

Response: Our proposal adheres to this principle. See section GP-D9 for CBA discussion. The CBA will ensure that job opportunities for local contractors and subcontractors are maximized.

GP-D6. Respect the context and scale of the existing architecture in host communities.

Response:
Our proposal adheres to this principle.

Aside from the issues of eminent domain and bypassing of ULURP, Extell understands that context and scale of the existing architecture in the host communities is one of the main points of contention that the surrounding communities have with the FCRC Proposal. With the exception of a few buildings, the surrounding neighborhoods of Prospect Heights, Fort Greene, Boerum Hill, Park Slope and Clinton Hill consist primarily of low-rise brownstone homes. According to a July 5, 2005 article in the New York Times, regarding the FCRC proposal: "*opposition is strong among some residents of the quiet surrounding neighborhoods, who say that they have been denied a role in the planning process,*" and in a publication put out by the 'Downtown Brooklyn Leadership Council', 47 groups have expressed opposition to the FCRC proposal.

Extell has strived to balance the need to submit an attractive financial proposal bid with the community's desire to limit development to an FAR of 6.0. While the RFP notes that the FCRC-owned Atlantic Center Mall and Atlantic Terminal Mall contiguous to the yards are zoned FAR 10, the community notes that the majority of the adjacent districts are zoned much lower. We propose to achieve this balance by proposing an FAR of 7.5. Furthermore, because Extell respects the context and scale of the existing architecture in host communities, it is not proposing an extensive use of towers. The Atlantic Terminal Housing building on Carlton and Atlantic Avenues is 31 stories. However this tower is completely anomalous and already out of scale with the adjacent neighborhoods. We therefore choose not to use this building as a standard for our proposed development. The tallest building in Extell's proposal will be lower than this tower. Furthermore, as per the UNITY plan, our development respects the architectural icon of Brooklyn – the Williamsburgh Bank Building, and our tallest building is slightly more than half its size. Not only does Extell offer to discuss scale through the ULURP process, but will ensure that the architectural style used is contextual and processed through extensive community input through the ULURP process.

GP-D7. Propose development that benefits the surrounding neighborhoods and residents culturally, economically and environmentally.

Response:
Our proposal adheres to this principle.

The area's rich culture is uniquely defined by its intimate environment consisting of small businesses, thriving street-level activity, brownstone architecture, low-rise neighborhoods – all within close proximity to Manhattan. Extell believes that these features have resulted in the area's economic boom over the past decade, have caused strong resistance to FCRC's proposal.

By respecting the scale and context of the surrounding community and preserving the existing street grid, Extell will ensure that the neighborhoods surrounding the yards are integrated with each other, that street level activity is maintained, and that the existing thriving small businesses and unique Brooklyn culture that rely heavily on street level activity are supported. Extell will ensure that all retail in its development fits with the small scale nature of the surrounding neighborhoods and does not result in unfair competition with the neighboring small businesses. Extell's proposal is