

TWO TREES DOMINO SUGAR PLAN

APRIL 2014



OUTREACH SUMMARY

When our planning process concluded in January, we toured the neighborhood and presented our finished plan to dozens of neighborhood groups and more than a thousand residents.

We hosted several leadership-level meetings with all the relevant community organizations, including:

- CB1 leadership
- Los Sures
- NAG
- El Puente
- GWAPP
- Churches United
- Open Space Alliance
- St. Nick's Alliance
- North Brooklyn Creative Economic Zone
- North Brooklyn Development Corp
- EWIDCO
- GMDC
- Parents and administrators from local schools
- Local artists organized by CreativeTime



We concluded this process by hosting four large, public community forums with more than 1,000 attendees.

CRITIQUE OF APPROVED PLAN

- OPEN SPACE
- MIX OF USES
- AFFORDABLE HOUSING
- QUALITY OF ARCHITECTURE

OPEN SPACE

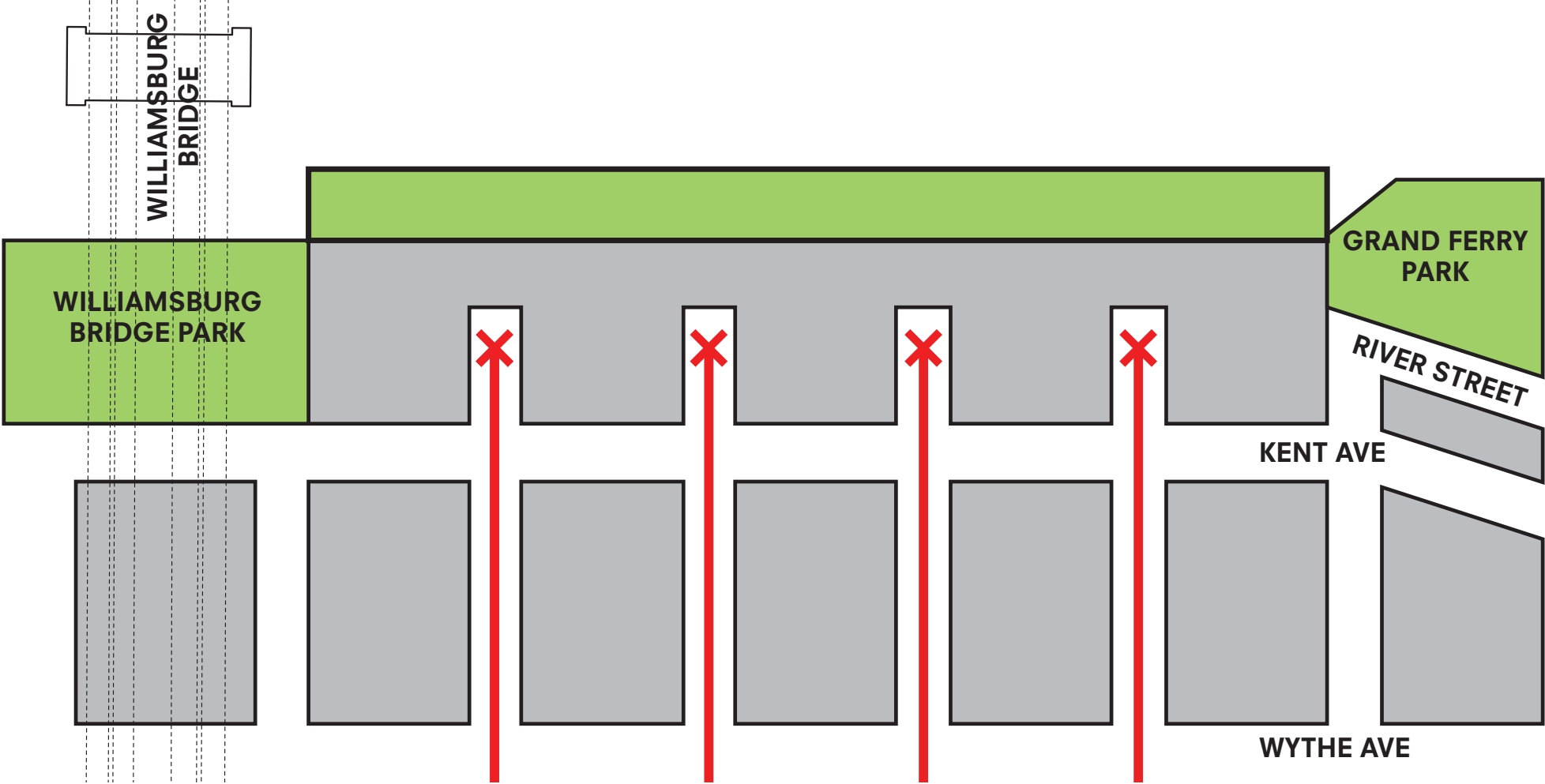
INCREASE

- QUANTITY
- QUALITY
- ACCESSIBILTY

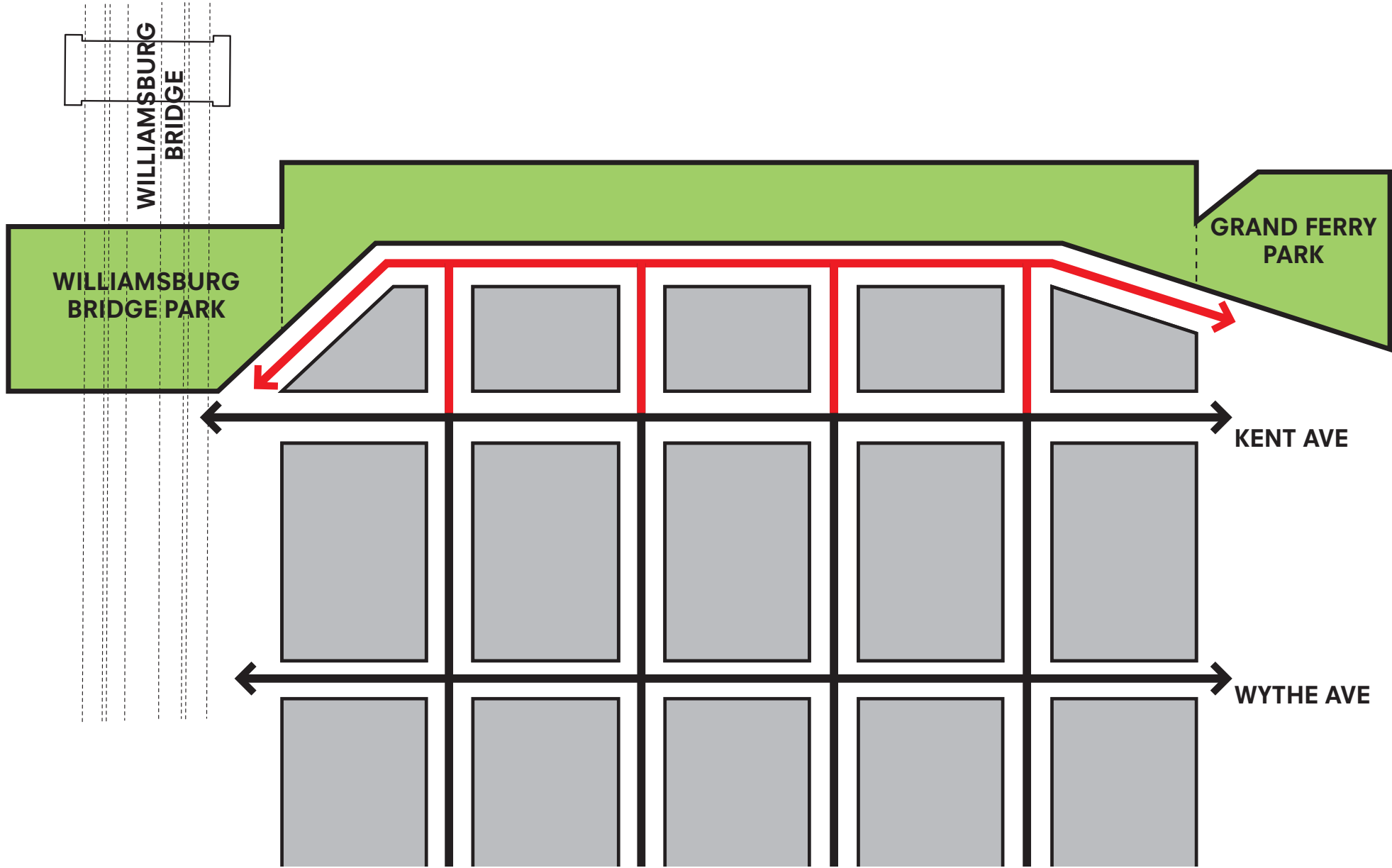


5 MIN WALKING RADIUS

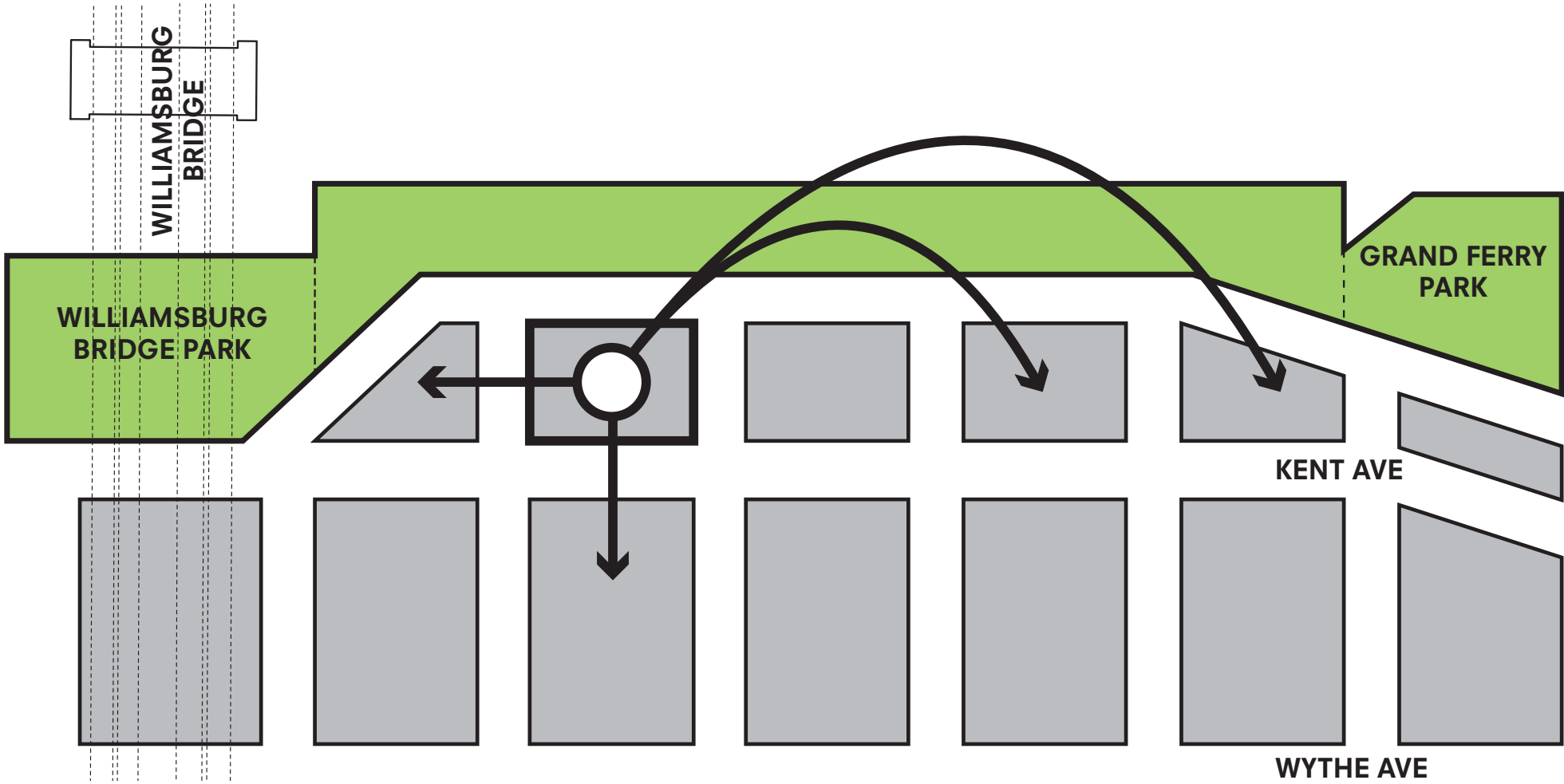
INSTEAD OF CUL-DE-SACS & PRIVATE BACKYARDS



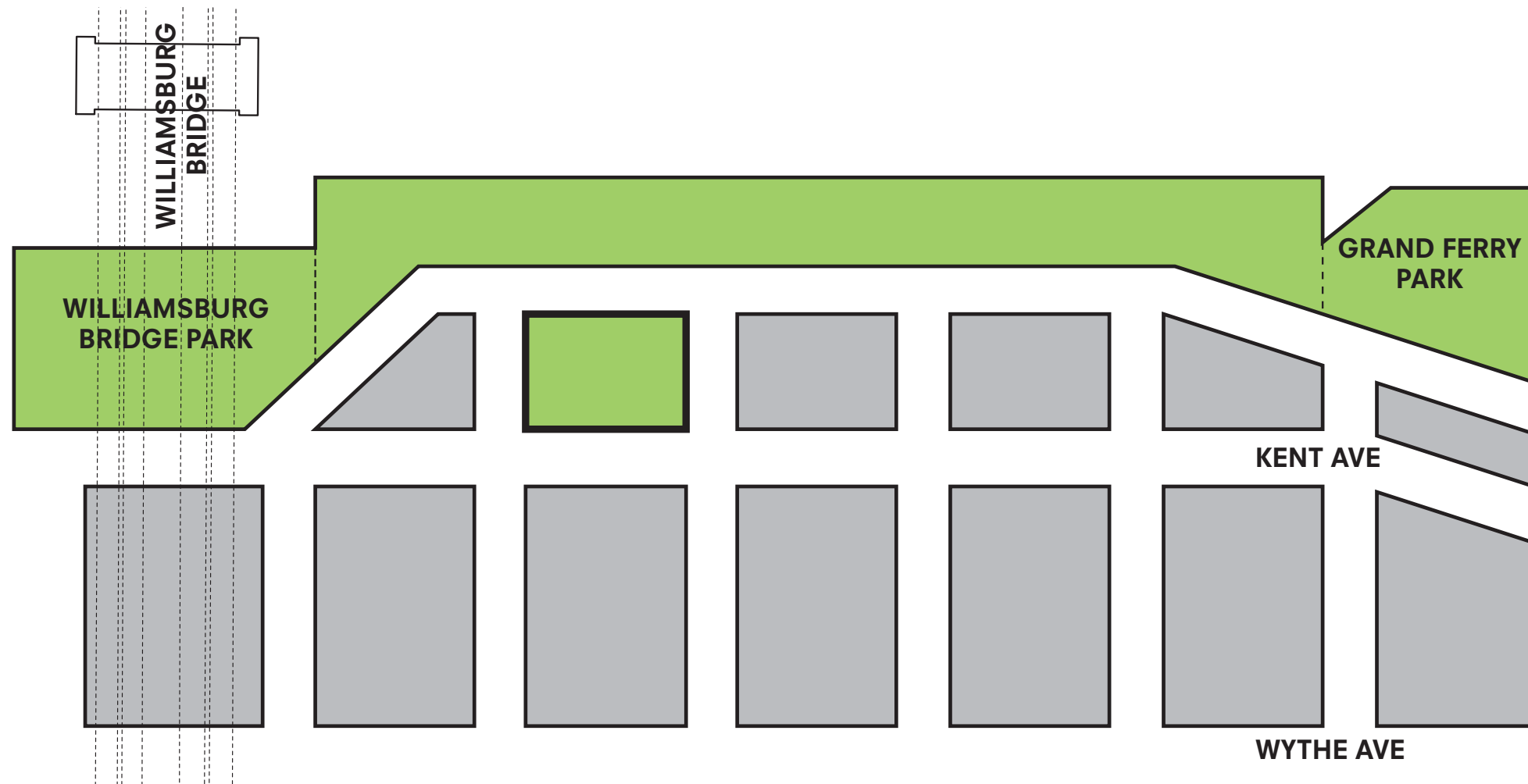
CONNECT TO THE STREET GRID & CREATE A NEW WATERFRONT PARK



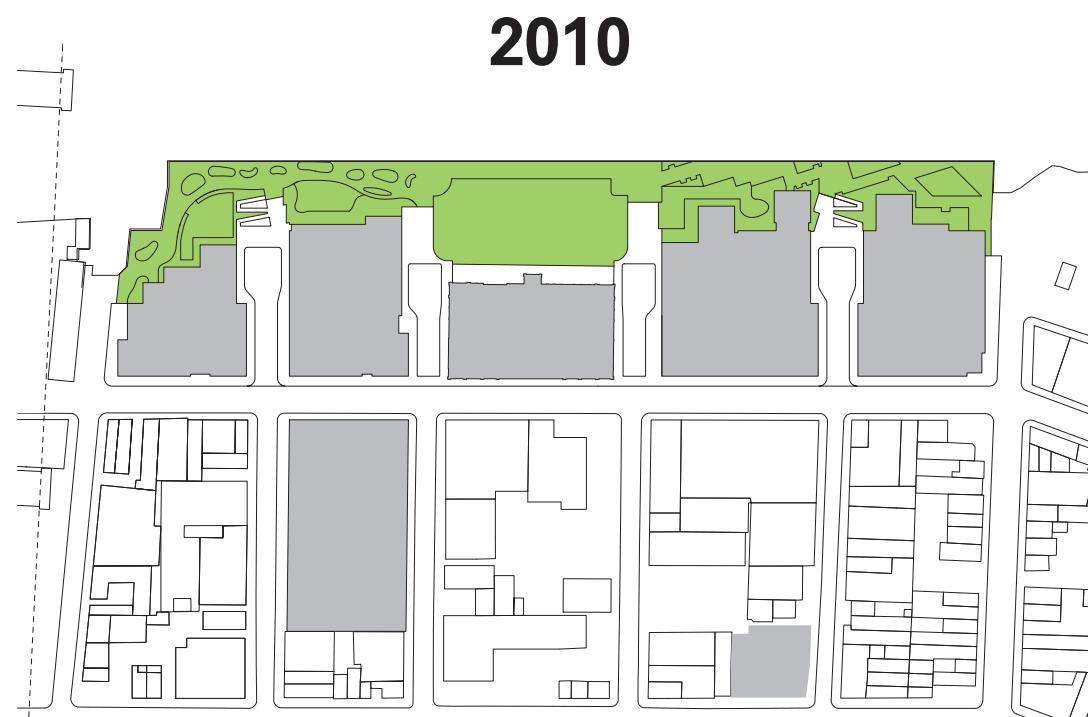
REDISTRIBUTE DENSITY FROM THE WATERFRONT..



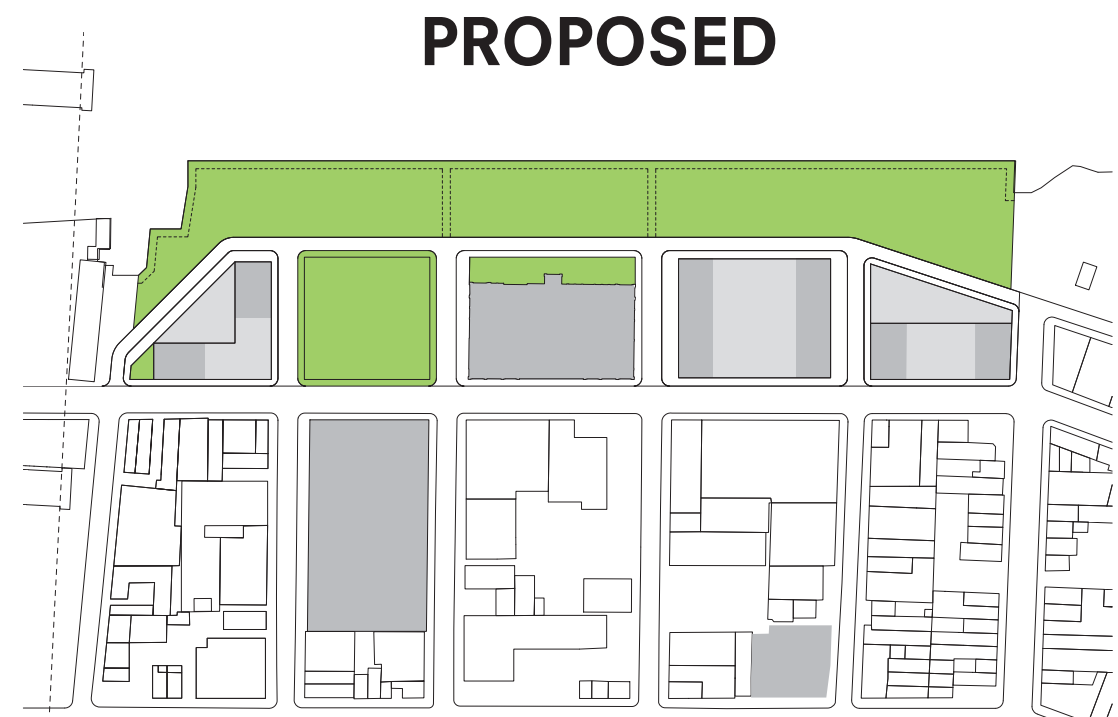
TO CREATE A UNIQUE PUBLIC SQUARE



ALL OF THIS MEANS 40% MORE PUBLIC SPACE AND A NEW 5 ACRE PARK FOR SOUTH WILLIAMSBURG



**TOTAL PUBLIC SPACE
4.87 ACRES**



**TOTAL PUBLIC SPACE
6.85 ACRES**

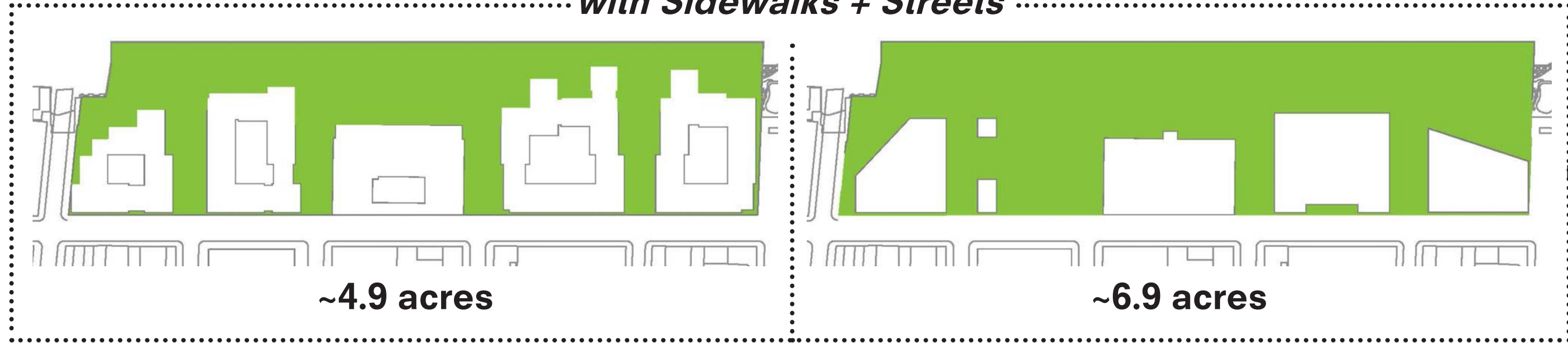
PUBLIC SPACE

Quantity - the increase is not all in the streets as has been suggested:

2010

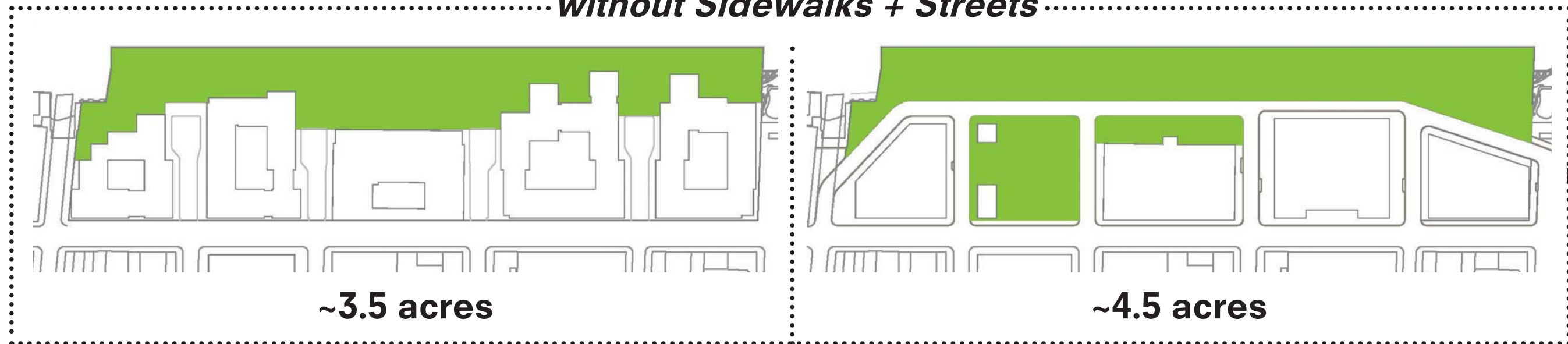
PROPOSED

with Sidewalks + Streets



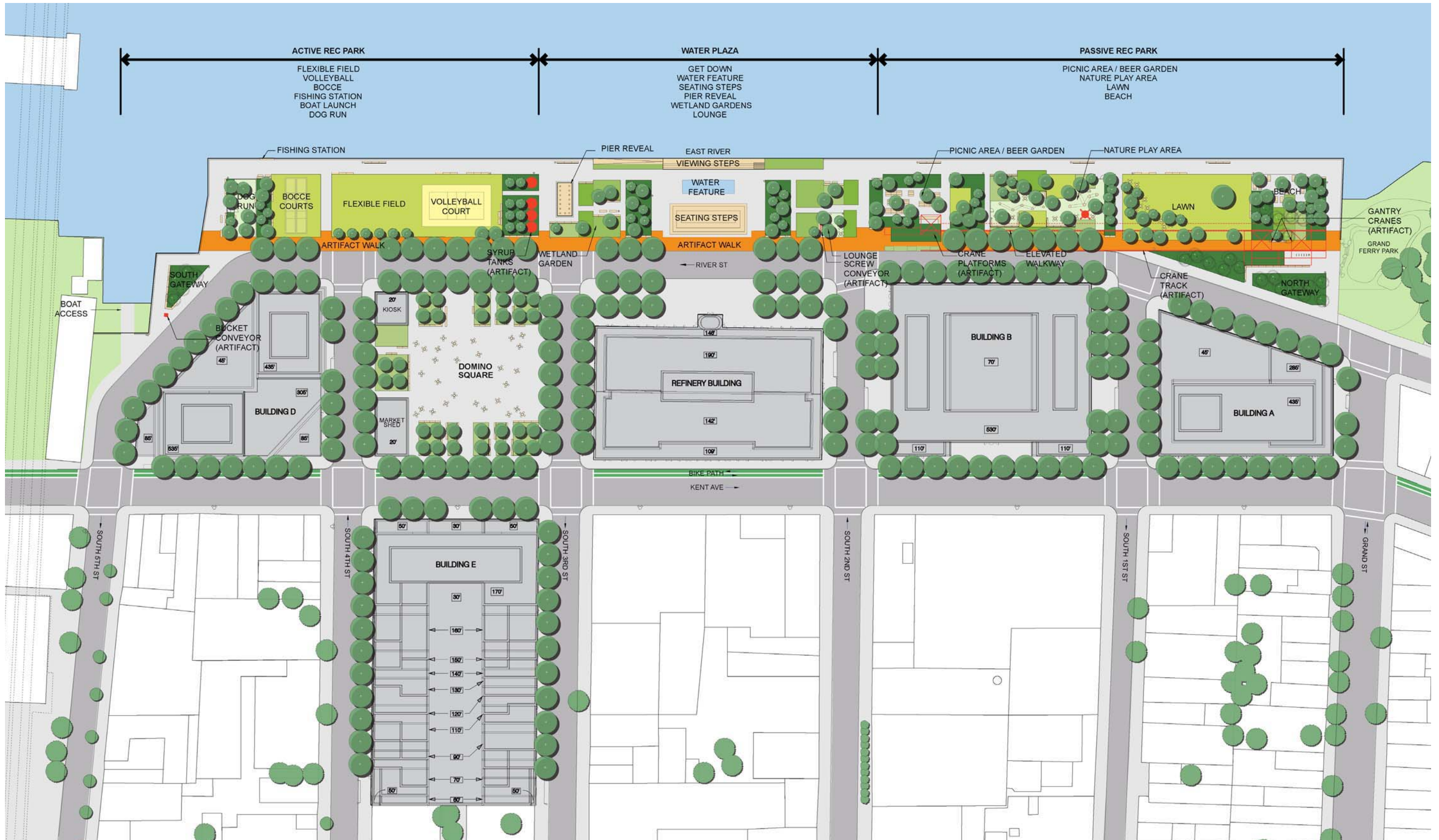
**~40%
increase**

without Sidewalks + Streets



**~30%
increase**

WATERFRONT PARK



WATERFRONT PARK



24/7 - MIXED USE

SF COMPARISON

APPROVED PLAN

RESIDENTIAL	2,442,305 SF
RESIDENTIAL UNITS	2,400
RETAIL	127,537 SF
SMALL BUSINESS	98,738 SF
HEALTH CLUB	0 SF
COMMUNITY	146,451 SF
PARKING SPACES	1,694
PUBLIC OPEN SPACE	143,353 SF
TOTAL GSF	3,142,521 SF
TOTAL ZFA	2,749,303 SF
MAX BUILDING HEIGHT	340'

vs.

PROPOSED PLAN

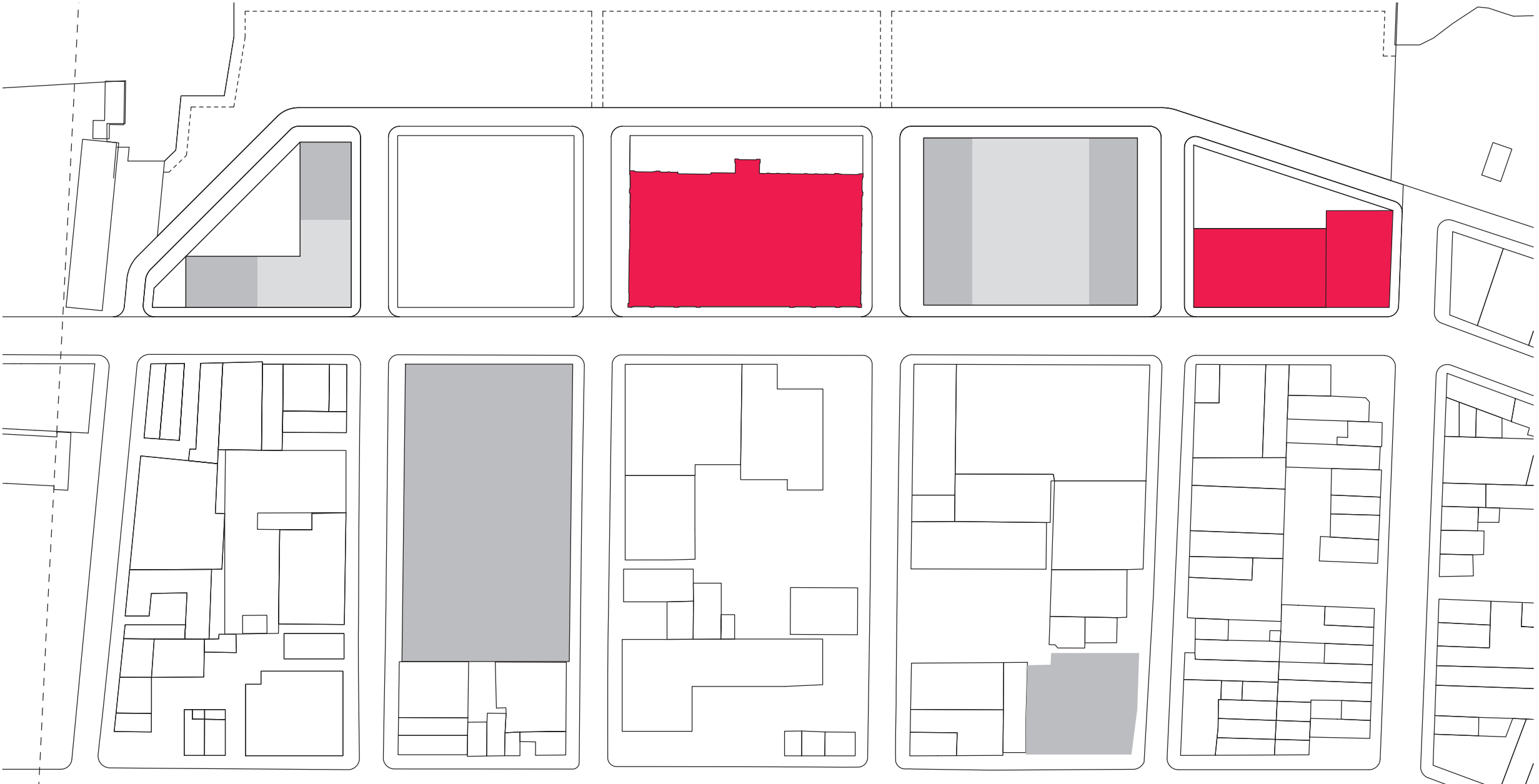
RESIDENTIAL	2,281,666 SF
RESIDENTIAL UNITS	2,282
RETAIL	72,407 SF
SMALL BUSINESS	504,308 SF
HEALTH CLUB	42,231 SF
COMMUNITY	150,935 SF
PARKING SPACES	1,050
PUBLIC OPEN SPACE	227,919 SF
TOTAL GSF	3,314,741 SF
TOTAL ZFA	2,948,429 SF
MAX BUILDING HEIGHT	535'



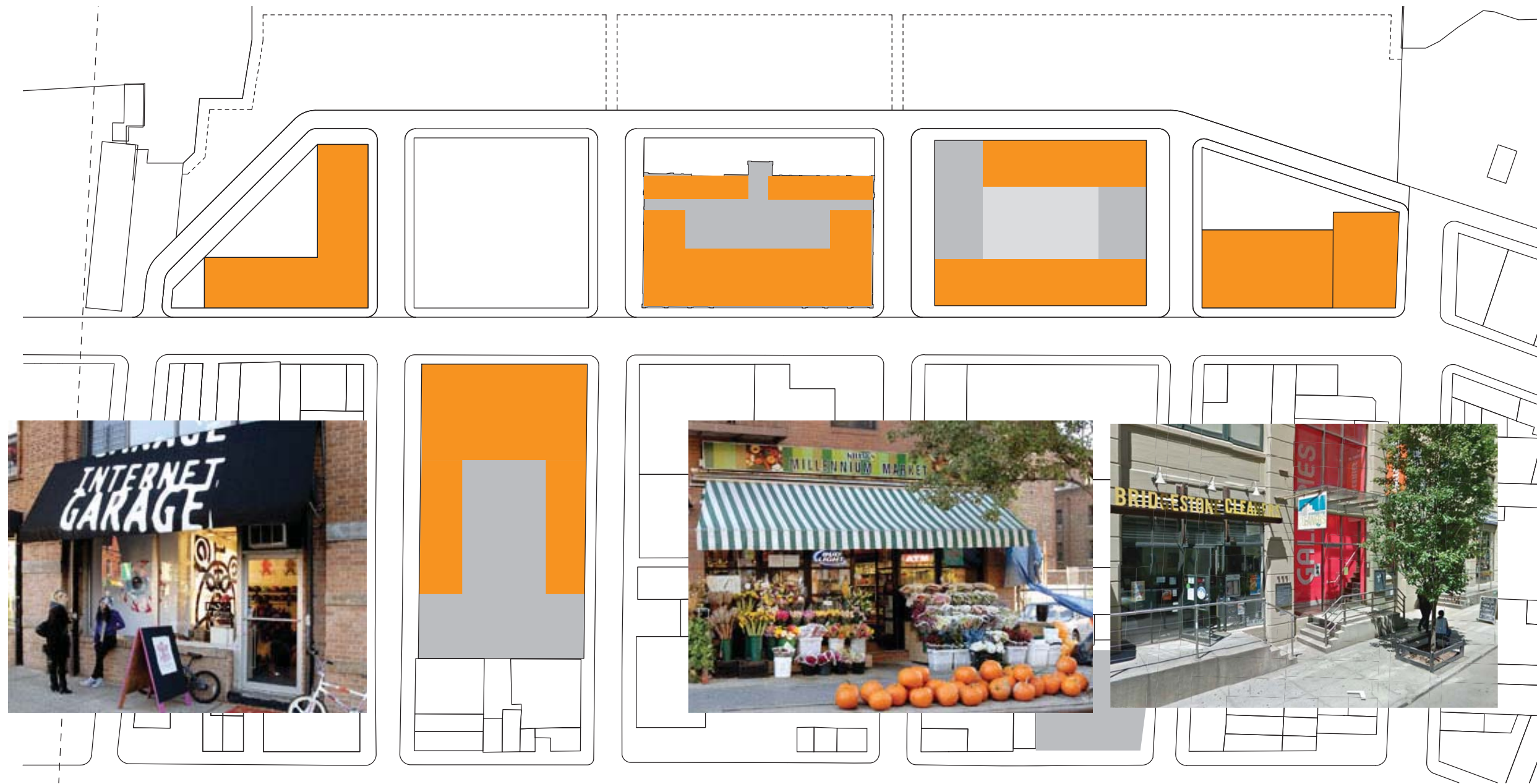
DIFFERENCE

RESIDENTIAL	(160,639)
RESIDENTIAL UNITS	(118)
RETAIL	(55,130)
SMALL BUSINESS	405,570
HEALTH CLUB	42,231
COMMUNITY	4,484
PARKING SPACES	(644)
PUBLIC OPEN SPACE	84,566
TOTAL GSF	172,220
TOTAL ZFA	199,126
MAX BUILDING HEIGHT	195'

504,300 SF OF COMMERCIAL OFFICE, MORE THAN 5X THE APPROVED PLAN - BRINGING OVER 2,700 NEW JOBS TO THE NEIGHBORHOOD



EXTENDING THE SMALL-SCALE INDEPENDENT RETAIL OF WILLIAMSBURG (NO BIG BOX)



KENT AVENUE



AFFORDABLE HOUSING

AFFORDABLE HOUSING

Project	Total Afford. Units
Court House	64
Mercedes House	140
25 Washington	21
Dock Street	58
BAM South	76
Total	359



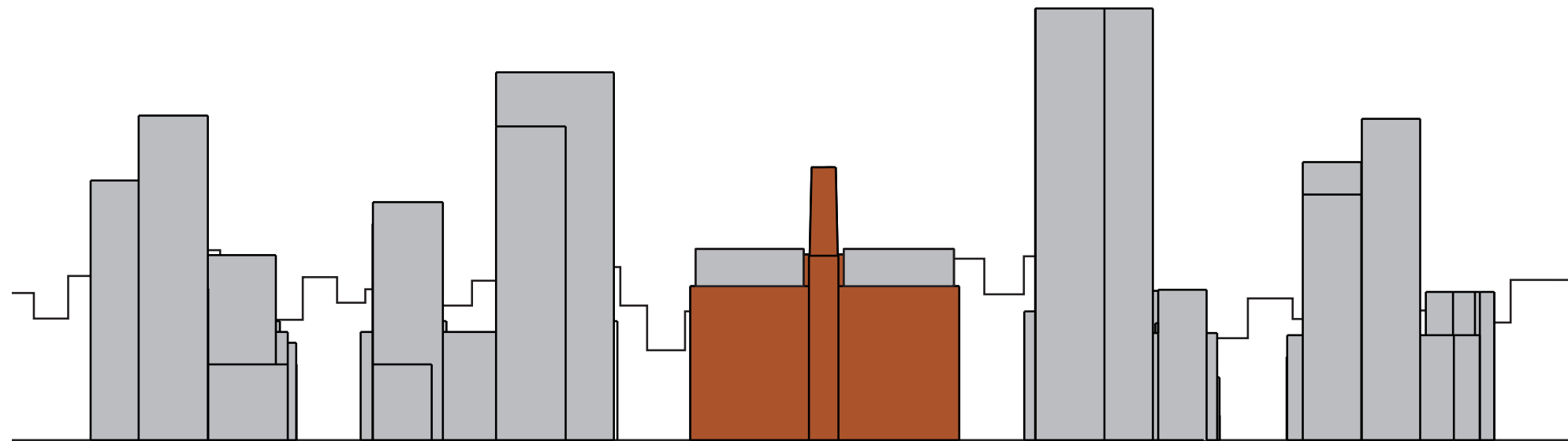
AFFORDABLE HOUSING

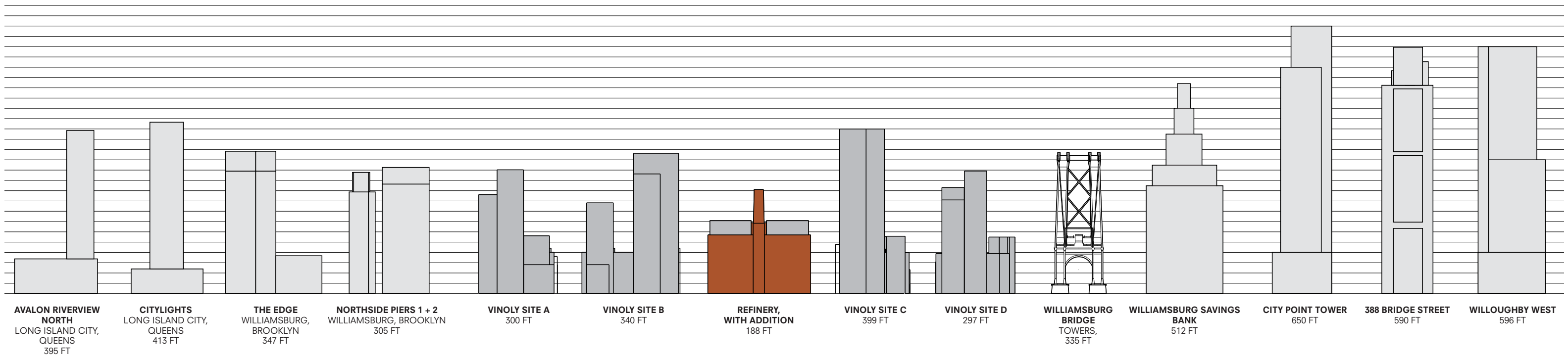
- Quantity (537,000 square feet)
- Certainty
- Permanent
- Integrated
- AMIs
- Unit Mix



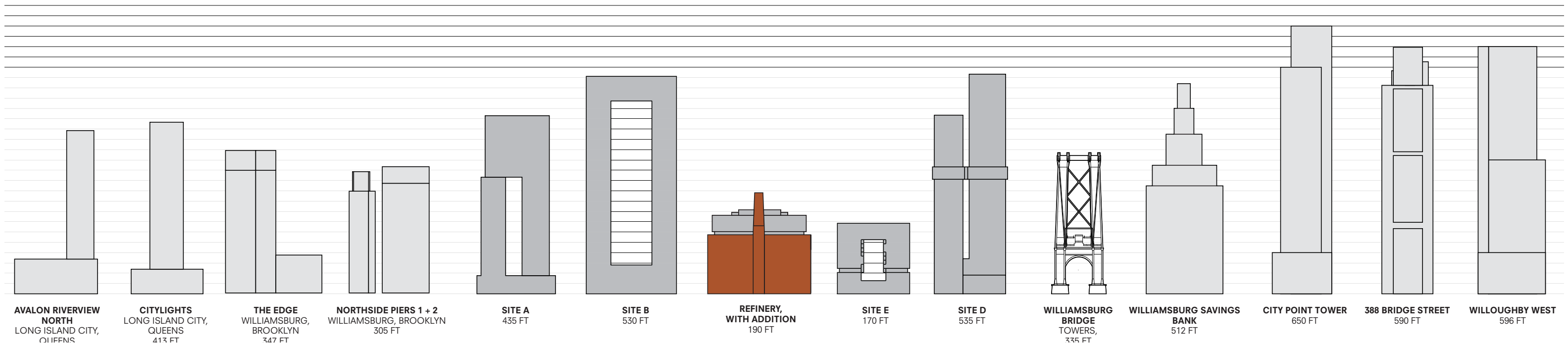
CREATIVE AND THOUGHTFUL ARCHITECTURE

INSTEAD OF A MONOTONOUS WALL...





VS.



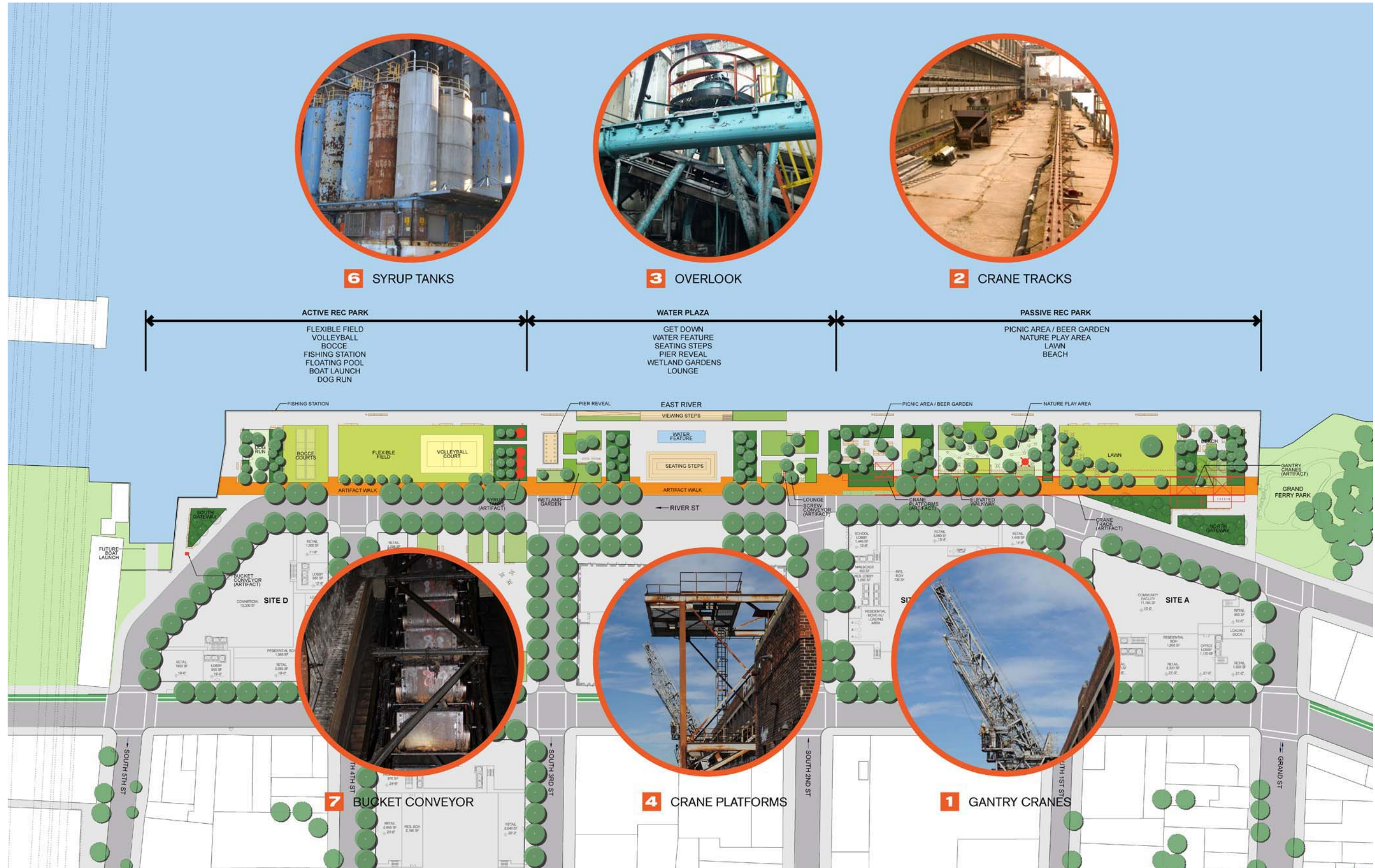
BIRDS EYE VIEW



REFINERY BUILDING



ARTIFACT WALK



FLOOD PROTECTION MEASURES

- Buildings pulled away from the water
- Permeable surfaces (road + park)
- Critical systems above flood plain
- Sloping streets follow the natural grade of site to the water



FEMA 100 Year flood plain - 2013 Proposal



100 year flood elevation (10.55')

FEMA 100 Year flood plain - 2010 Approved Plan

TECHNICAL CHANGES SOUGHT BY ULURP APPLICATION

ULURP Application includes the following actions that make this project possible:

- Zoning district to remain the same (R6, R8 and C6-2).
- Special permits to lock in massings and location of uses.
- Special permit to transfer floor area to Building E.
- Elimination of loading dock requirement in Building E.
- Authorizations, certifications and special permit to lock in open space design.
- Text Amendment to expand Inclusionary Zoning to include all uses in the General Large Scale, including commercial and community facility space (except for the school).

PROJECT BENEFITS - IMPROVEMENTS TO THE 2013 PROPOSAL VS. THE 2010 APPROVED PLAN

- A real ~5 acre waterfront park
- More permanent jobs (2,700)
- Higher quality affordable housing
- Neighborhood oriented retail
- Less impact on city water and sewers
- 40% decrease in shadows on Grand Ferry Park
- Fewer cars, more bikes
- A safer, 24/7 neighborhood
- An emphasis on historic preservation
- Better flood protection
- More trees
- Improved neighborhood connection
- Thoughtful & creative architecture

COMPARISON BETWEEN PLANS

	<u>Proposed Plan</u>	<u>2010 Plan</u>
Affordable Housing (Units)	~700 integrated units	440 segregated units
Affordable Housing (sf)	Min. of 537,000 sf	Min. of 410,000 sf
Public Space	6.9 acres	4.9 acres
Public Park Space	4.5 acres (including an Artifact Walk)	3.5 acres
Commercial Office Space	500,000 sf (~2,000 permanent jobs)	98,000 sf (~400 permanent jobs)
Retail	79,000 sf of neighborhood, independent retail	128,000 sf of Big Box retail
Community Facility	45,000 sf recreational community facility & 90,000 sf public school in new building	Public school in Refinery building
Residential and Parking	2.28 million sf with 1,100 spaces	2.44 million sf with 1,694 spaces
Design	The SHoP plan with 4 new buildings, reintegrated street grid, commercial Refinery (max. height of 550')	The Vinoly plan with 5 new buildings in a superblock layout, condos in Refinery (max. height of 340')
Workforce Development	Binding agreement with 32/BJ and commitments to training in construction, building services and or commercial tenants	Nothing planned
Community Board	Approved 24-4	Denied 23-12