



OFFICE OF THE BROOKLYN BOROUGH PRESIDENT

ERIC ADAMS
President

March 10, 2015

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

Re: Pierhouse in Brooklyn Bridge Park

Dear Ms. Myer:

My office has recently received several inquiries expressing concern about the development of the Pierhouse in Brooklyn Bridge Park and its impacts on the view-shed of New York Harbor. Members of the community have expressed their sentiment that the views of the Manhattan skyline and the Brooklyn Bridge are un-paralleled for City residents and our vast and growing number of tourists to enjoy. While my office understands that this development is integral to the sustainable operation and maintenance of Brooklyn Bridge Park, we must continue to consider neighborhood impacts and needs as this development moves forward.

Several of the inquiries to my office request an investigation into blocked views of the Brooklyn Bridge and the Manhattan Skyline from the Brooklyn Heights Promenade, and the building's massing protections from Brooklyn Bridge Park's General Project Plan (GPP). According to the Modified GPP, Building 1 is to be approximately 100 feet in height and Building 2 approximately 55 feet in height. Many constituents indicate this height limit has been exceeded by approximately 30 feet and 10 feet for Building 1 and Building 2, respectively.

In addition, according to the Empire State Development Corporation, the height of 100 feet is measured by the base plane as defined by the City's Zoning Resolution, which adjusted the Borough of Brooklyn Highway Datum (BBHD) by 13.75 feet. According to the ZD1 Zoning Diagram, the top of the tallest bulkhead is 132'4" above the Zoning Resolution's Base Plane, further indicating that the Base Plan is 11.55 feet above BBHD, and that the top of the roof slab is 100 feet above the Average Grade Plane.

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Finally, there have been conflicting accounts over the official status of a 2006 Design Guideline for Pier 1 in Brooklyn Bridge Park. According to these guidelines, bulkhead height is limited to 10 feet and building height is limited to 107.5 BBHD, but it is unclear whether these guidelines were formally adopted by the Board of the Brooklyn Bridge Park Corporation (BBPC).

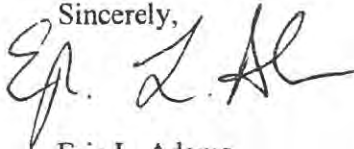
As such, we request additional clarity about:

- Compliance with maximum height restrictions for Building 1 and Building 2 in the 2006 Modified GPP, as well as concerns with the starting point of measurement for these height maximums.
- Compliance with height limits by bulkheads on Building 1, which are 23 and 30 feet in height above the 100 feet height maximum.
- The official status of 2006 Design Guidelines for Pier 1.

Given these outstanding questions, I would greatly appreciate BBPC's point-by-point response in an effort to bring further clarity to what is clearly a complex situation.

If you have any questions, please contact Mr. Richard Bearak, my land use director, at (718) 802-4057. I thank you in advance for clarifying this important matter.

Sincerely,



Eric L. Adams
Brooklyn Borough President

ELA/rb
enc.

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