no** market demand for office space at the present moment in Brooklyn and while Totem reduced their square footage for office space**, they are still proposing 440,000 sq feet** that they have no office tenants to occupy the towers. According to a memo composed by Pratt Center, [1] prior developments that promised a lot of office space ended up NOT building as much office space. Furthermore, the Comptroller's office released a report[2] on the state of the market for office space which directly states "In the aftermath of the pandemic and the seismic shift toward work-from-home, New York City's office market remains slack." Office vacancy rates have doubled to 12.8% since the pandemic.

I ask you to vote NO on the Totem development with the following recommendations:

- 50% of the construction and permanent jobs generated should be should reserved for local residents. This includes
- A vocational training school and / or an engineering/sciences college should be located at the Junction similar to many of the SUNY campuses like SUNY Delhi and SUNY Corning
- Explore with the NYC Department of Education locating a Brooklyn STEAM Center at the Junction similar to the one in the Navy Yard
- We need a robust and sustainable economic development plan for Broadway Junction. Economic development/jobs planning should focus on expanding and greening the transportation sector for the MTA - bus depot, LIRR, IBX and private bus companies. There needs to be investment in the transportation sector and training ENY residents for

[1] Herkimer-Williams Rezoning Memo
[2] https://comptroller.nyc.gov/reports/spotlight-new-york-citys-office-market/

the transportation jobs of the future. These efforts must be linked with the great CTE high schools in ENY, for example in conjunction with Transit Tech High School.
- Provide the already promised 3900 jobs prior to new development
- Local hire at 50% in construction and in permanent jobs of Totem (i.e. building services) and of commercial tenants

Thank you for your time.

Zoning

Good evening members of the City Planning Commission. and question the need for the C6-4 and large scale zoning designations being requested by the developer. The C6-4 zoning designation allows for a wide range of commercial uses, particularly high-bulk commercial and mixed-use developments, with a focus on central business district locations. It allows for the most development possible in New York City and allows the developer to switch density without height and set back rules between parcels. For example, Hudson Yards has a C6-4 zoning designation. This zoning designation is contextually anachronous to existing uses in East New York. This zoning designation paired with a proposal for 440,000 square feet of office space is reminiscent of the slippery slope of zoning designations permitted in Long Island City and Downtown Brooklyn. In the absence of a financial feasibility study or proposed anchor tenants, it is challenging to conceptualize possible tenants for this zoning in this low density neighborhood. This does not reflect the vision for East New York that residents and small businesses have for Broadway Junction.

The maximum zoning permitted on this site should be C6-3 with a maximum height of 15 stories. Additionally R5B zoning as was requested in the East New York Community Plan, ten years ago, should be mapped on all side streets to balance out increases in density.

Many of East New York's community needs such as schools, pre-K programs, and health facilities are currently unmet or functioning at capacity. Increased zoning density without set asides for community uses and facilities exacerbates existing community challenges.

We urge you to vote NO on the Totem development with the following recommendations:

- Reduce heights to 15 stories - C6-3 zoning instead of C6-4.
- Strong restrictive declarations on land being upzoned on uses, affordability and commitments on specific types of tenants
- Property Tax Freeze within .25 mile radius of the site for ten years post C of O.
- FAR set aside for community facilities
- Affordability consistent with current East New York AMI levels of 40% or lower.
- No hotels
- No night life
- No casinos
- No cannabis
- No shelters

Thank you for your time.

Negative Impacts on Traffic, transit

Good afternoon members of the City Planning Commission. My name is **Lettice Layne**, and I am a long time resident of East New York who also has the pleasure of working in East New York. I am also a steering committee member for the East New York Coalition for Community Advancement.

The proposed development by Totem would generate, according to the Draft Environmental Impact Study, approximately 1046 and 1235 subway trips at Broadway Junction during peak commute times, 213 and 286 bus trips on the B12, B20, B25, B83, the Q24 and Q56. Furthermore, the project would increase the number of pedestrians on the street to 993 in the morning peak hours, 2616 pedestrians during the weekday during midday, 2261 pedestrians during evening peak hours, and 2856 pedestrians during Saturday peak hours.

In 2017, Broadway Junction served 100,000 riders per day[3] and was the 16th most used subway station in the entire city. This is context missing from the DEIS, which provides only the isolated numbers of people their development will add to the transit system.

It is therefore difficult to believe that simply because “southbound A trains are projected to operate with available capacity” that we will truly see no significant adverse impact to the transit system when we add a potential 1000-3000 new residents and commuters to our overtaxed subway station.

We urge the Board to vote NO on the Totem development with the following recommendations:

- Additional North -South Bus Service is needed in CB5
- ADA accessibility accomplished at Broadway Junction with connectivity to the LIRR station before development begins
- Further studies on the feasibility of accommodation of an extra 1000+ commuters at Broadway Junction
- LIRR improvements are desperately needed
- 50 additional parking spaces for the community must be incorporated

Thank you for your time.

[3] https://en.wikipedia.org/wiki/Broadway_Junction_station

Displacement Prevention Resources & Policies Needed

Good evening, Community Board 5, my name is **Pia Isabella Palomino.** I am a Brooklyn resident, and a community organizer for the East NY Coalition for Community Advancement.

Despite the claims that there will not be displacement in the Broadway Junction area as a result of the Totem development, it is impossible to deny that displacement has ALREADY been happening in East New York.

After 2018, the black population of East New York fell from 50% to 44%. The average rent has gone up to a median of $2200 a month for a studio apartment in the area and $2700 a month for a two-bedroom apartment. These rents are too high already for East New Yorkers who earn around 40% of the Area Median Income. This development will raise property taxes on owners of one to four family homes who are already struggling with increased water, utilities and insurance costs and further raise rents for tenants in these small homes.

Downtown Brooklyn and Gowanus saw their residential property tax rates increase exponentially after rezonings. A residential property tax freeze should be implemented for a minimum of ten years post construction for properties within a quarter mile radius of the study area.

It is also worth noting that while the developer claims they will provide 100% affordable housing, out of their nearly 1000 residential units, they currently only have financing commitments for 231 “affordable” units that are not affordable enough for local residents.

Any plan that the Community Board approves MUST have proper displacement prevention policies and programs, including substantive funding for tenant organizing and resources to help low and moderate income homeowners like forgivable home repair loans.. We need to preserve homeownership in the Junction area and we must offer equity in the form of new homeownership opportunities which prioritize current East New York residents.

In order to mitigate the impact the displacement that will happen as a result of this development, we urge the Board to vote No on the Totem development with the following recommendations:

- Prohibit market rate housing of any kind
- Maximize regulatory periods of the housing to be built
- Align the income bands in the developer’s financing plans to match the income bands of local residents
- Include 240 units of low-mid income homeownership opportunities in the mix of housing to be built
- An antidisplacement fund which will include resources and benefits to defend and protect tenants and homeowners
- Unit mix must be a mixture of one, two, three and four bedrooms with studios no less than 450 sq ft, and a focus on family sized units (1-3 bedrooms).

Thank you for your time.

Affordability

Good afternoon members of the City Planning Commission, my name is **Ro Johnson**. I am a long time resident of East New York, steering committee member for the East New York Coalition for Community Advancement, and a board member for Brooklyn Community Board 5.

This major development proposal is being framed as beneficial for the community of East New York but many claims in the Draft Environmental Impact Statement are deeply misleading and fail to show the devastating impact this project could have on this community.

The repeated claim of no adverse impacts does not align with the lived experiences of our community members. If existing rents are already rising and new development increases speculative interest, then a project of this magnitude in this community becomes a catalyst for displacement- even without any direct evictions on the land. There are many two and three family homes in and around the Broadway Junction area that are not rent stabilized and a project of this magnitude will increase rents, forcing low and moderate income renters to be forced out.

East New York's median household income is 51,220/year as of 2023 per a study by Furman Center[4] which, according to the same study, is about 36% less than the city-wide average. However, Totem's proposed affordability brackets do not include any units at 40% AMI which encompasses incomes between 45,360-75,200. In other words, there are NO units being built for current East New York residents. AMIs targeted that align with the AMI bands of current ENY residents, for example, affordable housing units for 80% of the construction at 40% AMI.

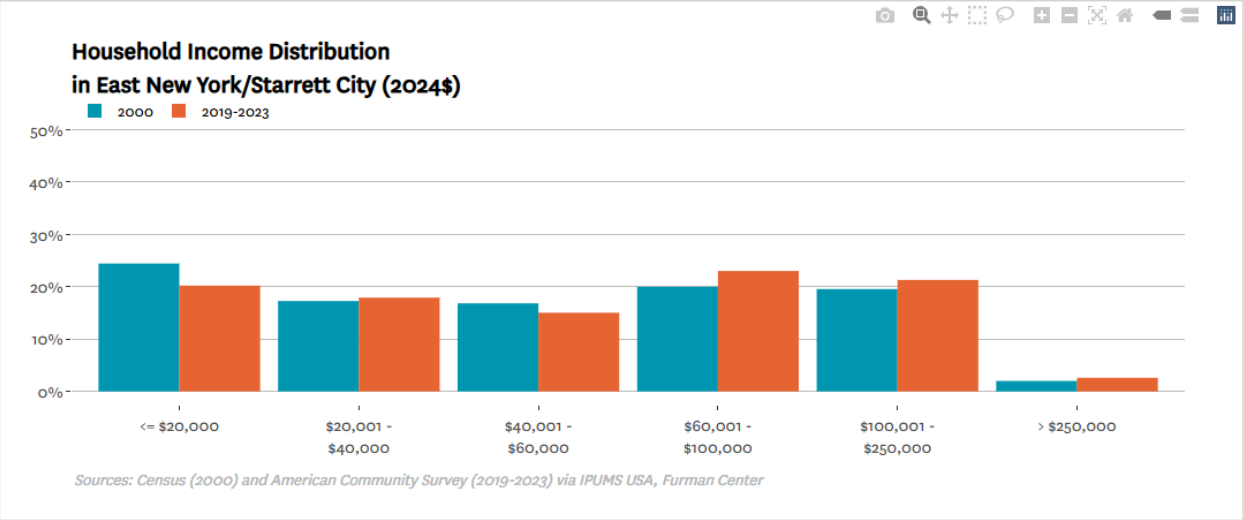
I urge the Commission to vote NO on the Totem development with the following recommendations:

- AMIs targeted must align with the AMI bands of current ENY residents - - e.g. Affordable Housing units for 80% of the construction at 40% AMI. ELLA term sheet is good but doesn't go far enough.
- Include 200 units of low-mid income homeownership opportunities in the mix of housing to be built
- Prohibit market rate housing of any kind
- Maximize regulatory periods
- Unit mix must be a mixture of one, two, three and four bedrooms
- Shelters in and around the Junction need to be acquired and land banked for permanently affordable housing for disposition to nonprofit developers and CLTs.
- Include LMI homeownership opportunities in the mix of housing to be built
- Prohibit market rate housing of any kind
- Maximize regulatory periods
- Shelters in and around the Junction need to be acquired and land banked for

[4] https://furmancenter.org/neighborhoods/view/east-new-york-starrett-city

permanently affordable housing for disposition to nonprofit developers and CLTs.

Thank you for your time.



Community vision and needed community facilities

Good evening Community Board 5. My name is **Lawrence Gonzalez**, and I am a lifelong East New York resident and home owner of two years. I am testifying today on behalf of the East New York Coalition for Community Advancement's vision for Broadway Junction, which I believe accurately reflects the needs of the community I love.

Totem's plans to bring four large towers does not align with the needs of the East New York community. There is very little demand for office space in Brooklyn. "Office space demand in Brooklyn in Q1 2025 rose by 80 basis points to 25%."(New York CIty Area MarketBeats | US | Cushman & Wakefield) The strategy of building office space without demand to convert to condos was utilized in the Downtown Brooklyn and Long Island City rezonings. We need a trade school, a space for arts and culture, a healthcare facility, NOT office spaces and expensive apartments.

Currently, Totem states they are "working with" CUNY to bring them as an anchor tenant. As proof, they provide a copy of a very non-committal letter from CUNY. This is NOT a commitment.

While CUNY would be a fantastic anchor tenant, there are also so many needs that East New York has that could be addressed. For example, there could be a maternity clinic, given that maternal deaths among black mothers are five times higher than the average–the issue with this development is that it does NOT take our community needs into consideration.

I urge the Board to vote NO on the Totem development with the following recommendations developed for almost a decade, through countless surveys and town halls:

- We want a vocational training school and / or an engineering/life sciences college
- We want a NYC Department of Education STEAM Center at the Junction similar to the one in the Navy Yard
- We want a healthcare facility such as a maternity clinic
- A community grocery store would be supported by East New Yorkers
- An arts and community space such as a senior center or local theater space are needed
- Protection of our current senior and day care centers is needed - we have seen in gentrifying neighborhoods like Williamsburg that when City long term leases expire, landlords will not renew these leases because they are selling to real estate developers. Community facilities in and around the Junction are vulnerable to displacement - any City leased facilities for day care or senior centers should have leases extended another 30 years now
- More true greenspaces are needed at the Junction

Thank you for your time.

Schools

Good evening members of the City Planning Commission. My name is **Reverend Christine Valentine**. I am a homeowner, a life long East NY resident, a reverend, an educator and a steering committee member of the East New York Coalition for Community Advancement.

The draft impact studies presented by Totem both claim that the schools in the area will not be severely impacted by this development, even though there's potentially 3000-4000+ new residents who may be introduced through this development. There will be school aged children amongst these new residents.

According to a report by the Municipal Arts Society, in previous developments such as the Downtown Brooklyn rezoning, it was predicted that 276 elementary school seats, 103 middle school seats, and 65 high school seats would be needed. This underestimated the number of children that came to the district. What was ACTUALLY needed was 3111 elementary school seats, 1302 middle school seats, and 912 high school seats.[5]

This proposal does not take any of this into consideration and is an insufficient estimation of the impact of this project on the schools of East New York. A rough rule of thumb has been that 226 school seats are needed for every 1000 units of housing built - hence we need at least one new elementary school in the area/

I urge the Board to vote NO on the Totem development with the following recommendations:

- At least two educational uses: either CUNY, a DOE public school, trade school
- Include ENY in the life science expansion planned by EDC with lab facilities
- Early childhood centers that are affordable to East New York parents.

Thank you for your time.

[5] https://www.mas.org/news/a-tale-of-two-rezonings-ceqr/

Affordable Homeownership

Good evening Community Board 5, my name is **Ethel Cooks**. I am a steering committee member for the East New York Coalition for Community Advancement, a homeowner in East New York, a member of Brooklyn Community Board 5, and a member of the East New York Community Land Trust, and I want to testify on the importance of equity for our community in the form of home ownership.

The residential blocks surrounding Broadway Junction have historically been one of the city's few bastions of affordable homeownership, particularly for Black and Latino owners who are too often shut out of the market. However, over the past 20 years, this community has faced blow after blow, chipping away at its affordability and causing waves of displacement.

In the early 2000s, the neighborhood was aggressively targeted with subprime loans and suffered some of the highest foreclosure rates in the city. Just as the community was starting to recover, the 2016 East New York rezoning was approved, unleashing a tidal wave of speculation in the small home market. Homeowners were bombarded with offers and there was an onslaught of scams, rapid home flipping, and deed theft. As a result, we've seen the median home price grow by a staggering 89% between 2009 and 2024 (adjusted for inflation). The area is no longer affordable to new homebuyers and many existing owners are struggling to keep up with repair costs and property taxes.

This history demonstrates the seismic effects a major rezoning can have on small homes and the low to moderate income owners AND renters that live in them. Any future rezonings MUST come with stronger protections for these vulnerable residents, as well as affordable pathways to homeownership for new buyers.

We urge the Board to vote NO with the following demands:

- Include 200 units of affordable homeownership units in the mix of housing to be built
- Establish a small homes preservation fund for owner-occupied 1-4 family homes to subsidize retrofits, aging modifications and home repairs
- Increase income limits and the tax break amount for the NYC Senior Homeowners Exemption and SCRIE for senior tenants
- Increase funding for the Homeowner help desk, which provides outreach, education and counseling services for low/moderate income homeowners
- Increase HomeFirst grants for prospective homebuyers who live in CB5
- Renew and extend the ENY Cease & Desist Zone – so homeowners will not be constantly besieged by hard sell solicitations
- Fund basement legalizations in East New York

Thank you for the opportunity to testify.