Pacific Park
brooklyn

(Formerly known as ATLANTIC YARDS)

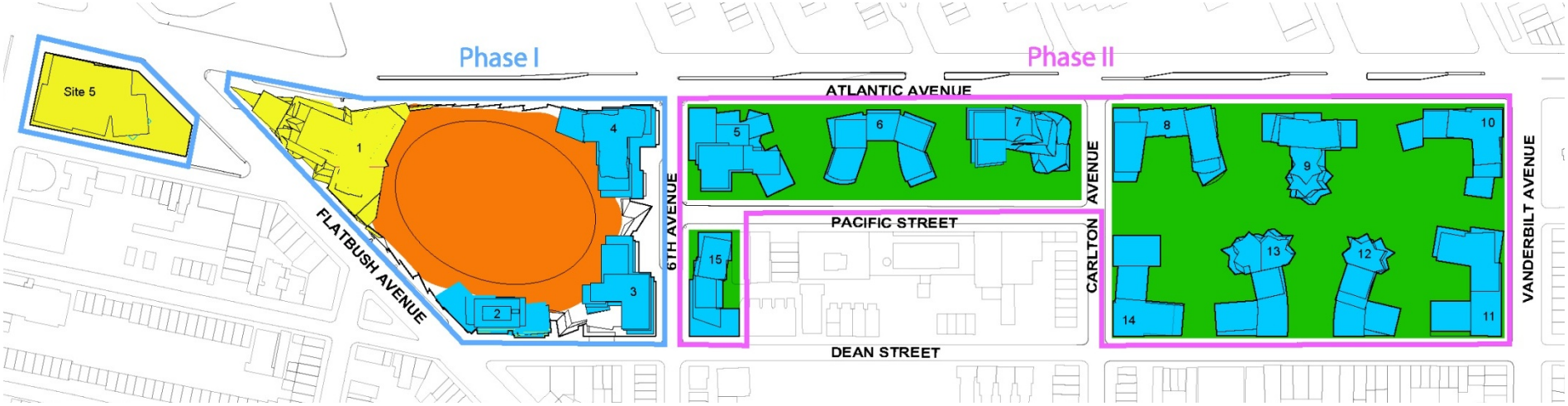
Quality of Life Meeting
September 4, 2014

- Introducing Pacific Park Brooklyn
- Review of joint venture with Greenland USA
- Community Liaison Office Relocated
  - Atlantic Center Mall, 3rd Floor
    - Enter at corner of South Portland & Atlantic Avenues
    - Phone number remains same: 866-923-5315
    - New email: communityliaison@pacificparkbrooklyn.com

SUMMARY OF RECENT ACCELERATION OF PACIFIC PARK BROOKLYN

- All affordable housing units to be built by 2025
- Greenland Forest City to commence construction on two fully affordable buildings by June 2015
- 35% of all units will be affordable during construction of entire project until construction of 1,050 units and thereafter must be maintained at least 25%
- ESD shall establish a subsidiary, the Atlantic Yards Community Development Corporation (AYCDC), for project oversight

General Project Plan as Approved by ESD



UPCOMING CONSTRUCTION AT PACIFIC PARK BROOKLYN

550 VANDERBILT AVENUE
Condo
Start Construction: shortly after 535 Carlton Avenue groundbreaking

535 CARLTON AVENUE
100% Affordable
Start Construction: Dec 2014

30 6TH AVENUE
100% Affordable
Start Construction: June 2015

461 DEAN STREET
50/30/20
Start Construction: Dec 2012
Opening: Dec 2015

West Portal
Complete: 2017

Green Roof
Completion: May 2015

Working with Federal Income Bands for 461 Dean Street, 30 6Th Avenue & 535 Carlton Avenue

2014 Income Eligibility by Household Size

	Band 1 30%-40% AMI Rent @ 37% AMI		Band 2 41-60% AMI Rent @ 57% AMI		Band 3 61-100% AMI Rent @ 80% AMI		Band 4 101-145% AMI Rent @ 130% AMI		Band 5 146-165% AMI Rent @ 160% AMI	
1 Person	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max
Income Range	$17,619	$23,492	$23,493	$35,238	$35,238	$58,730	$58,731	$85,159	$85,160	$96,905
2 Persons										
Income Range	$20,136	$26,848	$26,849	$40,272	$40,272	$67,120	$67,121	$97,324	$97,325	$110,748
3 Persons										
Income Range	$22,653	$30,204	$30,205	$45,306	$45,306	$75,510	$75,511	$109,490	$109,491	$124,592
4 Persons										
Income Range	$25,170	$33,560	$33,561	$50,340	$50,340	$83,900	$83,901	$121,655	$121,656	$138,435

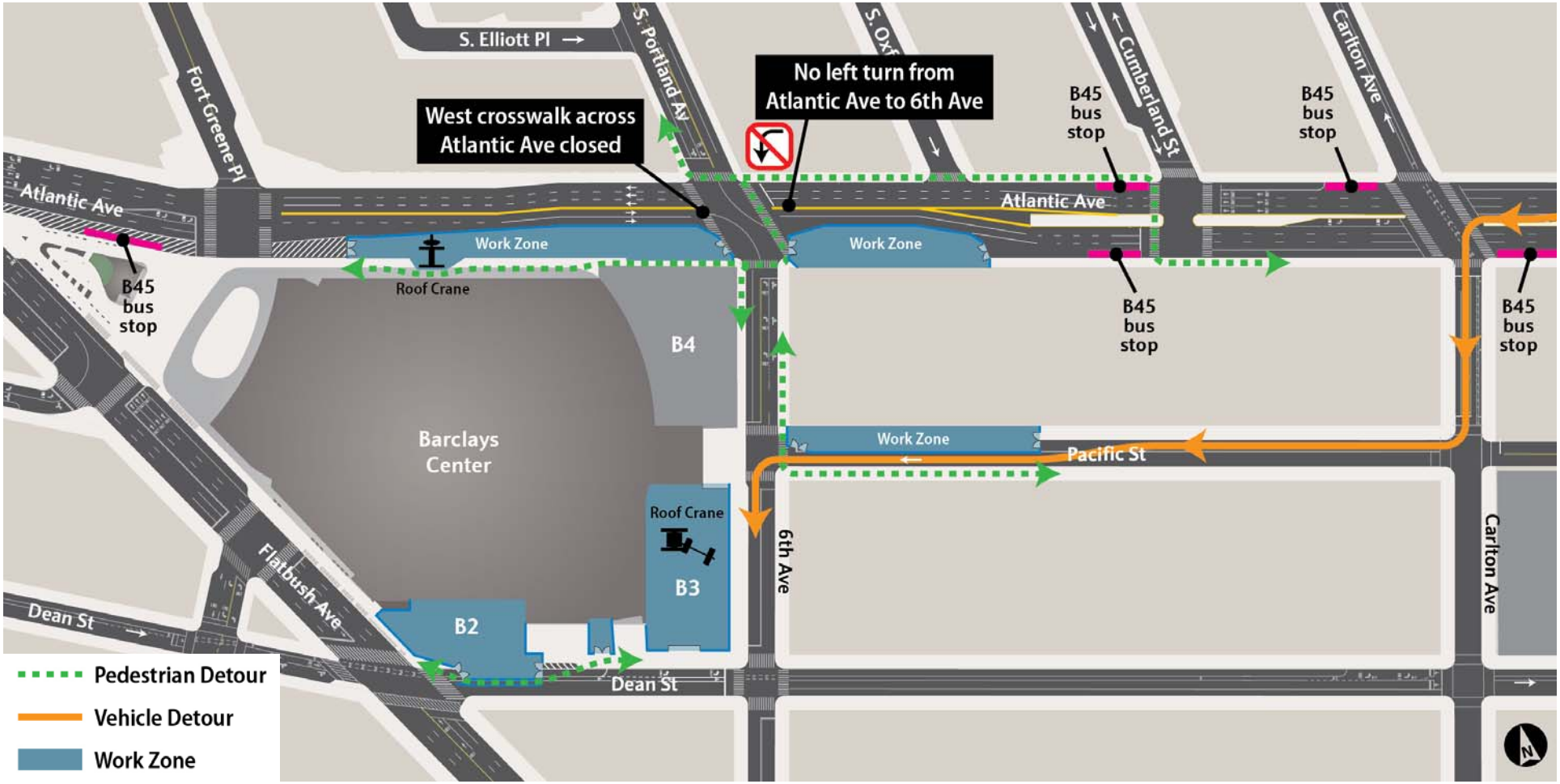
461 Dean	11	62	36	36	36
30 6th Avenue	16	74	14	45	151
535 Carlton	15	75	15	44	149

- Incomes are pre-tax and are based on New York City Area Median Income ("AMI") which is set annually by the U.S. Dept. of Housing and Urban Development ("HUD").
- In 2014, AMI for New York City is $83,900 for a family of 4
- AMIs and Rents, set by HUD are increased at approximately 3% each year.

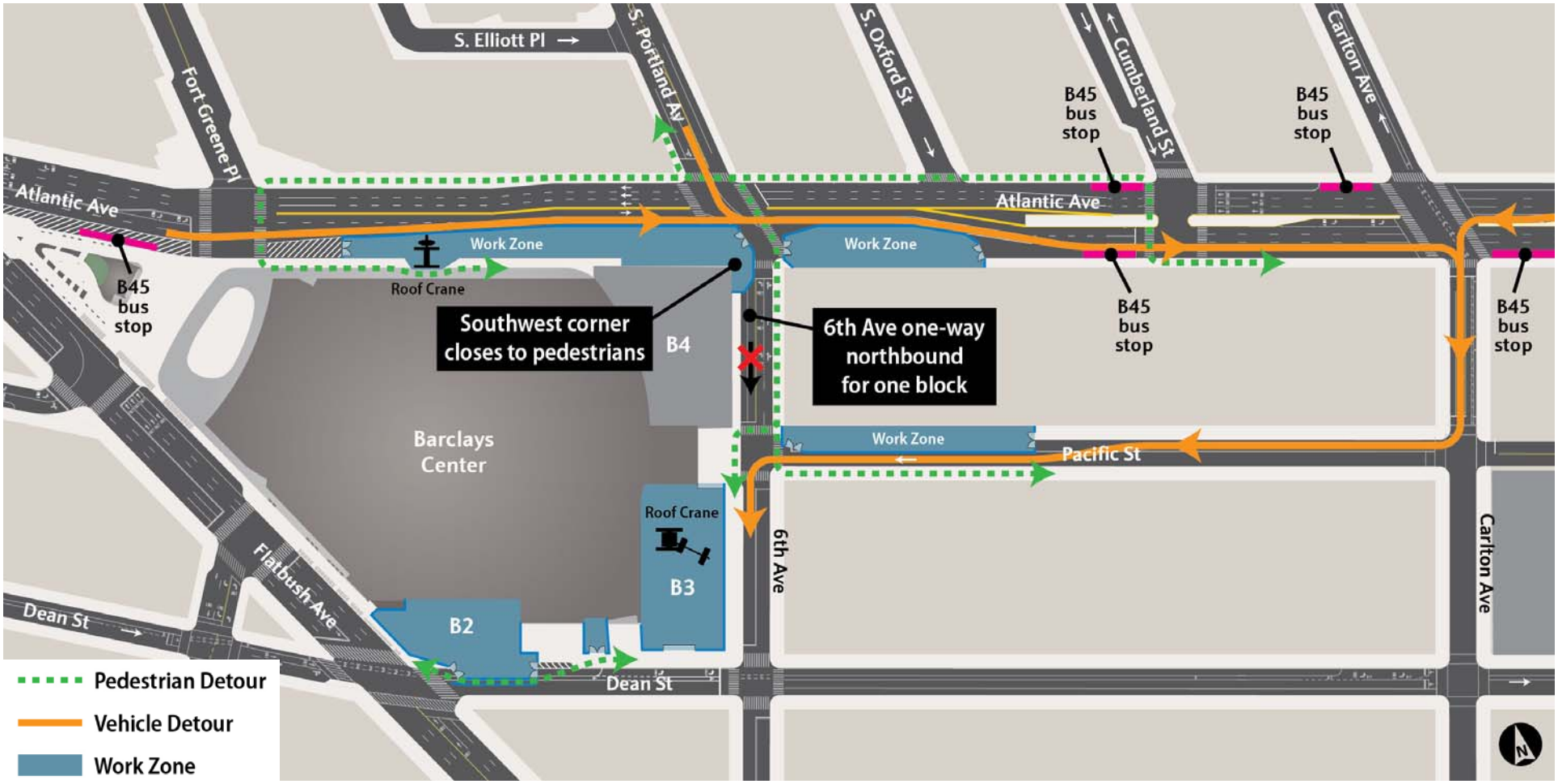
DETAILS OF CONSTRUCTION ACTIVITIES ON SITE

- 461 Dean Street (B2)
  - Mod deliveries
- West Portal
- Pacific Street rail yard work
  - Returns to two way street in November
- Arena green roof and 30 6th Avenue (B3) site
    - September: Preparation of B3 site for crane
      - Removal of bike racks and other street furniture
      - Construction fence and site preparation to build crane housing
    - B3 and Atlantic Avenue crane assembly
      - Local street closures starting Thu, 10/9, Fri 10/10 & Sat 10/11
      - MPT details being developed
    - October - January 2015: installation of green roof

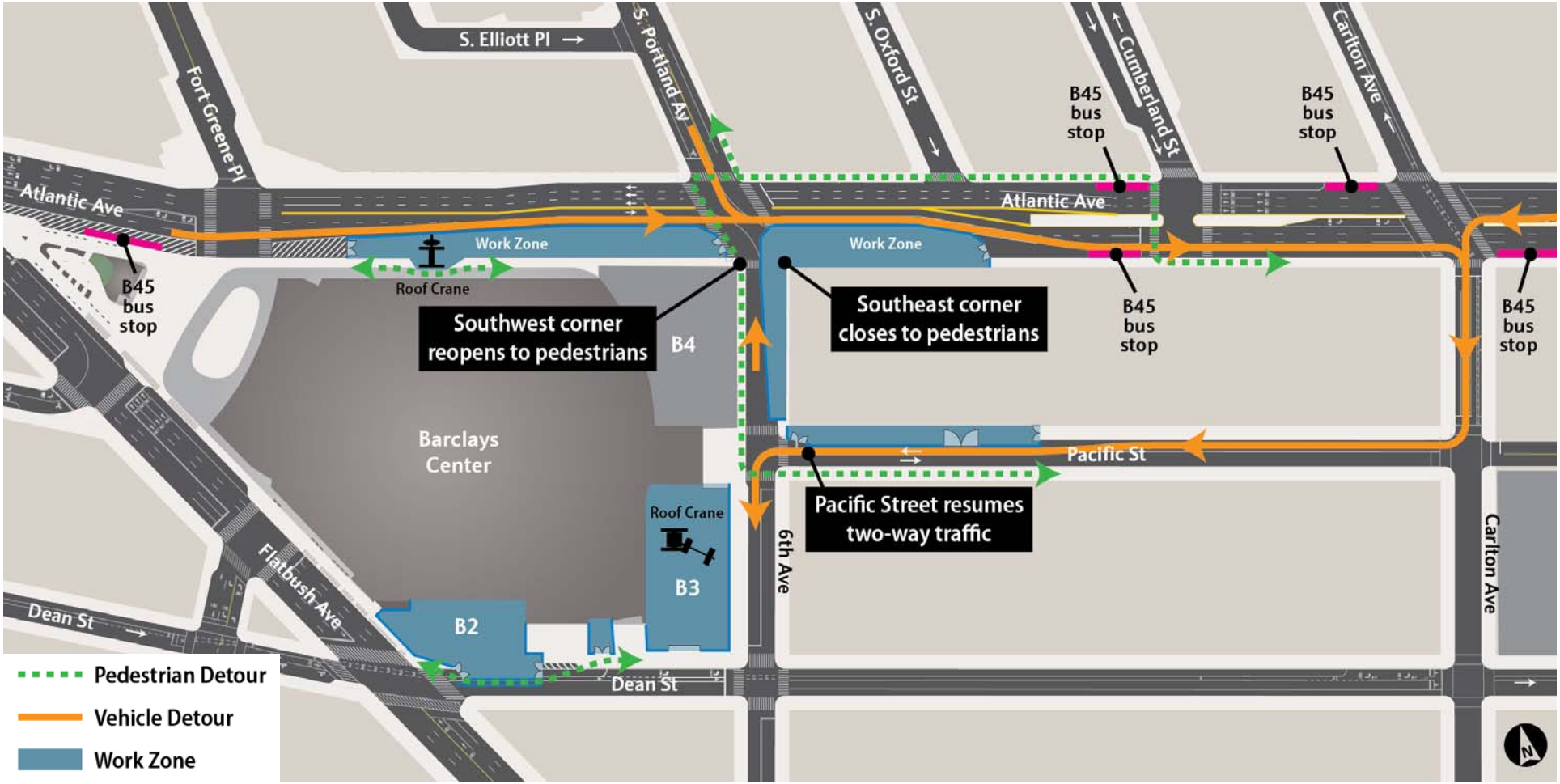
MPT Stage 2: August – October 2014



MPT Stage 3: October – November 2014



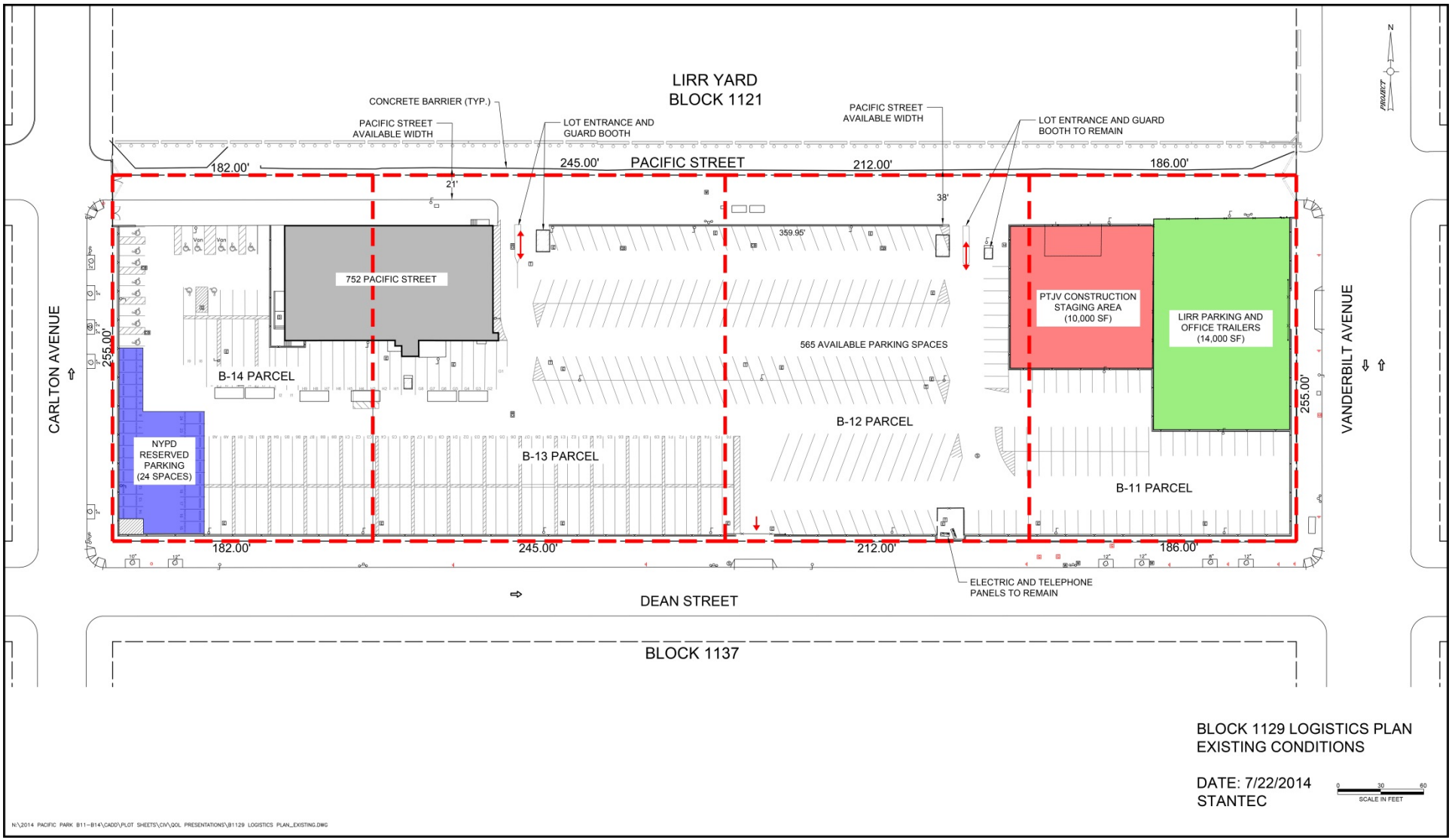
MPT Stage 4: November – December 2014



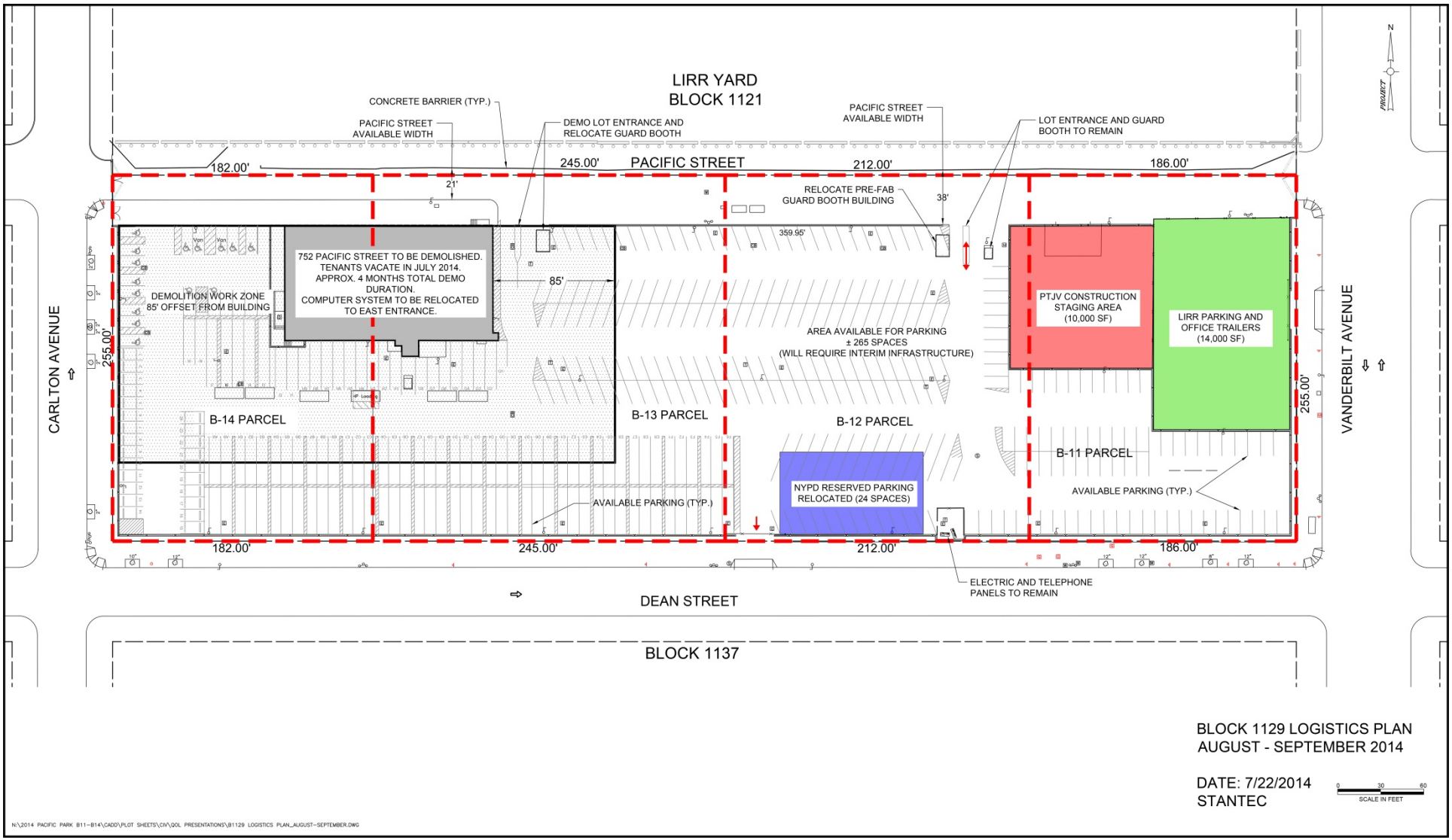
CONSTRUCTION ACTIVITIES ON BLOCK 1129

- Block 1129 logistics will begin this fall
  - Demolition of 752 Pacific
    - Occupants have been relocated to Atlantic Center
    - August/ September: environmental remediation
      - Asbestos removal – approximately 1 week
    - DOB fence location approximately 85’ from building
    - Demolition occurs September through November 30th
  - Geo Technical Borings in parking lot
  - Parking
    - Will be reduced during demolition to about 265 spaces
    - NYPD parking will be relocated on site
  - Landscaping removal will be necessary

BLOCK 1129 - LOGISTICS EXISTING CONDITIONS



BLOCK 1129 LOGISTICS - AUGUST – SEPTEMBER 2014



Looking North on Carlton toward 535 Carlton

Looking into Pacific Park Brooklyn from Dean Street - 535 Carlton at left

The Terrace of 535 Carlton Avenue overlooking Prospect Heights

BARCLAYS CENTER UPDATES

- Event Summary:
  - DNC Visit
  - Bike Valet at Arcade Fire
- Upcoming Events:
  - Fashion Rocks
  - Luke Bryan
  - Source 360
  - Islanders
- Community Affairs:
  - Workforce/Local Hiring Update
  - Back to School Bash
  - BEAT Festival