



January 10, 2020

Anita Laremont, Executive Director
Department of City Planning
120 Broadway – 31st Floor
New York, NY 10271-3100

Dear Executive Director Laremont:

We appreciate your response on behalf of Mayor de Blasio, and since you indicated at the end of your letter that you are ready to meet and discuss broader planning and policy concerns, in addition to the processes you outlined in your letter, we respectfully request such a meeting before January 31, 2020.

We understand the bureaucratic procedures and legal obligations that vary based on whether a rezoning applicant is a private business or the City itself. However, given the enormous size, scale, and scope of Industry City's application, we believe most New Yorkers would find this distinction meaningless, as we know is true of our neighbors who we represent in Sunset Park.

We know you are aware of the size, scale, and scope of the Industry City rezoning proposal. After all, no application, private or public, comes before the Community Boards or the City Council without the Department of City Planning providing critical guidance and review.

But we must respectfully reiterate that this is no ordinary private application. It is the largest private application to rezone an industrial waterfront property ever in New York City's history. It proposes the most significant change to an Industrial Business Zone ever contemplated — areas this Administration has vowed to protect. And with a goal to remake over 6 million square feet of property, this private application is twice the size of the Freedom Tower and rivals some of the City's own rezoning initiatives.

For a community where most of the population identifies as people of color, and nearly half are immigrants, the question of who will benefit from this proposed transformation is not solely a local matter. The potential impacts to housing, education, jobs, and businesses will affect this Administration's own goals with respect to affordable housing, economic development, tenant protections, and immigration.

Moreover, the Sunset Park waterfront is home to several large City owned properties under the management of the Economic Development Corporation. These include Bush Terminal, Brooklyn Army Terminal, and the Sustainable South Brooklyn Marine Terminal. Rezoning Industry City according to the current plan could dramatically affect the City's efforts to preserve manufacturing, mitigate climate change, and equitably restore the working waterfront.

Given the Citywide consequences of this private application, it is unclear to us how the City can avoid the possible negative consequences or reap the predicted positive outcomes without further investments in time, resources, and coordination with the Sunset Park community.

We know that this Administration, and the Department of City Planning in particular, have vast experience analyzing the intersection of these issues. That is why we still believe, despite the assurances of your letter, that this private application merits greater discussion, along with members of the Administration who are experts on housing, economic development, education, climate resilience, social services, and small business services.

Therefore, we respectfully request a meeting based on your stated readiness. While the Community Board will vote on January 15 regarding Industry City's application, we would still benefit from a conversation with you and other top advisors. For whatever decision the Board makes, there is a need to engage on broad planning considerations that will affect Sunset Park moving forward.

We are ready to meet sometime before January 31, 2020 at your convenience.

Sincerely,



Cesar Zuniga
Chair, Brooklyn Community Board 7



Carlos Menchaca
New York City Council Member, District 38

CC:

Vicki Been, Deputy Mayor for Housing and Economic Development
J. Phillip Thompson, Deputy Mayor for Strategic Policy Initiatives
Gregg Bishop, Commissioner, Small Business Services
Richard Carranza, Chancellor, Department of Education
Dr. Heminia Palacio, Deputy Mayor for Health and Human Services
Steven Banks, Commissioner, Human Resources Administration
Marisa Lago, Chair, Department of City Planning
James Patchett, President and CEO, NYC Economic Development Corporation
Louise Carroll, Commissioner, Department of Housing Preservation and Development
Dominic Williams, Chief Policy Advisor, Mayor's Office of Planning and Policy
U.S. Congress Member Nydia Velázquez
U.S. Congress Member Jerrold Nadler
New York State Senator Zellnor Myrie
New York State Senator Velmanette Montgomery
New York State Assembly Member Felix Ortiz
Brooklyn Borough President Eric Adams
City Council Speaker Corey Johnson
Raju Mann, Director of Land Use Division, New York City Council