





leven years ago the Downtown Brooklyn rezoning plan¹ was approved as a way of guiding Downtown's future as a regional central business district (see diagram at left). The goal was to evaluate and shape the development of an anticipated 4.2 million square feet of commercial development and as much as 1.1 million square feet of residential space.

But the reality today is the exact opposite of what the rezoning plan envisioned in 2004. This comes as no surprise to the residential neighborhoods bordering our Downtown.

Today in Downtown Brooklyn only 1.3 million square feet of commercial space have been developed, while a skyrocketing—and skyscraping—9.4 million square feet of housing has been built. That means we've seen 5.3 million square feet more overall development, and 8.6 million more square feet of residential space than anticipated. To put it another way, the rezoning projected 973 units of housing, but 10,500 units have already been built and still more are in the works.

Development within the rezoned and nearby neighborhoods has come at a high price in terms of inadequate infrastructure. Whether you look at the physical needs (water and sewer, roads, sidewalks, traffic calming and bike lanes, open space and recreation) or societal needs (police, fire, school seats, grocery stores, libraries, health care), the extraordinary residential development is creating a crisis that threatens the continued economic hub for not just Brooklyn, but all of New York City.

Continued on back

¹The data reflected here reflects development within the area subject to the formal rezoning plan. Today, a broader arc of land from Carroll Gardens and Cobble Hill through to Fort Greene and Prospect Heights is often referred to as "Downtown Brooklyn." The data for the larger area are every bit as compelling.

In an article in *City & State* magazine this past summer I spoke to the urgent need for a better way of integrating the public into real estate decisions. Our schools, parks, hospitals and environment can't be afterthoughts. They can make or break a neighborhood's future. The lack of adequate and comprehensive planning harms us all. Like it or not, in the urban environment we are all in this together. We must all be part of the solution.

To that end, I have been engaging in conversations with residents, small business owners, real estate advocacy groups, labor, real estate developers, and other stakeholders. Regardless of with whom I've spoken, there is wide recognition that in order to get a handle on the impacts of development in the greater Downtown Brooklyn area, we must hit the "pause button" and reassess where we are going and how we will get there. We can't afford to sit by idly while new projects come on-line with little or no thought about the impact they are having on an already stressed region. We must begin immediately to discuss candidly what is "on-deck," and how we can work together—respectfully and meaningfully—to ameliorate the impacts and create sustainable living and working environments.

You can also complete the survey online at: http://assembly.state.ny.us/mem/?ad=52&sh=story&story=66719

Name (Optional)		Check the opinion closest to your own:
My Neighborhood:		☐ I oppose any effort that might delay large-scale development in the greater downtown Brooklyn area.
Address (Optional, but needed if you wish me to keep in contact with you on specific issues you of interest):		☐ I support a new look at development in Downtown Brooklyn to ensure that we are addressing the community's needs together.
Email:		Comments/Concerns:
Linan.		
If a resident, how long have you I	ived in the area?	
I live in a (check appropriate boxe	es):	
☐ Rental Unit	•	
☐ Condo		
□ Со-ор		
☐ Single-Family Home		
■ My building is stories high		
If a business owner, how long has operation?# # 0		
Is your business (check appropriate boxes)		
□ Professional Office□ Retail		
□ Service Industry		
☐ Other Commercial		
☐ Manufacturing		
I am concerned about the commu	inity's need for proper	
(prioritize from 1 to 14)	anity sineed for proper	
Water and sewer	Police	
Roads	Fire	
Sidewalks	School seats	
Traffic calming	Grocery stores	
Bike lanes	Libraries	Please return survey to:
Open space	Health care	Assemblymember Jo Anne Simon's District Office
Park and Recreation facilities		341 Smith Street
Other (please specify)		Brooklyn, NY 11231