

November 7, 2014

Alexandria S. Bowie
President
Brooklyn Heights Association
55 Pierrepont Street, box 17D
Brooklyn , NY 11201

Dear Ms. Bowie,

We are in receipt of your letter dated October 23rd, 2014 regarding your board's recent concerns about the Pierhouse development at Pier 1. As you know, we were first made aware of the BHA's concerns regarding this development on September 4th. We immediately began looking into these concerns and met with representatives of the BHA on September 10th to review the history regarding Pierhouse project design. Since that time, we have sent over additional information as requested and we hope you will agree that we have been extremely responsive to date.

BBP has established a robust and transparent public design review process for our development sites, and the BHA, through its representative to the Community Advisory Council (CAC), has been an active and vocal participant in the reviews of the Pier 1 project over the last several years. We have welcomed and appreciated the BHA's participation. These Pier 1 project reviews included:

- **November 22, 2011:** A public presentation to CAC showing all seven design proposals received in response to the Pier 1 RFP (with a CAC written response submitted to BBP December 22nd, 2011).
- **August 19, 2012:** A presentation to the CAC Design and Development Committees on the 30% complete drawings for the Pierhouse (with a CAC written response submitted to BBP at its September 2012 meeting).
- **September 10, 2013:** A presentation to the CAC Design and Development Committees on the 75% complete drawings for the Pierhouse (with a CAC written response submitted to BBP at its September 2013 meeting).

Please note that at all of these meetings, it was made clear that BBP, based on consultation with Empire State Development Corporation (ESDC), would permit rooftop mechanical equipment to exceed the 100' height limit provided that it fit the definition of a "Permitted Obstruction" in the

NYC Zoning Resolution. Additionally, in response to the November 22, 2011 presentation mentioned above, the BHA submitted a letter to BBP on December 21, 2011 explicitly acknowledging this fact, with no mention of any previous agreements made with the BHA. A copy of this letter is attached for your reference.

During the public design review outlined above, the CAC (including its BHA representative) made it very clear that the size and location of any rooftop bulkheads, and the impact these bulkheads would have on views from the promenade, were extremely sensitive topics. Marvel Architects, the project's lead design firm, explained that, where feasible, great efforts had been made to consolidate the mechanical equipment for the hotel and the northern residential buildings in order to reduce the number of required bulkheads, and to locate those bulkheads at the northernmost section of the building (the furthest point from the promenade). This was done in order to minimize their visual impact compared to placing multiple bulkheads located at intervals over the 500' length of the building. The CAC members present at the meetings expressed that, while they preferred to see a smaller hotel bulkhead, Marvel Architect's approach showed sensitivity to their concerns. The building under construction today, including the bulkhead, is consistent with the designs that were presented to the CAC to favorable response in September 2013.

In the spirit of helping the BHA to further understand the Pierhouse design, and in response to your specific questions, we provide the clarification points below:

- We understand from our recent discussions with BHA that, during the discussions in 2005/2006, it was assumed that the 100' height limit would be measured from the base of the southern wall of tallest building of the Cold Storage Warehouses. Our surveys indicate that this wall was located approximately 55' north of the southern wall of the Pierhouse parcel A building and that, at that point the elevation of the sidewalk is at approximately **7.75'** using the Borough of Brooklyn Highway Datum (BBHD). BBHD is the standard reference point from which elevations are determined in Brooklyn. Therefore, the 100' height limit at parcel A, using the Cold Storage Warehouses as the reference point, would have been **107.75'** BBHD.
- Based on consultation with ESDC, the 100' height limit for the Pierhouse is determined in accordance with the NYC Zoning Resolution; under the NYC Zoning Resolution, height is measured from the Base Plane. The Base Plane is defined as the higher of either a) The Average Grade Plane, which is determined by averaging elevations measurements at 50' intervals along the perimeter of the property, or b) The Base Flood Elevation, which is based on FEMA's 100-year flood plane elevations.

- Prior to Hurricane Sandy, the Base Plane for the Parcel A building at Pierhouse was set at **10.2'** BBHD based on the Average Grade Plane. The height of the roof slab was set at 100' above this point, or **110.2'** BBHD.
- After Hurricane Sandy, in response to changes in FEMA's 100-year flood plane elevations at the site, the building was raised up and the Base Plane was raised by 3.55' to **13.75'** BBHD. Correspondingly, the height of the roof slab was raised to **113.75'** BBHD, which is 100' from the Base Plane.
- The rooftop of the hotel will include an outdoor bar. An occupiable rooftop is a key component of the hotel program and has been part of the developer's proposal from the outset. Any use of the roof by hotel guests and the public (whether as a bar or otherwise) must be accessible with an elevator per ADA requirements. In addition, the Building Code requires egress stairs to access the roof.
- The hotel bulkhead contains two parts. The lower bulkhead, closer to Furman Street, is approximately 23' tall and contains an emergency generator and cooling towers. The remainder of the hotel bulkhead is approximately 30' tall and contains three levels. The lower level contains the access for the elevators and egress stairs. The middle level contains the elevator equipment room, an IT equipment room and exhaust and supply fans serving all floors of the hotel. The upper level of the bulkhead contains the required overrun heights for elevator service and equipment and pressurized fans. Further detail on the contents of the hotel bulkheads can be seen on drawing M-152.01, attached for your reference.

We have engaged the community in the Pierhouse development through every step of the lengthy process. BBP has actively sought out community feedback via the CAC, and involved the project designers and developers. In doing so we have received and responded to valuable feedback which has provided the basis for the best possible project at this location. In addition to generating a significant portion of the revenue necessary to fund park maintenance and operations, Pierhouse will also prove to be a significant amenity not only for park visitors, but also for the surrounding community and, indeed, for the whole City.

We hope this information is helpful to you. Please advise if you have any follow up questions.

Sincerely,



Regina Myer
President, Brooklyn Bridge Park