



## **ITEM 1: Using a Small Portion of Building Funds to Protect Our Property Values**

At the present time there are two specific development proposals for DUMBO that the DUMBO Neighborhood Alliance (DNA) and resident members of DNA at 70 Washington have identified as problematic for our shareholders. If successful, these will negatively impact values in the building, so we, resident members of DNA, are asking for the allocation of \$25,000 to work with the non-profit DUMBO Neighborhood Alliance and the residents of surrounding buildings to insure that these two developments are rejected or modified by City government. If you have questions related to this proposal, members of the DUMBO Neighborhood Alliance will be on hand to speak with you. Please read the attached materials that provide more background on these issues, summarize what DNA is about, and list DNA contacts in the building.

### **DUMBO Up-Zoning and Dock Street Proposals Could Dramatically Affect Neighborhood's Character and Property Values – The City Council Vote on Dock St. is June 10 so Taking Action Now is Critical**

The City will be voting on 2 proposals that are of immediate concern: Dock Street and a 10-block rezoning plan. How do this impact 70 Washington?

**Two Trees proposal for Dock Street (located 1/2 block northwest of 70 Washington and at the foot of the Brooklyn Bridge) will increase congestion, strain neighborhood infrastructure and city services (e.g. at-capacity water/sewer lines), compromise Brooklyn Bridge views, and change the historical integrity and character of the DUMBO community.** Dock St will be 212-feet high, with over 300 residential apartments, 12,000 square feet of retail/commercial space, a 465-space parking garage, and one floor that may be turned over to the Department of Education for the construction of a public middle school. (Please see enclosed NY Post article.)

**The 10-block rezoning proposed by the Department of City Planning (DCP) will allow out-of-scale development that will further impact neighborhood infrastructure, congestion, historical integrity and views while leaving much of DUMBO subject to developer-driven zoning variances.** According to DCP, as many as 80% of buildings in the re-zoned area could be replaced or converted, and their recommendation for many parcels is 120' high (most current buildings are below 80'), representing a massive increase in density. Meanwhile, one of the plots left out of the DCP plan is the **York Street parking lot (adjacent to our building), where current zoning allows a high-density residential development with no height limit.** So as things currently stand, a building on this lot could be built well over the height of 70 Washington.

### **Use of the Funds Will Go Towards Immediate Needs Related to Both Zoning Proposals**

This includes expenditures such as fees for a zoning attorney and public relations firm as well as the finalization of DNA's alternative rezoning proposal and the cost of outreach materials such as postcards and mailings. The DUMBO Neighborhood Alliance along with concerned residents and other Neighborhood Associations have been making great progress in protecting the neighborhood. Right now we are at a critical juncture and need to ensure we have the legal and political support to prevent these 2 proposals from being approved as is. The situation with Dock St is really coming to a head, with a binding vote scheduled for June 10.

## **Summary of Zoning/Development Issues in DUMBO Affecting 70 Washington Street**

The rezoning request related to the proposed Two Trees Dock Street high-rise development, located one-half block to the northwest of 70 Washington Street, is currently going through the Uniform Land Use Review Procedure (ULURP). The proposed development has been welcomed by some because of a promised middle school, but there are many downsides to the proposal, even apart from the fact that the school is not officially part of the zoning application. A 300-unit building at Dock Street will inevitably increase the strain on infrastructure and city services in our neighborhood. More importantly, should Dock Street be built as Two Trees has designed it, it will radically alter the views to and from the Brooklyn Bridge. Particularly relevant to our shareholders, it will forever alter views from the entire west side of 70 Washington Street, impacting the resale value of not only those units directly facing Dock St. but likely resulting in lower values throughout the building. This negative effect will be multiplied when we consider the reserve fund, which will take a hit each time a unit sells for less than would otherwise have been the case.

Should Dock Street be approved as proposed, not only will it affect our building, it will also set a precedent for other large-scale developments in DUMBO. This includes the York Street parking lot, which is currently zoned R7-1, a high-density residential zone that has no height limit. In order to protect our most important investment – our homes – we believe it is critical to consider the development potential of the proposed Dock Street site, the York Street parking lot next door to us, and possible high-density development in other parts of our neighborhood. All of these will likely have a great impact on us, and they should be addressed via a comprehensive rezoning plan that covers the entire area.

To this end, the DUMBO Neighborhood Association (DNA) has been working with an urban planning and historic preservation consultant, Paul Graziano. Mr. Graziano created a comprehensive zoning plan for the DUMBO, Fulton Ferry Landing and Vinegar Hill neighborhoods with the goal of orderly and reasonable development that will reinforce the existing historic character and support not only residential quality of life, but also the 170+ businesses that call DUMBO home. DNA sees this comprehensive rezoning strategy as the only way to maintain the neighborhoods' unique historic character, which is continually under threat by spot zoning variances that allow developers to build large, out of scale buildings. DNA's comprehensive plan includes the proposed Dock Street development site and the York Street parking lot, as well as the ten-block area east of the Manhattan Bridge covered by the Department of City Planning's proposal and other blocks in DUMBO, Fulton Ferry and Vinegar Hill that have been left out of the DCP plan. DNA has proposed that the Dock Street site and the York Street parking lot immediately adjacent to 70 Washington Street to be rezoned R7B – a maximum of 75 feet.

**Relevant Articles:**

A Masterpiece in Jeopardy: The biographer of the great Brooklyn Bridge on how a proposed new building could ruin an icon of American ingenuity.

<http://www.newsweek.com/id/194596>

**LOBBYING \$\$ HELPS DUMBO CONDO PROJECT**

[http://www.nypost.com/seven/04282009/news/regionalnews/brooklyn/lobbying\\_helps\\_dumbo\\_condo\\_project\\_166627.htm](http://www.nypost.com/seven/04282009/news/regionalnews/brooklyn/lobbying_helps_dumbo_condo_project_166627.htm)

**DUMBO STUMBLE: E-MAIL SHOWS FIX WAS IN**

[http://www.nypost.com/seven/04012009/news/regionalnews/dumbo\\_stumble\\_162375.htm](http://www.nypost.com/seven/04012009/news/regionalnews/dumbo_stumble_162375.htm)

Anna Ortiz: Saving the Brooklyn Bridge

[http://www.huffingtonpost.com/ana-ortiz/saving-the-brooklyn-bridg\\_b\\_205910.html](http://www.huffingtonpost.com/ana-ortiz/saving-the-brooklyn-bridg_b_205910.html)

Money and Politics Meet at the Brooklyn Bridge

[http://www.nytimes.com/2009/05/24/nyregion/24about.html?\\_r=2&ref=nyregion](http://www.nytimes.com/2009/05/24/nyregion/24about.html?_r=2&ref=nyregion)

CB2 Land Use Committee Member's Open Letter About Dock St Dumbo

<http://dumbonyc.com/2009/05/26/cb2-land-use-committee-members-open-letter-about-dock-st-dumbo/>

Wondering if a New School in Brooklyn Is Worth Blocking the View

[http://www.nytimes.com/2009/01/21/nyregion/21dumbo.html?\\_r=1](http://www.nytimes.com/2009/01/21/nyregion/21dumbo.html?_r=1)

**About the DUMBO Neighborhood Alliance**

DNA is a non-profit 501c3 organization with a history of supporting DUMBO residents and the quality of life in our neighborhood, through effective outreach to government offices and the organization's strong relationships with other local neighborhood associations. DNA is directly responsible for the 2008 Landmarking of DUMBO and the inclusion of DUMBO in the National Register of Historic Places. DNA has been instrumental in the revitalization of PS8 and conducts an ongoing dialog with the DOT in order to bring sensible parking and street closing policies to the area. Please visit [dumbo-dna.org](http://dumbo-dna.org) for more detail. Donations to DNA are tax deductible.

**Some DNA Members At 70 Washington. Please reach out to us with your questions and concerns.**

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## ITEM 2

April 30, 2009

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Dear Richard:

Our beautiful waterfront park and playground is one of the best things about DUMBO. Since it opened in 2003 it has become our front yard and a place where literally the world comes to enjoy the spectacular views. Unfortunately, the park has a serious problem -- RATS.

While every waterfront has rats, in a park and playground they can't be ignored. City Parks has valiantly attempted to control the rat population, but with limited success. With construction on Water Street about to begin, this problem will only get worse this spring and summer.

The Brooklyn Bridge Park Conservancy worked hard to get this park built and we help the New York City Parks Department, with its limited budget and diminishing capacity, by supplementing park maintenance where we can. So far, we have brought over 15,000 volunteer hours to weed, pick up trash, plant bulbs and plantings. And we sponsor a wide range of education and recreation programs that are enjoyed by thousands. So we do not want to ignore the rats.

The source of the rat problem is pretty simple. Rats are attracted by food. Our park, with its beautiful views, attracts people every day. People bring picnics to enjoy as they contemplate the sunsets, and then leave their trash in the waste barrels. Rats prefer the dark and come out to gorge on the food leftovers. Dog owners who fail to pick up after their pets only add to the rat buffet.

The solution to the rat problem is more complicated. The Conservancy has spent more than a year researching and

developing an integrated approach to rat control. We reached out to the national experts in rodentology (yes, there is such a field) and explored how we could have a real and long-

lasting impact. We need to reduce and try to eliminate access to food sources. We need to carefully use rodenticide. We need to address rats on the surface and underground, year round. And we need to monitor all these efforts. Committed to creating an effective program to serve as a model for Brooklyn Bridge Park and other areas throughout the city, Brian McGorry, Operations and Special Projects Manager at the Conservancy has assembled a skilled team, including Dr. Robert Corrigan, the nation's foremost rodentologist, who works at the NYC Department of Health; Gil Bloom, President of Standard Pest management, a widely recognized private company and recipient of Cornell University's integrated pest management award in 2005; and Tom Ching, NYC Parks Department Operations Manager.

We have developed an integrated pest management program that includes the following elements:

1. Rat resistant trash cans (barrels with self-closing spring lids), some large enough to fit pizza boxes
2. Late night trash collection from all of the trash cans
3. Late night trash haulage from the park's curb entrance
4. Coordination with NYC DEP to address subterranean rats in the sewer system (both the active and inactive sewers under our streets)
5. Encouragement of local businesses to use sealed dumpsters for their food waste
6. Strategic placement of rodenticides in locked, tamper resistant bait stations throughout the park, which are serviced regularly, and monitored for activity
7. Performance tracking of all the rodent control methods

So, this year, despite diminishing resources of our own, the Conservancy has stepped up to manage the park's extermination program. We will work closely with the Department of Health City Parks, and Standard Pest Control, to exterminate the City Park section on a regular basis. In addition, in order to "starve out the rats" we will need to hire a part-time maintenance employee to gather all trash from the baskets between 8pm-10pm every evening. The trash will then be collected at the park entrances by a carting company that has agreed to provide pro-bono curbside pick-up.

**But we need to raise \$21,000 to make this happen.**

So far, One Main Street Condominium has pledged \$3,000 to offset these costs in 2009, contingent on other condominiums matching its pledge. We are asking

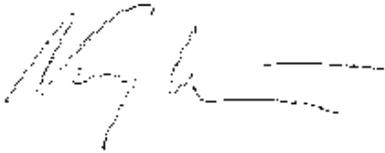
Sweeney Condominium, 70 Washington, J Condo, and other DUMBO condominiums to match this with pledges of \$3,000 to support the hiring of Standard Pest Control Services and to pay for the evening trash collection services.

**Please help.**

If you have any questions, please do not hesitate to contact us. We would be delighted to

Speak to your board at any time about this issue or update you on the plans for the larger 85 acre Brooklyn Bridge Park.

All our best,



Nancy Webster  
Acting Executive Director



Marianna Koval  
President

Attachments

**Brooklyn Bridge Park  
Rodent Extermination Project  
2009**

<b>Description</b>	<b>Unit price</b>	<b>Amount</b>	<b>Estimated 2009 Cost</b>	<b>Funding Status</b>
Extermination services	\$780/ month	9 months April-December	\$7,020	
Late night in side park trash gathering and bagging	\$15/hour 2 hours 7 days a week	9 months April-December	\$8,250	
Late night curb-side trash hauling	Est. \$22 per night	7 days a week @ 10 pm	\$6,000	In-kind Donation promised
Steel dome lids for trash cans	\$99 each	16	\$1,584	
Large trash cans w/ lids (to hold pizza boxes, big issue in summer)	\$150 each	2	\$300	
Trash bags to supplement the approximately 400 bags per month supplied by city parks	Approx 50 bags /day \$67/box of 250  (estimate for 26 trash cans emptied 3x/day)	9 months (April-December)	\$3,685	
Supplies: ammonia, gloves, broom, dustpan, pooper scooper, signage	Approx \$40/month	9 months (April-December)	\$360	
Project Management: plan development and implementation, regular inspections, follow-up			\$7,000	Donated by Brooklyn Bridge Park Conservancy
<b>Total</b>			<b>\$34,199</b>	
<b>Balance (after contributed services)</b>			<b><u>\$21,499</u></b>	

Background:

- 1) We are being advised by Dr. Robert (Bobby) Corrigan. See:  
[http://www.nypost.com/seven/01142008/news/regionalnews/citys\\_pied\\_piper\\_85287.htm](http://www.nypost.com/seven/01142008/news/regionalnews/citys_pied_piper_85287.htm)
- 2) The exterminator is Standard Pest Management headed by Gil Bloom. See:  
<http://www.mypmp.net/pestcontrol/Buzz+Online/Gil-Bloom-Wins-IPM-Award/ArticleStandard/Article/detail/284841>
- 3) We are coordinating "on the ground" with Tom Ching at NYC Parks. I believe his title is Deputy Chief of Operations, Brooklyn. We are also coordinating with Lena Neglia and Julius Spiegel
- 4) For a related news article, see Link to NYT article re: City Hall Park:  
[http://www.nytimes.com/2007/11/10/nyregion/10rats.html?\\_r=1&scp=1&sq=%22rats%20come%20out%20to%20play%22&st=cse](http://www.nytimes.com/2007/11/10/nyregion/10rats.html?_r=1&scp=1&sq=%22rats%20come%20out%20to%20play%22&st=cse)