



February 4, 2020

Speaker Corey Johnson
The Council
City Hall Office
New York, NY 10007

Dear Speaker Johnson,

I would like to schedule an in person meeting with you to discuss the Industry City ULURP application. As you know, Sunset Park is currently grappling with the largest private rezoning application of any industrial waterfront in New York City's history. The proposal, put forth by the ownership of Industry City, hopes to add over one million square feet of hotel, large-scale retail, and academic space to the Southwest Brooklyn Industrial Business Zone. With this additional space, the complex would grow to more than six million square feet, which the ownership claims will generate 20,000 jobs. As the Chair of Brooklyn Community Board 7 and I conveyed to the Administration a few weeks ago, this is a proposal with massive citywide implications.

As Sunset Park's representative in the City Council, it has been my responsibility to become an expert on the technical proposal and the wide variety of perspectives on the issue. I have taken that responsibility seriously. For two years, I have been meeting and archiving every conversation with stakeholders on all sides of the issue and analyzing the complex forces at play. I have been counseled by our expert Council Land Use Division and advised by local residents and business owners.

While we have been at this issue for two years, the pressure of ULURP is now upon us. The City Planning Commission certified Industry City's land use application on October 28, 2019, starting the ULURP clock. The Community Board has recently completed their review, the Borough President's deadline is fast approaching, and the City Planning Commission will hold a hearing this month. I believe my colleagues in the City Council deserve an opportunity to hear directly from me and ask questions about this unprecedented proposal before it officially comes before the City Council. A project of this scale and complexity deserves greater opportunities for engagement.

I therefore respectfully request an opportunity to sit with you in the coming weeks to discuss the Industry City application. In addition, I also respectfully request an opportunity to present on this issue at the first Democratic Conference in March so that our colleagues have a timely opportunity to engage with me and my staff on this significant and complex proposal.

I look forward to hearing from you.



Sincerely,

A handwritten signature in blue ink that reads "Carlos A." followed by a stylized flourish.

Carlos Menchaca
City Council District 38