

# 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
  - Atlantic Center Mall, 3<sup>rd</sup> Floor
    - Enter at corner of South Portland & Atlantic Avenues
    - Phone number remains same: 866-923-5315
    - New email: [communityliaison@pacificparkbrooklyn.com](mailto:communityliaison@pacificparkbrooklyn.com)

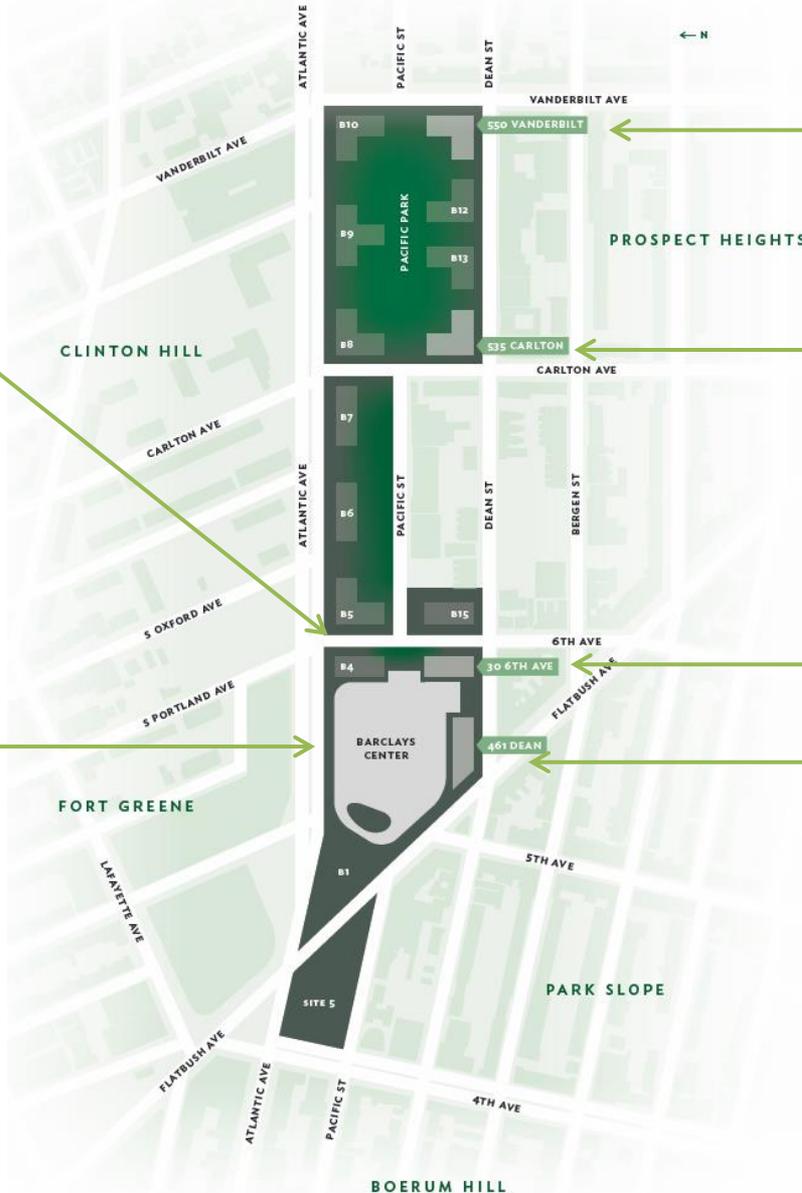
# SUMMARY OF RECENT ACCELERATION OF PACIFIC PARK BROOKLYN

- 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



West Portal  
**Complete: 2017**

Green Roof  
**Completion: May 2015**

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

535 CARLTON AVENUE  
100% Affordable  
**Start Construction:** Dec 2014

30 6<sup>TH</sup> AVENUE  
100% Affordable  
**Start Construction:** June 2015

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

# Working with Federal Income Bands for 30 6th Avenue & 535 Carlton Avenue

## 2014 Income Eligibility by Household Size

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

|                           |    |    |    |    |     |
|---------------------------|----|----|----|----|-----|
| 30 6 <sup>th</sup> 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.

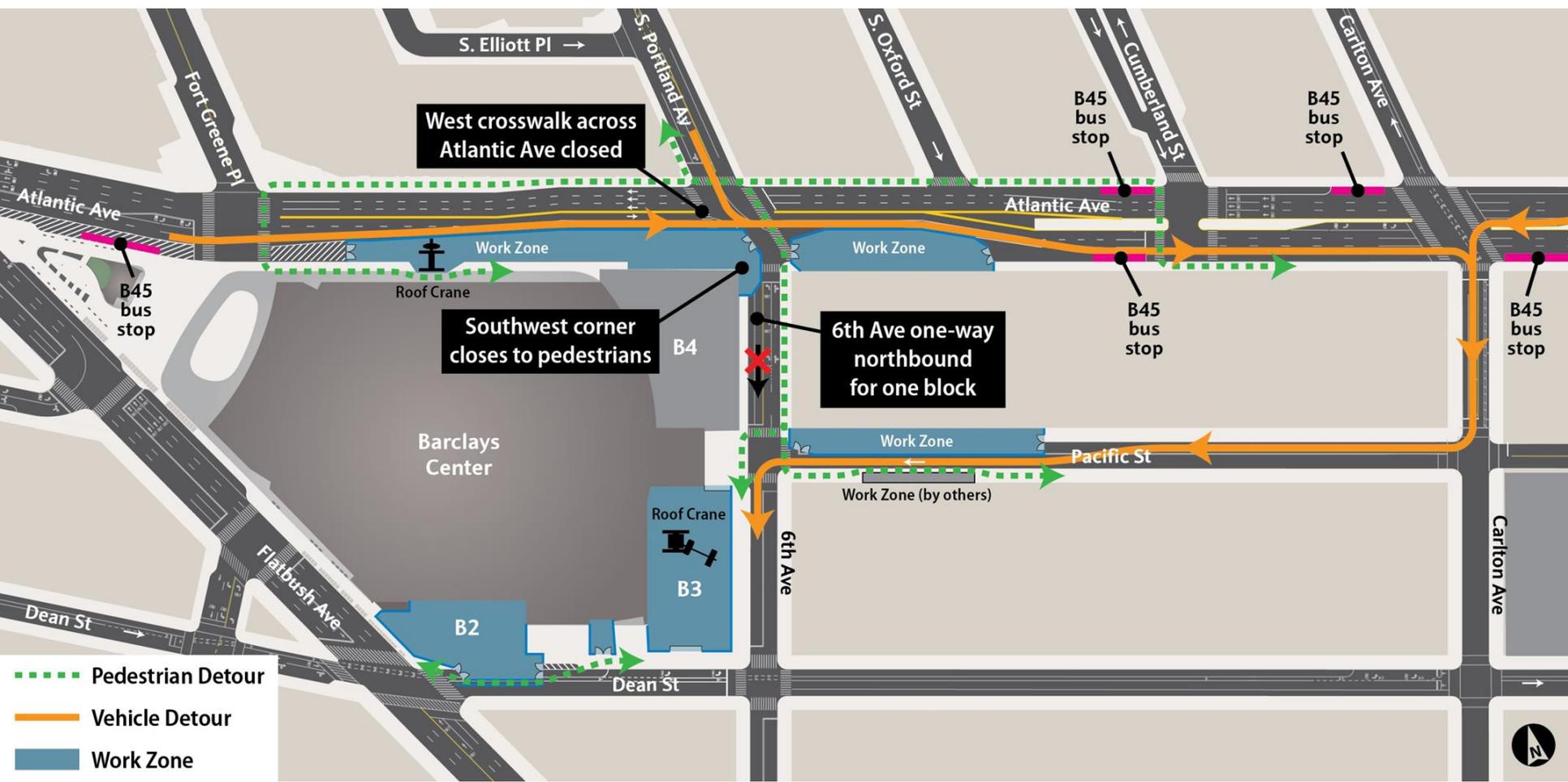
## DETAILS OF CONSTRUCTION ACTIVITIES ON SITE

- Update regarding 461 Dean Street (B2)
- West Portal work continues
- Pacific Street rail yard work
  - This phase of pile drilling complete
  - Returns to two way street in November
- Arena green roof and 30 6<sup>th</sup> 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
    - Removal of street trees necessary on Atlantic Avenue
  - October: B3 and Atlantic Avenue crane assembly
    - Street closures starting holiday weekend, Fri 10/10, Sat 10/11, Sun 10/12
    - MPT details being developed and will be distributed

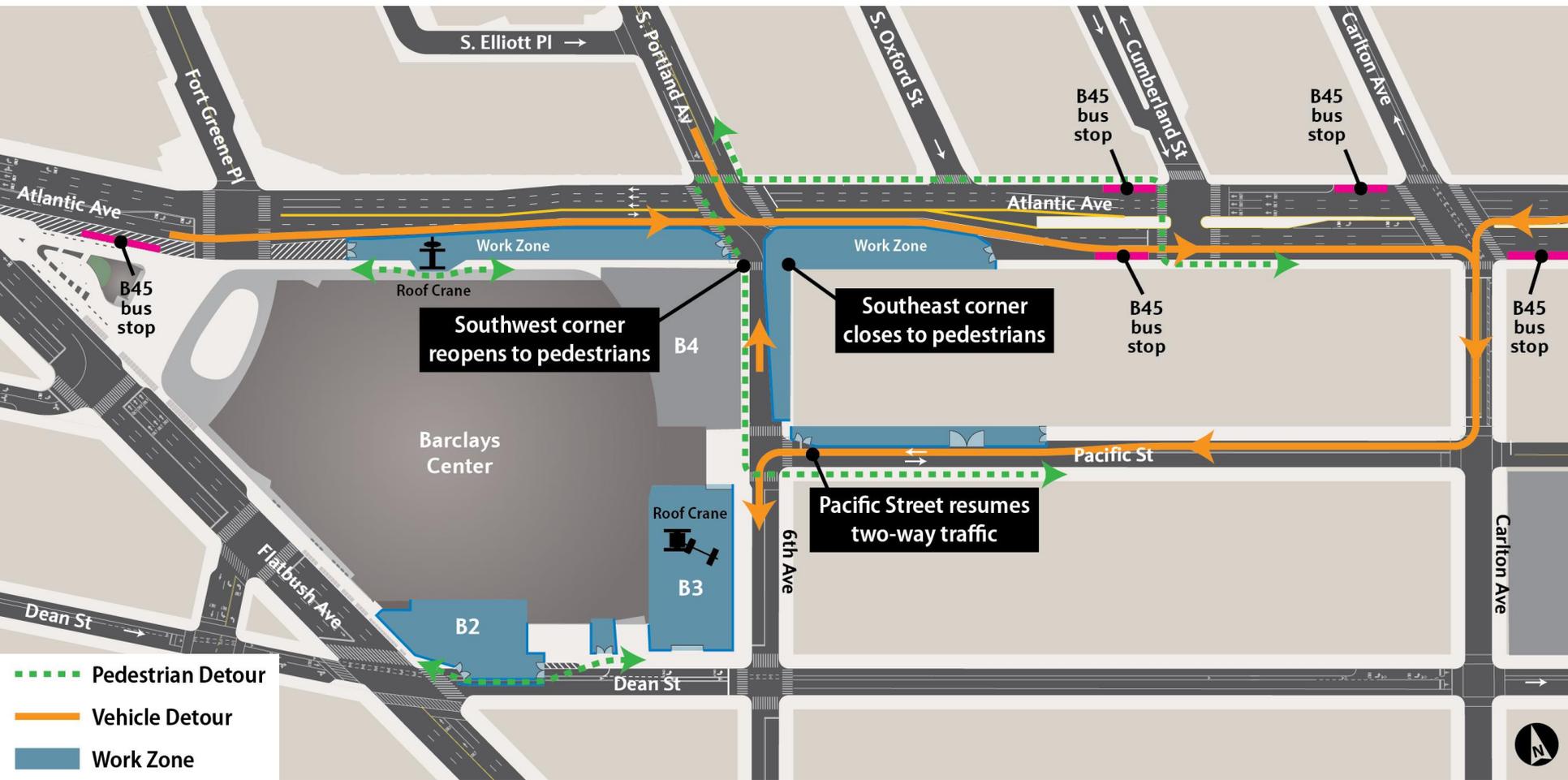
# MPT Stage 2: September – October 2014



# MPT Stage 3: October – November 2014

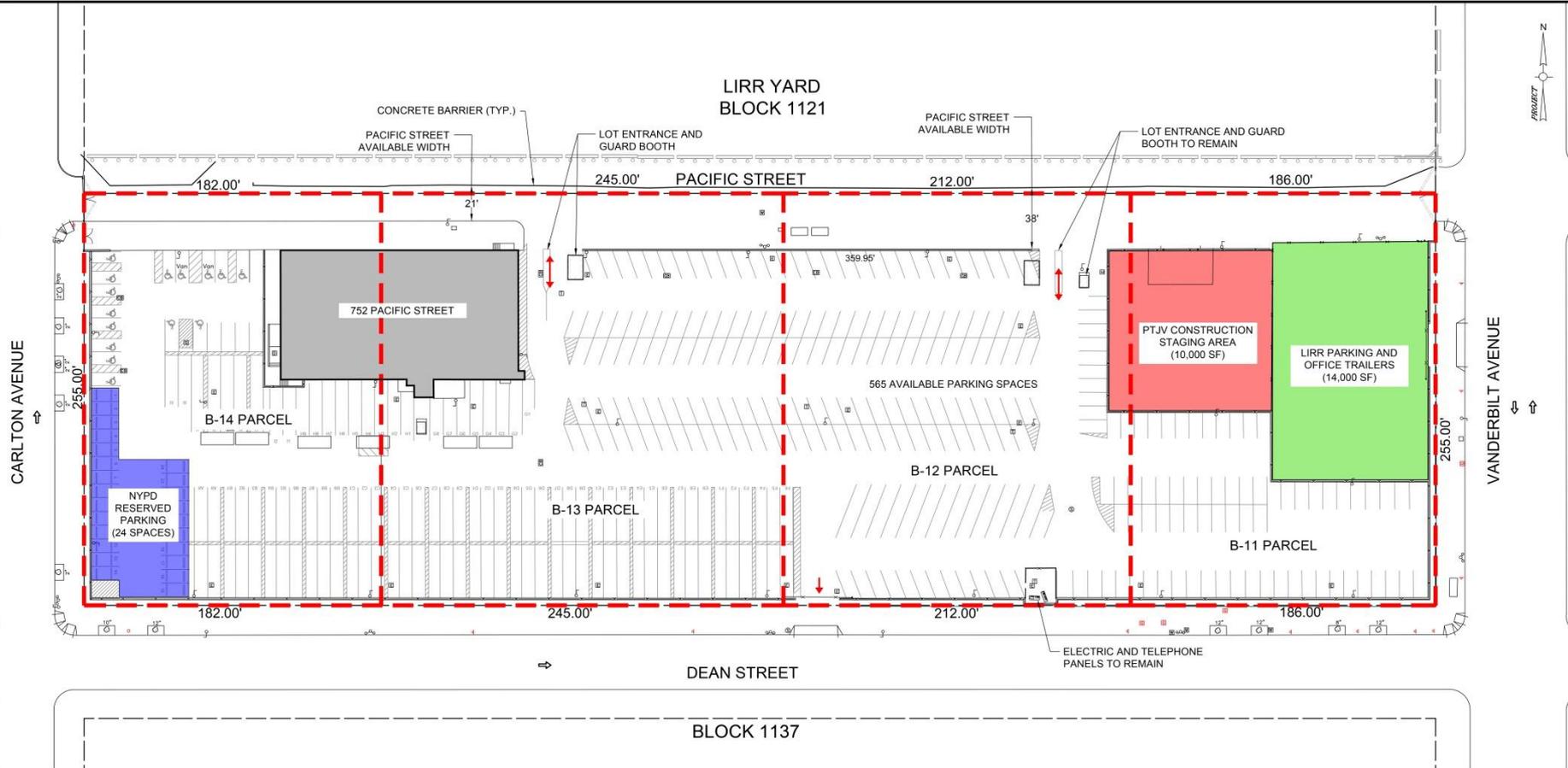


# MPT Stage 4: November – December 2014



- Block 1129 construction will begin this fall
  - Demolition of 752 Pacific
    - Occupants have been relocated to Atlantic Center
    - Environmental remediation will occur in September
      - Asbestos removal – approximately 1 week
    - DOB fence location approximately 85' from building
    - Demolition occurs September through November 30<sup>th</sup>
  - Geo Technical Borings will occur in parking lot
  - Parking changes go into effect
    - 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



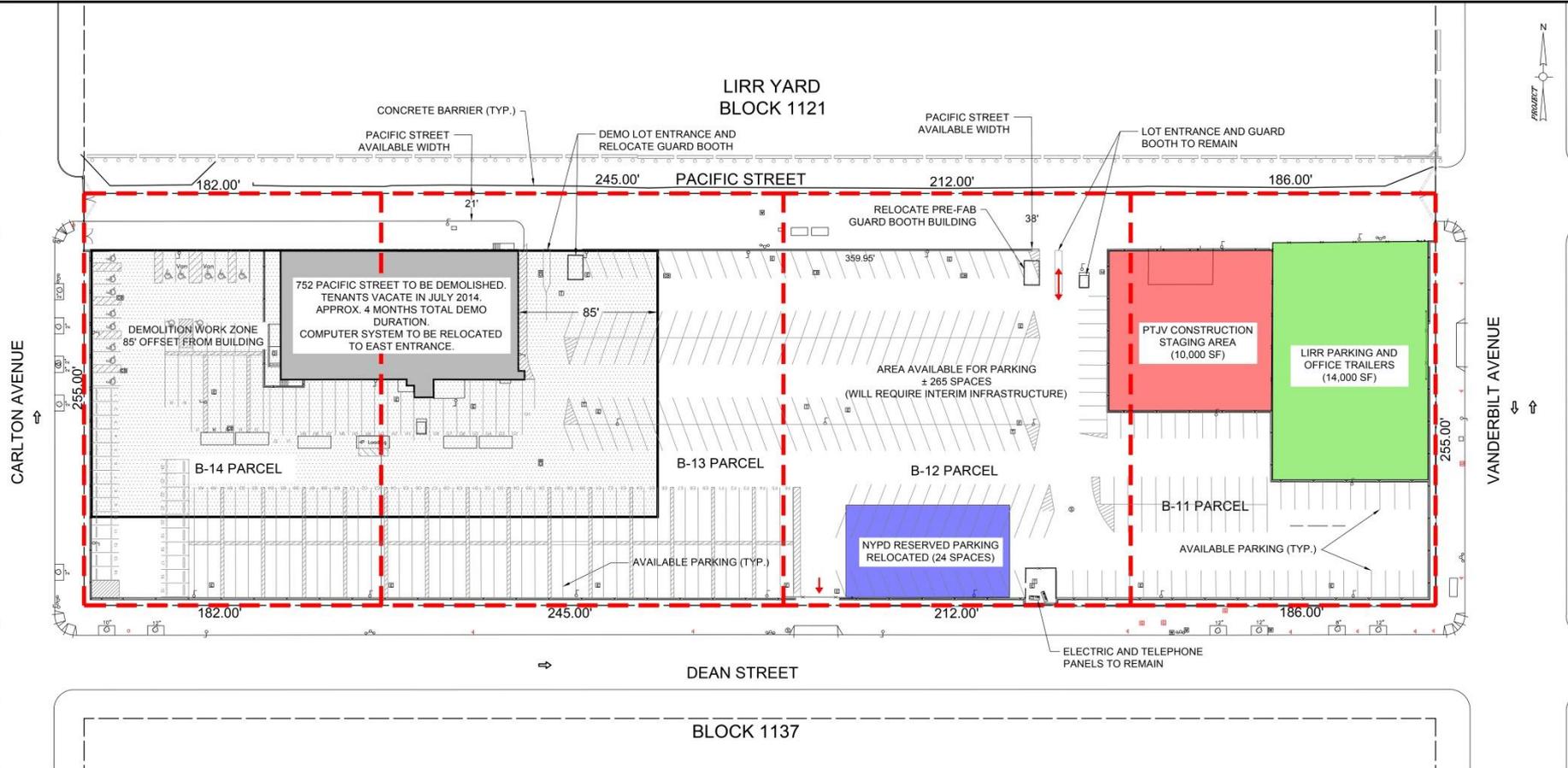
BLOCK 1129 LOGISTICS PLAN  
EXISTING CONDITIONS

DATE: 7/22/2014  
STANTEC



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# BLOCK 1129 LOGISTICS - SEPTEMBER 2014



BLOCK 1129 LOGISTICS PLAN  
SEPTEMBER 2014

DATE: 7/22/2014  
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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



- Recent events
  - DNC Visit
  - Bike Valet at Arcade Fire
- Upcoming Events
  - Fashion Rocks
  - Luke Bryan
  - Source 360
  - Islanders
- Community Affairs
  - Back to School Bash
  - BEAT Festival