

Communications to Residents:

February Update from Neighborhood Committee

Residents,

The Neighborhood Committee has recently had a number of meetings with local developers and experts concerning the area around One Hanson Place. Below is a summary of those meetings and conclusions. We now have a number of facts, but the situation is still developing and we will continue to monitor. See three sections below 1) 585 State Street 2) Lots Around OHP 3) Site 5 (PC Richards)

Please email us at ohp.nsc@gmail.com if you have any questions.

Thank you for your support and interest,

The Neighborhood Committee

1) 585 State Street (pawn shop block)

EXECUTIVE SUMMARY: We met with 2 reps from the developer Alloy and 2 reps from their PR team. They "want to be good neighbors," but there is very likely going to be a tower on that lot. They currently own part of the block and are in the bid process for the portion of the lot on which the Khalil Gibran school stands. They have no designs in place at this point and will not likely until they know whether they can purchase the entire block. They also did not elaborate on how tall the building could be, but zoning would likely allow something similar height to OHP. Earliest we're looking at a development is 2019, and the current tenants have rights until end of 2018. Below are some notes from the meetings with Alloy.

ABOUT ALLOY

- Alloy born & bred in brooklyn, started by 2 architects
- 10-15 people total, in-house property management company
- They have bandwidth to work on only 2 projects at a time
- last 4 projects have been in Dumbo, they were also developers in Gowanus

ABOUT THE PROJECT

- "This project means a lot to us personally"
- In 2015 purchased 3 parcels for 99 year ground lease-in downtown brooklyn special zoning district

- assembled 2 additional, 1 remaining is DOE building - arabic focused public high school

ZONING

- current zoning is C6-2 - sky exposure plane
- could have clearance up to 500 feet in the air but they didn't confirm how tall the building might be
- commercial & residential uses
- 6100 sq ft block
- rezoning is a public process, and we can follow that as one next step

THE SCHOOL (WITH THE SMOKESTACK)

- Adjacent parcel, school
- There are public/private development opportunities
- They want to rebuild, the school has been losing enrollment
- Alloy is responding to that, in a competitive rfp in educational construction fund
- you build us a school and you can have this
- NO SCHEDULE ON ANSWER FOR "COMPETITIVE RFP"

ENDING COMMENTS

- This will be much larger than the buildings we've built in the past
- Challenge: how does density fit into the neighborhood
- brownstone brooklyn/downtown brooklyn
- how does the density work, where does the bulk go?
- design intent, materiality - what we care about
- it will be a tower

Lots Around OHP (church, parking lot, music school)

EXECUTIVE SUMMARY

We met with an architect that has done work in this area to discuss development around OHP, specifically the parking lot, church and music school. Currently, the parking lot has been purchased by a developer but the church and music school are operating and not actively for sale. There are a number of restrictions on the lots including zoning and historic district designation which put limits on the heights of prospective buildings. However, our area is complex and depending on the development, there is a risk of a building that could rise higher than the height of the church and adjacent buildings. This is a complex situation that we need to continue to monitor including any purchases, zoning adjustments or landmark actions.

Secondly, we examined the sale agreement that was made with the owner of the parking lot. There are a number of easements (accesses) that OHP has, such as access to the loading dock, air conditioning units and the like. In addition, there is an air/space easement that prohibits the developer from building in front of A-line apartments from 9 stories up.

As with the State Street lot, we will continue to monitor this situation.

ZONING OF ADJACENT LOTS

The parking lot, the church lot and the Brooklyn Music School lot are all zoned for C-6-1, which means that the floor/area ratio F.A.R. is 6. This essentially means a 6-story building if it is built on the whole lot. The building can be taller if they build on only a part of the lot. The F.A.R. can be increased to 6.5 if the developer adds community space, and because the lots are within the Special Downtown Brooklyn district, the F.A.R. can be increased by 20% in exchange for certain urban amenities such as a public plaza. Additionally, the developer could apply for a special permit, as in the case of 300 Ashland. Under current regulations, the maximum height of a property on a narrow street would be 185 feet and a property on a wide street would be 210 feet. However, on a large enough lot (i.e., a combined property of the three lots), the developer could invoke the tower regulations, which allows a building of up to 495 feet (subject to the F.A.R. restrictions and other restrictions concerning setbacks). For reference, OHP is 512 feet. In short, under the normal zoning rules, a developer could build anything from a 6-7 story building covering the whole lot to a narrow tower up to 495 feet tall.

HISTORIC DISTRICT

All three lots, as well as OHP, are in an historic district. The processes for historic development are well documented and mean that the public has ample time and opportunity to give comment. We do know that the Landmark Preservation Commission ("LPC") has restricted development around us in the past. However, the architect did indicate that the LPC has also approved new developments that are not necessarily in keeping with historic neighborhoods. So we must monitor any new developments here.

SUBWAY STATION

The presence of the subway station below the three lots does not create a significant obstacle for development. The architect noted that several developments, including the Whole Foods/Avalon building at Bowery and Houston and the Pacific Park development are built over train tracks.

LIGHT AND AIR EASEMENT

The architect explained the various easements granted by the Sponsor to OHP. The height of the light and air easement begins at the 9th floor of OHP and reaches to infinity. The width of the easement is approximately 20 feet from behind the church, and the depth is approximately the length of the church (i.e. from OHP to St. Felix). Essentially, the owner of the parking lot cannot build higher than 9 floors in the area covered by the light and air easement.

Site 5 (PC Richards Lot)

EXECUTIVE SUMMARY

We attended the Empire State Development Corp. community meeting last night and learned that 1) Site 5 is governing by state zoning (not city), 2) currently the developer is talking about a 250' building (half the size of OHP), and 3) they are planning a request to take the air rights in front of the Barclays Center and merge them onto Site 5. We will continue to monitor.