

BROOKLYN BRIDGE PARK
CIVIC AND LAND USE IMPROVEMENT PROJECT
PROPOSED
MODIFICATION TO THE MODIFIED GPP

NEW YORK STATE URBAN DEVELOPMENT CORPORATION
D/B/A EMPIRE STATE DEVELOPMENT
AND
BROOKLYN BRIDGE PARK DEVELOPMENT CORPORATION
BROOKLYN BRIDGE PARK
CIVIC AND LAND USE IMPROVEMENT PROJECT
MODIFIED GENERAL PROJECT PLAN

Adopted - July 26, 2005¹

Affirmed as modified - January 18, 2006

Modified Plan Adopted – December 18, 2006

Affirmed as Modified April 19, 2007²

Modified Plan Adopted - March 26, 2010³

Affirmed as Modified – June 15, 2010⁴

Modification Adopted – June __, 2015⁵

MODIFICATION

PROJECT IDENTIFICATION

The project is the creation of the Brooklyn Bridge Park (the “Project”). The approximately 85 acre Project, consisting of piers, upland and water area, stretching along 1.3 miles of Brooklyn waterfront approximately bounded by Jay Street on the north, Atlantic Avenue on the south, Furman Street on the east, and the East River on the west, and would include Piers 1 through 6.

MODIFIED GENERAL PROJECT PLAN – CONTINUED EXISTENCE

Except as modified by this Modification, the Modified General Project Plan, will remain in full force and effect. Terms used in this Modification, and not otherwise defined in this Modification shall have the meanings given in the Modified General Project Plan. The Modified General Project Plan, as modified by this Modification, is referred to herein as the “GPP.”

PURPOSE AND NEED

Brooklyn Bridge Park Corporation (“BBP”), a not-for-profit corporation established by The City of New York, controls of the Park and the Development Parcels subject to the GPP. BBP requested that Brooklyn Bridge Park Development Corporation (“BBPDC”) and New York State Urban Development Corporation d/b/a Empire State Development (“ESD”) consider a GPP modification regarding the Development Parcel located on the uplands of Pier 6. The Modification would (i) retain the authorization for two mixed-use buildings of up to 315 feet and 155 feet respectively, but instead of prescribing the number of units in each building, retain the maximum number of units in both buildings at 430, and allow the BBP Board of Directors to determine within those limits the number and affordability of residential units and

¹ BBPDC – July 22, 2005

² BBPDC – May 3, 2007

³ BBPDC - March 10, 2010

⁴ BBPDC - June 9, 2010

⁵ BBPDC – June 22, 2015

the other characteristics of the buildings, consistent with the Technical Memorandum, dated November 18, 2014 prepared by ESD, as lead agency, in accordance with the State Environmental Quality Review Act; (ii) require that the building heights are (x) inclusive of permanent structures and equipment, such as mechanicals, bulkheads and parapets and (y) measured from the flood resistant construction elevation as defined in section 64-11 of the New York City Zoning Resolution; and (iii) amend the reference to the secondary loop road that currently exists in the uplands between Piers 5 and 6 to make clear that the existence of that road is discretionary for BBP.

MODIFICATION

In the Modified General Project Plan, in the section titled "Development Parcels", in the subsection titled "Pier 6", the paragraph titled "*Option One*" is deleted in its entirety and replaced with the following (deletions in brackets "[...]" and new language underscored):

[One building would be approximately 315 feet in height and have up to 290 units; the other building would be approximately 155 feet in height and could contain up to 140 units. This building could possibly include a ground floor retail uses.]

Notwithstanding anything else in the GPP, and without regard to Project finances, one building would be not more than 315 feet in height and the other building would be not more than 155 feet in height, measured from the flood resistant construction elevation as defined in section 64-11 of the New York City Zoning Resolution. The height of each building shall be inclusive of all mechanicals, bulkheads, parapets and any other permanent structures and equipment. For the two buildings combined, residential units shall not exceed an aggregate of 430. The Board of Directors of Brooklyn Bridge Park Corporation, the Brooklyn Bridge Park operating entity established by The City of New York, shall have the discretion to determine the number and affordability of residential units in each building and other characteristics of the buildings, including the types and location of community facility and retail uses, if any, consistent with the Technical Memorandum dated November 2014.

In the Modified General Project Plan, in the section titled "Development Parcels", in the third paragraph of the subsection titled "Upland Between Pier 5 and 6", the third paragraph is modified as follows (deletions in brackets "[...]" and new language underscored):

On the west face of 360 Furman Street, the loop road would turn south accommodating two lanes of traffic. The minimum sidewalk width along the building is 15'. The primary loop road would turn east at the southern face of 360 Furman Street, maintaining a width for two lanes of traffic and providing access to parking garages within 360 Furman Street and the eastern residential building. This segment would turn into a north-south roadway in between the two new residential buildings. This last north-south segment would connect to Atlantic Avenue, and accommodate two lanes of traffic and street parking on one side. The sidewalk along the other two residential buildings would be a

minimum of 12' wide. A secondary one way loop road [would] could service the western residential building, accommodating one lane of traffic and street parking on one side.

ENVIRONMENTAL REVIEW PROCESS AND PROJECT PLAN REVIEW

ENVIRONMENTAL REVIEW

ESD served as the lead agency for the environmental review of the Project. The Final Environmental Impact Statement ("FEIS") was certified by ESD on December 15, 2005, the State Environmental Quality Review Act ("SEQRA") findings ("SEQRA Findings") were adopted on January 18, 2006, and the GPP was affirmed at that time (it has been subsequently amended).

ESD and BBP staff, working with their environmental consultants, prepared a Technical Memorandum dated November 2014 (the "Tech Memo") to assess whether the proposed changes to the GPP described above, new information, or other changes in circumstances would result in any new significant adverse impacts that were not adequately considered in the FEIS and SEQRA Findings. The Tech Memo concluded there would be no need for a supplemental environmental impact statement ("SEIS").

GENERAL PROJECT PLAN REVIEW

ESD and BBPDC, in conformance with the requirements of the UDC Act, held a duly noticed public hearing on the proposed modification of the General Project Plan, on July __, 2015, at which oral and written comments were received from the general public. Further written comments were accepted through August __, 2015. Based on those comments the Modified General Project Plan has been modified as described in this Modification.