



April 7, 2014

Mayor Bill de Blasio
City Hall
New York, NY 10007

Dear Mayor de Blasio,

We write regarding the proposal, originally put forward by the Bloomberg administration, to build two condominium towers at Pier 6 in Brooklyn Bridge Park. As you know, we have long opposed this proposal, and believe there are better alternatives to finance the park.

We are concerned about the breakneck speed at which the Bloomberg administration's project appears to be moving forward without significant modification or community input, especially since other viable options have not been revisited under your leadership. We urge this administration to work collaboratively on alternative park financing, rather than moving forward with the Bloomberg plan.

In 2009, Senator Squadron suggested to finance the park with a new funding stream called Park Increment Recapture (PIRC). The City would redirect a percentage of property tax increases on any rezoned or newly taxed properties within a 0.4 mile radius of the park. It would provide enough money to adequately fund Brooklyn Bridge Park while allowing for an aggressive affordable housing strategy.

Since the original proposal to build at Pier 6 was put forward by Mayor Bloomberg in 2005, numerous controversial and unanticipated projects, including LICH and the former Watchtower properties (all within the PIRC area) have arisen. Pursuing hundreds more units within a successful park without full evaluation of the proposal or the impact it would have on the surrounding communities will further overtax the limited local infrastructure.

Also unanticipated when Mayor Bloomberg proposed luxury condominiums, was the dramatic increase in flood risk at the Pier 6 sites. In FEMA's revised New York City flood map, the Pier 6 development sites went from largely having a 0.2 percent risk of catastrophic flood activity to a one percent annual risk, a five-fold increase in risk.

In addition, the Bloomberg administration based all of its park development financial models on a workforce that does not consider prevailing wage, training or safety standards. By rushing forward, this administration risks continuing the prior administration's lack of commitment to labor standards, in Brooklyn Bridge Park and the other large projects in the area.

We urge you to restart the Brooklyn Bridge Park financing conversation -- with an acknowledgement that any plan for the park must be financially self-sustaining -- by directing your Administration to come to the table to push forward more sustainable and responsible alternatives.

Sincerely,



Daniel Squadron
State Senator



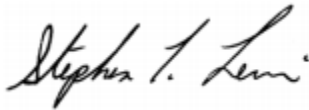
Nydia Velazquez
Congress Member



Joan Millman
Assembly Member



Brad Lander
Council Member



Stephen T. Levin
Council Member



October 6, 2014

Regina Myer
Brooklyn Bridge Park Corporation
334 Furman St Brooklyn, NY 11201

Dear Ms. Myer,

We write regarding the recent resolution of the Brooklyn Bridge Park (BBP) Community Advisory Council (CAC).

The CAC passed a resolution regarding the Corporation's financials at its September 23rd meeting by a vote of 14-2-2, as below:

"The CAC asks that the Brooklyn Bridge Park Board not approve designation of the Pier 6 developer until the CAC and the Board have received the following information with adequate time to analyze and respond to it:

- A 50-year, cash-flow projection for the Park with a worst case and best case scenario.
- A line-by-line expense analysis based on a fully built out scenario in comparison to the Signe Nielsen report.
- A reserve analysis to assess whether the capital reserve in the projection is adequate or excessive."

We appreciate that the Corporation has made an effort to comply with a number of our financial requests in the last few months. However, as supporters of community-driven planning and additional financial transparency in park development, we believe it is important to take into account the concerns of the CAC.

As you know, we continue to oppose the Bloomberg-era luxury housing plan for development of Pier 6, and urge serious consideration of thoughtful alternatives.

Thank you for your attention to this matter.

Sincerely,

Daniel Squadron
State Senator

Nydia M. Velázquez
Congresswoman

Letitia James
Public Advocate

Joan Millman
Assemblymember

Brad Lander
Councilmember

Stephen T. Levin
Councilmember

Jo Anne Simon
Assembly Nominee



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Casey Adams (Levin), [212-788-7348](tel:212-788-7348) / cadams@council.nyc.gov

BROOKLYN ELECTEDS STATEMENT ON BROOKLYN BRIDGE PARK ANNOUNCEMENT

BROOKLYN – Today, State Senator Squadron, Congresswoman Velázquez, Assemblymember Simon, Councilmember Lander, and Councilmember Levin released the following joint statement regarding the Brooklyn Bridge Park Corporation's announcement:

"It's disappointing that the Brooklyn Bridge Park Corporation has elected to go ahead and recommend more luxury condo towers in the park despite their agreement to participate in a robust public process that has not yet been completed. It's also disappointing that this proposal shows no meaningful improvement in the areas of building heights, elementary school space, or the actual park itself. Further, the 'affordable units' in this project raise serious questions about income levels and the best use of this public resource. The most important silver lining to this proposal is that we now know it would provide good, secure jobs.

Let us be clear: Affordable housing, universal pre-k, and more park space are all critical community needs. The way to support those values is through an honest, robust public process, not an announcement made before promised public hearings have even been held."

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