



BROOKLYN
HEIGHTS
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October 29, 2014

Ms. Regina Myer
President, Brooklyn Bridge Park Corporation
334 Furman Street
Brooklyn, New York 11201

Dear Regina:

The Brooklyn Heights Association has carefully reviewed the 14 design proposals you received for the two residential buildings planned for Pier 6. We present our specific comments at the end of this letter, but our Board believes the most important issue to address, as reflected in the intense debate among residents and other stakeholders, is the overall height of the larger of the two buildings. While the BHA has long accepted that Brooklyn Bridge Park will be self-supporting, using Payments in Lieu of Taxes (PILOTs) as the primary source of revenue, we have also consistently urged you to build the lowest buildings possible on Pier 6. Based on the facts we know and the designs we have reviewed, we believe that a 315-foot structure is simply too tall and we ask that BBPC significantly reduce the size of the structure. To enable us to understand what height we can support—and what tradeoffs are involved in the objective to include affordable housing, which we strongly support as one of the City's policy priorities—we request for ourselves and the larger community your revenue and cost projections and assumptions in sufficient detail and for a sufficient timeframe for us to review and fully understand your anticipated long-term financial requirements. This request is consistent with the efforts of the Community Advisory Council, our elected officials and other members of the surrounding community.

The new buildings at Pier 6 are an opportunity to transform the Brooklyn skyline as seen from Manhattan, from the Brooklyn Bridge, from New York Harbor, from the Park, and from elsewhere in Brooklyn. Our careful review of the 14 responses, however, confirms our objection to the height of the taller building. Although many renowned architects and firms responded to the RFP, not one of the tower sketches submitted looks anything other than massive and out of scale. In every proposal, the 315-foot height overpowers the surrounding context, including One Brooklyn Bridge Park, the building to be placed on Parcel B, and the Park itself. Rather than enhancing the surroundings, as the design guidelines intend, a building of such height and

bulk would overwhelm the Park's waterfront, create a visual and psychological barrier, and loom over our neighborhood. A more ideal height would be consistent with the second planned building and the height of the primary roofline of One Brooklyn Bridge Park (approximately 150 feet).

The BHA and the residents of our community understand that the affordable housing goals that the City brought to the project have a significant impact on the Pier 6 project financials. With City housing costs so high, we firmly support the Mayor's objective to spur the development of more affordable housing, but we believe that new housing, wherever it is going to be, should be designed within the context of its space to ensure that the new housing does not detract from the welfare and quality of life of existing residents. The only way for us and other stakeholders to consider the tradeoffs involved at Pier 6 between height and financial return, with the newly added complexity of affordable housing goals, is to fully understand the financials.

Given our recent and unfortunate experience with the size and placement of mechanical bulkheads in connection with the Pierhouse project, we request that all building design and height discussions include explicit information on bulkheads and other roof structures. Bulkheads should be drawn with precision early in the design process and promptly made available for review by the community.

DESIGN COMMENTS

Site Design – Vehicular and Pedestrian Movement and Access

We are enthusiastic about those submissions that look beyond the individual development plots to envision linkages to the park or pedestrian traffic flow and drop-off. We encourage the BBPC to incorporate several of the revised site plan ideas into the selected proposal, including: removal of the redundant loop road, better connectivity between the children's play areas and bathroom locations, and improved access to the park and building entrances from Joralemon and Furman Streets.

We believe that the best locations for the building entrances are on the southeast side of Tower A and the west side of Tower B. Any entrances (vehicular or pedestrian) on Furman Street should have full sized curb cuts in order to not duplicate the dangerous traffic problems created by pick-up and drop-off at One Brooklyn Bridge.

Bathroom locations are crucial and we prefer bathrooms that are located in Tower A, closer to the children's playgrounds, Pier 5, and the picnic peninsula. We think that the idea of providing public lockers for storage is worth consideration.

We believe that some parking needs to be provided for residents.

Ground Floor and Roof Uses

A Pre-K program is a much-needed use that we urge be made part of this project.

We feel that the semi-public pool is an interesting proposal: it enlivens the ground floor of the building in a delightful way and provides a year-round indoor recreational activity for the public.

To the extent that retail is viable, we prefer local retail that serves residents and/or park visitors.

We think the concept of a rooftop restaurant would be very appealing in Brooklyn Heights and beyond.

Massing and Façade

All of the schemes would be improved with a shorter tower on Parcel A. Most of the proposals maximize the potential volume allowed on this site: 315'x 130'x 76'.

The interplay of the two buildings – whether designed by the same architect as variations on a theme, or designed by different teams – is an important component to the success of the project.

Some interesting ideas to be noted among the proposals:

The columnar façade design of Tower B (BIG) indicating that the building is an entrance to the park.

The offset of Tower A (Pelli) which diminishes the perceived volume of the building.

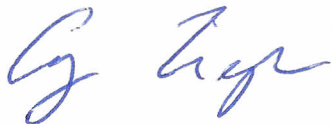
The tinted glass panels (Asymptote) suggest a welcome delicacy of scale for the curtain wall.

The exterior sun shades (Marvel) are an appealing response to the site - but we fear they will be eliminated early in the design development. If adopted, they should be on both buildings.

Large, overhanging roofs only make the Tower A cartoon-like, and out of scale.

Bulkheads and mechanicals should be set back from the roof edge.

Sincerely,



Carolyn Ziegler
Parks Committee, Brooklyn Heights Association