



July 28, 2017

RESOLUTION TO COMMENT ON
80 FLATBUSH

The District 15 Community Education Council “CEC 15” held a meeting on Tuesday July 25, 2017. After reviewing all the evidence and facts, CEC 15 passed the following resolution:

WHEREAS, CEC 15 hereby resolves to comment on the Education Construction Fund (ECF) project at 80 Flatbush;

WHEREAS, the members of CEC 15 present at this meeting consisted of Camille Casaretti, Scott Powell, Neal Zephyrin, Charles Star, Mark Bisard, Nicole Brier, Antonia Ferraro Martinelli, Kathy Park Price, and Elizabeth Velez;

WHEREAS, on June 28, 2017 former CEC 15 members Henry Carrier and Jiin Wen, and current CEC 15 member Nicole Brier attended a Draft Environmental Impact Statement (DEIS) Scoping meeting on the proposed development at 80 Flatbush Avenue;

WHEREAS, the Education Construction Fund (ECF) selected Alloy to redevelop the 350 seat Khalil Gibran International Academy, and to create a 350 seat elementary school, two large buildings offering 800 to 950 residential units combined, as well as retail and office space;

WHEREAS, Alloy requested variances including zoning changes to allow for an increased FAR of 18, almost three times the current allowance of 6.5;

WHEREAS, Alloy requested a transfer and lease of city and state property;

WHEREAS, Alloy requested state funding in the form of tax-exempt bond financing from the Education Construction Fund (ECF);

WHEREAS, 90% of public comments at the well-attended scoping meeting were opposed;

WHEREAS, at the scoping meeting, the local fire chief and The Boerum Hill Association voiced concerns about traffic and congestion based on the location abutting 3rd Avenue and State Streets, in the vicinity of the Atlantic Center Terminal and Barclays Center;

WHEREAS, at the scoping meeting, several local Parent Teacher Associations were present and opposed to the project at 80 Flatbush;

WHEREAS, Khalil Gibran International Academy and the business community are in favor;

WHEREAS, in accordance with the The City Environmental Quality Review (CEQR) Technical Manual under Chapter Six, ECF show a net increase in primary school seats to District 15 using the multiplier for estimating elementary school students generated by new residential units for Brooklyn;

WHEREAS, the formula likely underestimates the number of added students, as it is widely seen as outdated;

WHEREAS, we ask the Environmental Impact Statement scope to re-examine if this multiplier is adequate for the current growth rate for the borough of Brooklyn;

WHEREAS, this multiplier does not account for middle school seats. This project will likely generate more total students than the number of additional seats provided in all scenarios proposed by ECF/Alloy and contribute further to District 15's serious school overcrowding situation;

WHEREAS, the NYC School Construction Authority (SCA), currently has a budget of \$5.9 billion to build new school capacity in the city;

WHEREAS, if the SCA used its own funds to build a school on the proposed site, without granting zoning variances, the added seats would improve district-wide overcrowding;

WHEREAS, several community members voiced additional concerns and opposition to the 80 Flatbush project at the July 25th CEC 15 Business Meeting.

The District 15 Community Education Council therefore,

RESOLVES TO COMMENT, as an opportunity to refine ECF's proposed Alloy development at 80 Flatbush Avenue. The current proposal will not alleviate, but likely exacerbate, both the current student overcrowding issue and the school equity issue in District 15. ECF's project utilizes an outdated formula to determine primary school seats and doesn't weigh middle school impact. The project's completion date of 2021 increases the likelihood that this multiplier will be more inadequate and the likelihood that all the new primary school seats at 80 Flatbush will be used by the residents of the development. Though the project designates some affordable units, given current zoning tendencies, creating a school utilized primarily by one block of residents exacerbates the equity issue CEC 15 is committed to solve. CEC 15 proposes ECF and Alloy provide 750 to 1,000 primary school seats to truly address district overcrowding and integration. CEC 15 encourages ECF and NYC School Construction Authority to renovate Khalil Gibran International Academy and utilize the remaining property at the site to materially increase the number of seats available to all children in District 15, fully accounting for the increased demand anticipated from all area residential development. The current proposal fails to do that. However, we support ECF in its mission to provide more schools. CEC

15 looks forward to working with ECF to help 80 Flatbush better meet the needs of District 15.

RESOLUTION PASSED UNANIMOUSLY.

CC:

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Anita Skop, Superintend District 15

Council Member Stephen Levin