



October 26, 2015

John Gray
Global Head of Real Estate Blackstone
345 Park Avenue, 42nd Fl.
New York, NY 10154

Re: Stuyvesant Town and Peter Cooper Village Air Rights

Dear Mr. Gray:

Thank you for sharing information with our offices about your proposed purchase of Stuyvesant Town and Peter Cooper Village (ST/PCV). For over half a century, ST/PCV has served as a bulwark of stable, middle-class affordable housing in Manhattan. That's why we have long stood with our partners in government and the extraordinary ST/PCV tenants association to protect the complex. As elected officials, it's our job to build strong, sustainable neighborhoods and protect the long-term economic health of the City. Preserving affordable housing and maintaining open space, at ST/PCV and elsewhere, are critical components of that civic mission.

The deal outlined earlier this week is a positive step toward preserving affordable housing at ST/PCV and we are glad that Blackstone has made a firm public commitment not to build on any of the open space in the complex. However, we must express our concern regarding your intention to pursue transferring air rights from ST/PCV to the surrounding communities. This component of the agreement has not been disclosed in any detailed way either in the public documents or in our conversations about the deal.

New York's communities are keenly aware of the potential impacts associated with air rights, and any plan to radically change the zoning of a large parcel of land must include the community's voice. ST/PCV tenants, the local community board, and the surrounding neighborhoods need and deserve a detailed description of Blackstone's intentions including the scale, timeline and public purpose of the zoning change.

Air rights are not a commodity that can be transferred across the city at will; they are zoned onto individual properties pursuant to a larger neighborhood plan and only after full consideration of the potential impacts. The transfer of air rights from one block to another has only been permitted in connection with a clear public purpose and only when limited to the immediate vicinity of the site in question. In the Theatre and East Midtown Special Districts, for example, the transfer of air rights is permitted to preserve landmark buildings. In the Highline Special District, the transfer of air rights is permitted to move density away from the Highline and improve light and air for this public amenity.

While ST/PCV is an iconic community endowed with substantial open space, the two superblocks that make up the complex include neither landmarks nor public parks. Further, the neighborhoods

immediately surrounding the superblocs have few vacant parcels to accommodate any new density. Therefore, the public purpose of your proposal, and the boundaries within which an air rights transfer can occur, are not readily apparent.

The public reporting has indicated that only 700,000 square feet of air rights are available on the site. However, the October 2015 term sheet applies no restriction on the total density that can be transferred, and Department of City Planning data indicates that the unused air rights on the two superblocs could amount to 10.7 million square feet when community facility uses are included. While we recognize that no official number has yet to be set, the potential impacts of 10.7 million square feet of density on public transit, streets or other critical infrastructure are staggering, and the true number must be clarified and publicly disclosed.

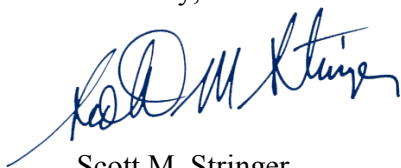
Finally, while we appreciate that no formal agreement has been submitted, a change of this potential magnitude deserves immediate public disclosure and discussion. It is essential that these conversations begin prior to finalizing an agreement to ensure time for community consultation. To begin the discussion, we believe it is appropriate to address the following questions:

- What is the scale of density of air rights that Blackstone is intending to transfer?
- What is Blackstone's intended timeline for public discussions, disclosures, and feedback?
- What is Blackstone's view of the intended public purpose of this potential rezoning?
- Does Blackstone intend to concentrate the new density on one site or multiple sites?
- What geographical constraints is Blackstone considering for receiving sites of the density?
- How does Blackstone interpret the clause in the term sheet that the company will enjoy the "support" of New York City in its "efforts to transfer unused development rights?"

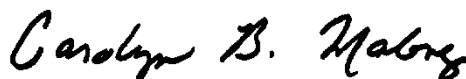
We request that you meet with our offices to discuss your proposal and plans for public outreach. The details of this agreement must be shared with the community openly and in full, not through partial explanations that raise as many questions as answers.

Thank you for your immediate attention to this matter, and we look forward to hearing from you.

Sincerely,



Scott M. Stringer
New York City Comptroller



Carolyn B. Maloney
Member of Congress



Brad Hoylman
New York State Senator



Brian Kavanagh
New York State Assemblymember