



The \$100 million Downtown Revitalization Initiative (DRI) will invest \$10 million in one community in each region ripe for development to transform them into vibrant communities where tomorrow’s workforce will want to live, work and raise families. The program emphasizes using investments to reinforce and secure additional public and private investments proximal to, and within, downtown neighborhoods, and in doing so will build upon growth spurred by the REDCs. Each REDC will nominate one downtown in their region best positioned to take advantage of the DRI.

The NYC Regional Economic Development Council (NYC REDC) is currently soliciting interest in the program from communities in the region using the enclosed template. After applications are received, the NYC REDC will consider how interested communities meet the proposed criteria, and request certification by the State of the one downtown that the NYC REDC determines is best positioned to take advantage of the DRI.

Applications are due by **5:00 p.m., Friday, June 3** and should be submitted to the following e-mail address: NYC-DRI@esd.ny.gov.

**DOWNTOWN REVITALIZATION INITIATIVE – Downtown/Southside Williamsburg (Los Sures)—
BQ Green**

BASIC INFORMATION

Regional Economic Development Council (REDC) Region: New York City

Municipality Name: New York City

Downtown Name: Downtown/Southside Williamsburg (Los Sures)—BQ Green

County: Kings County

Downtown Description - Provide an overview of the downtown and summarize the rationale behind nominating this downtown for a Downtown Revitalization Initiative (DRI) award):

Southside Williamsburg (Los Sures) is a diverse and vibrant Latino neighborhood that is bisected by the Brooklyn-Queens Expressway (BQE), a six-lane below-grade highway.

The streets of the Southside Williamsburg are adorned with the founders of Brooklyn, from Havemeyer and Roebling to Driggs emblazoned on corners that once rivaled the financial hub of Wall Street. Banks that anchored the neighborhood in the 19th century such as Kings County Savings Bank and the Williamsburgh Savings Bank held the assets of the wealthiest families. In the 20th Century, the departure of the banks and overall poor urban planning, along with the construction of the BQE, exacerbated the decline in the community. However, in the 21st century, the neighborhood has substantially recovered and has since experienced a renaissance, with the 2005 Greenpoint/Williamsburg rezoning accelerating the increase in property values.

Unfortunately, the neighborhood often lacked for sustainable economic development, as the revitalization has depended on nightlife and real estate. An opportunity exists to restore open space in the community as well as create recreation spaces. The lack of open space along with the BQE contributes to afflictions such as high rates of obesity and asthma. We have a real opportunity to heal to renew the neighborhood by connecting two road bridges that span across the trench of the BQE to create the BQ Green.

The BQ Green would add roughly two acres of park land and reconnect a community that was bisected by the BQE in the mid-Twentieth Century. A series of neighborhood workshops identified a need for healthy activities in our community, exacerbated by exhaust fumes and the lack of accessible open space in the area. As a result, the neighborhood has among the highest asthma rates in the City and among the lowest amount of open space per capita.

These factors correlate negatively to the economic landscape in the project area. Unlike Northside of Williamsburg, which has experienced increased economic development and small business creation as a result, in part, of more accessible waterfront parks, Southside Williamsburg has been left behind. This project, by creating a centralized anchor for future economic development, will provide an incentive for investment and revitalization.

DOWNTOWN IDENTIFICATION

This section should be filled out with reference to the criteria set forth in the DRI Guidelines.

- 1) Boundaries of the Downtown Neighborhood.** Detail the boundaries of the targeted neighborhood, keeping in mind that there is no minimum or maximum size, but that the neighborhood should be compact and well-defined. Core neighborhoods beyond a traditional downtown or central business district are eligible, if they can meet other criteria making them ripe for investment.

The downtown neighborhood boundaries are: Grand Street in the north to Broadway in the south, and Union Avenue in the east to Kent Avenue in the west. The BQE bisects the core of this downtown district at Marcy Avenue in the west and Rodney Street in the east and by Borinquen Place/Grand Street in the north and Broadway in the south.

- 2) Size.** Outline why the downtown, or its catchment area, is of a size sufficient to support a vibrant, year-round downtown, with consideration of whether there is a sizeable existing, or increasing, population within easy reach for whom this would be the primary downtown.

Using 2010 demographic data from selected census tracts 551, 523, 527, 525, 549, 513 that include the aforementioned downtown area, the population increased 3.5% from 2000; total housing units increased 23.4%; family households increased 22.1%; and 79% of area is 18 years of age or older.

The BQ Green project is approximately two acres in size, which would nearly double the amount of open space in the surrounding area, and support a growing population that has surpassed the over 170,000 people living in Brooklyn Community District 1 and close to 28,000 people who live in the area surrounding the BQ Green. The population of this community district has grown by nearly 8 percent since 2000.

- 3) Past Investments & Future Investment Potential.** Describe how this downtown will be able to capitalize on prior, and catalyze future, private and public investment in the neighborhood and its surrounding areas.

Past Investment

What's old is new again, as transportation to Downtown Williamsburg has never been more accessible, with the reintroduction of ferry service along the East River and the ongoing discussions focused on the Brooklyn-Queens Connector, or BQX streetcar. Five subway lines (J/M/Z, L, and G trains), as well as all bus lines, beginning and ending with the depot located at the base of the Williamsburg Bridge, provide access to Southside Williamsburg.

The area of Williamsburg has experienced substantial investment in real estate development, the preservation of historically protected buildings, transportation to Southside Williamsburg, and nightlife establishments.

In 2010, New York City Council Member Diana Reyna allocated \$300,000 for an analysis of the proposed project area of the BQ Green and, since 2014, the Office of Brooklyn Borough President Eric L. Adams has allocated \$2 million for the project.

Additionally, the City has invested resources into the area through the Million Trees program, as well as through traffic mitigation efforts to create safe streets with bulb-outs or neck-downs, pedestrian islands, and bike lanes.

Future Potential

The analysis commissioned by then-Council Member Reyna quantified the fiscal benefits to the neighborhood and New York City as a whole generated by project implementation. Among the assumptions included were a four-year construction period and a ten-year phase-in for benefits commencing from the first year of build-out.

Among the findings in the analysis were the potential for new development and redevelopment of existing properties within the area. The park could potentially generate an increase of \$16 million in property values in a 10-year period for the six blocks of land around its proposed location, assuming an annual gain in value of one percent more than the anticipated baseline annual three percent rate. Land values are expected to increase from \$116 million in fair market assessed value to \$171 million. This incremental growth assumption is conservative compared to research conducted by the National Recreation and Park Association on the economic impacts of parks on real estate values, which proposes that proximity to a park could add as much as 20 percent marginal value to existing property.

To evaluate commercial activity and retail sales in the area, the study identified a Retail Comparison Area around Myrtle Avenue in Fort Greene. This neighborhood has benefitted from recent revitalization efforts and local retailers have experienced increased sales as a result. The number and distribution of retailers in the Economic Analysis Study Area mirrors the retail environment in the Myrtle Avenue corridor, yet the sales per square foot are almost \$300 less in the Study Area.

The creation of open space has the potential to revitalize commercial activity in this area. Assuming retail spending could increase by five-percent in a stabilized year, net local sales would increase by more than \$5 million a year. This would generate \$225,000 in annual sales tax for the City in a stabilized year, assuming City tax receipts are 4.5 percent of gross sales.

Rezoning in other sections of Williamsburg led to increased development. In 2006, the New York City Department of City Planning (DCP) rezoned major sections of Williamsburg as part of the City's plan to encourage development along the edges of the East River. Included in this effort was the rezoning

of several city blocks of mostly one-story outmoded industrial buildings in the area immediately north of the Real Estate Impact Study Area to allow for residential use. This rezoning resulted in a boom of new residential development along Grand, Hope, Keap, and South Fourth streets. Similarly, the area around the Bedford Avenue station on the L line has experienced vast amounts of growth over the past decade, with significant multi-family construction generated following the 2006 rezoning. In contrast, the aforementioned study found that within the real estate impact area, already predominantly zoned for residential use, only two new residential buildings that have less than eight units each have been created.

There is great potential for new development and redevelopment of existing properties within the surrounding footprint of the project. For this study, the quantified real estate impacts were limited to the six city blocks immediately adjacent to the proposed BQ Green site. This immediate area has not seen the waves of development that many other areas in northern Brooklyn have experienced in the past decade. This area has many undeveloped or underdeveloped lots that could allow for new development under both current zoning and potential up-zoning.

Lots abutting the west side of the BQE also have significant potential for development. Low-rise buildings, parking lots, and empty lots typify this area. There are several residential buildings but their locations are scattered. The area west of the BQE has 420,000 square feet of undeveloped building area. Furthermore, a realignment of the functionality of the NYCTA bus depot at the base of the Williamsburg Bridge could result in an additional 270,000 square feet of buildable area under existing zoning. The area to the east of the BQE has a tangible residential character as most lots have existing residential structures. This area has the capacity to have an additional 70,000 square feet of development under existing zoning based on a soft site analysis.

The study proposed two development scenarios: one with existing zoning and the other with an area west of the BQE upzoned to 6.0 FAR. The proposed upzoning would stem from the completion of the BQ Green project as the capping of the highway and the development of the park would spur new development in the area immediately surrounding the site. Our findings conservatively estimated that 25% of all new development is attributable to the introduction of the park.

At the existing zoning of 3.4 FAR in most of the Real Estate Impact Study Area, a total of 760,000 square feet of buildable area can be developed leading to a \$23 million in incremental land value. Of that total, \$16 million is on private land and \$7 million is on public land owned by the NYCTA and the US Postal Service.

Greater development potential would result from up-zoning. The area to the west of the BQE is significantly underdeveloped but is adjacent to an area zoned for more dense development. To assess the economic potential if the area west of the BQE is fully re-zoned, the study analyzed a scenario under which the western portion of the Real Estate Impact Study Area is upzoned through a density bonus to an FAR of 6.0. A total of 860,000 square feet of additional buildable area (in addition to the 760,000 square feet in the base scenario) would be generated through the implementation of a density bonus. Through that development scenario, \$87 million is an attributable increment resulting from the park development of which the public would capture \$26 million through the value of public land owned by the New York City Transit Authority (NYCTA) and the United States Postal Service (USPS) and density bonuses.

An FAR of 6.0 would allow for buildings between six and 12 (or more) stories, depending on setbacks and lot areas. This level of development could support more mixed-uses, with more commercial property development and larger multi-family properties. The development of larger floor plates for

commercial use is feasible in the western portion of the study area as the combination of soft sites would result in the development of larger building areas. Higher density development is not out of context with the area. Several buildings are as many as eight to ten stories and still appear appropriate.

These economic benefits would produce significant fiscal benefits for the City of New York. The study concluded that in a 30-year period, using the City's discount rate of 6.25 percent, the present value of the project's cost for construction would be significantly offset by the present value of municipal revenues from the project (\$95 million). This results in a net project cost of \$48 million.

Under current zoning, the study projects \$45 million in benefits to be generated in discounted net present value (NPV) assuming a 30-year discount period and a discount rate of 6.25 percent. Comparatively, the upzoned development scenario produces \$95 million in discounted value assuming a 30-year discount period and a discount rate of 6.25 percent. This would offset more than two-thirds of the NPV of the project costs. This benefit is reduced by \$30 million if the NYCTA land is not included in the cost-benefit analysis which brings the benefits down to 45 percent of the NPV of projected costs.

- 4) Job Growth.** Describe how recent or impending job growth within, or in close proximity to, the downtown will attract professionals to an active life in the downtown, support redevelopment, and make growth sustainable in the long-term.

According to the analysis, BQ Green would provide critical economic development to a neighborhood in need. The introduction of new park space and the mitigation of the negative externalities of the highway would generate both quantitative and qualitative benefits for the neighborhood and city with direct and indirect economic effects on Williamsburg totaling approximately \$245 million. Construction activities would create 200 annual construction jobs during the four-year construction period and generate an additional 135 jobs in New York City through the multiplier economic activity spurred by construction spending.

- 5) Attractiveness of the Downtown.** Identify the properties or characteristics the downtown possesses that contribute or could contribute, if enhanced, to the attractiveness and livability of the downtown. Consider, for example, the presence of developable mixed-use spaces, housing at different levels of affordability and type, healthy and affordable food markets, walkability and bikeability, and public parks and gathering spaces.

As mentioned previously, the Williamsburg area has experienced tremendous population growth as well as economic and cultural investment since the years of neglect. As a result of urban decay, poor urban planning, and the BQE bisecting Southside Williamsburg, the community was divided and became stigmatized as crime ridden. This period of neglect still resonates through deep emotional and physical scars, i.e., the BQE.

Despite the trench and the bisecting of Southside Williamsburg, the neighborhood has become a hub of retail corridors along Broadway, Grand Street, and Borinquen Place, while also supporting households that are mixed-income. However, a distinct challenge as the population has grown in the project area has been the lack of safe open space, constrained pedestrian and cycling environments, and an increasing strain on the affordable housing stock.

The proposed development has enormous potential. Residential or mixed use development presents the most obvious choice, but other options include retail or commercial centers or even a hotel. The area's proximity to public transportation combined with a lack of hotels in the area suggest the

possibility of using a soft site to create a 100+ room hotel. The proposed transformation of Williamsburg Savings Bank to a catering hall, concert space, and art gallery will also improve the area's suitability for a new hotel.

- 6) Policies to Enhance Quality of Life.** Articulate the policies in place that increase the livability and quality of life of the downtown. Examples include the use of local land banks, modern zoning codes, complete streets plans, or transit-oriented development. If policies achieving this goal are not currently in place, describe the ability of the municipality to create and implement such policies.

Policies to increase neighborhood livability include the recent adoption of the Quality and Affordable Zoning Text Amendment, which enhances the development of ground floor commercial space by allowing developers to provide more height for ground-floor retail space without compromising the ability to use all of the property's zoning square footage. For properties placing the second floor at least 13 feet above the sidewalk level, five extra feet are added to the maximum height.

Borough President Eric L. Adams has also supported policies that would encourage development in the project area. These include: (1) a residential upzoning of the Broadway corridor which would incorporate a mandatory affordable housing component as well as introduce mandatory height limits and mandatory ground floor street activation through retail and community uses; and (2) the decking of the Williamsburg Bridge Plaza, which could provide for any combination of commercial and residential development. The City could initiate zoning and site disposition proceedings to implement both policy recommendations. The added parkland as outlined in the BQ Green project would complement these initiatives.

New York City Department of Transportation (NYCDOT) has committed to developing Complete Streets throughout New York City, and in particular in Williamsburg where the growth of cycling over the Williamsburg Bridge alone from 2010-2015 grew by 18 percent. Borough President Adams has also created a Connecting Residents on Safer Streets (CROSS) initiative, in which he has allocated capital funding to build safer streets for pedestrians, cyclists, and motorists alike.

Recent policy proposals to reroute the M line service to midtown Manhattan has also increased the attractiveness of the Broadway corridor by removing the need to otherwise transfer.

- 7) Local Support.** Set forth the local and community support that exists for the revitalization of this downtown and the commitment among local leaders and stakeholders to building and implementing a strategic investment plan. Identify an initial local lead for the program that will work with outside experts to convene a local DRI Planning Committee to oversee the plan.

Office of Brooklyn Borough President Eric L. Adams (applicant)

Office of US Representative Nydia Velázquez

Office of Senator Kirsten Gillibrand

New York City Council Member Antonio Reynoso

New York State Assembly Member Maritza Davila

St. Nicks Alliance

El Puente

Southside United HDFC (Los Sures)

Churches United for Fair Housing

- 8) Other.** Provide any other information that informed the nomination of this downtown for a DRI award.

If selected, the \$10 million in DRI funding will be used to advance the estimated \$100 million BQ Green project within the historic downtown of Southside Williamsburg. This funding will be utilized to conduct thorough bridge engineering analyses that run over the BQE, support project management, and begin the environmental impact analysis phases of project development.

THOMAS McC. SOUTHER, BOARD CHAIR
MARTIN S. NEEDELMAN, ESQ., CO-EXECUTIVE DIRECTOR, CHIEF COUNSEL
PAUL J. ACINAPURA, ESQ., CO-EXECUTIVE DIRECTOR, GENERAL COUNSEL



Brooklyn Legal Services Corporation A
SHRIVER TYLER MACCRATE CENTER FOR JUSTICE

June 8, 2016

Governor Andrew M. Cuomo
NYC-DRI@esd.ny.gov

RE: BQ Green Proposal/Downtown Revitalization

Initiative

Dear Governor Cuomo:

I write to support Brooklyn Borough President Eric Adams' BQ Green Proposal for your Downtown Revitalization Initiative.

I am Co-Executive Director & Chief Counsel at Brooklyn Legal Services Corporation A ("Brooklyn A"), a position which I have held since 1984, and whose Williamsburg office I have worked as an attorney at since 1971. I must confess that Brooklyn A's founding Project Director and my predecessor, who was there when I started out at a VISTA attorney, is the very same Cesar Perales who has been designated to Chair the Initiative.

Over all those years I have worked with community organizations in Williamsburg and particularly in its Southside neighborhood, where I have now lived for 45 years, to revive and sustain the neighborhood and to protect tenants' right to remain and enjoy their increasingly developed and growing community.

Over the last five years that Southside community of Williamsburg has come together in support of an innovative transportation project that benefits not only the local community of 160,000 low income Latino residents but also the City of New York as a whole. BQ Green is designed for the people, transforming an important transportation artery for the multifaceted realities of 21st Century urban life. Perhaps most important, the BQ Green project would dramatically expand the green space in the Southside in a neighborhood with a shockingly small amount of such green space and large percentage of residents, particularly our young people, suffering from asthma and related problems that will be significantly ameliorated with the project's completion.

The Brooklyn Queens Expressway bisects many neighborhoods of Brooklyn and Queens in service of moving cars and trucks quickly through the City of New York. In its current state, trenched sections of the BQE are conduits for noxious particulate matter. They also strain

building communities, ensuring opportunity, achieving justice

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MARTIN S. NEEDELMAN, ESQ., CO-EXECUTIVE DIRECTOR, CHIEF COUNSEL
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Brooklyn Legal Services Corporation A
SHRIVER TYLER MACCRATE CENTER FOR JUSTICE

surface pedestrian routes to schools, stores and otherwise easily accessible public transportation access points. The highway is currently an important transportation artery but could also be a tremendous amenity for the community.

Bridges that span the trenched portion of the BQE are over 60 years old and need to be replaced because they do not meet current highway standards. Replacement of the bridges would allow for better traffic flow as well as facilitate creation of a deck over the highway to create an active public park for the community. It's a project that could get kids out of gangs and on to the playing field. Families and children could walk and bike to shops and local schools more safely. Plantings would help capture storm water and also reduce particulate matter that is a leading cause of the extremely high asthma rates in the area referred to above.

Speaking on behalf of myself and so many of my community partners and residents, I and we urge you to support this proposal. Thanks in advance and keep up your great work on behalf of our beloved State.

Yours truly,

Martin S. Needelman, Esq.

MSN/me:BQGreen.Gov.LtrMSN 060816

cc.: Borough President Eric Adams
Deputy Borough President Diana Reyna
Councilmember Antonio Reynoso
Ramon Peguero, Southside United HDFC
Luis Garden-Acosta & Frances Lucerna, El Puente

building communities, ensuring opportunity, achieving justice

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June 7, 2016

The Honorable Andrew M. Cuomo
Governor of New York State
NYS State Capitol Building
Albany, NY 12224

Dear Governor Cuomo:

I am writing in full support for the Downtown Revitalization Initiative (DRI) and how important the BQGreen project is to revitalize the entire Southside of Williamsburg.

As Managing Partner of the Williamsburgh Savings Bank project and its award winning restoration and change of use into the events and cultural center Weylin, I am undoubtedly connected to this Community. What was once a blighted area is now part of a wave of economic revitalization.

Today, some of the most important brands in the country have chosen Weylin as their venue for events and even the Mayor's Office has hosted the Made in NY Awards Ceremony on 2014. Brands such as Nike, Zara, Cartier, Bacardi, TedX, Twitter, Vice Media are some of our clients that have focused their attention into this revitalized neighborhood.

As much as Weylin has worked with worldwide brands, it has paid important attention to Brooklyn organizations and has made efforts to host fundraisers for The Brooklyn Public Library, The Brooklyn Chamber of Commerce, Brooklyn Legal Services Corporation A and community groups such as St. Nick's Alliance, Transfiguration Church and Churches United for Fair Housing.

As part of my project, my group is also owner for a mixed use development site adjacent to the Williamsburgh Savings Bank building. Currently there is a \$100 million plan for a hotel and residences in such site. The need to create the appropriate atmosphere for investment and economic growth in the Southside is vital for my development. Open/green space would be significant in such purpose.

It is for the above mentioned reasons, I give my full support to BQGreen project.

Sincerely

A handwritten signature in black ink, appearing to read "CPM".

Carlos Perez San Martin



EL PUENTE
LEADERS FOR PEACE & JUSTICE

June 9, 2016

Governor Andrew M. Cuomo
New York State Regional Economic Development Councils
New York City Downtown Revitalization Initiative

Dear Governor Cuomo:

I am pleased to offer our support for Brooklyn Borough President Eric Adams' *BQ Green* Project for the Downtown Revitalization Initiative.

As a lifelong resident of Williamsburg, Brooklyn, I am deeply committed to ensuring that our community is afforded every opportunity to innovate community development that honors accessibility and sustainability. As its Co-Founder & Executive Director, I can attest that El Puente has supported this proposed project, since its inception almost six years ago. Our commitment to this project is rooted in our decades of efforts to increase green and open spaces in North Brooklyn – particularly the densely populated urban neighborhoods of the Southside of Williamsburg (“Los Sures”) and Bushwick, which are home to the primarily Black, Latino, and new immigrant families that our programs serve.

This proposed BQ Green Project will pave the way to mitigating our community's existing challenges: lack of green and open spaces, few access points for family recreation, and overall community safety. On behalf of El Puente and the communities for which we are stewards, we urge you to select *BQ Green* for the Downtown Revitalization Initiative.

Sincerely,

Frances Lucerna
Co-Founder & Executive Director



Southside United H.D.F.C. – Los Sures®

Developing and Preserving a Sustainable Community Since 1972

June 9, 2016

Governor Andrew M. Cuomo
NYC-DRI@esd.ny.gov

RE: BQ Green Proposal--Downtown Revitalization Initiative

Dear Governor Cuomo:

I write to support Brooklyn Borough President Eric Adams' BQ Green Proposal for the Downtown Revitalization Initiative (DRI) on behalf of Southside United HDFC, better known as Los Sures®.

Los Sures has been a part of the Southside Williamsburg community since 1972. Our multiservice organization has developed and preserved over 5,000 units of affordable housing in Williamsburg, and we currently own and manage over 600 units of housing. As a testament to our continued mission to increase affordable housing in the community, Los Sures is currently working to develop over 70 units of senior affordable housing in Bushwick at the former Rheingold Brewery site. This project will incorporate Active Design and Passive House elements to encourage healthy active lifestyles and reduce the building's carbon footprint through energy efficient measures. In addition to housing development, we run a Social Services Department which operates a Food Pantry, Hydroponic Farm, Senior Center, and provides direct social services that benefit thousands of community residents each year. Los Sures has been an integral part in shaping and developing the Williamsburg community while preserving the culture and diversity of its long-standing residents.

Over the last five years, Los Sures has worked as the lead community-based organization in partnership with local nonprofits and elected officials on the BQ Green Project, a plan brought forth by then-Councilmember Diana Reyna in 2005 to increase park space in South Williamsburg and benefit the local community of 160,000 low-income Latino residents and the City of New York as a whole. The project seeks to replace obsolete bridges along the BQE with new structures that meet current standards, expand the decked area to reconnect the bisected neighborhoods caused by the BQE, increase safe routes to schools and enhance bike and pedestrian safety. Perhaps most importantly, BQ Green would dramatically expand the green space in the Southside in a neighborhood with a shocking .3 acres of park space per 1,000 residents compared to the National Recreation and Park Association standards of 6.5 acres. The increased open space is especially important in Southside Williamsburg in which a large percentage of residents, particularly our young people, suffer from asthma and related problems that will be significantly ameliorated with the project's completion.



Southside United H.D.F.C. – Los Sures®

Developing and Preserving a Sustainable Community Since 1972

As the lead community-based organization on the BQ Green Project, Los Sures is ready to bring our expertise in community planning, tenant organizing, and developing energy-efficient structures to support the Project and create a downtown area that is attractive and livable for diverse populations. BQ Green is designed for the people, transforming an important transportation artery for the multifaceted realities of 21st Century urban life. It's a project that could get kids out of gangs and on to the playing field. Families and children could walk and bike to shops and local schools more safely. Plantings would help capture storm water and also reduce particulate matter that is a leading cause of the extremely high asthma rates in the area referred to above.

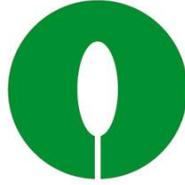
Speaking on behalf of Los Sures and the residents of South Williamsburg, we support the Brooklyn Borough President's efforts to obtain a Downtown Revitalization Initiative grant to help fund the BQ Green Project. We hope that the New York City REDC considers the great need in the Williamsburg community for all the benefits this Project will offer.

Sincerely,

A handwritten signature in black ink, appearing to read "Ramon Peguero", written over a circular scribble.

Ramon Peguero, Esq.
Executive Director

cc.: Borough President Eric Adams
Deputy Borough President Diana Reyna
Councilmember Antonio Reynoso
Martin S. Needelman, Brooklyn Legal Services Corp. A
Luis Garden-Acosta & Frances Lucerna, El Puente



OPEN SPACE ALLIANCE
FOR NORTH BROOKLYN

June 8, 2016

The Honorable Andrew M. Cuomo
Governor of New York State
State Capitol Building
Albany, NY 12224

Re: OSA Supports Councilmember Reynoso and the Downtown Revitalization Initiative (DRI) Grant for BQGreen

Dear Governor Cuomo:

Open Space Alliance for North Brooklyn (OSA) supports the office of Councilmember Reynoso in its participation in the Downtown Revitalization Initiative (DRI) as part of the grant which Brooklyn Borough President Eric Adams is seeking for the BQGreen park project. BQGreen will serve as a lynchpin in the efforts to revitalize the Southside of Williamsburg.

OSA is a non-profit organization that partners with the NYC Department of Parks and Recreation to maintain and enhance more than 45 parks and playgrounds in Williamsburg and Greenpoint, and improve the lives of more than 200,000 North Brooklynites. The upkeep and programming of parks in New York City is challenging because only one-half of one percent of the city's annual budget goes to its parks. OSA is unique. While most park conservancies in New York City are for a single park located in wealthy neighborhoods, OSA is the only park conservancy in the city for an entire neighborhood. Its mission is to serve all North Brooklynites, especially those in under-served communities.

We look forward to continuing to work with Councilmember Reynoso for a stronger Williamsburg, which includes more and better kept parks for all – and BQGreen. Thank you for your consideration.

Kind regards,

Joseph R. Mayock
Executive Director