

Response:

Our proposal adheres to this guideline.

Extell's proposal maintains all existing street connections across the rail yards. Thus our proposal will avoid the kind of superblock development and street closings that have such a negative impact on street life and communities.

Guidelines Applicable To The Developer:

SG-D1. Partner with established affordable housing advocacy groups and experienced non-profit housing developers such as ACORN, Fifth Avenue Committee, and Pratt Area Community Council to maximize the percentage of affordable housing using all available subsidies and tax credits.

Response: Extell will adhere to this guideline.

SG-D2. Seek to guarantee that 30% of the new housing units are owner occupied.

Response: Extell will adhere to this guideline.

SG-D3. Maximize the mixed-income nature of each residential building.

Response: Extell will adhere to this guideline.

SG-D4. Guarantee at least 20% of all construction work to minority and women owned contractors and sub-contractors.

Response:

Extell will adhere to this guideline. See section GP-D9 for Community Benefits discussion. The CBA will ensure that at least 20% of all construction work is available to minority and women owned businesses.

SG-D5. Use union labor.

Response: Extell will adhere to this guideline.

SG-D6. Provide job training and placement opportunities for local residents in new commercial/retail sector jobs by working with community based job training and development agencies.

Response: Extell will adhere to this guideline via the CBA. See section GP-D9 for Community Benefits discussion.

SG-D7. Design retail space to encompass flexibility but discourage big boxes. The development should allow for a variety of different retail spaces, from less than 2,000 sf to a maximum of 20,000 sf.

Response: Extell will adhere to this guideline.