Appendix 6

Written Comments Received on the Draft Scope of Work

Outlook

CM Nurse Public Testimony on Herkimer-Williams

From Hickey, Ryan [redacted]
Date Fri 12/29/2023 3:56 PM
To 24DCP055K_DL@planning.nyc.gov <24DCP055K_DL@planning.nyc.gov>
Cc Nurse, Sandy [redacted]

1 attachment (294 KB)
CM Nurse Testimony_Totem_Scoping Hearing.pdf;

Some people who received this message don't often get email from [redacted] Learn why this is important

Hello,

Please see attached Council Member Sandy Nurse's testimony on Totem's Herkimer-Williams project. Please confirm receipt of this email when you can.

Best,
Ryan

Ryan Hickey (he/him/his)
Director of Political Organizing and Strategic Initiatives
Office of Council Member Sandy Nurse • District 37
[redacted]

CONFIDENTIALITY NOTICE: This e-mail message is intended only for the person or entity to which it is addressed and may contain CONFIDENTIAL or PRIVILEGED material. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message. If you are the intended recipient but do not wish to receive communications through this medium, please so advise the sender immediately.

DISTRICT OFFICE
56 PENNSYLVANIA AVENUE
BROOKLYN, NY 11207
TEL: (718) 642-8664
FAX: (718) 889-6017

CITY HALL OFFICE
250 BROADWAY, SUITE 1823
NEW YORK, NY 10007
TEL: (212) 788-7284
FAX: (212) 227-5636
SNurse@council.nyc.gov
District37@council.nyc.gov

THE COUNCIL
OF
THE CITY OF NEW YORK
SANDY NURSE
COUNCIL MEMBER, 37TH DISTRICT, BROOKLYN

SANITATION AND SOLID WASTE MANAGEMENT CHAIR

COMMITTEES
CIVIL SERVICE AND LABOR
CONTRACTS
ENVIRONMENTAL PROTECTION
RESILIENCY AND WATERFRONTS
VETERANS

SUB-COMMITTEE
LANDMARKS, PUBLIC SITINGS, AND DISPOSITIONS

Scoping Comments on Totem's Herkimer-Williams Rezoning Proposal

Dear Director Garodnick,

Please accept this testimony on Totem's (hereafter "the applicant") Herkimer-Williams project. A project of this magnitude will undoubtedly impact the surrounding community in many ways, and I look forward to seeing the full results of the Environmental Impact Statement (EIS) and Racial Equity Report.

Broadway Junction has been a focus of study for potential economic and housing development by community groups, City agencies, public officials, and non-governmental organizations for many years. All of these studies start with the presupposition that Broadway Junction is currently not meeting the needs of local residents and that it has the potential to be something more. While this application will not and does not seek to solve the myriad issues identified by these studies, it has the potential to permanently alter the built environment and daily life of residents, local businesses, and commuters alike.

Below you will find my comments on the application's Draft Scope of Work (DSOW) Proposed Scope of Work for the EIS, in particular the areas that I believe deserve deeper analysis and review in the EIS, organized by section. When applicable, my comments will differentiate between the Proposed Development under the With-Action Scenario, the Reasonable Worst Case Development Scenario (RWCDS - pp. 22-26), as well as the Alternate Residential Scenario (pp. 25-27). I look forward to working with the applicant, community residents, DCP, HPD, and other City agencies to build a consensus that will best meet the needs of local residents and the City as a whole.

Analysis Framework and Development Scenarios

As proposed, the Herkimer-Williams project would create four 21- to 29-story towers on three parcels adjacent to Broadway Junction station at the nexus of Brooklyn Community Boards 4, 5, and 16. The Proposed Development would include 596 residential units, the affordability of which is yet to be determined, as well as over one million gross square feet of commercial space, half an acre of publicly-accessible open space, and 250 accessory parking spaces. Most of this commercial space would be office space, along with community facility, light manufacturing, and retail uses. In public presentations, the applicant has stated an intention to develop the entire residential component of the development as subsidized senior and affordable housing under City or State term sheets. Yet since this financing is not secured, the project is analyzed in the EIS as a Mandatory Inclusionary Housing (MIH) affordability project with 596 total units, 149-179 of which would be affordable pursuant to MIH. If approved, the project would bring some 1,845 new residents and over 3,800 workers to the area. These workers would be in addition to the thousands of new workers coming to the 2440 Fulton site nearby.

The DSOW defines the potential Proposed Development to include the Zoning Text and Map Amendments, City Planning Commission Special Permit, and Large-Scale General Development (LSGD) Special Permit. The applicant's proposal would be subject to these City actions, along with a Restrictive Declaration governing the LSGD if the site is indeed developed under the LSGD. However, for conservative purposes the With-Action Scenario analyzes a proposed development with 636 units instead of the applicant's stated 596, the majority of which would be market rate without significant public subsidy. The DSOW also proposes to analyze an Alternate Residential Scenario, wherein the applicant would develop using the C6-4 and M1-6 zoning districts without the LSGD Special Permit, producing a more heavily residential development with 1,218 mostly unaffordable, market-rate units (with 25 to 30 percent affordable pursuant to MIH).

Adding even more complexity, the DSOW mentions that, according to the proposed LSGD plans for the development site, the proposal could allow for 34,841 more square feet in accessory parking, as well as more industrial space and community facility space compared to the numbers listed in the With Action Scenario table[1]. This particular development scenario, according to the DSOW, will only be analyzed when it serves as the more conservative RWCDS compared to the Proposed Development or Alternate Residential Scenario. However, these disparate scenarios could show very different impacts, specifically on local industry, congestion, and more.

[1] For example, page 24 of the DSOW says that "the proposed action could result in…approximately 250 accessory parking spaces (approximately 136,941sf)", more than the proposed 102,100 square feet of parking space. Page 25 mentions that, depending on building layout, the project could see an increase in overall gross square footage (1,881,565 gsf as opposed to 1,667,836 gsf) with 120,645 gsf in community facility space and 122,473 gsf of industrial space, as opposed to 18,985 gsf community facility and 10,403 gsf light industrial space.

This profusion of development scenarios illustrates the flexibility of the proposed C6-4 and M1-6 zoning to allow many different mixtures of residential, commercial, light industrial, and community facility space within the proposed high-density 12 FAR zoning. As such, the EIS must carefully analyze the maximum build-out for each potential scenario, their potential implications on the surrounding community, as well as analyses on what could happen if the project were to become unviable part-way through construction. This additional scenario could involve the initial phases (Sites B and C) of residential development proceeding under the LSGD but the developer then being unable to proceed with a commercial tower on Site D and instead choosing a residential development for that site. It is not clear whether the Alternate Residential Scenario would fully analyze this scenario since the Alternate Residential Scenario assumes development of the full site without the LSGD.

Putting these scenarios aside, the City and applicant must explore legally binding mechanisms beyond the LSGD's Restrictive Declaration (which will only cover bulk, open space, and certain aspects of layout) to guarantee community benefits, uses, and the project layout. The applicant is publicly proposing a development including 100% affordable housing, community facility space, and light industrial space, none of which are actually required by the proposed zoning districts or LSGD.

Tasks 2 and 3: Land Use, Zoning, and Public Policy & Socioeconomic Conditions

The applicant requests a fairly broad rezoning – M1-2 to C6-4 and M1-6 – that would permit the maximum allowable residential FAR under the zoning code, as well as the maximum allowable commercial FAR. I will talk more about the zoning below, but beyond the project's technical elements it is important to note and plan around the fact that this project will introduce a large amount of private capital to a low-income, primarily Black and brown community that is currently facing insufficient code enforcement, tenant and homeowner harassment, and increasing housing costs. Over 1,700 people currently live in Census Tract 367, which encompasses the entire project area. According to the latest Census data, nearly 50% of these residents are Black and 36.5% are Hispanic. More than 28,000 residents live within half a mile of the project site, 84% of them renters and over 86% of whom are Black and Hispanic. According to the latest American Community Survey data, the median household income for these neighboring census tracts is just $40,375, which is considered very low- and extremely low-income for one and four-person households, respectively. This is also well below the City's median household income of $70,000.

While it is not directly included within the EIS, this project's Racial Equity Report will provide useful data on the socioeconomic impacts on this project. However, this Report will use data from the City's Equitable Development Data Explorer which incorrectly locates the project area

in Community Board 16 as opposed to Community Board 5 due to the tool approximating data from Public Use Microdata Areas (PUMAs). Since the project area sits at the intersection of Community Boards 4, 5, and 16, it is important to not only correct this but to also utilize data from these Community Boards in order to fully grasp the project's potential impacts on the local community. Considering the project area's location, I urge the Department to consider these community districts' data as well when advising the applicant on appropriate methodology for the Racial Equity Report.

The racial and class demographics in the district, therefore, demand deep and permanent affordability of any housing development as well as creative anti-displacement strategies extending beyond the project area. The scope of work mentions that the applicant intends on exploring financing opportunities with the Department of Housing Preservation and Development, which would presumably be required in order to secure 100% affordability. With more budget cuts potentially coming down the line, however, it is unclear whether HPD can or will subsidize a project of this size to ensure 100% affordability. But this level of affordability would be necessary in a district like mine. In 2022, 384 and 1,114 people from Brooklyn Community Boards 4 and 5 entered the shelter system, respectively, underscoring the need for deep and permanent affordability in any residential project. I welcome these conversations as this project progresses.

Direct and Indirect Business Displacement

By any measure, my neighbors are facing extreme housing precarity. But the project won't just affect the residential real estate market. The Herkimer-Williams proposal would also create about 250,000 gross square feet of ground floor retail that, we have been told, is essential to cross-subsidize the commercial office portion of the project. The architectural renderings show retail bases that would in all likelihood be exclusive to big box stores and chains. Many community members have expressed concern over inviting bigger retail stores to the area, citing Downtown Brooklyn as a prime example where similar land use and economic initiatives have resulted in commercial displacement and homogenization. Their concern is not unwarranted, as retail jobs are traditionally lower-paying than other private sector work and will affect neighboring local retail[2]. The EIS should carefully analyze the potential displacement risks this retail space would create for the local economy, particularly for the Fulton Street commercial corridor in Community Board 5.

[2] According to the New York State Comptroller's Retail Industry Dashboard, the average annual salary of a retail worker is just over $55,000 in inflation-adjusted 2022 dollars.

Indirect Residential Displacement

Taking the above factors into consideration, residential displacement is a primary concern. The draft scope of work concludes that the project would not cause any direct residential displacement, but rather has the potential for indirect residential displacement. Considering the impact this project will have on the local real estate market, the City must have dual strategies to protect existing residents from displacement while ensuring permanent and local housing tenure.

In the three years following the East New York rezoning's announcement in 2014 – to use as an example as the largest local land use change in recent memory – Tax Class 1 properties saw their property values increase approximately 15% within a one mile radius of Broadway Junction. According to Streeteasy's data portal, East New York's median asking rent jumped from $1,500 to $1,700 in just one month following former Mayor de Blasio's announcement of the East New York rezoning, contributing to the larger trend of increasing rental prices[3]. Moreover, community Boards 5 and 16 rank relatively high on the Association for Neighborhood and Housing Development's (ANHD) "Housing Risk Chart," indicating that homeowners and tenants are facing extreme housing pressure[4]. Despite the local Cease and Desist zone, my office continues seeing deed theft cases and harassment in East New York, both of which are difficult to combat without substantial investment and proactive outreach by the City and State.

These issues illustrate how recent local land use actions have and will continue to trigger real estate speculation and indirect residential displacement in the broader community. Considering the local context, I believe a detailed analysis of indirect residential displacement will certainly be warranted and look forward to reviewing the *"in-depth demographic analysis and field surveys to characterize existing conditions of residents and housing, identify populations at risk of displacement, assess current and future socioeconomic trends that may affect these populations, and examine the effects of the Proposed Actions on prevailing socioeconomic trends and, thus, impacts on the identified populations at risk."*

Without stronger housing code enforcement, proactive outreach to community members, or creative solutions to retain community wealth, there is undoubtedly a risk of this rezoning resulting in further displacement and instability. Although this is a private application, considering the scale and potential of this development to transform the Broadway Junction area, I hope DCP and HPD are open to hearing and implementing aggressive solutions that will retain Black and brown homeownership in the area, as well as protect tenants from harassment and displacement.

---

[3] While HPD has fulfilled its financing commitments for new housing through the rezoning, the private market has not yielded its expected units. These trends were present even before the pandemic.
[4] https://anhd.org/report/how-affordable-housing-threatened-your-neighborhood-2023

City Map Amendment

Additionally, the proposal calls for the demapping of Herkimer Street between Williams Place and East New York Avenue. Local residents have expressed strong concerns that this action may negatively affect local traffic patterns, congestion, and existing parking availability. It is my understanding that the project may not be viable without demapping Herkimer and that the Department of Transportation has not raised any issues with the proposed action, although their study is ongoing. However, considering a primary goal of the City's neighboring public realm improvements is to improve pedestrian safety and traffic calming, the EIS must thoroughly analyze this action's impacts on congestion, traffic patterns, and resident safety, particularly within the bounds of Fulton Street, Atlantic Avenue, Van Sinderen, and Eastern Parkway. I also urge the applicant and DCP to explore alternatives to this demapping under the With-Action scenarios.

Commercial Density

As proposed, the project would create over one million gross square feet in commercial space, 750,000 of which would be for commercial offices. The project will attempt to induce demand for this commercial office space citing the development's proximity to mass transit, cheaper local housing stock, and upcoming public realm improvements as enticing amenities. More amenities and capital will likely spur further private investment, causing issues of their own.

Underpinning this proposal is the applicant's gamble that the labor market – and the nature of work, generally – will regress in favor of full-time, in-person office work. But office vacancy still remains high following the height of the pandemic: as of August 2023 Manhattan's office vacancy rate was hovering just below 20% while annual Manhattan vacancy rates are higher at 22%[5]. The Downtown Brooklyn Partnership's recent Q1 2023 analysis found that the overall office vacancy in Downtown Brooklyn is also 20 percent[6]. Generally speaking, outer borough office vacancy rates are lower at around 13 percent[7], but these spaces are still affected by altered relations to in-person office work.

City budget analysts offer a dim outlook for commercial office occupancy, with some projecting vacancy rates hovering at or above 20% in the years to come. The Comptroller's recent report forecasts only a slight decrease in commercial office vacancy rates through 2027. Of course, the labor market will undoubtedly change over the years, certainly by the projected completion date of 2036. Currently, we do not have the evidence to justify new high-rise commercial office

[5] https://comptroller.nyc.gov/reports/annual-state-of-the-citys-economy-and-finances/
[6] https://issuu.com/downtownbrooklyn/docs/dbp_q1_2023_real_estate_market_report
[7] In part due to lower asking rents per square foot. In Q3 2023, average asking office rents were $34.54 in the outer boroughs, as opposed to $60.15 for Manhattan Class A and $49.96 for Manhattan Class B&C offices. We do not yet know the asking commercial rents per square foot in the Herkimer-Williams project.

buildings and, considering the changing relationship to in-person office work, I am skeptical that such a gamble would pay off and I question the rationale behind proposing such high commercial office density. I urge you all to thoroughly examine the proposal's commercial office density and its potential consequences. As noted above, the EIS must fully examine the potential alternative uses for this density if commercial office is not economically viable to develop.

Task 5: Open Space

Thus far, the applicant has expressed interest in applying for City subsidy to secure 100% residential affordability. The applicant will likely qualify for State and Federal subsidies due to the project's proximity to Broadway Junction and potentially seek tax exemptions and public capital dollars to lock in affordability. Considering this potential magnitude of public subsidy, it is worth examining what the public will get in return. In each scenario – the applicant's proposal, the RWCDS, and the Alternate Residential Scenario – the project would create 24,536 gross square feet of privately-owned, publicly available open space, or just above half an acre. The project would also create tens of thousands of square feet of open space accessible only to the project's residents and office workers. I welcome open space at and around Broadway Junction that can complement the newly-renovated Callahan-Kelly Playground and the forthcoming public plazas, but I question whether or not half an acre of privately-owned, publicly available open space is an equitable or reasonable exchange for the millions of public dollars this project may necessitate. I hope that DCP critically analyzes this exchange and that, at the very least, the City helps coordinate between this and the upcoming public realm projects to create safe, beautiful, complementary open spaces.

Task 13: Transportation

Moreover, I believe the public needs more detail on the project's proposed subterranean accessory parking spaces. Upon completion, the Herkimer-Williams project would sit adjacent to a newly-renovated, ADA-accessible Broadway Junction station. The applicant has previously stated that some if not all of the 250 accessory parking units could be reserved for MTA vehicles which currently overrun local streets to the detriment of pedestrian and driver safety. It is also unclear how much, if any parking will be available for residents. However, considering the project's proximity to Broadway Junction, I do not believe that added residential parking is necessary for this project. If these accessory parking spaces are potentially to be reserved for MTA or other workers in order to alleviate some of the existing congestion and parking issues residents face, this is an issue I hope the EIS will spell out in more detail.

Task 19: Construction

According to the DSOW, upon ULURP certification the Herkimer-Williams project would have four development stages beginning in 2026 and last about ten years. The MTA's adjacent ADA accessibility and streetscape work is expected to begin next year and take around five years to complete. Additionally, the City's public realm improvements at Broadway Junction, while admittedly in its nascent stage, will take many years to complete when in motion. All of these projects' construction timelines will overlap for years and occur within 1000 feet of each other. These overlapping construction timelines pose potentially major disruptions for local residents and commuters. As such, the EIS must incorporate these public works' timelines to the extent possible when analyzing the potential environmental effects of this application.

I look forward to discussing this proposal further with DCP and other City agencies, as well as the applicant, to best meet the needs of local residents, businesses, and the City as a whole.

Sincerely,



Sandy Nurse
Council Member, District 37

Outlook

[EXTERNAL] Written Testimony Herkimer-Williams

From Michelle Neugebauer [redacted]
Date Thu 12/28/2023 1:03 PM
To 24DCP055K_DL@planning.nyc.gov <24DCP055K_DL@planning.nyc.gov>

1 attachment (144 KB)
Written testimony Michelle Neugebauer 12.28.23 Herkimer Williams development.pdf;

Some people who received this message don't often get email from [redacted] Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@oti.nyc.gov as an attachment (Click the More button, then forward as attachment).

Good afternoon DCP Representatives

I testified via zoom on December 19th but 2 minutes flew by - here is my full written testimony. I appreciate your consideration of my testimony.

Michelle Neugebauer
Executive Director
ment Corporation and

[redacted]

Community - call us at 917.451.8954**!**

[redacted]
facebook.com/CHLDC
twitter.com/CHLDC



Testimony on Displacement

Good afternoon my name is Michelle Neugebauer. I am the Executive Director of the Cypress Hills Local Development Corporation, a 40-year-old nonprofit community development organization and I am a member of the Steering Committee of the Coalition for Community Advancement, a grassroots coalition of residents - homeowners and renters, small businesses and houses of worship that came together in response to the East New York Rezoning.

The Coalition for Community Advancement fights for justice for East New York. We organize and mobilize against displacement, gentrification and unjust and racist policies and systems. The Coalition has been engaging the residents and small businesses in the Broadway Junction area for the past seven years. The community has grave concerns about displacement and has seen that the City, the Economic Development Corporation and Totem do **not** have any plans for preventing the displacement of small business, manufacturers, and low and moderate income renters and homeowners in and around the Junction. The proposed Totem Plan is NOT true community driven development - the community wants transit equity, infrastructure improvements, community-led economic development such as new small businesses and expanded manufacturing (not offices and not just an incubator) and educational uses and opportunities such as a CUNY campus or trade school and residents and small business owners want to remain in the neighborhood to benefit from massive public investments proposed for Broadway Junction.

We request that the NYC Department of City Planning require that the Environmental Impact Study seriously consider the impact that big box retail and likely unaffordable commercial rents will have on local small businesses. CHLDC has supported the 346 small businesses on Fulton Street from Pennsylvania Avenue to Queens lines for four decades - - helping these businesses grow and thrive. The NYC Department of Small Businesses has also funded this commercial revitalization work. 95% of these Mom & Pop small businesses are Black, Latino and Asian owned and 75% of these merchants

rent their storefront - - they provide essential convenience goods and services to residents of ENY and Cypress Hills. The EIS needs to address how the proposed big box retail will impact these small BIPOC businesses and immigrant entrepreneurship on Fulton Street and those on neighboring commercial strips in Community Board 5, 4 and 16. We request that the EIS study the project's impact on the commercial rents in the neighborhood and the siphoning off of retail shoppers from community commercial strips.

Further in all of CB5 about 13% of storefronts are vacant. How will the proposed development impact these commercial vacancy rates? **We have seen throughout East New York in new affordable housing developments that storefront remain vacant.** Private developers and the NYC Department of Housing Preservation and Development are not appropriately underwriting these rents to immigrant, LMI entrepreneurs - the rents are too high and hence, commercial space remains vacant. We ask that the EIS account for local market commercial conditions. And study what the commercial rents should be to prevent displacement and provide opportunities to neighborhood entrepreneurs.

CD 5 is classified as having the highest risks of displacement on the City's own Equitable Development Reporting tool. We ask how will the building of office space and thereby the introduction of many white-collar jobs and big box retail influence the rental market and accelerate displacement pressures in East New York? East New York has a low share of office workers. How will the project ensure new jobs will benefit the local community? How do the proposed economic opportunities match with the socio-economic profile and education of the neighborhood?

Residential displacement will surely occur if the EIS does not look at true market conditions. East New York is a small homes community and renters living in un-protected, non-rent regulated small homes are incredibly vulnerable as are our LMI, BIPOC homeowners and senior homeowners.

- We need the EIS to look at the race and income of renters and homeowners;
- Eviction trends,
- Rates of doubling and tripling up in local small homes,
- The number of families CB4, 5 and 16 already send to the homeless system,
- We ask that the EIS look at whether the proposed affordable housing will be truly affordable for current residents and whether the units be permanently affordable? If not, how will the socioeconomic impacts be studied to reflect their eventual transition to market rates?
- The EIS should document and examine vacant land, housing, manufacturing, community facility and commercial sales and rental prices in and around

Broadway Junction two years prior to the announcement of public investments and current rental and sales prices. We anticipate that prices have already increased significantly and will only continue to escalate if displacement prevention strategies are implemented.

- Number of families receiving rental subsidies and their inability to find apartments even with those subsidies,
- How will the impacts on nearby homeowners be studied? The EIS needs to examine current foreclosure rates and
- The rates at which small LMI homeowners are leaving the community because of an inability to maintain and to afford their homes due escalating property taxes, homeowners' harassment, house flipping and inability to afford to retrofit, stop flooding and repair their homes

The East New York Coalition for Community Advancement has proposed multiple displacement prevention policies and programs in our Alternative Plan to the City's 2016 Rezoning of East New York, including but not limited to a Good Neighbor Tax Credit to protect renters in small homes, deeply discounted commercial rents in new mixed use developments pegged to current storefront rents for local entrepreneurs, subsidized home repair funds earmarked for Community Board 5 and particularly for low income and senior homeowners, the full funding of the Basement Conversion Pilot Program, increased small businesses technical assistance, expanded tenant organizing and housing counseling services, a robust Cease & Desist Zone for ENY etc. https://web.archive.org/web/20180410123953/http://www.cypresshills.org/wp-content/uploads/2015/01/East-New-York-Neighborhood-Rezoning-Community-Plan-1.pdf

East New York, Cypress Hills, CityLine, Starrett City and Spring Creek have provided generations of LMI, BIPOC New Yorkers with opportunities for affordable housing and homeownership, to start-up and sustain small businesses and jobs in the manufacturing and transportation sector. The private sector driven plan for the redevelopment of Broadway Junction as an office, big box retail and housing hub poses a fundamental and powerful threat to these opportunities. DCP has an obligation to thoroughly examine and document this threat in the EIS. The City has an obligation to stop the displacement of low and moderate income, Black and Latino residents and small businesses in East New York.

Outlook

[EXTERNAL] Written Testimony - Herkimer-Williams Proposal

From Paul Harrison [redacted]
Date Fri 12/29/2023 8:07 PM
To 24DCP055K_DL <24DCP055K_DL@planning.nyc.gov>

1 attachment (39 KB)
IBZ - Testimony Regards Herkimer-Williams EIS Scope.pdf;

[Some people who received this message don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@oti.nyc.gov<mailto:phish@oti.nyc.gov> as an attachment (Click the More button, then forward as attachment).

Dear Department of City Planning Representatives,

I had the opportunity to speak for three minutes at the Scoping online 'zoom' meeting on the 19th of December. I have revised and extended my testimony in the attached. I would be grateful to have these factors concerning the East New York Industrial Business Zone included in the scope of the upcoming environmental impact study.

Thank you,

Paul Harrison
Homeowner and Resident of East New York
[redacted]

Sunday, December 17, 2023

Testimony Regards Herkimer-Williams EIS Scope

There will be important negative impacts to the East New York Industrial Business Zone as a result of the Herkimer-Williams proposed discretionary zoning actions.

- **Relevance of the industrial business zone**

  - The ENY IBZ is directly adjacent to the proposed project area and shares transportation, energy, sewer and water infrastructure. The IBZ is an important resource for the creation, maintenance and growth of living wage jobs for eastern Brooklyn.

- **Impact with regards to land use, zoning and public policy**

  - The East New York industrial zone is the second smallest IBZ of the twenty two in the the five boroughs, providing a variety of M2-1, M2-2, and M3-2 zoning on its 106 acres. The City established the IBZ because it has long understood the dangers of residential and other uses impinging on industrial space, and the benefits of separating potentially noisy and dangerous activities from the quiet enjoyment of residents — from infants to the elderly.

  - The northern edge of the ENY IBZ borders currently on much needed additional M1-1 properties in the proposed project area. This manufacturing zoning provides synergy with the designated IBZ expanding the available square footage for industrial use. The proposed action would result in further space pressure on the industrial zone. The scope of the Herkimer-William environmental impact study must include dislocation costs of existing Broadway Junction-based businesses and the impact of reducing the manufacturing footprint around the IBZ.

  - While the official policy of the City is to restrict the development of storage facilities and residential shelters within IBZ's, the City has repeatedly ignored this; providing permits, public funding and accommodation to multiple new shelter facilities, to hotels, and even youth sporting facilities within the ENY IBZ. Aside from reducing available industrial space, these residential and youth-oriented uses put further pressure on medium and heavy industrial uses within this compact economic zone. The environmental impact study for the Herkimer-Williams project must include the impact of proposed housing uses on the availability of high quality manufacturing spaces in the IBZ.

- According to project sponsor filings, the approximately 1.9 million-square-foot mixed- use development could accommodate a variety of tenants, including an institutional anchor like a hospital or university, retail designed to cater to the needs of the neighborhood, and offices." It is entirely inappropriate to place large health care and student facilities next to this vital industrial center. The environmental impact study scope should consider the bi-directional impacts of uses such as schools, hospitals and residences on the industrial zone and vice versa.

- **Socioeconomic conditions**

  - The eastern Brooklyn areas of Brownsville, Ocean Hill, East New York, Cypress Hills have a low AMI and the IBZ has the potential to provide living wage jobs to the area. The proposed actions would weaken, not strengthen the ENY IBZ. The environmental impact study for the Herkimer-Williams proposal should include the jobs impact on the community of weakening this industrial base.

- **Energy**

  - The IBZ includes the sole electrical sub-station providing power to East New York including the proposed project zoning modification area. Businesses operating in the industrial zone include manufacturing facilities requiring significant power.

    - As a result of the 2016 Zoning Modifications under the East New York Community Plan, the City encourages the large scale development of increased density on the Atlantic Avenue and Liberty Avenue corridors. Rapid and continuing growth in density is occurring now which will increase energy demand.

    - The 19 million square feet of development proposed with the requested zoning modifications could result in substantial demand in excess of the capacity of the sub-station.

    - Con-Edison has identified this choke point as a significant issue. In fact their Brooklyn-Queens Demand Management (BQDM) starting in 2014 has been used to defer a $1.2 billion substation upgrade by "buying down" demand - paying businesses NOT to use energy. There is a likelihood that the proposed zoning action will require acceleration of this large capital project.

    - The environmental impact study for the Herkimer-Williams proposal must include a detailed review of the local electrical network, growth projections for

the East New York sub-station grid in specificity, as well as the demand from alternative resulting uses in the Herkimer-Williams development.

- **Traffic and Parking**

  - As an industrial zone the ENY IBZ has unique traffic and parking concerns that will be negatively affected by the proposed 1.9 million square foot Herkimer-Williams project.

    - Warehouses, manufacturing materials, and finished goods shipments in the zone are largely by truck. The road infrastructure supporting the zone is already constrained with Atlantic Avenue providing principal access.

    - The addition of traffic associated with a large office park, retail, hospital, university and residential uses at the scale proposed will snarl this important conduit for industrial users in the zone, making it less competitive and advantageous.

    - Much of the IBZ is already zoned with minimal parking requirements for M1, M2 usage. In addition the NYCPD has a facility within the zone which regularly abuses the available street parking in the vicinity. The proposed project adjacent to and within walking distance will negatively affect the already constrained parking capacity of the industrial business zone.

    - The environmental impact study for the Herkimer-Wiliams proposal must include the broader impacts on the industrial zone and major truck routes feeding it.

Outlook

[EXTERNAL] Herkermer and Wiliams Project testimony

From Brother Paul [redacted]
Date Fri 12/29/2023 4:31 PM
To 24DCP055K_DL@planning.nyc.gov <24dcp055k_dl@planning.nyc.gov>

1 attachment (12 KB)
Brother Paul testimony.docx;

Some people who received this message don't often get email from [redacted] Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@oti.nyc.gov as an attachment (Click the More button, then forward as attachment).

Peace and Blessings,, Please find my attached FULL written testimony on the HW/Totem..thank you

Paul Toomer Muhammad
[redacted]

My name is Brother Paul Muhammad, and I am a member of The Coalition for Community Advancement for East New York and a member of the Steering Committee of the East New York Coalition for Community Advancement, 54 year resident, a Community Board 5 member and homeowner and member of various other boards and organizations in East New York and Brownsville . The proposed Herkimer-Williams development is the **wrong project for East New York at the wrong time.** We request that the Environmental Impact Statement closely study the timing of the other public projects/investments being undertaken in Broadway Junction and how the proposed Totem development will interfere with/delay other higher priority projects for the residents of East New York, Brownsville and Bushwick. We also demand that the need for office space be substantiated and the impact of unused office space be studied in the Environmental Impact Study.

The number one priority of neighborhood residents is transit equity in/at Broadway Junction. The Americans with Disabilities Act was passed in 1990 and for 33 years Broadway Junction has been non-compliant. As a result, the elderly and disabled of our community have suffered. Now, with federal and State investments of close to a half a billion dollars in adding seven elevators and escalators to the station, along with a new entrance we are close to attaining long-overdue accessibility. The build will impact local residents via local hire and local suppliers/businesses because of DBE requirements (MTA Civil Rights clause). We are committed here in CB 5,4,16 Community Boards and local Elected advocacy to be uncompromising in our demand that nothing impedes, delays, or circumvents the just due rights and needs of the community to benefit off this long overdue Federal ADA mandate. To not consider deliberately to exhaust all means to give proper consideration to avoid ANY issue that may derail or curtail to deliver on the number one concern, the public welfare, is unconscionable. We see the rush to push this private project without FULL community buy in as a continuation of the disempowering policies and Developer mindset that has left this community disenfranchised for over 40 years. We want JUSTICE to meet at the Junction. The ADA compliance project is slated to begin in 2024 and wrap up in 2029. Unfortunately, the MTA is already behind on their announced timetable which had them designating a Design-Build firm to carry out the project in the last quarter of 2023. The first and second phases of the proposed Herkimer Williams will overlap with the ADA work and the EIS must address the disruption and the City needs to prioritize transit equity.

Moreover, the City through the Economic Development Corporation is planning to construct two public plazas in the broadway Junction area adjacent to the Herkimer Williams development. Although these public plazas are not a high priority for residents who fear that without dedicated maintenance and programming funds they will quickly detract from the area and not promote public safety, the impact of the Herkimer Williams project on constructing the plazas should be assessed.

Residents are greatly concerned about the East New York LIRR station. The station is not ADA compliant. It is in disrepair and unsafe. Despite these conditions, thousands of residents use the station to access employment in Long Island. The Herkimer Williams proposal phase 1 is directly adjacent to the station. The MTA has created a 20 year needs assessment https://future.mta.info/ which calls for making 95% of commuter rail stations accessible in next ten years, the enhancement of lighting and fixing deteriorating stations and the Atlantic Avenue tunnel - - these are the same years that Herkimer-Williams project will be implemented. The needs assessment is driving a five year 2025-2029 Capital Plan for the MTA which hopefully will include these long awaited repairs. The Coalition and local elected officials will be advocating for these pressing community priorities which far outrank any private development like Herkimer Williams proposed for the same area. Clearly further study is needed.

The MTA also has a Zero-Emission Bus Transition Plan which community advocates are excited about for its potential to reduce noxious bus emissions coming from our large East New York Bus Depot. The ENY Bus Depot is directly adjacent to the Herkimer Williams sites and will significantly interfere with the electrification project. The City will be deploying 530 additional battery-electric buses in 2024-2026 and the ENY Bus Depot is targeted to be 75% electric in the first 2 stages of transition and completed in stage 4 2039. The ENY Bus Depot is currently (2023-2024) undergoing a comprehensive renovation independent of the zero-emission bus transition. The MTA has testified that the renovation and power conversion of the ENY Bus depot will require the rerouting of bus traffic for years and that interim parking of out-of-service buses in the immediate neighborhood will be required. DCP needs to ensure that the EIS investigates the rerouting of buses, the conflicts between the electrification project and the

proposed Herkimer Williams development. Policy makers, City and elected representatives must prioritize the health of all East New Yorkers over private development.

Another major transit development impacting the Broadway Junction area is the Interborough Express (IBX) The MTA estimates weekday ridership of up to 115,000. It will connect 20 neighborhoods to 17 subway lines and the LIRR with the two-year environmental review expected to start early 2024, completing in 2026. The IBX project proposes a major express stop at East New York. This will have a major impact on traffic and usage patterns and pedestrian needs in the Herkimer-William project area. The EIS needs to address potential delays/impacts for the Herkimer Williams project with the IBX.

The East New York community needs good, permanent living wage jobs. Indeed, no apartment is affordable without a job. Our community has taken on a tremendous amount of new height and density through the East New York rezoning and now is the time for the City to make good on its promises to create employment for our residents. The 3900 jobs promised in the East New York Industrial Business Zone did not materialize. It is time to invest in manufacturing, small businesses and education at Broadway Junction - - these investments in attracting green construction and food production uses, in growing small Black & Latino owned small businesses and in securing a college or trade school to the Junction will generate the good jobs we seek. The Herkimer Williams project promises to bring 739,386 gsq ft of office space to Broadway Junction. We trust the EIS will assess whether this is possible/feasible given the high office vacancy rates throughout the City and at 23% in Brooklyn presently. Is there a market for office space in New York City and in East New York? Has the nature of office work fundamentally changed and will hybrid work arrangements be a permanent change in the nature of work. Numerous studies have demonstrated that new office space is not needed in the City and especially not in Brooklyn.

https://comptroller.nyc.gov/reports/spotlight-what-risks-does-the-office-market-pose-for-the-citys-finances/

https://www.nytimes.com/2023/05/05/nyregion/nyc-office-space-vacancy-rates.html

https://cw-gbl-gws-prod.azureedge.net/-/media/cw/marketbeat-pdfs/2023/q2/us-reports/office/brooklyn_marketbeat_office_q2-2023_v2.pdf?rev=dbf7407444ef4c459b77f2a6aabfa2e8

https://www.nytimes.com/interactive/2023/05/10/opinion/nyc-office-vacancy-playground-city.html?mwgrp=c-dbar&unlocked_article_code=1.JE0.Imww.Nazwub3ep1SB&smid=url-share

The EIS needs to examine what the impacts of potentially vacant office space will be in our community.

Even if the office market were strong, we fail to see the benefits to local residents of moving existing jobs with people in those jobs to our community. East New York has a low share of office workers. How will the project ensure new jobs will benefit the local community? DCP need only to look at its own 2023 Community Districts Economic Profiles to see office work is not a big occupation in our neighborhood. See below. What are the real economic opportunities to be created by the Herkimer Williams project and how will residents benefit?

The EIS needs to examine the types of jobs that will be created by the project: What are the wages and benefits that retail and office workers are paid? Are these living wages that would qualify workers to even rent an apartment in the proposed housing units? What are the qualifications for these jobs and do the current residents qualify for these positions?

Because the Herkimer Williams development does not align with community priorities we are adamantly opposed and trust that the EIS will thorough address the concerns raised.

Outlook

[EXTERNAL] Testimony on Herkimer Williams Project

From Brother Paul [redacted]
Date Fri 12/29/2023 4:32 PM
To 24DCP055K_DL@planning.nyc.gov <24dcp055k_dl@planning.nyc.gov>

1 attachment (179 KB)
Bro. Paul Mohammed Testimony - Wrong Project at Wrong Time (1) (1) (3).docx;

Some people who received this message don't often get email from [redacted] Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@oti.nyc.gov as an attachment (Click the More button, then forward as attachment).

Peace and Blessings,, Please find my attached FULL written testimony on the HW/Totem..thank you

Paul Toomer Muhammad
[redacted]

My name is Brother Paul Muhammad and I am a member of the Steering Committee of the East New York Coalition for Community Advancement, 54 year resident, a Community Board 5 member and homeowner and member of various other boards and organizations in East New York and Brownsville . The proposed Herkimer-Williams development is the **wrong project for East New York at the wrong time!** We request that the Environmental Impact Statement closely study the timing of the other public projects/investments being undertaken in Broadway Junction and how the proposed Totem development will interfere with/delay other higher priority projects for the residents of East New York, Brownsville and Bushwick.

We also demand that the need for office space be substantiated and the impact of unused office space be studied in the Environmental Impact Study.

The number one priority of neighborhood residents is transit equity in/at Broadway Junction. The Americans with Disabilities Act was passed in 1990 and for 33 years Broadway Junction has been non-compliant and the elderly and disabled of our community have suffered. Now, with federal and State investments of close to a half a billion dollars in adding seven elevators and escalators to the station, along with a new entrance we are close to attaining long-overdue accessibility. The build will impact local residents via local hire and local suppliers/businesses because of DBE requirements (MTA Civil Rights clause) .We are committed here in CB 5,4,16 Community Boards and local Elected advocacy to be uncompromising in our DEMAND that nothing impedes ,delays or circumvents our deliver on the just due rights and needs of for the Publics ability as a Community to reap the total amount of benefit of this long overdue Federal ADA mandate. To consider deliberately or through lack of for the proper consideration to derail or curtail to deliver on the number one concern, the public welfare and general well-being to this Community. We see the rush to push this UURLUP of this private project without FULL community by in as a continuation of the empowering policies and Developer mindset that has left this community disenfranchised for over 40 years. The ADA compliance project is slated to begin in 2024 and wrap up in 2029. Unfortunately, the MTA is already behind on their announced timetable which had them designating a

Design-Build firm to carry out the project in the last quarter of 2023. The first and second phases of the proposed Herkimer Williams will overlap with the ADA work and the EIS must address the disruption and the City needs to prioritize transit equity.

Moreover, the City through the Economic Development Corporation is planning to construct two public plazas in the broadway Junction area adjacent to the Herkimer Williams development. Although these public plazas are not a high priority for residents who fear that without dedicated maintenance and programming funds they will quickly detract from the area and not promote public safety, the impact of the Herkimer Williams project on constructing the plazas should be assessed.

In contrast, residents are greatly concerned about the East New York LIRR station. The station is not ADA compliant. It is in disrepair and unsafe. Despite these conditions thousands of residents use the station to access employment in Long Island. The Herkimer Williams proposal phase 1 is directly adjacent to the station. The MTA has created a 20 year needs assessment https://future.mta.info/ which calls for making 95% of commuter rail stations accessible in next ten years, the enhancement of lighting and fixing deteriorating stations and the Atlantic Avenue tunnel - - these are the same years that Herkimer-Williams project will be implemented. The needs assessment is driving a five year 2025-2029 Capital Plan for the MTA which hopefully will include these long awaited repairs. The Coalition and local elected officials will be advocating for these pressing community priorities which far outrank any private development like Herkimer Williams proposed for the same area. Clearly further study is needed.

The MTA also has a Zero-Emission Bus Transition Plan which community advocates are excited about for its potential to reduce noxious bus emissions coming from our large East New York Bus Depot. The ENY Bus Depot is directly adjacent to the Herkimer Williams sites and will significantly interfere with the electrification project. The City will be deploying 530 additional battery-electric buses in 2024-2026 and the ENY Bus Depot is targeted to be 75% electric in the first 2 stages of transition and completed in stage 4 2039. The ENY Bus Depot is currently (2023-2024) undergoing a comprehensive renovation independent of the zero-emission bus transition. The MTA has testified that the renovation and power conversion of the ENY Bus depot will require the rerouting of bus traffic for years and that interim parking of out-of-service buses in the immediate neighborhood will be required. DCP needs to ensure that the EIS investigates the rerouting of buses, the conflicts between the electrification project and the proposed Herkimer Williams development. Policy makers, City and elected representatives must prioritize the health of all East New Yorkers over private development.

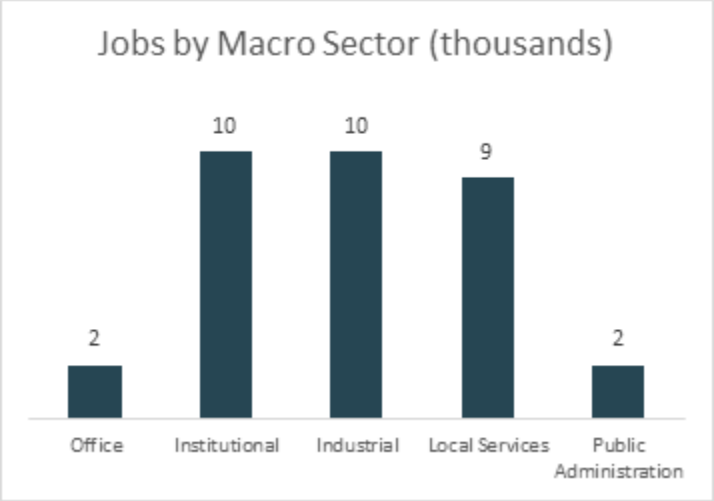
Another major transit development impacting the Broadway Junction area is the Interborough Express (IBX) The MTA estimates weekday ridership of up to 115,000. It will connect 20 neighborhoods to 17 subway lines and the LIRR with the two-year environmental review expected to start early 2024, completing in 2026. The IBX project proposes a major express stop at East New York. This will have a major impact on traffic and usage patterns and pedestrian needs in the Herkimer-William project area. The EIS needs to address potential delays/impacts for the Herkimer Williams project with the IBX.

The East New York community needs good, permanent living wage jobs. Indeed, no apartment is affordable without a job. Our community has taken on a tremendous amount of new height and density through the East New York rezoning and now is the time for the City to make good on its promises to create employment for our residents. The 3900 jobs promised in the East New York Industrial Business Zone did not materialize. It is time to invest in manufacturing, small businesses and education at Broadway Junction - - these investments in attracting green construction and food production uses, in growing small Black & Latino owned small businesses and in securing a college or trade school to the Junction will generate the good jobs we seek. The Herkimer Williams project promises to bring 739,386 gsq ft of office space to Broadway Junction. We trust the EIS will assess whether this is possible/feasible given the high office vacancy rates throughout the City and at 23% in Brooklyn presently. Is there a market for office space in New York City and in East New York? Has the nature of office work fundamentally changed and will hybrid work arrangements be a permanent change in the nature of work. Numerous studies have demonstrated that new office space is not needed in the City and especially not in Brooklyn.
https://comptroller.nyc.gov/reports/spotlight-what-risks-does-the-office-market-pose-for-the-citys-finances/
https://www.nytimes.com/2023/05/05/nyregion/nyc-office-space-vacancy-rates.html
https://cw-gbl-gws-prod.azureedge.net/-/media/cw/marketbeat-pdfs/2023/q2/us-reports/office/brooklyn_marketbeat_office_q2-2023_v2.pdf?rev=dbf7407444ef4c459b77f2a6aabfa2e8

https://www.nytimes.com/interactive/2023/05/10/opinion/nyc-office-vacancy-playground-city.html?mwgrp=c-dbar&unlocked_article_code=1.JE0.Imww.Nazwub3ep1SB&smid=url-share
The EIS needs to examine what the impacts of potentially vacant office space will be in our community.

Even if the office market were strong, we fail to see the benefits to local residents of moving existing jobs with people in those jobs to our community. East New York has a low share of office workers. How will the project ensure new jobs will benefit the local community? DCP

need only to look at its own 2023 Community Districts Economic Profiles to see office work is not a big occupation in our neighborhood. See below. What are the real economic opportunities to be created by the Herkimer Williams project and how will residents benefit?



The EIS needs to examine the types of jobs that will be created by the project: What are the wages and benefits that retail and office workers are paid? Are these living wages that would qualify workers to even rent an apartment in the proposed housing units? What are the qualifications for these jobs and do the current residents qualify for these positions?

Because the Herkimer Williams development does not align with community priorities we are adamantly opposed and trust that the EIS will thorough address the concerns raised.

Outlook

[EXTERNAL] Testimony

From Susan Timm [redacted]
Date Fri 12/29/2023 6:32 PM
To 24DCP055K_DL@planning.nyc.gov <24DCP055K_DL@planning.nyc.gov>

1 attachment (9 KB)
Written Testimony SCT.docx;

Some people who received this message don't often get email from [redacted] Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@oti.nyc.gov as an attachment (Click the More button, then forward as attachment).

Good Afternoon DCP Representatives,

I testified via Zoom on December 19th.
Here are my written remarks, with additional information that I could not fit in the 2 minute speaking allotment.

Susan Timm
[redacted]
Board Member Coalition for Community Advancement
Home Owner.

Susan C Timm
[redacted]
Home Owner
Board Member Coalition for Community Advancement
East New York

Written Testimony

I request that the NYC Department of City Planning require that the Environmental Impact Study seriously consider the impact of the height of the buildings that would be allowed if the real estate developer is granted their current zoning change request. Tall buildings destroy the very nature of our community.

The zoning changes requested by the outside developer cleverly include the possibility of some of tallest buildings in New York City - heights previously unseen in this part of ungentrified Brooklyn.

The current zoning of the study area is appropriate for East New York. East New York is a low-rise community. The rezonings of the past few years have allowed some 10-14 story residential towers along Atlantic Avenue, which have added many affordable housing units to our community. Fortunately, these mid-sized towers have not had a sizable negative impact on the flavor and culture of our community. Indeed, providing affordable housing along the edges of established low-rise residential areas has enabled our community to grow in an appropriate, meaningful way.

Broadway Junction is currently zoned for relatively low-rise (approximately six story or fewer) manufacturing and residential buildings. The developer should use their real estate holdings to build important and meaningful structures within current zoning.

Tall buildings, especially when added inappropriately to a low rise community have deleterious effects on the neighborhood. High rises harm communities.

East New York has the highest number of community gardens of any community in New York City, with 54. (https://studentwork.prattsi.org/infovis/projects/nyc-community-gardens/)
East New York is a highly diverse area, unlike most neighborhoods in NYC, which remain highly racial segregated. If there is one thing that East New Yorkers like to do, it is home and community gardening. We appreciate and utilize the abundant sunshine that is inherent to a low-rise community.

Tall towers obliterate sunshine. Offensive shadows block both plant and human growth. There is ample research about the offensive and deleterious effects of loss of sunlight caused by tall buildings.

People in East New York watch out for one another. This happens in part because our neighborhood is not made up of inhospitable towers. Towers halt the visual understanding

of a community. Tall towers are dehumanizing.

The streetscape of East New York consists of stoops, front gardens and busy sidewalks. Our uniqueness stems from the propinquity we all experience. We are friends, neighbors, acquaintances, and people we all know by sight. Tall towers eliminate and decimate community cohesiveness.

Tall towers isolate workers and residents. They push people apart, not together.

"According to Suzanne H. Crowhurst Lennard, co-founder and director of the Making Cities Livable International Council, "the construction industry is a powerful engine for fueling economic development. Tall buildings offer increased profits for developers. However, the higher a building rises, the more expensive is the construction. Thus, the tallest buildings tend to be luxury units, often for global investors. Tall buildings inflate the price of adjacent land, thus making the protection of historic buildings and affordable housing less achievable. In this way, they increase inequality."

On the other hand, says Making Cities Livable, "small footprint shops and apartments in a fine textured urban fabric yield smaller profits, spread out among many individuals and businesses in the community. Over centuries, this human scale urban fabric has proved to be adaptable to changing political and economic times, making the community resilient, and durable. The City of Paris, with buildings no taller than 100′, supports continuous retail along the street, making every neighborhood walkable."
From https://www.imcl.online/

East New York is one of the only ungentrified neighborhoods in New York City. It is one of the only vibrant, highly multiethnic communities in the city that has not been spoiled by real estate developers building soulless towers to enrich their own pockets.

Please include ample study of the ample negative effects of tall buildings on our vibrant, cohesive, stable community.

Outlook

[EXTERNAL] DCP Hearing 12/19/2023 Broadway Junction East New York Testimony

From Carlo Casa [redacted]
Date Tue 12/19/2023 10:36 AM
To 24DCP055K_DL@planning.nyc.gov <24DCP055K_DL@planning.nyc.gov>

1 attachment (230 KB)
NYBC_Testimony Herkimer-Williams.pdf;

Some people who received this message don't often get email from [redacted] Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@oti.nyc.gov as an attachment (Click the More button, then forward as attachment).

Good Morning,

Attached please find written testimony in support of Totem, the Herkimer-Williams proposal for Broadway Junction in East New York.

Please let me know if you have any questions from us.

Best,

Carlo Casa | Director, Research & Policy
New York Building Congress

[redacted]



Please do not print this e-mail unless necessary.

CHAIR
RALPH J. ESPOSITO*

FIRST VICE CHAIR
GREGORY A. KELLY*

VICE CHAIRS
JOSEPH J. ALIOTTA*
FRANK R. ALVARADO*
ELIZABETH CROWLEY*
MAUREEN A. HENEGAN*
CYRUS J. IZZO*
GARY LABARBERA*
CHRISTOPHER LARSEN*
GEORGE E. LEVENTIS*
ANTHONY E. MANN*
JOSEPH G. MIZZI*
EHAB SHEHATA*
ELISE WAGNER*

PRESIDENT & CEO
CARLO A. SCISSURA, ESQ.*

TREASURER
PETER DIMAGGIO*

SECRETARY
SABRINA KANNER*

GENERAL COUNSEL
MICHAEL S. ZETLIN*

PAST CHAIR
ELIZABETH VELEZ*

DIRECTORS
VINCENT ALVAREZ
CHARLES D. AVOLIO
ALTIN BATSKA
G. CHRISTOPHER BECK
ANDREW F. CATAPANO
RICHARD CAVALLARO
VICTORIA J. CERAMI
EILEEN CIFONE
JOSEPH CHAN
LINDA CHIARELLI
EDWIN L. CHRISTIAN
PATRICK COOPER
CHERYL MCKISSACK DANIEL*
BANE GAISER
CARL GALIOTO
DAVID M. GREENBERG
MICHAEL E. HELLSTROM
JOSEPH A. IENUSO
JERRY JANNETTI
ELI R. KHOURY
MARIAN KLEIN
BRENNAN GILBANE KOCH
JOSEPH LAURO
JILL N. LERNER
JEFFREY E. LEVINE
ANTHONY MANNARINO
PETER A. MARCHETTO
CHRISTOPHER MCCARTIN
MICHELE L. O'CONNELL
TERRENCE E. O'NEAL
PATRICIA D. ORNST
EDWARD V. PICCINICH
RAYMOND QUARTARARO
TODD RECHLER
JONATHAN D. RESNICK
MICHAEL F. RUSSO
MITCHEL W. SIMPLER
STEVE SOMMER
MARILISA STIGLIANO
JENNIFER STONE
VICKI MATCH SUNA
MICHAEL J. SWEENEY
MICHAEL L. VIGGIANO
SEVINC YUKSEL
**Executive Committee Member*

DIRECTORS EMERITI
RICHARD T. ANDERSON
AINE M. BRAZIL
LOUIS J. COLETTI
RAYMOND P. DADDAZIO
JOHN M. DIONISIO
MARY-JEAN EASTMAN
SUSAN L. HAYES
THOMAS IOVINO
JEFFREY M. LEVY
JOHN V. MAGLIANO
WILLIAM A. MARINO
MYSORE L. NAGARAJA
ROBERT S. PECKAR
MILO E. RIVERSO
LAWRENCE P. ROMAN
THOMAS Z. SCARANGELLO
FRANK J. SCIAME
DOMINICK M. SERVEDIO
MARILYN JORDAN TAYLOR
DANIEL R. TISHMAN
RICHARD L. TOMASETTI

NEW YORK BUILDING CONGRESS

December 18, 2023

Stephanie Shellooe, AICP
Director, Environmental Assessment and Review Division
NYC Department of City Planning
120 Broadway, New York, NY 10271

Re: Totem Brooklyn
Herkimer-Williams
24DCP055K

Dear Director Shellooe,

For more than 100 years, the New York Building Congress has advocated for the growth and success of the construction industry in support of a stronger New York for all. We represent more than 500 constituent organizations and 250,000 skilled tradespeople and professionals from various backgrounds who live in every corner of the five boroughs.

As a longtime partner of the City, the private sector and business and community groups committed to projects that will get New Yorkers back to work, restart our economy and build for the future, we seek to address the critical issues of the industry, support for investment in infrastructure, pursue job creation and promote preservation and sustainability throughout the region. Today, I am writing to express support for Totem's Herkimer-Williams rezoning proposal, a project that will bring much-needed transit-oriented development and thousands of critical jobs to one of the most under-resourced neighborhoods in New York City. This proposal aligns perfectly with concepts and best practices highlighted in the report on Transit-Oriented Development that the Building Congress published in March.

Herkimer-Williams reflects a community-driven vision to address the longstanding need for affordable housing and economic development in East New York. The first phase of the project will bring online nearly 600 units of affordable housing, creating new employment opportunities for New Yorkers and construction firms. The project will also set aside approximately 15,000 square feet to create community space currently envisioned as an industrial incubator to generate jobs and training opportunities for Brooklynites.

In addition to a significant number of much-needed affordable housing for an increasingly rent-burned community, the project would also bring new commercial spaces that can deliver a dynamic and thriving built environment that East New York deserves. New commercial space will attract businesses, foster economic growth, and employment opportunities for local residents.

Herkimer-Williams addresses crucial local infrastructure needs, and we believe the project will serve as a catalyst for a more prosperous, inclusive and sustainable future for East New Yorkers and New York City. We strongly endorse Totem's vision and encourage your support.

Thank you for your consideration.

Carlo A. Scissura, Esq.
President and CEO
New York Building Congress

[redacted]

Outlook

[EXTERNAL] Herkimer-Williams

From Build+ [redacted]
Date Tue 12/19/2023 1:49 PM
To 24DCP055K_DL@planning.nyc.gov <24DCP055K_DL@planning.nyc.gov>

Some people who received this message don't often get email from [redacted] Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@oti.nyc.gov as an attachment (Click the More button, then forward as attachment).

RE: HERKIMER-WILLIAMS
ID #86373167219

To whom it may concern

My name is Paul Tulloch of Builders Management Inc. which is a small minority owned construction company. I'm writing to offer my support for the Herkimer-Williams project.
As a small business, I welcome projects like this that provide jobs for construction workers and industry. It contributes to the development of the neighborhood by providing housing. It encourages other small businesses such as restaurants, super markets, shops and other service industry businesses to come to the neighborhood.

Please feel free to contact me for any further questions or concerns.

Paul Tulloch

BUILDERS MANAGEMENT INC. - Paul Tulloch - [redacted]

Outlook

[EXTERNAL] City Planning Scoping Meeting for Herkimer-Williams

From Camille Newman [redacted]
Date Tue 12/19/2023 9:32 AM
To 24DCP055K_DL@planning.nyc.gov <24DCP055K_DL@planning.nyc.gov>

Some people who received this message don't often get email from [redacted] Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@oti.nyc.gov as an attachment (Click the More button, then forward as attachment).

Hello please see written comments for The Herkimer Williams Project:

Hi, my name is Camille Newman and I'm the Director of the Brooklyn Women's Business Center @ LDCENY. The Brooklyn Women's Business Center supports low-to-moderate income women and minority entrepreneurs in East Brooklyn in starting or expanding their businesses. Our goal is to empower local, women-founded small businesses to thrive – which in turn will contribute to widespread economic development in our community.
East New York in particular has been overlooked and underinvested in for decades. As we strive to support local entrepreneurs in the area, it's crucial to build the infrastructure and resources necessary to encourage economic activity. The Herkimer-Williams plan recognizes the potential of the Broadway Junction area to serve as a vibrant hub for local and small businesses. The project will deliver essential retail and commercial space where there currently is none. Aspiring entrepreneurs in East New York shouldn't have to look elsewhere to open up shop – they should have the ability to do so in the community they call home. Small businesses are critical to the prosperity of our community. When we nurture and uplift local businesses, economic growth will follow across the board. In the name of strengthening East New York's economy and business leaders, I strongly encourage you to support the Herkimer-Williams plan. Thank you for your time.

--
CAMILLE NEWMAN
Director, Brooklyn Women's Business Center @ the LDCENY
[redacted]

Years of service to the East Brooklyn Community.

Local Development Corporation of East New York (LDCENY)
[redacted]

43 Years of Growing Businesses. Changing Lives. Strengthening Communities.

Follow us on Twitter and we will follow you too: http://twitter.com/bklynwbc
Become a Fan on Facebook: https://www.facebook.com/bklynwbc/

Outlook

[EXTERNAL] Totem / Herkimer-Williams 24DCP055K

From Miguel Jimenez [redacted]
Date Fri 12/22/2023 5:42 PM
To 24DCP055K_DL@planning.nyc.gov <24DCP055K_DL@planning.nyc.gov>

Some people who received this message don't often get email from [redacted] Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@oti.nyc.gov as an attachment (Click the More button, then forward as attachment).

Dear Director Shellooe,

Hello, my name is Miguel Jimenez. I am a resident of East New York and, as the co-owner of my family's candle-making business Brooklyn Candle LLC, a small business owner. I appreciate the opportunity to express my support for the Herkimer-Williams proposal.

As a resident, one of my primary concerns is the lack of community amenities in the neighborhood. Most residents I know need to leave the neighborhood to do their shopping as the options to choose from in the area are few and far between. My neighbors and I agree that we would love to see more restaurants, coffee shops, bars, gyms, and good balanced supermarkets like Trader Joe's or Whole Foods at Broadway Junction. The Herkimer-Williams proposal would bring in over 200,000 square feet of retail space and open up the possibility for the types of amenities that we as a community are so desperately looking for.

Additionally, our neighborhood is in need of additional non-retail amenities that would make the quality of life of residents much better. One I would love to see is a college campus. The closest university, Medgar Evers, is nearly four miles away from Broadway Junction. I am very excited by the possibility of Herkimer-Williams potentially serving as a satellite campus for one of New York's higher education institutions. Other amenities like urgent care facilities are also sorely needed, while entertainment options (like an indoor pool, comedy club, or a movie theater) and would be incredibly valuable additions that Herkimer-Williams could bring to our community.

On the subject of housing, I am very supportive of Herkimer Williams' proposal to construct approximately 600 permanent affordable housing units in the area. I do hope that the project can additionally bring a mixture of other types of housing in conjunction with the low income housing they are building, such as market rate housing, real middle income housing, or moderate income housing.

Thank you for your consideration, and I urge you to support Herkimer-Williams' vision for Broadway Junction

Sincerely,

Miguel Jimenez

Sent from my Miguel's iPhone

Outlook

[EXTERNAL] ENYCLT Written Testimony Re- 24DCP055K

From Boris Santos [redacted]
Date Thu 12/28/2023 11:39 PM
To 24DCP055K_DL@planning.nyc.gov <24DCP055K_DL@planning.nyc.gov>

1 attachment (163 KB)
Re Broadway Junction Testimony 24DCP055K.pdf;

Some people who received this message don't often get email from [redacted] Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@oti.nyc.gov as an attachment (Click the More button, then forward as attachment).

To whom it may concern,

Please find attached comments related to the Herkimer-Williams proposed rezoning, specifically the environmental scoping. The comments reflect the concerns of our general membership at the ENYCLT. Please feel free to reach out if you have any questions.

Best,

--
Boris Santos
President, East New York
Community Land Trust (ENYCLT)
[redacted]

Re- 24DCP055K Totem Herkimer-Williams Rezoning
December 28, 2023

Dear NYC Planning Commission,

This testimony is written on behalf of the Executive Board and our general membership at the East New York Community Land Trust (ENYCLT). As the President of our democratically led CLT, and someone that lives less than 5-minutes of walking distance to the proposed Herkimer-Williams (24DCP055K) rezoning, I write to express grave concern regarding this project. The project, as it stands, has the potential to unleash a wave of gentrification and displacement the likes that my generation and many generations before mine have not seen in the East Brooklyn area. I write knowing that the opportunities for future generations, like that of my future children, to become socio-economically mobile, can be boosted or outright eliminated depending on the eventual outcome of this project. I urge the Commission to incorporate the following demands in their environmental review of the proposal:

Studying the impact on land or property values and the rental market

First and foremost, the current proposal has the potential to increase the land or property values in the surrounding area. As a result of appraisal increases, property tax increases

can occur which can lead to unexpected expenses for property owners and/or their renters. Such an occurrence can have the net result of either displacing the homeowner (i.e., making them move elsewhere) or increasing any rents under the small homeowner, since they will be compelled to raise rents in order to keep up with property tax increases. Renter displacement could ensue along with homeowner displacement, a worst-case scenario, due to the proposal.

Ultimately, the environmental review needs to highlight the impact the proposal will have on land values and property taxes. Likewise, it must determine how residential rents will be affected and any prospective displacement due to rental increases. The mission of our CLT is to protect and preserve our people in their homes, ideally by building shared equity with and for them; the harsh reality of this megastructure leading to massive displacement, amounting to the antithesis of our mission as an organization, **must** therefore be intensely studied under this environmental scoping. Specifically, how many tenants will be affected (i.e., the study has to outline the trickling affects based on distance from the project location) and to what extent (i.e., average rent increase)? The same must be provided for small homeowners. How many homeowners will be affected and to what extent (i.e. property taxes/land value increased)?

It is worth noting that rezonings such as this one make it more difficult for organizations like ours to produce or build more social housing in our community. The 2016 East New York rezoning (albeit a neighborhood rezoning unlike the current spot zoning) made it more difficult to acquire land for the purposes of residential community development. Increases of land value make affordable housing projects less financially feasible in those parcels. It is therefore necessary for the City to study the effects that this project will have

on land values since a public service such as affordable housing construction can be made more difficult for the general non-profit affordable housing industry and therefore general public. To what degree exactly (in average US dollars) will the value of land increase in the surrounding area (for all types of properties, industrial, residential and commercial)?

Studying the impact on existing commercial and manufacturing businesses

The members of our organization have worked tirelessly on creating a vision for the ENY Industrial Business Zone (IBZ) as we seek to preserve manufacturing land for job creation. Given that the ENYIBZ is close to the proximity of the proposed rezoning, and that the project seeks to rezone existing manufacturing land for mixed-uses, we expect that the impact to the ENYIBZ be studied. Specifically, how will the rezoning affect the industrial rental market space? Will attempts to further rezone manufacturing land in the IBZ, given this proposal, ensue? To what degree? The late 90s and the early 21st Century, has defined NYC as a City with eroding manufacturing land. The public policy of this City has been to allow or be complicit in the conversion of manufacturing land for residential or commercial purposes. We must protect industrial zones that have been known to create true economic opportunities for Black and Brown communities, especially those without any college/university degrees.

Additionally, the area surrounding Herkimer-Williams is home to many small commercial businesses (along Fulton, Broadway, Eastern Parkway, and Bushwick Ave). How will this rezoning impact the commercial rents of these businesses? The market pressure on

commercial rents and on commercial vacancy must also be studied within this environmental scoping.

Studying environment Impacts

Sunlight

Given the current height of the proposed structures (over 300 or 400 feet, consisting of more than 20 stories) how much sun will be deprived for those commuting or living eastward of the project? Specifically, for how much time through the morning given eastward sunrise? The environmental study must specify this in quantifiable time measurements, especially given the newly renovated Callahan-Kelly Playground, that the public has come to love and that lies just eastward of the proposed site. How much sunlight will the public be deprived of quantifiably if the structure were of different height (say 12 to 15 stories which is what the 2016 ENY rezoning approved of maximally on Atlantic Ave)?

Population Growth

Given that the current proposal is for mixed uses, the environmental study must specify how the population in the area will be affected. To what extent will ridership increase in the Broadway Junctions station? How many people will be working/living at the site following all its phase completions? And to what extent will new school seat enrollments and additional or sustained sanitation and park maintenance services be needed?

The membership of the ENYCLT demands that all the concerns mentioned in this testimony be addressed within the City's environmental review of the Herkimer-Williams proposal. The public deserves to know the true impacts that the proposal, as initially submitted, will have on our beloved communities. We will remain vigilant and organized to continue to address this proposal.

Sincerely,



Boris Santos, President
Chanel Haliburton, Vice-President
Jakob Schneider, Secretary
Brianna Soleyn, Treasurer
Maya Ephrem, Board Director
Amanda Trainor, Board Director

AUDIO TRANSCRIPT
PUBLIC SCOPING MEETING FOR HERKIMER-WILLIAMS
December 19, 2023

WEBVTT

1
00:01:11.170 --> 00:01:26.770
Stephanie Shellooe, DCP: Good afternoon, everyone, and welcome you are tuning into the remote public scoping meeting for the Herkimer Williams proposal, the City Environmental Quality review or seeker number, for this application is 2 4 Dcp. 0 5 5 k.

2
00:01:27.180 --> 00:01:29.219
Stephanie Shellooe, DCP: Next slide, please.

3
00:01:43.130 --> 00:01:45.019
Stephanie Shellooe, DCP: Can we go to the next slide? Please?

4
00:01:49.660 --> 00:01:51.390
Stephanie Shellooe, DCP: Alright.

5
00:01:52.830 --> 00:02:02.370
Stephanie Shellooe, DCP: Good afternoon. My name is Stephanie Shelu. I'm the director of the New York City Department of City Planning's Environmental Assessment and Review Division, or EARD.

6
00:02:02.370 --> 00:02:26.500
Stephanie Shellooe, DCP: Evan Olkar Kajar, deputy director of Ear D. Will co-host today's meeting, and in the event of any technical challenges everyone will take over. I will note that we are having some technical difficulties on the city network today. So if any, we appreciate your your patience with any te technical challenges that we do run into today. Thanks. So much for taking this time out of your day to attend this meeting.

7
00:02:26.800 --> 00:02:38.310
Stephanie Shellooe, DCP: And I also want to emphasize that we'll hear from everyone who wishes to speak today, and the meeting will remain open until all registered speakers have had an opportunity to to speak.

8
00:02:40.650 --> 00:02:57.130
Stephanie Shellooe, DCP: We also welcome written comments and testimony. On this application, and we'll accept written comments through 5 pm. On Friday, December 20, ninth, 2023, and we provide written comments with the same attention and consideration as the comments we hear today live at this meeting

9
00:02:58.430 --> 00:03:21.149
Stephanie Shellooe, DCP: alright. We will now proceed to the official public scoping meeting for Hercomer Williams. Again, the City Environmental Quality review or seeker application number for the proposal is 2 4 Dcp. 0 5 5 K. Today's date is December nineteenth, 2023, and the time is approximately 202 Pm. Next slide.

10
00:03:22.160 --> 00:03:38.229
Stephanie Shellooe, DCP: Again, I'm Stephanie Shalu, Director of the Environmental Assessment and review division of the Department of City Planning, and I'll be chairing today's meeting. The Department of City Planning is acting on behalf of the City Planning Commission as the lead agency for the proposal's Environmental Review

11
00:03:38.360 --> 00:03:49.150
Stephanie Shellooe, DCP: as Lead Agency. The Department is responsible for overseeing the preparation and completion of an environmental impact statement, or EIS. For this Herkimer Williams proposal

12
00:03:49.570 --> 00:03:50.589
Stephanie Shellooe, DCP: next slide.

13
00:03:51.860 --> 00:04:09.709
Stephanie Shellooe, DCP: As I mentioned several of my colleagues from the department of City planning, join me today. Evan Ulker Guzhar, deputy director of EARD. Were also joined by members of the Department's Brooklyn Office Deputy Director Karen, Za. Wood, and the project manager for the proposal. Jesse Hirakawa.

14
00:04:09.770 --> 00:04:25.900
Stephanie Shellooe, DCP: We're also joined by Jamison Mitchell, the project manager for the proposal in the environmental assessment and review division. There's also a handful of staff members that are helping this meeting run smoothly behind the scenes. So thank you again to all of those folks as well.

15
00:04:26.440 --> 00:04:27.720
Stephanie Shellooe, DCP: Next slide

16
00:04:29.320 --> 00:04:34.919
Stephanie Shellooe, DCP: together. We are here to receive your comments on the draft scope of work for the Herkimer Williams proposal.

17
00:04:35.210 --> 00:04:46.400

Stephanie Shellooe, DCP: The draft scope of work identifies the subjects that will be analyzed in the upcoming draft environmental impact statement and describes the methodologies that will be used to explore those subjects.

18
00:04:46.640 --> 00:04:55.310
Stephanie Shellooe, DCP: The draft scope of work is available on the department of city planning website and available through the zoning applicants, portal or Zap. Next slide.

19
00:04:56.980 --> 00:05:09.910
Stephanie Shellooe, DCP: The purpose of today's meeting is to allow for public participation in the preparation of the Deis at the earliest possible stage. Specifically scoping, allows the public to help shape the DES. Before it is written.

20
00:05:10.100 --> 00:05:21.239
Stephanie Shellooe, DCP: Toward that end the Department as lead Agency will receive verbal testimony on the draft scope of work from elected officials, government agencies, the Local Community Board and the public.

21
00:05:21.860 --> 00:05:31.789
Stephanie Shellooe, DCP: As I mentioned, we also welcome written comments on the draft scope of work, and those written comments can be submitted through 5 Pm. Friday, December 2920, 23,

22
00:05:32.480 --> 00:05:33.589
Stephanie Shellooe, DCP: next slide.

23
00:05:34.530 --> 00:05:54.520
Stephanie Shellooe, DCP: At the end of that written comment period, the Department as lead Agency will review all comments. Those we receive today in in this meeting, as well as any written comments that we receive. After carefully reviewing all comments, the Department will decide what changes, if any, need to be made to the draft scope of work, and we will issue a final scope of work.

24
00:05:54.570 --> 00:05:59.509
It's the final scope of work that serves as the basis for preparing the DEIS.

25
00:05:59.970 --> 00:06:01.260
Stephanie Shellooe, DCP: Next slide

26
00:06:02.440 --> 00:06:21.130

Stephanie Shellooe, DCP: today marks the beginning of that written comment period on the draft scope of work. No decisions will be made regarding the draft scope of work. Again, the purpose of today's meeting is to allow the public to provide their comments about the draft scope of work to allow the Department to listen to those comments. It's important for all voices to be heard today.

27
00:06:21.790 --> 00:06:23.000
Stephanie Shellooe, DCP: Next slide

28
00:06:24.190 --> 00:06:35.439
Stephanie Shellooe, DCP: on to the focus of today's meeting, which will be divided into 3 parts. During the first part the applicant team will give a brief overview of the Herkimer Williams proposal, including

29
00:06:35.510 --> 00:06:53.359
Stephanie Shellooe, DCP: Presentation by a representative of Ph. A. The environmental consultant for the proposal, who will summarize the draft scope of work during the second part of the meeting the department will receive comments from elected officials, government agencies, and those speaking on behalf of the Community Board.

30
00:06:53.820 --> 00:07:05.359
Stephanie Shellooe, DCP: and then, during the third and final part of the meeting, the department will receive comments from the general public. The meeting will only end when everyone who signed up to provide testimony has had an opportunity to do so.

31
00:07:06.650 --> 00:07:07.909
Stephanie Shellooe, DCP: Next slide

32
00:07:09.200 --> 00:07:17.819
Stephanie Shellooe, DCP: on to a few logistics for today's meeting. Again. This protocol is intended to ensure that everyone has a chance to speak, and all voices can be heard.

33
00:07:17.980 --> 00:07:38.740
Stephanie Shellooe, DCP: If you wish to speak and plan to access the meeting online, using a computer tablet or smartphone, please do register online on the Hercomer Williams public scoping meeting page of the Nyc. Engage portal. The website is shown here. www.nyc.gov. Slash, Nyc. Engage

34
00:07:39.470 --> 00:07:51.290
Stephanie Shellooe, DCP: once you've registered through that page a link to join us through the zoom and provide. Your testimony will be emailed

to you after you've completed that registration process. We will then add you to our speakers. List

35
00:07:51.870 --> 00:07:53.010
Stephanie Shellooe, DCP: next slide.

36
00:07:55.830 --> 00:08:12.569
Stephanie Shellooe, DCP: When it is your turn to speak, your name will be called, and you will be promoted to Panelist. This will allow you to unmute your microphone and the ability to turn on your camera. There will be a short period where it appears you're no longer in the meeting. Don't be alarmed. You'll automatically rejoin the Zoom Meeting as a panelist.

37
00:08:13.770 --> 00:08:26.750
Stephanie Shellooe, DCP: You will be asked to convey your remarks to allow us to hear from everyone who wishes to speak. We ask you to limit your remarks to 3Â min. A 3Â min countdown timer will run on the screen. If you're participating online.

38
00:08:26.980 --> 00:08:32.690
Stephanie Shellooe, DCP: and at the 3Â min mark your time will expire. At that time you'll be asked to conclude your remarks.

39
00:08:33.250 --> 00:08:37.770
Stephanie Shellooe, DCP: Please note that promoting speakers does take a moment. So so please be patient.

40
00:08:39.320 --> 00:08:44.530
Stephanie Shellooe, DCP: and as a reminder, if you choose to turn on your camera, we will be able to see you next slide

41
00:08:45.940 --> 00:09:02.859
Stephanie Shellooe, DCP: an additional note of instructions for those of you joining by phone. If you wish to provide testimony via telephone. Please select Star 9 when prompted. Please listen for me to call out the last 3 digits of your phone number. At that point you'll be given the temporary ability to share your testimony.

42
00:09:03.010 --> 00:09:14.820
Stephanie Shellooe, DCP: You must press Star 6 to mute your telephone, and we will be able to hear you speak when your testimony is complete or your 3Â min have expired. Whichever comes first, you must press Star 6 to mute yourself.

43
00:09:15.150 --> 00:09:27.260

Stephanie Shellooe, DCP: We encourage dial in participants who do wish to provide testimony to register via phone using the dial-in participant, Hotline. The information was shown at the beginning of the screen, and we will go back to that.

44
00:09:28.300 --> 00:09:35.179
Stephanie Shellooe, DCP: Please note again. Muting and unmuting speakers does take a moment, so we appreciate your patience. Next slide

45
00:09:36.750 --> 00:09:51.389
Stephanie Shellooe, DCP: on to time limits. As speakers from the general public have 3Â min to provide their testimony. There are a few exceptions to the 3Â min time limit. Elected officials, for example, are given the courtesy of jumping to the front of the queue, and are not limited to 3Â min.

46
00:09:52.100 --> 00:10:05.700
Stephanie Shellooe, DCP: To those of you joining us on live stream and wishing to testimony. to provide testimony. Please be mindful of potential background noise. During your testimony, please make sure that the live stream is muted when you begin to avoid hearing an echo

47
00:10:07.990 --> 00:10:09.129
Stephanie Shellooe, DCP: next slide.

48
00:10:11.010 --> 00:10:40.949
Stephanie Shellooe, DCP: If you wish to submit written testimony. It can be submitted to the department of city planning. Our mailing address is shown here 1 20, Broadway, 30, first floor. New York, New York. 1, 0, 2, 7, one attention, Stephanie Schulu. We also have an email address set up for this project. If you'd like to provide testimony and comments via email the mail and email address is shown here as well. 2 4 Dcp. 0 5 k_dl@planning.nyc, Dot, GOV.

49
00:10:41.330 --> 00:10:47.279
Stephanie Shellooe, DCP: This information can also be found on the Nyc. Engage portal and the Dcp. Website

50
00:10:48.480 --> 00:10:54.230
Stephanie Shellooe, DCP: as a reminder. We will accept the written comments through 5 Pm. Friday, December 2920, 23,

51
00:10:56.170 --> 00:10:57.520
and next slide

52

00:10:59.970 --> 00:11:12.659
Stephanie Shellooe, DCP: alright. If you missed any of the instructions on how to participate this afternoon, please visit www.nyc.gov. Nyc. Engaged for instructions on how to participate and provide testimony.

53
00:11:12.710 --> 00:11:26.299
Stephanie Shellooe, DCP: We are now going to move on to the first part of the meeting where the applicant will provide an overview of the proposed project. This will be followed by the environmental consultant who works who will summarize the draft scope of work. Vivian, I will turn it over to you.

54
00:11:26.640 --> 00:11:43.350
Vivian Liao, Totem: Thank you, Stephanie. Good afternoon, everyone, and thank you to the department of city planning for having us here today. My name is Vivian Leau, and I am one of the principals of totem. The number of folks on our project team are also here today, and some of them you will get the chance to hear from momentarily next slide.

55
00:11:43.650 --> 00:11:45.710
Vivian Liao, Totem: First, an introduction

56
00:11:45.770 --> 00:12:06.050
Vivian Liao, Totem: to totem. We are a Brooklyn-based real estate development firm that approaches the building process in a community driven way. Our inclusive developments focus on a few key principles which you see outlined here on this slide around affordability, economic mobility, innovative partnerships, and regenerative design. Next slide.

57
00:12:06.640 --> 00:12:20.860
Vivian Liao, Totem: We are here today to talk about our project at Broadway Junction, one of the city's busiest, one of the city's busiest transit hubs sitting at the intersection of 5 major subway lines, 6 bus routes, and the Long Island Railroad next slide.

58
00:12:21.950 --> 00:12:34.609
Vivian Liao, Totem: The site itself is located at the nexus of 7 neighborhoods, but the area remains underutilized today with insufficient housing and limited access to retail commercial and public space next slide.

59
00:12:35.320 --> 00:12:45.189
Vivian Liao, Totem: To address this, there have been a number of community planning studies throughout the years that have articulated the types of improvements desired by local stakeholders next slide.

60

00:12:45.680 --> 00:13:04.370
Vivian Liao, Totem: In developing our proposal, our team studied these previous community visions and distilled the findings into a few buckets that you see outlined here, which center largely on the desire for improved services and amenities, job and training opportunities and enhanced open space. Next slide, please.

61
00:13:04.840 --> 00:13:25.549
Vivian Liao, Totem: It's also important to point out the context of the project against the backdrop of the 2016 rezoning which you see outlined here to the east and west of our site, which is in the yellow addition. The East New York industrial business zone sits to the south of our site area, which was left out of the 2016 rezoning next slide, please.

62
00:13:26.200 --> 00:13:52.539
Vivian Liao, Totem: In recent years following the rezoning, there has been an increasing focus from the public sector on this area around Broadway Junction. Next slide, please. You'll see on this map this highlights, some of the most recent public improvements, including more than 500 million dollars, being invested by the city Mta. And Federal government into streetscape enhancements and Ada accessibility improvements at and around Broadway Junction. Next slide

63
00:13:53.820 --> 00:14:19.989
Vivian Liao, Totem: as a firm totem specializes in community driven development, and our approach is one that works with the community from the start to shape projects that benefit area residents. In this case we have been engaged over the past 2 years with local stakeholders. Starting with a town hall held in March of 2022 and subsequent meetings and events with more than 75 community groups, residents and businesses next slide.

64
00:14:20.560 --> 00:14:49.049
Vivian Liao, Totem: We also worked closely with the Local Development Corporation of East New York to conduct a survey of Broadway Junction residents and and visitors to inquire about local desires for the area not surprisingly top concerns articulated by respondents focused on the need for affordable housing, opportunities, job and training, and more places to shop, all of which leads us to the current proposal for Herkimer Williams, which I'm going to turn over to my colleague, Liz Cannella, to walk you through next slide, please.

65
00:14:56.120 --> 00:15:10.739
Elizabeth Canela, Totem: Hi, everyone! My name's thanks. Viv. My name is Liz Canella. I'm the project manager for Hercombe Williams at at totem. So here you'll see an aerial shot of Broadway Junction. The white dotted line

66
00:15:10.740 --> 00:15:28.050

Elizabeth Canela, Totem: outlines the proposed rezoning area. As you can see, the site is unique, unique uniquely situated between the Broadway Junction train station to the north and the Long Island Railroad, East New York. Stop to the south. Van Syndrick, East New York, AV. And Fulton buying the site

67
00:15:28.070 --> 00:15:29.739
Elizabeth Canela, Totem: next slide, please.

68
00:15:32.820 --> 00:16:00.990
Elizabeth Canela, Totem: Here's a even more zoomed in version of the rezoning outlined in red here with existing conditions in light of the current zoning for low density industrial. Many of the existing lots are used for storage. Most of the sites are owned by our Jv. At totem, outlined in yellow on the map, and are used for storage of cars, materials, including sand gravel dirt. All of this, next to a major transit hub.

69
00:16:01.090 --> 00:16:14.930
Elizabeth Canela, Totem: the 2 sites outlined in light grey, are used by Calvary Baptist Church at Mta. Respectively. Mta. Uses the facility as a machine shop to make repairs to the metro card machines that are currently being phased out throughout the system.

70
00:16:15.070 --> 00:16:28.789
Elizabeth Canela, Totem: New York city transit also owns the area directly beneath the elevated train, bifurcating the site mainly used for vehicle parking. Today. Those parcels will not be built on due to this rezoning proposal. Next slide.

71
00:16:31.820 --> 00:16:58.809
Elizabeth Canela, Totem: Here's a quick overview of the proposed benefits of Herkimer Williams. These were crafted to align with the community visioning goals. Vivian highlighted earlier. These include up to 600 units of a hundred percent, affordable, housing nearly a quarter 1 million square feet for retail, ranging in size to accommodate a diversity of retailers from mom and pop shops to local entrepreneurs to destination, retail like grocery stores and kids activities.

72
00:16:58.950 --> 00:17:11.780
community facility space to accommodate local nonprofits, incubators and cultural and possible educational institutions like healthcare. I mean, educational institutions healthcare and community services

73
00:17:14.839 --> 00:17:32.090
Elizabeth Canela, Totem: potentially the most important here is that there is significant new space for jobs and employers to set up shop at

Broadway Junction, and finally, the contribution of privately owned land to help augment, unlock and unlock new open space in and around the planned public investment

74
00:17:32.240 --> 00:17:34.809
for the junction next slide.

75
00:17:37.120 --> 00:17:44.630
Elizabeth Canela, Totem: in order to facilitate this vision, we're requesting the following land use actions. The first is a zoning map amendment.

76
00:17:44.630 --> 00:18:10.200
Elizabeth Canela, Totem: and to rezone the project area in Orange on this slide from N. 1, 2, manufacturing to C. 6, 4. Commercial district and M. 1, 6. Manufacturing district. The change permits higher density with a mix of manufacturing, commercial, residential, and community facility uses. The second is a zoning tax amendment to create mandatory inclusionary housing that would require the development of affordable housing

77
00:18:10.220 --> 00:18:33.669
Elizabeth Canela, Totem: change the as well as change the ownership criteria for the large scale to accommodate Mta properties. The third is a special permit within the large scale that would create a better site plan, essentially including modifications to building height and setback regulations and rear yard requirements applicable to the unique geometry and configuration of the site next slide.

78
00:18:36.270 --> 00:18:57.970
Elizabeth Canela, Totem: continuing on a land use actions would be a city map. A change to the city map involving the elimination and closing of a person a portion of Herkamer Street, between Williams Place and Fulton. This preserves Perkimur between Vansindren and Williams, but restores the original unified configuration of blocks 1,577, which you see on the screen.

79
00:18:58.400 --> 00:19:09.690
Elizabeth Canela, Totem: Finally, there's a special permit for large retail establishment in the district to provide leasing opportunities for large department stores and transit oriented shopping.

80
00:19:09.700 --> 00:19:10.990
Elizabeth Canela, Totem: Next slide.

81
00:19:13.220 --> 00:19:20.700

Elizabeth Canela, Totem: Cumulatively. These land use actions will facilitate in the proposed plan. You see here phased over 10 years

82
00:19:20.700 --> 00:19:44.279
Elizabeth Canela, Totem: phase one and 2, which are sites B and C would include up to 600 units of affordable housing space for an industrial incubator and community gathering. This space is intended to speed up delivery of more job intensive units later in the development phases, as well as 65,000 square feet of space for neighborhood centric retail and publicly accessible open space

83
00:19:44.610 --> 00:20:11.849
Elizabeth Canela, Totem: phase, phase 3 or site D here would include significant opportunities for employers and institutional uses to set up shop at Broadway Junction by creating approximately 300,000 330,000 square feet of commercial space for employers, as well as approximately 100,000 square feet of community facility, space that we hope to use to attract institutional anchors like colleges, universities, or trade schools.

84
00:20:12.150 --> 00:20:26.539
Elizabeth Canela, Totem: Finally, Site E may be developed with new commercial, industrial, and retail space, or kept, as is in the short term. But the environmental analysis will study the level of density, display here to enable the entirety of the phasing plan

85
00:20:26.770 --> 00:20:28.089
Elizabeth Canela, Totem: next slide.

86
00:20:29.200 --> 00:20:53.959
Elizabeth Canela, Totem: Finally, before I turn it over to Joe at Pha to run through the more technical scoping slides, I want to share the project, timeline, to remind everyone of where we are. We hope to conclude the Eis Review starting today in about 6 and 8 months, and hopefully and hope to certify into you. Learn sometime in 2,024 thank you all for for your time. I'll turn it over to Joe. Now

87
00:20:54.050 --> 00:20:55.340
Elizabeth Canela, Totem: next slide.

88
00:20:58.350 --> 00:21:10.910
Joseph McKenzie, PHA: Thank you, Liz. Good afternoon. My name is Joseph Mackenzie from Philip. Even associates the firm that prepared the draft scope of work, and will be preparing the draft environmental impact statement or DEIS.

89

00:21:11.030 --> 00:21:18.700
Joseph McKenzie, PHA: I will provide an overview of the draft scope of work which provides the framework for how the Deis will be prepared. Next slide, please.

90
00:21:20.230 --> 00:21:36.590
Joseph McKenzie, PHA: The Deis will be consistent with the guidance of the latest version of the city Environmental Quality Review. Technical, manual, also referred to as the Seeker Technical Manual. The Seeker technical Manual is the standard guidance document for environmental analysis and review in the city of New York

91
00:21:36.800 --> 00:21:45.089
Joseph McKenzie, PHA: seeker is a disclosure process by which decision makers evaluate the potential environmental consequences before approving a discretionary action

92
00:21:45.520 --> 00:21:52.690
Joseph McKenzie, PHA: seeker compares the future. Now, action condition to the future with action condition through a reasonable worst case development scenario.

93
00:21:52.880 --> 00:22:12.980
Joseph McKenzie, PHA: The Eis will analyze the incremental changes that could reasonably be expected to occur if the proposed actions are adopted, public comments will be incorporated into a final scope of work. Then a deis will be prepared in accordance with the final scope of work which will then be published for public review and comment. Once published.

94
00:22:13.010 --> 00:22:22.950
Joseph McKenzie, PHA: a public hearing will be held on the Deis, in which all comments received during the hearing will be incorporated into the final environmental impact statement. Or, Yeah, Eis, next slide, please.

95
00:22:24.230 --> 00:22:38.179
Joseph McKenzie, PHA: as detailed in the draft scope of work, a reasonable risk Case development scenario was established for the 2036 analysis year in the No action condition. It is anticipated that the On site conditions would remain unchanged from existing conditions

96
00:22:38.410 --> 00:22:49.890
Joseph McKenzie, PHA: in the with action condition. It is assumed that 4 new buildings, buildings, BCD. And E. Comprising the proposed development, will be completed and fully occupied on the development site within the project area.

97
00:22:50.220 --> 00:22:53.060
Joseph McKenzie, PHA: As was summarized earlier in this presentation.

98
00:22:53.520 --> 00:23:09.590
Joseph McKenzie, PHA: the proposed development will contain a combined total of approximately 1.7 million gross square feet of building space, comprising approximately 600 dwelling units as well as commercial office and retail space, light, industrial space, community facility, space accessory parking

99
00:23:09.690 --> 00:23:25.080
Joseph McKenzie, PHA: and publicly accessible area space or PA pursuant to the city's Mih program up to 25 to 30% of the proposed volume would be designated as permanently affordable at an average of 60 to 80% of the area meeting income

100
00:23:25.160 --> 00:23:27.489
Joseph McKenzie, PHA: depending on the selected option.

101
00:23:27.590 --> 00:23:39.340
Joseph McKenzie, PHA: In addition consistent with the proposed Lsgd special permit plans, the applicant could develop additional community facility uses and building D, as well as additional light industrial development

102
00:23:39.760 --> 00:23:43.989
Joseph McKenzie, PHA: as well as excuse me, as well as additional light industrial uses in building a.

103
00:23:44.210 --> 00:23:54.330
Joseph McKenzie, PHA: Thus, under the reason, worst case, development, scenario, the proposed development could be developed with a combined total of approximately 1.9 million gross square feet of building space

104
00:23:54.560 --> 00:24:10.570
Joseph McKenzie, PHA: as such, where applicable the reason, worst case development, scenario will consider the environmental effects of building B containing additional community uses and building E. Containing additional light industrial uses. When such a scenario represents the worst case for conservative analysis purposes.

105
00:24:10.640 --> 00:24:12.370
Joseph McKenzie, PHA: Next slide, please.

106

00:24:13.830 --> 00:24:19.649
Joseph McKenzie, PHA: as shown in this table. When comparing the no action condition to the with action condition under the proposed development.

107
00:24:19.700 --> 00:24:29.019
Joseph McKenzie, PHA: the proposed actions are expected to result in the net addition of approximately 540,000 gross per feet of residential space.

108
00:24:29.050 --> 00:24:40.049
Joseph McKenzie, PHA: about $636, units, of which 159 to 191 units would be designated as permanently affordable. Pursuant to the Mih program.

109
00:24:40.540 --> 00:24:44.289
Joseph McKenzie, PHA: 739, gross griffi of commercial office space.

110
00:24:44.600 --> 00:24:52.259
Joseph McKenzie, PHA: 248,000 gross square feet of commercial retail space, 10,400 square feet, gross, square thought

111
00:24:52.320 --> 00:25:04.000
Joseph McKenzie, PHA: geography of light industrial space, 6,000 gross square feet of community space, 219, parking spaces. 24,500 square feet of

112
00:25:04.040 --> 00:25:26.869
Joseph McKenzie, PHA: PA space, as well as the net loss of approximately 50,400 gross per feet of manufacturing space. In terms of population, the proposed development could generate up to approximately 1,845 incremental residents, as well as 3,000 703,709 incremental workers within the project area as compared to the No action condition.

113
00:25:27.220 --> 00:25:43.800
Joseph McKenzie, PHA: In addition, as I mentioned, previously consistent with the proposed Lsgd special permit plans, the applicant could develop additional community facility uses in building D as well as additional light industrial uses in building E as such were applicable, the reasonable worst case development area

114
00:25:44.270 --> 00:25:57.579
Joseph McKenzie, PHA: would consider the environmental effects of building D containing additional community Facility uses and building E. Containing additional light industrial uses. When such a scenario represents the worst case for conservative analysis purposes next slide, please.

115
00:26:00.280 --> 00:26:22.430
Joseph McKenzie, PHA: Additionally, in the event, the applicant chooses not to not exercise the Lsgd special permit, the proposed actions would increase the maximum permitted residential floor area ratio on the development site to approximately 8.1, and thus, in accordance with seeker a second reasonal worst-case development scenario known as the alternate residential scenario will be assessed as part of the Yeah Eis.

116
00:26:22.590 --> 00:26:30.580
Joseph McKenzie, PHA: similar to the proposed development for new buildings, buildings, BCD. And E. Would be analyzed under the alternate residential scenario.

117
00:26:30.810 --> 00:26:57.909
Joseph McKenzie, PHA: The alternate residential scenario will contain a combined total of approximately 1.9 million gross square feet of total space, including approximately 1,200 dwelling units, of which approximately 305 to 365 units would be designated permanently affordable. Pursuant to the Mih program as well as commercial office and retail space light, industrial space, community facility, space accessory parking and publicly accessible area

118
00:26:58.560 --> 00:26:59.890
Joseph McKenzie, PHA: next slide, please.

119
00:27:01.740 --> 00:27:21.999
Joseph McKenzie, PHA: Under the alternate residential scenario as shown in this table, the proposed actions are expected to result in the net addition of approximately 1 million gross square feet of residential uses, approximately equivalent to approximately 1,218 total dwelling units, of which 305 to 365 would be designated as permanently affordable.

120
00:27:22.430 --> 00:27:33.440
Joseph McKenzie, PHA: 272 100,000 gross square feet of commercial office space, 265,000 gross, square feet of commercial retail space. 251

121
00:27:33.480 --> 00:27:37.740
Joseph McKenzie, PHA: 1,000 gross square feet of light industrial space, 6,000 gross

122
00:27:38.050 --> 00:27:42.420
Joseph McKenzie, PHA: square feet of community facility, space, 219, parking spaces.

123

00:27:42.760 --> 00:27:53.329
Joseph McKenzie, PHA: 24,500 square feet of publicly accessible area, as well as the net loss of approximately 50,400 gross square feet of manufacturing space

124
00:27:53.360 --> 00:28:08.599
Joseph McKenzie, PHA: in terms of population. The alternate residential scenario could generate up to approximately 3,533 incremental residents, and approximately 2,157 incremental workers within the project area as compared to the No action condition

125
00:28:08.960 --> 00:28:20.869
Joseph McKenzie, PHA: with the reasonable worst case development scenarios established and using criteria outlined in the secret technical manual. The Eis will determine if significant adverse impacts would occur next slide, please.

126
00:28:23.200 --> 00:28:33.079
Joseph McKenzie, PHA: as detailed in the draft scope of work and Sean on the slide. The proposed actions require consideration of 17 of the 19 impact categories outlined in the secret technical manual.

127
00:28:33.280 --> 00:28:43.999
Joseph McKenzie, PHA: The draft of the work provides a detailed outline of how these 17 technical areas will be examined. And for each of the technical areas it identifies study areas, types of data to be gathered.

128
00:28:44.050 --> 00:28:57.279
Joseph McKenzie, PHA: and how these data would be analyzed and the potential impacts quantified when appropriate, heard the guidance of the seeker technical manual, the proposed actions would not warrant analysis for the natural resources and energy technical areas.

129
00:28:57.780 --> 00:29:10.500
Joseph McKenzie, PHA: I will now briefly discuss a few of the technical areas to be analyzed in the Deis. for example. as the proposed actions would introduce new residents for the area, an analysis of socioeconomic conditions

130
00:29:10.510 --> 00:29:22.780
Joseph McKenzie, PHA: as well as public schools, libraries, and childcare centers will be warranted. The residents introduced to the area by the proposed actions would also increase demand for use of publicly publicly accessible open spaces.

131
00:29:22.790 --> 00:29:26.489

Joseph McKenzie, PHA: and therefore an analysis of open space resources is warranted.

132
00:29:26.810 --> 00:29:54.550
Joseph McKenzie, PHA: The proposed actions would also result in an increase in the number of vehicular trips and increased ridership on mass transit facilities as well as affect pedestrian movements in the area due to the increased number of residents and workers under both reasonable worst case development scenarios. Therefore, a detailed transportation analysis will be included in the D. Eis, which will analyze the changes traffic transit, pedestrian street user safety and parking conditions. As a role result of the proposed actions

133
00:29:54.720 --> 00:30:06.139
Joseph McKenzie, PHA: due to the increase in the number of vehicular trips within the area. The Deis will also study the project-generated effects on ambient noise and air quality conditions as a result of mobile sources.

134
00:30:06.320 --> 00:30:11.410
Joseph McKenzie, PHA: In addition, both the noise and air quality analyses will study the effects of stationary sources.

135
00:30:12.230 --> 00:30:37.290
Joseph McKenzie, PHA: Construction of the proposed development is expected to occur over phase, but in a phased way, over 4 phases, and take approximately 10 years to build, and is therefore considered long term pursuant to the secret technical manual. As such the dys will evaluate the duration and severity of the disruption or inconvenience to nearby sensitive receptors. As a consequence of the proposed development's construction.

136
00:30:37.370 --> 00:30:52.619
Joseph McKenzie, PHA: The construction analysis will provide a description of proposed construction program at baying, and will examine the potential long-term construction impacts of the proposed development on transportation systems as well as air, quality and noise conditions. Next slide, please.

137
00:30:55.950 --> 00:31:10.470
Joseph McKenzie, PHA: In addition, the Deis will include a mitigation chapter which describes mitigation measures to address any significant adverse impacts that are identified in the Deis. Where impacts cannot be mitigated, they will be identified as unavoidable adverse impacts.

138
00:31:10.760 --> 00:31:19.639

Joseph McKenzie, PHA: An alternative chapter will also be included in the Deis to evaluate alternative development proposals that may reduce or eliminate any significant adverse impacts.

139
00:31:19.860 --> 00:31:25.919
Joseph McKenzie, PHA: The alternatives are usually defined when the full extent of a proposed actions impacts have been determined.

140
00:31:26.280 --> 00:31:48.809
Joseph McKenzie, PHA: as of now, the Deis is expected to study a no action alternative which, as soon as the project area would remain as under existing conditions, as well as a no significant adverse impacts alternative which presents a scenario where all action-generated impacts are either eliminated or avoided. Additional alternatives may be developed during the scoping process in coordination with the lead agency.

141
00:31:49.690 --> 00:31:55.759
Joseph McKenzie, PHA: Finally, a chapter summarizing all comments on the draft scope of work, and D. Eis will be included.

142
00:31:57.110 --> 00:32:03.680
Joseph McKenzie, PHA: The draft scope of work can be viewed in its entirety online on Vcp's website, as seen at the bottom of this slide.

143
00:32:03.790 --> 00:32:16.310
Joseph McKenzie, PHA: Thank you for your time. This marks the end of the applicant's presentation on the Herkmer Williams proposal and overview of the seeker framework, and with that I'll pass it back over to Stephanie at Dcp. Thank you.

144
00:32:17.700 --> 00:32:20.190
Stephanie Shellooe, DCP: Thank you. Thanks to the applicant team

145
00:32:20.450 --> 00:32:21.880
Stephanie Shellooe, DCP: next slide.

146
00:32:23.670 --> 00:32:34.640
Stephanie Shellooe, DCP: All right. We will now move on to Part 2 of the scoping meeting at this time we will be receiving testimony from elected officials. Community board leaders and government agencies

147
00:32:34.640 --> 00:32:57.480
Stephanie Shellooe, DCP: when it's your turn to speak. Your name will be called, and you'll be promoted to panelists. This will allow you to

unmute your microphone and the ability to turn on your camera. There will be a short period that it appears you're no longer in the meeting. Don't be alarmed. You'll automatically rejoin the meeting as a panelist. If anyone experiences technical issues that prevent you from sharing your testimony, we're gonna pause, see if we can resolve the issue quickly. And

148
00:32:57.480 --> 00:33:06.230
Stephanie Shellooe, DCP: then move on to the next speaker. If we're not able to to allow troubleshooting to happen in the background, we will come back to you if you are not able to provide your testimony.

149
00:33:06.490 --> 00:33:34.530
Stephanie Shellooe, DCP: We do have our how to guides on the Nyc engage website for assistance. You can also call in our dial in participant hotline. The you can call any of the numbers shown at the top of this, the screen, including (877) 853-5247. When prompted for the meeting. Id. Dial. The number shown at the bottom of the screen, 618-23-7396, and when prompted for a password dial one

150
00:33:36.160 --> 00:33:48.020
Stephanie Shellooe, DCP: alright. In this first group of speakers we have, we are joined today by Councilmember sandy nurse so councilmember. We are going to promote you to panelists, and you'll be given the opportunity to share your testimony.

151
00:34:02.590 --> 00:34:33.100
x01_Council Member Sandy Nurse: Hi! Thank you. I will try not to go beyond too far beyond the 3Â min. but appreciate the opportunity to skip the line. So thank you all for for giving the opportunity. Speak today on the Harkum or Williams project and appreciate the presentation. My testimony today will be brief hopefully, but I will submit a longer, more in depth testimony into the record.

152
00:34:33.130 --> 00:34:58.320
x01_Council Member Sandy Nurse: So thank you. A project of this magnitude will undoubtedly impact the surrounding community in many ways, and I look forward to seeing the full results of the Eis and the Racial Equity report. I wanna highlight the different points of concern as well as the areas that I believe, deserve a deeper analysis. As Dcp. Considers this application.

153
00:34:58.490 --> 00:35:22.200
x01_Council Member Sandy Nurse: So on the location analysis, the project area sits at the intersection of 3 community boards. That's 4, 5, and 16, all of which are communities of color. Both the Eis and the Racial equity report will be important guides to determine the risks and potential

effects of this project, particularly on the neighborhoods, primarily black and brown residents.

154
00:35:22.770 --> 00:35:38.170
x01_Council Member Sandy Nurse: This report will use data from the city's equitable development data explorer, which, while a vital tool incorrectly locates the project area in Community Board 16 as opposed to Community Board 5.

155
00:35:38.170 --> 00:35:56.730
x01_Council Member Sandy Nurse: And it's just really important to correct this, but also to utilize data from at least community boards 5 and 16 in order to fully grasp the project's potential impacts on the local community. And if there is space. I would consider a little bit of 4 as well, just because it's all coming together.

156
00:35:56.750 --> 00:36:23.660
x01_Council Member Sandy Nurse: Socio. Economic concerns one of my primary concerns is the risk of residential displacement. The Eas concludes there will be no direct residential displacement, but rather potential indirect residential displacement, presumably due to ensuring speculation and market pressure. But speculation, displacement, and housing and security is already happening now.

157
00:36:23.660 --> 00:36:47.989
x01_Council Member Sandy Nurse: community boards 5 and 16, rank, relatively high on the Association for Neighborhood Developments, housing risk chart with homeowners and tenants alike really barely surviving in today's housing market. Over 1,700 people currently live in census tract 3, 6, 7, which encompasses the entire project area.

158
00:36:48.100 --> 00:36:54.120
x01_Council Member Sandy Nurse: and nearly 50 of these residents are black. 36.5 are Hispanic.

159
00:36:54.540 --> 00:37:07.180
x01_Council Member Sandy Nurse: and if you zoom out a little bit more more than 20,000 residents live within a half mile of this project site. 84% of them are renters, and over 86% of whom are black and Hispanic

160
00:37:07.490 --> 00:37:23.829
x01_Council Member Sandy Nurse: so the Median household income for the 8 census tracks immediately surrounding the project area is just just over 40,000, which is considered very low and extremely low income for one and 4 person households respectively.

161

00:37:24.070 --> 00:37:40.319
x01_Council Member Sandy Nurse: The racial and class demographics speak to larger housing and security in the local community boards in 2022, for example, community Boards 16 and 5 saw 793 and over a thousand people enter the shelter system respectively.

162
00:37:40.550 --> 00:37:50.970
x01_Council Member Sandy Nurse: and this project really has the potential to catalyze further real estate speculation and housing insecurity, and I just urge the Department to look critically at this issue.

163
00:37:52.070 --> 00:37:53.690
Zoning

164
00:37:53.950 --> 00:38:12.740
x01_Council Member Sandy Nurse: by any measure. My neighbors are facing extreme housing precarity. The project won't just affect the residential real estate market. The applicant is seeking a fairly broad rezoning that would allow for commercial office towers, large scale based retail as well as light manufacturing space.

165
00:38:12.750 --> 00:38:35.729
x01_Council Member Sandy Nurse: And this retail will seemingly accommodate big box stores more so than local real retailers, and I strongly urge Dcp. To carefully analyze the potential displacement risks this retail space would create for the local economy, and particularly for the Fulton Street Commercial Corridor in Community Board 5.

166
00:38:36.820 --> 00:38:58.389
x01_Council Member Sandy Nurse: The proposed rezoning would also allow for the highest allowable residential and commercial density, inclusive of the Mih bonus. The proposed rezoning will technically allow for 636 units, as opposed to the proposed 596 units, which would equate to dozens, more market rates, units

167
00:38:58.590 --> 00:39:11.439
x01_Council Member Sandy Nurse: and the alternate alternate residential scenario, on the other hand, in which a special permit would not be granted under the rezoning could facilitate not 596 units, but

168
00:39:11.440 --> 00:39:36.420
x01_Council Member Sandy Nurse: 1,218, mostly unaffordable market rate units. So this, of course, would be unacceptable, and I am concerned that without binding legal mechanisms that really enshrine the proposed affordability and corresponding unit count, the development could look very different from what is proposed so, as such, the department should carefully analyze the maximum build out for each scenario.

169
00:39:36.420 --> 00:39:48.269
x01_Council Member Sandy Nurse: as well as their potential implications on the surrounding community, including analyses on what would happen if the project were be to become unviable partway through construction?

170
00:39:49.120 --> 00:40:17.060
x01_Council Member Sandy Nurse: Just 2 more points. And I'm really trying to know fast commercial office density. I also I also have vocalized my concern about the project's commercial density. As proposed, the project would create over 1 million gross square feet in commercial space, 750,000 of which would be for commercial offices. The project will attempt to induce demand for this commercial Space office space, siting

171
00:40:17.060 --> 00:40:34.120
x01_Council Member Sandy Nurse: the proximity to mass transit a cheaper local housing stock, upcoming public realm investments as enticing amenities, and while the labor market will undoubtedly change in years to come. I question the rationale for this level of office. Space

172
00:40:34.150 --> 00:40:38.959
x01_Council Member Sandy Nurse: office vacancy still remains high. Following the height of the pandemic

173
00:40:38.980 --> 00:40:56.309
x01_Council Member Sandy Nurse: we're seeing in Manhattan rates. At a little bit higher around 22. But outer Borough office vacancy rates are lower around 13. And so you know, city budget analysts offer a dim outlook.

174
00:40:56.390 --> 00:41:02.689
x01_Council Member Sandy Nurse: With some projecting vacancy rates hovering around 20 in the years to come.

175
00:41:02.820 --> 00:41:26.249
x01_Council Member Sandy Nurse: So all that to say is currently we do not have the evidence to justify new high-rise commercial office buildings, and considering the changing relationship to in person office work, I am skeptical that such a gamble would pay off. I urge you all to fully examine, examine the speculative nature of this part of the proposal and the consequences it can have.

176
00:41:26.590 --> 00:41:29.740
x01_Council Member Sandy Nurse: Lastly, on the construction timeline

177

00:41:29.820 --> 00:41:45.339
x01_Council Member Sandy Nurse: coinciding construction timelines are a a concern that I do think can be mitigated, but will require some attention. According to the draft scope of work, the project would have 4 development stages, beginning in 2026 and last about 10 years.

178
00:41:45.340 --> 00:42:05.319
x01_Council Member Sandy Nurse: We also have a number of other projects, construction projects happening at the same time, the Mta's Ada. Accessibility and streetscape work is expected to begin next year and take around 5 years to complete additionally, the city's public realm. Improvements, while admittedly in its beginning stages will take many years to complete. Once in motion

179
00:42:05.630 --> 00:42:25.059
x01_Council Member Sandy Nurse: all of these projects construction timelines will overlap for years and incur within 1,000 feet of each other. And I really think it's essential that the Eis examine how these coinciding construction timelines could affect local residents, infrastructure businesses, and pedestrians.

180
00:42:25.220 --> 00:42:54.919
x01_Council Member Sandy Nurse: so my written testimony will include more details on the above issues. It's quite lengthy. II just apologies in advance, but we're very pleased to have put some much time and effort into it. Including the proposed retail and open space. But I wanna close by saying that. You know, East New York residents absolutely deserve modern transit, beautiful green spaces, quality, affordable housing and safe streets. So you know, we really welcome the investments that have been coming.

181
00:42:54.920 --> 00:42:57.769
x01_Council Member Sandy Nurse: Thankfully, we are finally seeing them.

182
00:42:57.770 --> 00:43:22.569
x01_Council Member Sandy Nurse: and all of which will create their own challenges. So we're really gonna need strong coordination. But it is not enough to just study these effects. We really need to plan for them. And as we consider this project, I really look forward to engaging city and state partners on how to reinforce our anti displacement measures while creating new tools and programs to retain community

183
00:43:22.570 --> 00:43:29.580
x01_Council Member Sandy Nurse: wealth, promote racial equity and facilitate community ownership. So thank you all again.

184
00:43:29.800 --> 00:43:53.749

x01_Council Member Sandy Nurse: I just wanna thank everybody who is been engaged in this process for just the open communication and response to questions, and the transparency that everyone, I think, is trying to bring to these projects as well as the proactiveness. And just thank you to the director for accepting my testimony today, and to all community members present here making their voices heard.

185
00:43:55.820 --> 00:44:04.010
Stephanie Shellooe, DCP: Thank you. Thank you, councilmember, for your thoughtful testimony. We look forward to the written testimony, and and thank you so much for being the part of this meeting today.

186
00:44:05.160 --> 00:44:29.959
Stephanie Shellooe, DCP: We do not have any other speakers that are registered in this first group of elected officials, those speaking on behalf of the Community Board or government agencies. So at this time we will move to the third part of the public scoping meeting, where members of the general public will be invited to speak for up to 3Â min, in the order that they registered. A 3Â min time tracker. Thank you to our production team will be displayed on this screen.

187
00:44:30.190 --> 00:44:44.400
Stephanie Shellooe, DCP: When it's your turn to speak again. Excuse me, your name will be called, and you'll be promoted to Panelist. You will be allowed to unmute your microphone and turn on your camera if you wish. There is a short period, it appears you're no longer in the meeting, but you'll automatically rejoin.

188
00:44:44.790 --> 00:44:59.489
Stephanie Shellooe, DCP: Please remember that after your 3Â min have passed you will be asked to conclude your remarks. And again, if anyone experiences technical issues we'll pause for a moment, see if we can quickly resolve, and then move, move, move on to allow troubleshooting to happen in the background.

189
00:45:00.370 --> 00:45:08.450
Stephanie Shellooe, DCP: Please refer to Nyc. Engage, if you have any difficulties and need assistance with how to participate today.

190
00:45:10.110 --> 00:45:20.500
Stephanie Shellooe, DCP: Okay, we will move on to our list of registered speakers. Our first speaker is Michelle Nukebauer, to be followed by Bill Wilkins, and then Colvin Granom.

191
00:45:20.680 --> 00:45:28.670

Stephanie Shellooe, DCP: Michelle Nukebauer, you are our first speaker. and please feel free to correct pronunciation. If I'm mispronouncing anyone's name

192
00:45:38.110 --> 00:45:59.789
x02_Michelle Neugebauer: good afternoon. Can you hear me? Yes, welcome, excellent! My name is Michelle Nugavu. I'm the executive director of the Cypress Hills Local Development Corporation. We're a 40 year old, not for profit community development organization that has served the East New York area with distinction. I'm also a member of the Steering Committee of the Coalition for community advancement.

193
00:45:59.790 --> 00:46:10.580
x02_Michelle Neugebauer: We are a grassroots, coalition of residents, both homeowners and renters, small businesses, Hatton houses of worship that came together in response to the East New York, rezoning

194
00:46:10.580 --> 00:46:32.170
x02_Michelle Neugebauer: the coalition fights for justice race, new York. We organize and mobilize against displacement, gentrification, and unjust policies and systems. We are deeply concerned about the displacement that would be caused by this proposed development, displacement of residents, small businesses and manufacturers.

195
00:46:32.170 --> 00:46:43.880
And we urge the department of city planning to require that the environmental impact study seriously, consider what big box retail and likely unaffordable commercial rents

196
00:46:43.880 --> 00:47:06.920
x02_Michelle Neugebauer: will have on local small businesses. Our organization has supported the 346 small businesses on Fulton Street from Pennsylvania Avenue to the Queen's border. For over 4 decades. 95% of these small businesses are black latino and Asian owned 75% of these merchants rent their storefronts.

197
00:47:06.920 --> 00:47:19.699
x02_Michelle Neugebauer: They provide essential convenience, goods, and services to the residents of East New York, so we ask that through the Ei. As you study what the impacts will be on our neighborhood commercial corridors.

198
00:47:19.700 --> 00:47:38.179
x02_Michelle Neugebauer: you look at the current commercial vacancy rate, every affordable housing development in East New York has a vacant storefront. We ask that you look at how HPD. Is underwriting these

commercial rents because they are unaffordable to mom and pop immigrant lmi entrepreneurs in our neighborhood.

199
00:47:38.220 --> 00:48:00.359
x02_Michelle Neugebauer: as the council member said. According to the city's own equitable development reporting tool, our neighborhood is at high risk of displacement. So we ask, in looking at residential displacement, the Commission takes, and the Eis providers take into account current eviction rates, rates of doubling and tripling up in our local small homes

200
00:48:00.360 --> 00:48:29.619
x02_Michelle Neugebauer: the number of families that our community boards are already sending to the shelter system. We ask that the Eis look at the proposed affordable housing, and if you'll truly be affordable to the people in the neighborhood, and permanently affordable that you look at the number of families that currently receive rental subsidies and their inability to find affordable homes in the neighborhood. And then, lastly, to look at the impact on Lmi senior and Bipoc homeowners.

201
00:48:29.890 --> 00:48:37.300
x02_Michelle Neugebauer: Foreclosure rates need to be examined, and the lack of displacement prevention tools. A city has

202
00:48:37.390 --> 00:48:39.449
x02_Michelle Neugebauer: holds no hope

203
00:48:39.550 --> 00:48:47.919
x02_Michelle Neugebauer: that we can continue to hold on with these incredible real estate, speculative actions. I thank you for your time.

204
00:48:48.150 --> 00:49:04.489
Stephanie Shellooe, DCP: Thank you. Thank you for being here, and for providing your testimony. You have written written comments as well. Of course we'd we'd welcome those as well. All right, thank you. Our next speaker is Bill Wilkins, followed by Colvin Granom, followed by Darrell, Holland.

205
00:49:05.310 --> 00:49:07.970
Stephanie Shellooe, DCP: Bill Wilkins, you'll be our next speaker.

206
00:49:28.360 --> 00:49:55.349
Stephanie Shellooe, DCP: Okay, can you hear me now?

207
00:50:01.990 --> 00:50:04.910

Stephanie Shellooe, DCP: We'll just wait a moment to get to the correct slide?

208
00:50:05.370 --> 00:50:07.810
x03_Bill Wilkins: Thanks for your patience. No worries.

209
00:50:19.990 --> 00:50:26.739
x03_Bill Wilkins: All right, there we go. Please pick up where you were. Okay. As stated, I'm the executive director of the Ldc. Of East New York.

210
00:50:26.790 --> 00:50:39.510
x03_Bill Wilkins: Also the East Brooklyn Business Improvement District, which is celebrating 40 years of service as a business improvement district in one of the first bids in New York City, and also the first industrial bid in New York City.

211
00:50:39.510 --> 00:50:57.670
x03_Bill Wilkins: Also, I'm the Executive director for East New York Housing Development Corporation, which has over 600 units of affordable housing. Additionally, I've worked at the local Development Corporation for over 23 years. Our mission is to grow businesses, change lives and strengthening communities.

212
00:50:57.670 --> 00:51:13.719
x03_Bill Wilkins: Additionally, I've also resided in Nice, New York for over 33 years. Close to a decade ago. I can remember extending office space to the Urban Land Institute for a tap, a technical assistance panel on Broadway Junction.

213
00:51:13.720 --> 00:51:35.980
x03_Bill Wilkins: and they say that the wheels of justice turned slow. 10 years fast forward Broadway Junction we all can agree, is a hot mess. But finally, we have a meaningful action, and yes, the train has left the station. Broadway Junction occupies a significant position in New York City's transit network and crossroads for over 8,000 New Yorkers daily

214
00:51:35.980 --> 00:51:53.950
x03_Bill Wilkins: as a regional transit Hub. Broadway Junction has immense potential and opportunity to capture the activity of thousands. There are unique opportunities to leverage as well as significant challenges to address for a cohesive vision for the area. I be the first to tell you

215
00:51:54.440 --> 00:52:01.279
x03_Bill Wilkins: there is well-founded distrust of both government and private developers in the community.

216
00:52:01.900 --> 00:52:27.590
x03_Bill Wilkins: I share many of these sentiments as a resident residing in an under resourced and neglected community. But I believe Herkimer Williams is a field of dreams and a turning point faced New York. For the past 2 years I've seen totems intelligent bottom up, approach and development that incorporates the ideas of many and brings into the envelope a keen understanding of the needs of the community

217
00:52:27.590 --> 00:52:51.350
x03_Bill Wilkins: total purports, they can accomplish both growth and renewal while ensuring my neighbors stay in the neighborhood and have access to these new resources. That is why I'm so encouraged by Totem's commitment to building a hundred percent affordable housing as part of Hercombe Williams. I support the Harker and Williams development, and I thank you for your time this afternoon.

218
00:52:52.160 --> 00:52:55.879
Stephanie Shellooe, DCP: Thank you. Thank you for your testimony, and for being here today.

219
00:52:58.570 --> 00:53:05.319
Stephanie Shellooe, DCP: Alright! Our next speaker is Colvin Granam, followed by Darrell Holland, followed by Christine Valentine.

220
00:53:08.170 --> 00:53:10.859
Stephanie Shellooe, DCP: Colvin Granam, you're our next speaker.

221
00:53:23.240 --> 00:53:29.950
x04_Colvin Grannum: Hello! Can you see you're here? We can hear you. I don't think we see you. Okay?

222
00:53:31.850 --> 00:53:36.490
x04_Colvin Grannum: Here we go. Yes. Hello. Welcome. Hello! Good afternoon.

223
00:53:36.750 --> 00:53:48.230
x04_Colvin Grannum: It's a pleasure for me to be here. I am. As you know I might. My name is Colin Ground. and I'm a son of Central Brooklyn. Having been born and raised there.

224
00:53:48.540 --> 00:53:59.370
x04_Colvin Grannum: I had the honor of serving as the president and chief executive officer of Bethes Davis, and Restoration for more than 2 decades, and prior to that I served as the founder.

225
00:53:59.590 --> 00:54:02.369
x04_Colvin Grannum: President and chief executive officer of

226
00:54:02.480 --> 00:54:19.350
x04_Colvin Grannum: of Bridge Street Development Corporation. The bulk of my career has been dedicated to improving the financial strength and resilience of New Yorkers and Brooklynites. In particular. I have crafted and supported programs to increase financial inclusion and equitable real estate development

227
00:54:19.480 --> 00:54:37.420
x04_Colvin Grannum: for decades. Black and brown communities in Brooklyn have been short, changed by systemic disinvestment and economic marginalization. This has hindered generations of families from achieving upward economic mobility. Broadway Junction is one of the city's busiest transit hubs.

228
00:54:37.510 --> 00:54:52.150
x04_Colvin Grannum: but in its current condition. It is a tangible reminder of the enduring legacy of disinvestment and marginalization. For decades, residents and elected officials have struggled to improve the conditions at Broadway Junction.

229
00:54:53.560 --> 00:55:06.109
x04_Colvin Grannum: The Junction is an underperforming asset and has the potential to be transformed into a critical engine for creating thousands of jobs and hundreds of housing units, strengthening local infrastructure. For

230
00:55:06.570 --> 00:55:13.780
x04_Colvin Grannum: to attract long-term investment and boosting the overworld well-being of residents. totems, Hercombe Williams

231
00:55:13.970 --> 00:55:32.749
x04_Colvin Grannum: plan aims to do just that the plan is an all encompassing vision to deliver 600 units of housing. In addition to delivering attractive open space arts and cultural facilities, flexible community space, retail destinations, office space maker space and much more

232
00:55:33.180 --> 00:55:47.940
x04_Colvin Grannum: totem, is advancing an inclusive planning process which has included extensive community outreach for the past 2 years, initiating conversations with local residents, businesses, and nonprofits to gather their input

233
00:55:47.980 --> 00:55:51.149
x04_Colvin Grannum: totem has also co-sponsored a Town Hall meeting

234
00:55:51.230 --> 00:55:58.529
x04_Colvin Grannum: in partnership with a council member nurse who was just here and has been in consistent dialogue with the Community Board.

235
00:55:58.590 --> 00:56:27.590
x04_Colvin Grannum: These efforts are intended to ensure community driven development at Broadway Junction, and thus far Totom has proven itself as a willing and capable partner to deliver on the community's vision. For this site the residents and businesses of the community surrounding Broadway Junction deserve the economic, social and psychological benefits that will be generated by the comprehensive development of Broadway Junction as proposed by totem based on the input of the community. I urge

236
00:56:27.610 --> 00:56:36.669
x04_Colvin Grannum: city planning to move forward with this critical vision to deliver equitable growth for the residents. Thank you very much for the opportunity to testify.

237
00:56:38.140 --> 00:56:49.419
Stephanie Shellooe, DCP: Thank you. Thanks. So much for your testimony, and for being here. We'll move to our next speaker, Darryl Holland, followed by Christine Valentine, followed by Vicki Burquist.

238
00:56:50.230 --> 00:56:52.750
Stephanie Shellooe, DCP: Darrell Holland. You'll be our next speaker.

239
00:56:53.990 --> 00:56:58.399
Stephanie Shellooe, DCP: We'll promote you to panelists, and you'll be given the opportunity to share your testimony.

240
00:57:21.580 --> 00:57:22.949
Stephanie Shellooe, DCP: I welcome Darrell.

241
00:57:23.260 --> 00:57:25.180
x05_Darryl Hollon: Okay, I'm here.

242
00:57:25.360 --> 00:57:26.870
Stephanie Shellooe, DCP: Yes, we can hear you.

243

00:57:27.050 --> 00:57:28.400
x05_Darryl Hollon: You hear me? Okay.

244
00:57:29.100 --> 00:57:30.660
x05_Darryl Hollon: see? Is my.

245
00:57:32.010 --> 00:57:32.720
wait a minute.

246
00:57:34.390 --> 00:57:38.470
x05_Darryl Hollon: Okay, you can see me now, too. Right? Yes.

247
00:57:38.510 --> 00:57:40.600
x05_Darryl Hollon: Am I on the clock?

248
00:57:41.420 --> 00:57:43.140
Stephanie Shellooe, DCP: Did I go. Yeah. Okay.

249
00:57:43.660 --> 00:57:44.909
x05_Darryl Hollon: Okay. Good afternoon.

250
00:57:45.370 --> 00:57:50.589
x05_Darryl Hollon: My name is Darryl Hohn, and I work as an industrial business service provider for the business outreach centre network.

251
00:57:50.690 --> 00:57:53.870
x05_Darryl Hollon: We are proud to serve the industrial and manufacturing businesses

252
00:57:53.940 --> 00:58:02.259
x05_Darryl Hollon: in East Brooklyn and Eastern Brooklyn, with the focus on businesses located in the East New York and Flatland's Fairfield industrial business Zones.

253
00:58:02.520 --> 00:58:22.060
x05_Darryl Hollon: East new York has a rich tradition of industrial and manufacturing businesses which have historically provided quality jobs and entrepreneurial opportunities for the local community, on average, industrial jobs pay almost twice as much as jobs in the service and retail sectors, and are available to people who lack access to higher education.

254
00:58:22.780 --> 00:58:35.780

x05_Darryl Hollon: The Herkimer Williams Development on Broadway at Broadway Junction is located directly adjacent to the East New York Industrial business Zone, which is why we welcome the opportunity to support the industrial incubator as part of this project.

255
00:58:35.810 --> 00:58:53.400
x05_Darryl Hollon: At this moment there is a lack of modern, flexible, and affordable space for small industrial businesses and industrial entrepreneurs in the East New York area by providing flexible space technical assistance and access to relevant programming and resources in one location we believe

256
00:58:53.520 --> 00:59:04.890
x05_Darryl Hollon: that this hub can be a conduit for growing new local businesses in the East New York area. We look forward to the continued engagement and opportunity to advocate for the advancement of

257
00:59:04.990 --> 00:59:12.090
x05_Darryl Hollon: of local East New York industrial businesses, entrepreneurs, and the quality of jobs they create. Thank you.

258
00:59:13.590 --> 00:59:17.500
Stephanie Shellooe, DCP: Thank you. Thanks for your testimony and for taking time out of your day.

259
00:59:18.860 --> 00:59:25.569
Stephanie Shellooe, DCP: All right. Our next speaker is going to be Christine Valentine, followed by Vicki Bergquist, followed by Peter Tolk.

260
00:59:44.050 --> 01:00:02.080
x06_Christine Valentine: Hello! Can you hear me? Hi! I'm Revin Christine Valentine, and I am on the steering committee of the East New York Coalition for community advancement as well as on the Board of New lots near Mayo Homeowners Association and my concern is the environment.

261
01:00:02.080 --> 01:00:26.759
x06_Christine Valentine: Sunlight can entice outdoor activities, support vegetation, enhance aquacultural features. So with the the building has been as high as is. I'm worried about the shadows that would impose on the renovation of the the 2 new public closes that we have, as well as the Callahan Kelly playground, and also, as well as you know, if the children in the yard plan in that area sunlight is very important.

262
01:00:26.940 --> 01:00:31.779
x06_Christine Valentine: Also this area of East New York and Brown. So we have a high level of

263
01:00:31.900 --> 01:00:47.890
x06_Christine Valentine: asthmatics. Other respiratory diseases, diabetes, rates are high. So I'd like to know if you did a study about the health consequences from the environment dealing with the massive construction that's gonna be going on that would affect the children as well as adults that have asthma.

264
01:00:48.840 --> 01:00:52.429
x06_Christine Valentine: Also, I would like to know, if you know the

265
01:00:52.470 --> 01:01:06.859
x06_Christine Valentine: the trains our trains in New York gulls 60 to 75 feet long, 10 to 12 feet wide and 12 to 15 feet high. So I saw the building was on one side of the train station, and the other building was on the other side. That you're proposing to build

266
01:01:06.920 --> 01:01:20.929
x06_Christine Valentine: the these 4 buildings are. They're high. So have you done. Any research regarding the noise of the trains, which is going to be 24Â h, 7 days a week, that with the whoever's living in these homes. We hear this noise.

267
01:01:21.130 --> 01:01:43.490
x06_Christine Valentine: With the noise impact have on people. Well, what about families who wanna move into these buildings that you said you supposed, have the the units. What about infants, I mean, have you done research to see how will this affect them? That's really the main concern of what we have. So we need further study on the noises for all individuals who will be living in that area.

268
01:01:43.680 --> 01:02:05.689
x06_Christine Valentine: And then what about the side effects of high vultures. Power lines, you know, can cause serious injuries or death to person. Electricity can flash over a gap or so any equipment or person, or any kind of distance with these power lines can still be in danger. We have storms. We've been having warnings lately for these high winds that we have been having lately.

269
01:02:05.690 --> 01:02:27.280
x06_Christine Valentine: So the overhead electric lines may fail to fall to the ground and thus create danger in the surrounding area. And you're putting up these 4 buildings in this area where we have all these train train station lines. So our main thing I wanted to say was, we need to just do further research on. How would the shadows impose the renovation of the area?

270
01:02:27.410 --> 01:02:38.130
x06_Christine Valentine: How would it affect the people? How would it affect with lack of sunlight. So these are the things that would really concern me and the rest of the people of the community about

271
01:02:38.710 --> 01:02:43.780
x06_Christine Valentine: putting these 4 buildings in this area. Thank you for listening to me.

272
01:02:44.910 --> 01:02:57.159
Stephanie Shellooe, DCP: Thank you. Thank you for your testimony, and for being here. As a reminder to everyone. The comments received here and those in writing will be responded to in the document that we issue the final scope of work.

273
01:02:57.710 --> 01:03:03.210
Stephanie Shellooe, DCP: Explaining how these and other topics will be will be evaluated in the Eis. Thank you.

274
01:03:03.860 --> 01:03:14.069
Stephanie Shellooe, DCP: Our next speaker is Vicki Burquist, to be followed by Peter Tolk, followed by Letise Lane. Vicki Burquist. You are our next speaker.

275
01:03:31.900 --> 01:03:33.210
x07_Vicki Bergquist: Hello, Hi.

276
01:03:33.300 --> 01:03:46.719
x07_Vicki Bergquist: yeah. Hi. So my name is Vicky. I'm a resident and IA homeowner in East New York. Right by Broadway Junction, and I just appreciate the opportunity. Express my support for this project.

277
01:03:46.880 --> 01:03:56.760
x07_Vicki Bergquist: As a resident, I deeply understand, and I echo the need for new affordable housing and economic opportunities for the community. So under

278
01:03:56.790 --> 01:03:58.670
x07_Vicki Bergquist: the way I see it is

279
01:03:59.000 --> 01:04:26.790
x07_Vicki Bergquist: under the Do. Nothing scenario leaving the area as is, it will, it doesn't change the growing pressure on housing in the area. In fact, there would only increase it because the upcoming

infrastructure investment in Broadway Junction and the actual investments are happening in community. It's gonna be amenities that people will be looking for. So I've already personally seen renters being pushed into the area from Best eye and Bushwick.

280
01:04:27.230 --> 01:04:39.219
x07_Vicki Bergquist: because of the grow increased rents over there. So III totally understand the the worry of displacement, and I think that's a really important thing that we must consider. But

281
01:04:39.270 --> 01:04:57.209
x07_Vicki Bergquist: if if we do nothing and we don't invest in housing, it's gonna happen because the fact that we have these broader economic situations happening that are forcing people to come into the community looking for cheaper rent. And it just pushes out people here. So

282
01:04:57.300 --> 01:05:06.090
x07_Vicki Bergquist: II just wanna echo the need for when we look at this, we need to look at it in a long-term perspective. because,

283
01:05:06.310 --> 01:05:22.530
x07_Vicki Bergquist: these are things are gonna grow over time, the problems of displacement, the lack of of economic jobs for people in the area. If you don't deal with it now in 10 years, when the project is supposed to be done it'll be worse. So.

284
01:05:22.530 --> 01:05:41.779
x07_Vicki Bergquist: I hope that when we this report is being done, that it's not. It looks at the project as a forward looking perspective and not backward looking, meaning that the last 3 years we had the pandemic high inflation, significant interest rates which have impacted how

285
01:05:41.850 --> 01:05:56.319
x07_Vicki Bergquist: retail office spaces commercial spaces are. Now, that doesn't necessarily mean that's gonna happen in 10 years. So I hope the everything's this report looks at a forward looking perspective. And we address issues.

286
01:05:57.200 --> 01:06:17.440
x07_Vicki Bergquist: Now versus waiting. 10 years later, you know, when people do complain about when people are dealing with housing and job opportunities in retail space. So I also want to say that I told them as they they really engaged with the communities.

287
01:06:17.800 --> 01:06:25.910

x07_Vicki Bergquist: they talked to me, and some neighbors, and just. you know, wanted our feedback. So I appreciate that. And it's really hard to find

288
01:06:26.060 --> 01:06:36.460
x07_Vicki Bergquist: developers who want to engage with the community like that. So I hope that that that good faith that they put into this project, you know, will

289
01:06:36.790 --> 01:06:40.750
x07_Vicki Bergquist: will continue on in the future. But I think that

290
01:06:41.000 --> 01:06:49.509
x07_Vicki Bergquist: concluded, if you have one more sentence, yeah, no. So I just want to say, I support this project and thank you for the opportunity to speak.

291
01:06:49.770 --> 01:07:00.680
Stephanie Shellooe, DCP: Thank you, thank you. And if you have written comments, of course we welcome to receive them. Our next speaker will be Peter Tolk, to be followed by Lateise Lane, followed by Paul Harrison.

292
01:07:00.800 --> 01:07:03.729
Stephanie Shellooe, DCP: Peter Toluk, you are our next speaker.

293
01:07:28.720 --> 01:07:31.900
Stephanie Shellooe, DCP: Hi! Welcome! We're able to see you, but not hear you.

294
01:07:34.930 --> 01:07:40.060
Stephanie Shellooe, DCP: We are not able to hear you. Are you joining via phone number?

295
01:07:43.640 --> 01:07:50.000
Stephanie Shellooe, DCP: If your does, your phone number end in 7 2 9, you can just give a thumbs up.

296
01:07:50.240 --> 01:07:53.230
Stephanie Shellooe, DCP: We can unmute your your microphone.

297
01:08:13.330 --> 01:08:15.460
Stephanie Shellooe, DCP: Let's try unmuting.

298

01:08:16.850 --> 01:08:25.780
Stephanie Shellooe, DCP: Okay, it looks like we're having some technical technical difficulties, Peter, so we will reach out to you and see if we're able to

299
01:08:25.800 --> 01:08:29.150
Stephanie Shellooe, DCP: hear your testimony another way.

300
01:08:33.770 --> 01:08:47.320
Stephanie Shellooe, DCP: okay, our back of house. If someone can reach out to Peter and see if we can resolve some some of those technical difficulties. We will come back to to that speaker, and we will move along.

301
01:08:48.260 --> 01:08:58.220
Stephanie Shellooe, DCP: Our next speaker is Latice Lane, followed by Paul Harrison, followed by Kathy Mercado. Latice Lane. You are our next speaker.

302
01:09:15.319 --> 01:09:16.319
x09_Lettice Layne: Hello!

303
01:09:16.340 --> 01:09:20.579
Stephanie Shellooe, DCP: Hi! Welcome!

304
01:09:20.580 --> 01:09:45.240
Good afternoon my name is Lti. Slain, and I am a member of the East New York community. I'm also here representing the Eastern Coalition for community advancement, the Economic Justice group as well as the House and Justice Group. What I wanted to speak about today was the idea of the office spaces and how that will affect our community as a whole. So currently, we've had a lot of construction

305
01:09:45.240 --> 01:10:02.120
x09_Lettice Layne: in the community over the last couple of years, and many of those sites offered the opportunity for office spaces, so that that was one of the selling points for these buildings. But as a resident in the community. As we walk through the community. We're noticing that many of these housing units with the office spaces of

306
01:10:02.150 --> 01:10:13.319
x09_Lettice Layne: present. They're they're not being utilized. They're not. No one's using these spaces, no one's renting these spaces. So they are vacant and they're vacant for years. So this idea that those spaces are gonna generate income

307
01:10:13.440 --> 01:10:38.340
x09_Lettice Layne: in the community has not actually done so as of yet whatsoever. So what we're we're concerned about is that, how does the local businesses and the local entrepreneurs gain access to these community spaces. They are like these blank boxes, and because they have really small budgets, they really can't afford to rent these units, and because they can't afford it, they're left vacant until someone who is more of a franchise and has

308
01:10:38.340 --> 01:11:01.540
x09_Lettice Layne: more resources is able to come in, renovate, build walls, things that the space does not come for for a brand new business. And what happens is local mom and pop shops that would have loved to be able to get the opportunity to have access to these amazing spaces that are built in our communities and be able to use them. They're not getting them. They're going to someone else. So what happens is

309
01:11:01.540 --> 01:11:25.869
x09_Lettice Layne: that the community is not being provided with the resources we're told that is coming to the community. And then, that being said, those people who are going to come and be able to take those properties, are they gonna be hiring from within the community? Are they going to be providing job opportunities? Are they gonna relocate from another neighborhood to bring their business to this neighborhood and bring it with their teams and all of the people who currently work for the business, but just

310
01:11:25.870 --> 01:11:48.020
x09_Lettice Layne: relocating it. And so we're concerned about business relocation versus growth of business opportunities for the people in the community to be able to get the resources that they need. So again, having this idea that this office space will be available for us in this community in that area sounds amazing until we realize that our community members and the PE,

311
01:11:48.020 --> 01:12:11.499
x09_Lettice Layne: the small businesses that are in this community, not having access to those spaces because they don't have the basic resources to be able to transition into be having these beautiful, amazing spaces that are coming to the community. So they're not gonna end up going to community members. And that's one of the concerns we have as a coalition. And I wanted to come today to just testify and bring some awareness

312
01:12:11.500 --> 01:12:24.320
x09_Lettice Layne: to that particular thing because it sounds good until you realize that I live in a neighborhood one of the newest neighborhoods in East New York, and there are at least 7 vacant Slogans that have not been rented whatsoever.

313
01:12:24.460 --> 01:12:25.360
x09_Lettice Layne: Thank you.

314
01:12:25.720 --> 01:12:29.239
Stephanie Shellooe, DCP: Thank you. Thank you for your time, and for raising this issue.

315
01:12:29.540 --> 01:12:41.499
Stephanie Shellooe, DCP: Appreciate it. We will move on to our next speaker, Paul Harrison, followed by Kathy Mercado, followed by Shabazz Stewart. Paul Harrison, you are our next speaker.

316
01:13:00.780 --> 01:13:01.840
x10_Paul Harrison: Hello.

317
01:13:02.050 --> 01:13:07.749
Stephanie Shellooe, DCP: Hi! Welcome! Can can you see and hear me? We can see and hear you.

318
01:13:08.600 --> 01:13:31.140
x10_Paul Harrison: Okay, thank you for giving me the opportunity to provide some testimony. Today I'm Paul Harrison. I am a resident. I live and work with my family in East New York, and I'd like to speak today for the 3Â min specifically about the East New York industrial business zone and

319
01:13:31.160 --> 01:13:37.389
x10_Paul Harrison: the potential negative impacts of the proposed discretion. Discretionary zoning actions

320
01:13:38.150 --> 01:13:59.260
x10_Paul Harrison: just as has been mentioned the East York, IBZ. Is directly adjacent to the proposed project area, and it shares transportation, energy, sewer and water infrastructure. And the IBZ. Is a terribly important resource for the creation, maintenance and growth of living wage jobs for Eastern Brooklyn.

321
01:14:00.080 --> 01:14:15.210
x10_Paul Harrison: It's a very small Ibz. It provides the variety of M. 2 and zoning for manufacturing and other commercial uses on 106 acres. It's it's the second smallest in the city.

322
01:14:15.210 --> 01:14:38.840

x10_Paul Harrison: and we know that the city has established Ibz because they understand that the dangers of of having industrial uses and residential uses mixed, and the benefits of separating the noise and potentially dangerous activities that from the quiet enjoyment of residents, including the infants and the elderly.

323
01:14:39.460 --> 01:14:54.449
x10_Paul Harrison: So I guess there are a couple of aspects of this that I'd like to delve into quickly as far as socioeconomic conditions as as has been mentioned.

324
01:14:54.460 --> 01:15:10.910
x10_Paul Harrison: east New York is A has a $40,000 ami, and of the area for a for a family. And this Ivz represents a really important opportunity for real real living wage jobs

325
01:15:10.920 --> 01:15:12.600
x10_Paul Harrison: and

326
01:15:12.710 --> 01:15:16.190
x10_Paul Harrison: like the Herkamer Williams. Proposal

327
01:15:16.550 --> 01:15:18.270
x10_Paul Harrison: environmental impact

328
01:15:18.320 --> 01:15:27.660
x10_Paul Harrison: statements. Study to investigate how the creation of 2 million square feet and 400 foot towers

329
01:15:27.720 --> 01:15:40.459
x10_Paul Harrison: right next to it is going to strengthen or potentially weaken the opportunities within the engine. This engine of of jobs in the Ibz

330
01:15:41.280 --> 01:16:05.290
x10_Paul Harrison: I also concerned about energy use the Ivc is that be contains the sole electrical substation in in the area. Con Edison is already close to limitations also concerned about parking in the area. I think. I it's A. A

331
01:16:05.530 --> 01:16:10.380
x10_Paul Harrison: has a limited amount of parking already. And so

332
01:16:10.490 --> 01:16:13.639

x10_Paul Harrison: in summary, just wanted the

333
01:16:13.820 --> 01:16:16.199
x10_Paul Harrison: environmental impact study

334
01:16:16.240 --> 01:16:26.010
x10_Paul Harrison: to consider seriously the industrial business zone and the effects of this super tall project

335
01:16:26.030 --> 01:16:40.250
Stephanie Shellooe, DCP: on the businesses and potential for jobs in that area. Thank you. Thank you for your testimony. If you have written comments that you'd like to provide. Please feel free to send them over.

336
01:16:40.300 --> 01:16:50.729
Stephanie Shellooe, DCP: Our next speaker is Kathy Mercado, followed by Shabbat Stewart. followed by Calvin, Tate. Kathy Mercado, you are our next speaker.

337
01:16:55.330 --> 01:17:03.549
Stephanie Shellooe, DCP: We are not seeing Kathy Mercado in the Zoom Meeting, so we will wait a moment to see if she joins.

338
01:17:06.250 --> 01:17:10.600
Stephanie Shellooe, DCP: and we will move on to our next speaker. Now, Shabazz, Stuart.

339
01:17:15.560 --> 01:17:35.039
Stephanie Shellooe, DCP: and just the our next couple of speakers will be Kelvin, Tate and Jack Knight, as we move through our speakers, list one as a

340
01:17:35.060 --> 01:17:55.259
12_Shabazz Stuart: lifelong resident of Brooklyn. Lives in Bedstye near Broadway Junction for a fifth of my life, the other as a a transportation advocate. Someone who's deeply concerned about climate change, mitigation safe streets, and decongestant of traffic. And then last is as an entrepreneur. Someone who's worked on secure bike parking, charging.

341
01:17:55.260 --> 01:18:11.369
12_Shabazz Stuart: and ancillary infrastructure for most of my adult life. At this point, you know. Look III live in bedside. I don't not sure I can. I can afford to live in bedside or East New York anymore. You know, I think that as we face as we head into the 20 first century.

342
01:18:11.400 --> 01:18:33.660
12_Shabazz Stuart: we are facing a crisis here, I when I hear affordable housing. I wanna hear that. It's a lot of affordable housing. I get excited. And I think this is exactly the kind of investment we need to be making when I think about this project from the perspective of of housing, but also in transit, I think you know, it's exactly the kind of project we need, like Broadway Junction is an underutil under utilized asset. It's got.

343
01:18:33.670 --> 01:18:58.519
12_Shabazz Stuart: you know, a a wealth of riches into. I'm sorry a a pop. I forget the term it's got, you know, a lot of access to transit, and it's exactly the kind of place where we should be encouraging developers like totem to build high density, affordable housing. And as an entrepreneur, I think about this in context of how can I find high quality office space in Brooklyn especially post Covid, where.

344
01:18:58.520 --> 01:19:19.080
12_Shabazz Stuart: staff particularly, our staff is more likely to want to work closer to where they live, and they're just not a lot of great options, especially to get out further into East New York and points beyond. And so I can think I can't think of many places outside of downtown Brooklyn. Where this kind of project could be successful in all 3 of those contacts. And so

345
01:19:19.080 --> 01:19:31.949
12_Shabazz Stuart: this is exactly what makes this project so compelling those 3 intersection of those 3 contacts. And I'm super excited. And I wanna just reiterate my enthusiastic support for the project before the development team behind it.

346
01:19:34.250 --> 01:19:37.609
Stephanie Shellooe, DCP: Great! Thank you. Thanks for your testimony and for being here today.

347
01:19:40.040 --> 01:19:56.309
Stephanie Shellooe, DCP: All right. Our next couple of speakers. As I mentioned Calvin Tate, Jack Knight and Paul Mohammed. Kelvin, Tate, and Jack Knight do not appear to be in the room. We'll wait just a moment to see if they

348
01:19:56.350 --> 01:19:57.400
Stephanie Shellooe, DCP: join

349
01:19:57.540 --> 01:20:01.150

Stephanie Shellooe, DCP: again. The next speaker is Calvin Tate, Jack Knight.

350
01:20:06.220 --> 01:20:17.079
Stephanie Shellooe, DCP: Alright. We will note that those 2 speakers are being skipped if they are able to join at a later time. Our next speaker is Paul Mohammad.

351
01:20:45.500 --> 01:20:51.990
Stephanie Shellooe, DCP: All right. It looks like we are having some difficulty promoting our next speaker.

352
01:20:54.120 --> 01:21:00.379
Stephanie Shellooe, DCP: Are we able to unmute this speaker from the attendees side.

353
01:21:07.170 --> 01:21:09.190
Stephanie Shellooe, DCP: Okay,

354
01:21:10.110 --> 01:21:10.800
15_Paul Muhammad: can you?

355
01:21:11.590 --> 01:21:14.279
Stephanie Shellooe, DCP: Hello! Hi! Welcome!

356
01:21:21.420 --> 01:21:22.360
Stephanie Shellooe, DCP: Oh, it looks!

357
01:21:29.780 --> 01:21:32.110
Production 1: He's rejoining as a panelist.

358
01:21:33.390 --> 01:21:34.400
Stephanie Shellooe, DCP: Thank you.

359
01:21:43.390 --> 01:21:45.130
x15_Paul Muhammad: Yes. Can you hear me.

360
01:21:45.160 --> 01:21:46.240
Stephanie Shellooe, DCP: Hello! Welcome!

361
01:21:46.260 --> 01:21:50.910
x15_Paul Muhammad: Yes, I can hear you. How are you

362
01:21:53.140 --> 01:22:03.650
x15_Paul Muhammad: again? Can you hear me now? Yes, okay. I'm joining as I this or Mohammed. I'm joining as a member of one of the founding members of Coalition for Community Advancement. I'm also

363
01:22:03.690 --> 01:22:11.290
x15_Paul Muhammad: on the Executive Board of Committee Board 5. I'm a 53 year resident family homeowner in East New York.

364
01:22:11.440 --> 01:22:14.670
x15_Paul Muhammad: and I'm also on the Health and hospital.

365
01:22:14.760 --> 01:22:18.010
x15_Paul Muhammad: Board, and we got them health houses.

366
01:22:18.270 --> 01:22:27.419
x15_Paul Muhammad: I am calling in concern as part of the coalition, and the member here, like, I said, of this community for 53 years, dealing with the infrastructure concerns

367
01:22:27.600 --> 01:22:40.809
x15_Paul Muhammad: of this project poses at a time where we have been fighting dearly for 88 accessibility at Broadway Junction that were 32 years plus out of noncompliance at Broadway Junction.

368
01:22:40.940 --> 01:22:42.480
x15_Paul Muhammad: My family

369
01:22:42.790 --> 01:22:46.280
x15_Paul Muhammad: members of my family, other residents who were challenged with

370
01:22:46.310 --> 01:23:04.390
x15_Paul Muhammad: different maladies that couldn't ex access. Probably junks have been waiting for 32 years for Federal compliance, though we understand the private investor wants to bill what he wants to. Bill we doing for the general public welfare of dealing with this or now dealing with that, he's coinciding. My, think, my

371
01:23:04.950 --> 01:23:17.569
x15_Paul Muhammad: Councilman, for stating there are 3 different projects that are scheduled to happen within this short period of time. Though

this project is spoken for 10 years, it will impact what we're trying to do there for the quality of life

372
01:23:17.710 --> 01:23:26.099
x15_Paul Muhammad: that we're trying to have for the folks that live here, the indigenous people that are here do we talk about the infrastructure we're talking about? We're now in this community.

373
01:23:26.770 --> 01:23:28.089
x15_Paul Muhammad: We we are

374
01:23:28.290 --> 01:23:38.520
x15_Paul Muhammad: host and have fellow members of the community that we host here, that are from shelters that are inland, that share our excuse me that share our resources here.

375
01:23:38.670 --> 01:23:47.149
x15_Paul Muhammad: our fire, our health Hospice police, all these things are covering these shelters that have ended in our community as well as what we're looking at to

376
01:23:47.290 --> 01:23:51.879
x15_Paul Muhammad: a proposal to house up to 1,200 more units of family members in this community

377
01:23:51.980 --> 01:23:55.090
x15_Paul Muhammad: that that in itself is a challenge.

378
01:23:55.130 --> 01:24:02.049
x15_Paul Muhammad: We're looking also to talk about the fact that in the future we're trying to bring the Long Island Railway online.

379
01:24:02.060 --> 01:24:13.779
x15_Paul Muhammad: But right now the corridor with Long Island Railway does not really connect into the subway station so imposing buildings before we get either gather a corridor that's a safe

380
01:24:13.820 --> 01:24:31.570
x15_Paul Muhammad: conductive Carter for Long Island railroad will propose a hazard, probably an obstruction. So we're looking first at this propose of those ambitions and has not a great audacity, and possibly to have some good. We're looking at the fact that right now it imposes a a.

381
01:24:31.610 --> 01:24:52.949

x15_Paul Muhammad: a, maybe a problematic dealing when dealing with infrastructure, to try to handle that type of building in this corridor. We're looking at also the fact that we would like to see things there, and we don't believe that we've had enough time to hash out what the community actually wants. The scoping plan and what they're proposing. Here again, the infrastructure affects the quality of life.

382
01:24:53.000 --> 01:25:08.479
x15_Paul Muhammad: We have here hospital and the other things that support for quality, life and the sewage and everything. So for need to be in place properly before you talk about housing people here, and for providing your testimony.

383
01:25:08.990 --> 01:25:15.380
Stephanie Shellooe, DCP: Our next speaker is Vernon J. To be followed by Lashawn Allen, Mohammed

384
01:25:16.610 --> 01:25:20.619
Stephanie Shellooe, DCP: Vernon Jay. You are our next speaker, we will promote you to Panelist.

385
01:25:43.460 --> 01:25:44.450
Stephanie Shellooe, DCP: Hi! Welcome!

386
01:25:45.650 --> 01:25:51.880
x16_Vernon J.: Hi! Good afternoon. So my name is Vernon J. I'm the CEO and founder at Equity Platforms.

387
01:25:51.960 --> 01:26:06.290
x16_Vernon J.: Been in commercial real estate for 18 years now, and over 8,180 million in transactions at equity platforms. We've developed the first digital token, backed by affordable housing called equity coin

388
01:26:06.470 --> 01:26:15.420
x16_Vernon J.: our mission is simple to help everyday community members build long term generational wealth through rental income and home ownership.

389
01:26:15.430 --> 01:26:32.789
x16_Vernon J.: We do this through affordable housing development, crowdfunding tokenization. And we we see ourselves as the glue that connects community members with developers and elected officials, and as somebody who grew up in East New York family roots here for almost a hundred years.

390

01:26:32.830 --> 01:26:47.739
x16_Vernon J.: and you know we're true stakeholders. I strongly believe residents here deserve the opportunities for economic advancement that have passed us by for generations. This all starts with bringing more affordable housing to the area

391
01:26:47.770 --> 01:27:05.660
x16_Vernon J.: affordable housing is the foundation of a healthy community, specifically creating more housing at Broadway Junction is crucial to improve the quality of life and economic well being for all East New Yorkers. The Herkimer Williams project responds directly to these concerns.

392
01:27:05.660 --> 01:27:21.429
x16_Vernon J.: And in Totam's first phase alone, you know they'll they'll be bringing 600 units of affordable, of affordable housing to the community. And again at equity platforms, we're driven by the overarching objective of helping East New Yorkers thrive

393
01:27:21.430 --> 01:27:38.010
x16_Vernon J.: and new quality. And I wanna emphasize quality. Affordable housing will significantly contribute to this goal. You know, being in the real estate business for almost 2 decades I've seen developers come in and come out for short term gain

394
01:27:38.010 --> 01:28:01.300
x16_Vernon J.: this is rampant, especially in communities of color throughout the the Union throughout the country. But this project is not just for a short term solution. I see it as a long term investment in East New York's economic and housing landscape, and by laying the groundwork for sustainable growth, the project will leave a lasting positive impact on the community that truly cannot be understated.

395
01:28:01.300 --> 01:28:14.040
x16_Vernon J.: The one thing that I like to see. Is a comprehensive, comprehensive approach from totem to ensure East New Yorkers have an opportunity to invest

396
01:28:14.430 --> 01:28:29.110
x16_Vernon J.: in the project in order to take part in the economic upside of this new development, because there will be a ton of upside here. So II urge all community members to support totems, vision and be involved

397
01:28:29.160 --> 01:28:34.059
x16_Vernon J.: so that we can have a direct impact on the project's results. Thanks a lot for the time.

398
01:28:35.220 --> 01:28:38.479
Stephanie Shellooe, DCP: Thank you. Thanks for being here, and for taking time out of your day.

399
01:28:39.340 --> 01:28:46.239
Stephanie Shellooe, DCP: Our next speaker is Lashawn Alan Mohammed, followed by Rohan Defreus

400
01:28:47.180 --> 01:28:50.209
Stephanie Shellooe, DCP: Lashawn, Alan Mohammed. You are our next speaker.

401
01:29:03.350 --> 01:29:06.400
Stephanie Shellooe, DCP: Good afternoon. Are you able to hear me? Yes, welcome.

402
01:29:06.580 --> 01:29:09.299
x18_La'Shawn Allen-Muhammad: Well, thank you very much. Thank you for having me

403
01:29:09.330 --> 01:29:42.549
x18_La'Shawn Allen-Muhammad: greetings. My name is Lashawn Allen, Mohammed I serve as the Executive Director of the Center for Brooklyn Economic Development Corporation, headquartered in Community District 16. For more than 30 years our organization has been dedicated to forging pathways towards self sufficiency for individuals, families, and small business owners in Central Brooklyn, which includes working directly with community residents to improve financial literacy and overall economic succession planning to ensure residents have access to opportunities to increase family income levels.

404
01:29:42.730 --> 01:30:02.819
x18_La'Shawn Allen-Muhammad: The significance of the Hercombe William's proposal cannot be overstated. It heralds a potential transformative shift that extends well beyond Broadway Junction. We are excited to know that the project will yield additional commercial spaces as we work diligently to find brick and mortar homes for our business incubator participants.

405
01:30:03.120 --> 01:30:15.089
x18_La'Shawn Allen-Muhammad: situated at one of the most at at one of the city's busiest transit. Hubs. Broadway Junction holds immense potential with over a million workers residing within the 45Â min transit commute.

406

01:30:15.150 --> 01:30:42.790
x18_La'Shawn Allen-Muhammad: We have yet to fully harness its power to uplift the residents of East New York and Brooklyn at large. However, this project symbolizes a move in the right direction. Herkimer Williams represents a corrective force poised to empower entrepreneurs, bolster workforce development opportunities, and actualise the long standing aspirations of locals for this site, which I believe we all heard from earlier testimonies.

407
01:30:43.200 --> 01:31:05.739
x18_La'Shawn Allen-Muhammad: The infusion of new retail manufacturing and commercial development is not just about attracting businesses. It provides the opportunity for local residents to become a formal part of the community ecosystem through increased business development which hopefully includes ownership of spaces. To Vernon's point as well as career and workforce development opportunities.

408
01:31:05.820 --> 01:31:20.709
x18_La'Shawn Allen-Muhammad: This project stands as a Linchpin for propelling equitable growth in Brooklyn, and ensures the community directly benefits from economic development on par with the prosperity enjoyed by wealthier neighborhoods in the borough.

409
01:31:20.820 --> 01:31:37.810
x18_La'Shawn Allen-Muhammad: In essence the Hercombe Williams initiative's initiative marks a pivotal stride towards creating a community where wealth is shared equitably, laying the groundwork for a more inclusive and prosperous Brooklyn for all. Thank you very much.

410
01:31:38.370 --> 01:31:42.210
Stephanie Shellooe, DCP: Thank you. Thanks for your testimony and for participating today.

411
01:31:42.240 --> 01:31:59.820
Stephanie Shellooe, DCP: We do believe we have one of our prior speakers, Peter Tolk, in the room, joined by phone. If we could allow that phone number ever ending in 7, 2, 9 to speak. And Peter Tolk. If you could press Star 6 to unmute yourself, we should be able to hear you.

412
01:32:04.780 --> 01:32:11.769
1646****729: Hello. welcome. Finally, finally I got in. How are you doing good.

413
01:32:12.100 --> 01:32:35.710
1646****729: Okay. So my name is Peter Tollo. Definitely excited about this project, and I'm you know, applauding to them for just even the thought of trying to get this done as somebody who lives in and around

the neighborhood. I am excited about the affordable housing aspect of it, where the possibility of 600 of affordable apartments are houses. That's that's amazing coming to the neighborhood. And I think.

414
01:32:35.720 --> 01:32:41.820
1646****729: while I understand the challenges of getting these projects done, I do feel like this is something that is very

415
01:32:42.140 --> 01:32:58.179
1646****729: W. You know, needed at this point selfishly. Also, I'm a small business owner who has a huge space that is running programs educating young adults between the ages of 18 and 24 on the idea that they're gonna have

416
01:32:58.180 --> 01:33:19.670
1646****729: nonprofit spaces and arts and culture spaces is very interesting to what I do, and I have started to engage with them on this, because I think you know, the neighborhood needs this, and I think it would be a very good addition to everything that's going on, and the multiplicity of things that can happen from this one project

417
01:33:19.670 --> 01:33:47.560
1646****729: means a whole lot to. You know how this goes into the future, and I think they've done a very good job at planning this out. Of course I understand that your challenges and I've listened to everybody's conversation. And I. The one thing I do admire is that they're willing to engage and listen. And most importantly, if they're able to adjust, they've been more than you know, welcoming to see what can be done. So

418
01:33:47.850 --> 01:33:58.660
1646****729: at this point. That's what I'd love to add, and I'd love to stay in touch. And you know, as the project progress, and hopefully they'll get approved. So we'll have this happening very soon. Thank you.

419
01:33:59.740 --> 01:34:05.780
Stephanie Shellooe, DCP: Thank you. Thanks for your testimony and for your patience. I'm glad we were able to come back to you and hear your testimony.

420
01:34:05.930 --> 01:34:21.350
Stephanie Shellooe, DCP: Thank you. Thank you. Have a good day. You, too. We do have another speaker that was skipped back in the in the zoom, so we will. Jack Knight appears to be in the zoom. Now, if we are able to promote that speaker that we had previously skipped.

421
01:34:43.980 --> 01:34:47.100

Stephanie Shellooe, DCP: how are you doing good?

422
01:34:47.750 --> 01:34:53.550
Jack Knight: So my name is Jack Knight. I was born and raised in East New York. Brooklyn

423
01:34:54.280 --> 01:34:56.600
lived everywhere in East New York.

424
01:34:56.650 --> 01:34:57.980
Jack Knight: My family,

425
01:34:58.380 --> 01:35:13.999
Jack Knight: lived in Cypress Hills, projects. Hegemon and Braftin moved around and eventually I got into the arts and got into music. And now I'm the owner of a label called Maiden East New York, and we have written and produced songs, people like Jennifer Lopez.

426
01:35:14.010 --> 01:35:15.230
Jack Knight: Keisha Cole.

427
01:35:15.950 --> 01:35:17.720
Biggie Smalls.

428
01:35:18.720 --> 01:35:30.539
Jack Knight: just a host called Thomas Faith Evans, a whole slew of artists, and when I found out they was doing this project, I immediately reached out and said, You know, what can we do together? And I think for me.

429
01:35:31.030 --> 01:35:38.590
Jack Knight: I noticed other elements of this project I mentioned. climate change came up, and a lot of different things in terms of displacing people.

430
01:35:38.650 --> 01:35:48.400
Jack Knight: But the main portion of project that was appealing to me was being able to set up a office, set up a creative space, set up a studio, set up a

431
01:35:48.940 --> 01:35:51.160
Jack Knight: something where people people can do film.

432

01:35:51.210 --> 01:36:03.689
Jack Knight: And I think that was missing for me when I was young I had to go all the way to Manhattan and all the way different places to get that what I needed musically, and get what I needed to get creatively. So I think for me

433
01:36:03.900 --> 01:36:05.550
Jack Knight: if they can incorporate

434
01:36:05.570 --> 01:36:13.820
Jack Knight: something for the arts, for creativity, for music, for film and TV. This would be a great asset and a great

435
01:36:14.410 --> 01:36:23.219
Jack Knight: thing for the kids in the community and bring a bring a different type of energy that East New York never had. I mean parts of Bedstein, Brooklyn have it. Parts of Harlem have it.

436
01:36:23.470 --> 01:36:37.329
Jack Knight: Parts of queens. Jamaica Avenue has it. Harlem definitely has it, and I think with this space, if we can keep in mind the creative aspects of the community. And I think this can be a great thing for East New York. And, mind you.

437
01:36:39.480 --> 01:36:43.540
Jack Knight: Broadway Junction was a place where I would set up at

438
01:36:43.560 --> 01:36:45.590
Jack Knight: to be a vendor and sell stuff.

439
01:36:45.630 --> 01:36:49.789
Jack Knight: whether I was selling T-shirts, hats, chains.

440
01:36:49.840 --> 01:37:02.019
Jack Knight: watches, whatever, and the police allowed you. That was one of the only places in in New York where the police station was there, and they allowed you to sell and be be a vendor, and I use that money to invest

441
01:37:02.190 --> 01:37:19.940
Jack Knight: into my projects to get me where I got today. So it's interesting, you know. One of the things to me was important also was setting up vendor spaces and setting the space people can sell. We don't have traditional jobs in our entrepreneurs. So that's my say. So on it,

looking forward to it, happening hopefully, they can work out all the kinks.

442
01:37:20.160 --> 01:37:23.000
Jack Knight: because this would be a real, powerful force for East New York.

443
01:37:24.880 --> 01:37:38.690
Stephanie Shellooe, DCP: Thank you thanks for your testimony and sharing your story, and thanks for joining us. All right. Our next 2 speakers are Rohan Defredis and Susan Tim Serano.

444
01:37:41.090 --> 01:37:57.930
Stephanie Shellooe, DCP: Rohan defratus does not appear to be in the zoom. Suhan, Susan Tim Serignano. You are our next speaker, and apologies for mispronouncing anyone's name again will promote you to panelists, and you'll be given the opportunity to share your testimony.

445
01:38:12.250 --> 01:38:15.000
Stephanie Shellooe, DCP: Hi! Can you hear me? Yes, we can welcome.

446
01:38:15.240 --> 01:38:29.989
x20_Susan Timm-Sirignano: Hi, thanks thanks for allowing me to speak. I am a resident of East New York. My family and I live and work in cyber sales and we absolutely love

447
01:38:30.020 --> 01:38:32.310
x20_Susan Timm-Sirignano: the culture, the vibrancy.

448
01:38:32.480 --> 01:38:38.690
x20_Susan Timm-Sirignano: and the the joy that's found in our neighborhood in East New York.

449
01:38:39.100 --> 01:38:52.989
x20_Susan Timm-Sirignano: I find this proposal to be absolutely as it stands to be absolutely atrocious for totem to come into our community, to buy up our local businesses, and to propose

450
01:38:54.650 --> 01:38:59.630
x20_Susan Timm-Sirignano: not to improve the neighborhood. but to put up

451
01:39:01.270 --> 01:39:05.560
x20_Susan Timm-Sirignano: light, blocking, giant, useless towers

452
01:39:05.820 --> 01:39:08.560
x20_Susan Timm-Sirignano: is. It's almost makes me physically ill.

453
01:39:10.000 --> 01:39:19.630
x20_Susan Timm-Sirignano: Our community has maker spaces in the industrial zone. Our community has studio space in the industrial zone.

454
01:39:19.660 --> 01:39:21.220
x20_Susan Timm-Sirignano: Our community

455
01:39:22.510 --> 01:39:30.190
x20_Susan Timm-Sirignano: is a low rise community. It is a community of independent business people.

456
01:39:31.980 --> 01:39:34.180
x20_Susan Timm-Sirignano: schools, families.

457
01:39:37.040 --> 01:39:41.979
x20_Susan Timm-Sirignano: It is not a community of sterile office towers

458
01:39:43.040 --> 01:39:46.069
x20_Susan Timm-Sirignano: and large, useless plauses.

459
01:39:47.090 --> 01:39:50.109
x20_Susan Timm-Sirignano: This community needs more green spaces.

460
01:39:50.170 --> 01:39:51.879
x20_Susan Timm-Sirignano: It needs more schools.

461
01:39:53.550 --> 01:39:55.419
x20_Susan Timm-Sirignano: It needs more training.

462
01:39:59.640 --> 01:40:01.210
x20_Susan Timm-Sirignano: Most importantly.

463
01:40:01.970 --> 01:40:05.609
x20_Susan Timm-Sirignano: the area in question is zoned, as I understand it.

464
01:40:05.730 --> 01:40:11.749

x20_Susan Timm-Sirignano: for 6 stories. 6 stories is an appropriate height for this neighborhood.

465
01:40:13.130 --> 01:40:14.950
x20_Susan Timm-Sirignano: Anything larger than that

466
01:40:16.560 --> 01:40:22.320
x20_Susan Timm-Sirignano: is psychologically disturbing large towers at Broadway Junction.

467
01:40:25.300 --> 01:40:27.420
x20_Susan Timm-Sirignano: Is it just inappropriate? I

468
01:40:29.480 --> 01:40:33.360
x20_Susan Timm-Sirignano: they're inappropriate. and it's disturbing

469
01:40:34.030 --> 01:40:38.780
x20_Susan Timm-Sirignano: and upsetting to think that our warm, loving.

470
01:40:40.940 --> 01:40:43.050
x20_Susan Timm-Sirignano: fun, exciting neighborhood

471
01:40:44.260 --> 01:40:45.410
x20_Susan Timm-Sirignano: would be

472
01:40:48.580 --> 01:40:52.480
x20_Susan Timm-Sirignano: would have these towers installed

473
01:40:53.580 --> 01:40:57.240
x20_Susan Timm-Sirignano: by an outsider who claims

474
01:40:58.640 --> 01:41:04.859
x20_Susan Timm-Sirignano: somehow claims to want to help the community when totem is here to make money for totem.

475
01:41:05.560 --> 01:41:12.139
x20_Susan Timm-Sirignano: The community is very clear on its needs. We need transit equity. We need housing equity. We need economic justice.

476
01:41:13.030 --> 01:41:15.050
x20_Susan Timm-Sirignano: We do not need new towers

477
01:41:16.510 --> 01:41:21.870
x20_Susan Timm-Sirignano: or affordable housing that isn't really affordable for our community.

478
01:41:22.790 --> 01:41:24.529
x20_Susan Timm-Sirignano: Thank you so much for letting me speak.

479
01:41:25.230 --> 01:41:29.939
Stephanie Shellooe, DCP: Of course. Thank you. Thank you for your testimony, and for taking time out of your day to participate.

480
01:41:31.530 --> 01:41:43.099
Stephanie Shellooe, DCP: Thank you. This does bring us to the end of our registered speakers, but we do want to give an opportunity to members of the public who have dialed in via phone if you did not

481
01:41:43.280 --> 01:41:55.379
Stephanie Shellooe, DCP: register to speak using the dial in hotline but have joined via phone and do wish to speak. Please indicate at this time that you would like to speak by dialing Star 9 on your telephone

482
01:41:57.740 --> 01:42:03.049
Stephanie Shellooe, DCP: any dial-ins in the room that would like to speak. Please, dial star 9.

483
01:42:08.790 --> 01:42:09.460
Stephanie Shellooe, DCP: Take

484
01:42:10.230 --> 01:42:11.650
Stephanie Shellooe, DCP: just a moment.

485
01:42:15.520 --> 01:42:37.589
Stephanie Shellooe, DCP: Okay, it does not look as though anyone who's in the room via phone additionally wishes to provide testimony. So we are going to move ahead to take a brief 5Â min. Pause to allow anyone who may have been watching the Youtube stream or

486
01:42:37.660 --> 01:42:44.419
Stephanie Shellooe, DCP: decided to participate. To have a chance to register production if we can go to the next slide

487
01:42:50.370 --> 01:42:51.770
Stephanie Shellooe, DCP: with our

488
01:42:51.940 --> 01:43:17.820
Stephanie Shellooe, DCP: registration information perfect? So if anyone has not yet registered to speak and wishes to do so, please do so. At this time we are going to please feel free to dial the participant. Hotline. Any of the phone numbers shown here, including (877) 853-5247, and use the meeting id shown at the bottom of the screen.

489
01:43:18.430 --> 01:43:38.870
Stephanie Shellooe, DCP: (618) 237-7396, and the password is one. We're gonna take about a 5Â min break, so we'll reconvene at 3 47 Pm. And and hear from any speakers who register. During this 5Â min pause. We will be back again at 3 47 pm. Talk to you soon.

490
01:48:05.010 --> 01:48:20.169
Stephanie Shellooe, DCP: Good afternoon, and welcome back everyone. After a brief 5Â min pause during this public scoping meeting for the Herkimer Williams. Proposal again for the record. The City Environmental Quality Review, or Seeker number is 2 4 DCP. 0 5, 5 K.

491
01:48:20.740 --> 01:48:47.119
Stephanie Shellooe, DCP: Again, I'm Stephanie Chalou, director of the Environmental Assessment and Review Division at the department of City Planning. We are currently on part 3 of the public scoping meeting, where members of the public are invited to speak for up to 3Â min. We are going to start with a speaker who had registered to speak previously, but was not in the room. So Rohan Defreus will be our next speaker, followed by Jessica Franco, who registered during our break.

492
01:48:47.150 --> 01:48:53.880
Stephanie Shellooe, DCP: So, Rohan, to Fritz, we will promote you to Panelist, and you'll be given the opportunity to share your testimony.

493
01:49:16.570 --> 01:49:19.240
Stephanie Shellooe, DCP: It appears we may be having

494
01:49:19.560 --> 01:49:22.229
Stephanie Shellooe, DCP: Never mind, spoke too soon.

495
01:49:40.340 --> 01:49:42.700
Stephanie Shellooe, DCP: Are we able to unmute Rohan?

496
01:49:58.630 --> 01:50:03.490
Stephanie Shellooe, DCP: Alright, it appears we're having some difficulty unmuting. Our next speaker.

497
01:50:09.160 --> 01:50:11.440
x19_Rohan Defreitas: Hi! My name is Rohan.

498
01:50:11.780 --> 01:50:14.280
x19_Rohan Defreitas: my Hi. My name's Rolandipredis.

499
01:50:14.700 --> 01:50:22.510
x19_Rohan Defreitas: CEO, and president of Crescent, consulting Crescent, consulting

500
01:50:23.250 --> 01:50:29.609
x19_Rohan Defreitas: is a minority, and women owned business that provides consulting services for

501
01:50:29.660 --> 01:50:37.150
x19_Rohan Defreitas: minorities and women in the construction industry, and have been doing this for over 30 years.

502
01:50:37.160 --> 01:50:44.570
x19_Rohan Defreitas: I'm here in support of the hurt Herkima Williams project, and would like to stress that

503
01:50:45.190 --> 01:50:49.510
x19_Rohan Defreitas: projects like this lend itself to the fact that

504
01:50:49.560 --> 01:51:09.250
x19_Rohan Defreitas: it would promote a great economic opportunity for a community like East New York, on where minorities, women, and local residents, as well as the local businesses, can have an opportunity to benefit greatly from development, such as the Herkimer Williams

505
01:51:09.300 --> 01:51:13.999
x19_Rohan Defreitas: the totem group that's proposing this particular project.

506
01:51:14.040 --> 01:51:24.859
x19_Rohan Defreitas: Very. I have a very strong working relationship with them, and they are track record in terms of promoting these types of project and developing these types of projects

507
01:51:25.000 --> 01:51:32.750

x19_Rohan Defreitas: ensures that everyone has a fair economic opportunity to grow as projects like these develop.

508
01:51:32.800 --> 01:51:35.949
x19_Rohan Defreitas: it would lend itself to great

509
01:51:36.110 --> 01:51:59.709
x19_Rohan Defreitas: advancement for the community and and lend itself to having minority women participation and local residents workforce development on these types of projects. I'm here today to say that I would strongly urge the support of this project, and would like for you to take that into consideration

510
01:51:59.710 --> 01:52:09.749
x19_Rohan Defreitas: as to have this project developed within the East New York Community area. Thank you to everyone and everyone have a happy holiday.

511
01:52:10.870 --> 01:52:18.050
Stephanie Shellooe, DCP: Thank you. Same to you thank you for being here, and for for your patience I'm glad we were able to hear from you.

512
01:52:18.110 --> 01:52:23.779
Stephanie Shellooe, DCP: Our next speaker is Jessica Franco, to be followed by row. Johnson.

513
01:52:26.330 --> 01:52:35.539
Stephanie Shellooe, DCP: Jessica, Franco, we are not seeing you in the zoom. If you have joined by phone, please go ahead and dial star

514
01:52:35.640 --> 01:52:40.370
Stephanie Shellooe, DCP: star 9 to let us know you're in the room via phone.

515
01:52:47.110 --> 01:52:56.910
Stephanie Shellooe, DCP: Okay? Jessica. Franco does not appear to be in the room, so we will move to our next speaker, Rowe Johnson. Roe Johnson, you are our next speaker.

516
01:53:10.050 --> 01:53:33.490
x22_Ro Johnson: Hi! I'm Ro Johnson. I am a homeowner in the community, and a member of the Coalition for Community Advancement Steering Committee as well as a A community board member. On Cv. 5. I have serious concerns about this project.

517
01:53:33.830 --> 01:53:41.659
x22_Ro Johnson: and changing the current zoning from manufacturing. Zoning. This.

518
01:53:42.930 --> 01:54:07.510
x22_Ro Johnson: This really worries me especially putting housing there. I know it's affordable. But if you look at Ami, and then you look at how Ami is skewed. It's not necessarily going to be affordable in the way that it needs to be to prevent displacement from the community. And while everything looks like very glittery and

519
01:54:07.510 --> 01:54:17.550
x22_Ro Johnson: and shiny promises if we look at big projects, other big projects in Metro, like in New York City, like Metro, Tech and Atlantic yards.

520
01:54:17.550 --> 01:54:24.019
x22_Ro Johnson: You know, the community is always the existing community is always kind of left

521
01:54:24.110 --> 01:54:29.059
x22_Ro Johnson: hanging at the expense of newcomers

522
01:54:29.450 --> 01:54:42.900
x22_Ro Johnson: and you know the the people who are who have been there end up getting displaced, and the primary reason is because without jobs you can't live.

523
01:54:42.940 --> 01:54:57.690
x22_Ro Johnson: you know, in the, in the in the housing, however affordable it is. If we don't invest in the manufacturing, the existing manufacturing and industrial areas that have already been established.

524
01:54:57.950 --> 01:55:10.600
x22_Ro Johnson: We don't create sustainable jobs that jobs that can sustain new housing. So it's like, you know, kind of chasing our tail

525
01:55:10.740 --> 01:55:19.500
x22_Ro Johnson: rather than you know, investing in not just workforce development, but job creation and economic development.

526
01:55:19.690 --> 01:55:28.629
x22_Ro Johnson: So that, said I, just have real concerns about that. You know, because retail jobs

527
01:55:29.050 --> 01:55:39.330
x22_Ro Johnson: don't tend to pay an income that will allow somebody to support themselves. Nonetheless a family. So

528
01:55:39.420 --> 01:56:06.309
x22_Ro Johnson: in light of that, I have to express serious concerns about this project as as I see it now. In addition to what our previous commenter had raised as far as the height of the buildings. Broadway Junction. Environmentally, Broadway Junction is already extremely dark. So I think that's gonna make it even more dark and just environmentally, just not a place

529
01:56:06.310 --> 01:56:11.029
x22_Ro Johnson: where it housing should be. And I think there's other places it can be.

530
01:56:13.410 --> 01:56:18.520
Stephanie Shellooe, DCP: Thank you thank you for your testimony. And for for participating today.

531
01:56:19.670 --> 01:56:30.870
Stephanie Shellooe, DCP: It does appear that we have a few dial in folks in the room. So if if those folks have registered to speak and would like to indicate that they are in the room,

532
01:56:30.950 --> 01:56:41.820
Stephanie Shellooe, DCP: Those of you joining us by phone, if you could. Now, Dial Star 9 on your phone to indicate that you would like to provide testimony again. Star 9.

533
01:56:42.350 --> 01:56:44.539
Stephanie Shellooe, DCP: If you're in the room via phone.

534
01:57:06.030 --> 01:57:13.820
Stephanie Shellooe, DCP: All right. I'm not seeing anyone indicating that they wish to speak for those of

535
01:57:13.970 --> 01:57:25.920
Stephanie Shellooe, DCP: those of our dial in participant. Dial in participants can just hit Star 9 on your phone if if anyone is in the room that does wish to participate

536
01:57:32.390 --> 01:57:57.019

Stephanie Shellooe, DCP: alright, seeing none. That was the end of our speakers queue and so at this point we will move to close the scoping meeting. As a reminder. All comments heard today and those that we receive in writing will be summarized and responded to a response provided in writing, in the final scope of work, which, again, is the document that guides the preparation of the environmental impact statement.

537
01:57:57.480 --> 01:58:03.090
For those of you. If anyone did have difficulties providing their testimony today.

538
01:58:03.440 --> 01:58:12.699
Stephanie Shellooe, DCP: please recall that you can submit written testimony through the Nyc. Engage portal at Www. Nyc. Engaged

539
01:58:12.720 --> 01:58:29.030
Stephanie Shellooe, DCP: nyc.gov. Nyc. Engaged through Dcp's website, or at the email or mailing addresses shown on the screen again. 2, 4, Dcp. 0 5, 5 k_dl@planning.nyc, dot, Gov for email

540
01:58:29.180 --> 01:58:36.849
Stephanie Shellooe, DCP: 120, Broadway, 30 first floor, New York, New York, 1,271. Attention myself, Stephanie Shalu, who

541
01:58:37.090 --> 01:58:39.680
Stephanie Shellooe, DCP: for our mailing address

542
01:58:40.760 --> 01:58:47.539
Stephanie Shellooe, DCP: and as a reminder, please get those comments to us by 5 Pm. On Friday, December 20, ninth, 2023.

543
01:58:50.530 --> 01:59:01.790
Stephanie Shellooe, DCP: Alright with anything further the time is 3 58 Pm. And this public scoping meeting is now closed. Thanks. Everyone have a happy holidays and Happy New Year.