

Dear _____,

The neighborhoods of Williamsburg and Greenpoint have amongst the greatest number of active major construction permits in all of New York City.

We have a very strong community and wish to welcome thoughtful development to our neighborhoods as well as the resulting new neighbors and local businesses. However, our community has undergone huge amounts of construction and development over the last decade and have consequently learned that the community and developers must work together to ensure that construction is done as quickly and efficiently as possible.

Your project located at: _____ will impact everyday life here and it is our desire to this relationship on a positive note. As such, we request an open and transparent dialogue to answer questions and avoid conflict for all who live and work in the neighborhood.

Please read over some of the community's expectations and requests below.

As a community, we request:

1. Communication + Transparency

A community liaison: A person, selected by the developer, who will be in touch with and responsive to the community members about updates to the development and any concerns we may have. We request to have an email and telephone number.

A kickoff meeting: A well-publicized meeting in which neighbors are invited to see the scope of the project including the design of the building and the timeline of the construction process. At this meeting, residents would have a chance to ask questions about the project including, but not limited to, questions related to air, sound, and vibration monitoring. This would be a chance to be introduced to the community liaison and should also have someone who would be able to answer any specific technical questions that the community may have.

At this meeting, we hope to discuss the process for sharing concerns about possible violations of codes and regulations. In addition to calling 311, direct reporting to the site developers could help avoid complaint-based construction shutdowns. We also request dialogue on the types of documentation (i.e. time-stamped photos/videos) that would be helpful in reporting possible violation.

Other questions that are likely to arise include the percentage of workers that are unionized, the percentage of minority and women-owned subcontractors, the types of

Building materials that will be used and explanation of a plan of action should an incident occur.

Regular, bi-weekly written updates: Information that provides notice of activities in the next two weeks as well as a look ahead to the two weeks that follow. The update should focus on activities that will be especially disruptive to nearby residents: smell, vibration, sound, or airborne particulate matter. All remedial activities or variances to work permits, including changes to days and hours of work should be included in this notice. It can be posted online, sent out via newsletter and should also be posted on the construction site itself for passersby.

Attendance at local meetings as requested.

2. The implementation of the following specific practices related to:

a. Traffic

Truck routes: All construction vehicles should carefully follow truck routes and construction sites should have a flagger onsite to help direct traffic. All subcontractors should have a copy of the truck route map and sign off that they will follow these routes and not route on to residential streets. For truck route maps, see Appendix A.

Idling: Please keep truck idling to a minimum. We understand that some trucks are required to idle in order to keep equipment active (i.e. cement mixing) but these trucks should remain confined within the bounds of the worksite.

Truck standards: Whenever possible, we prefer that trucks meet the following emissions standards:

Nonroad Diesel Engines (25 HP +): USvEPA Tier 4 PM emissions standard
On-road Diesel Engines: US EPA model year 2007 on-road standards. For vehicles with older engines, engines should be retrofitted with technology verified to reduce particulate emissions at or more stringent than the US EPA model year 2007 on-road standards for PM.

b. Air

Air Monitoring: Information on the types of emissions being monitored and when the monitoring occurs at the site. Any reports of air monitoring that are sent to the DOB should also be sent to the community in the bi-weekly update.

Vulnerable Locations: Air quality monitors at places in the nearby vicinity where vulnerable populations – such as the very young, sick, or elderly – congregate. Examples include senior centers, playgrounds, schools, and libraries. The monitors should provide real-time readings and be accessible to the community at all times.

Airborne Dust Mitigation Measures: Control dust migration from the construction site to adjacent properties using wet saws, misting, watering, and other non-toxic

means. Cover loads of debris and demolition waste with the potential of emanating dust during transportation with a secured tarp during transport to and from the site

c. Ground/Soil

Ground Dust Mitigation Measures: Best practices such as tire washing and fencing around the site to prevent the tracking of dirt and dust from the site to neighboring roads and areas.

Vibration monitoring: A clear plan for vibration monitoring at nearby homes as well as clearly communicating when vibrations will occur and to what level is “too much.”

d. Water

Protect Sewers: Ensure local sewers are protected from construction debris with filter fabric or other methods. Protective measures should be cleaned or removed and replaced as sediment accumulates.

No Dumping: A clear concrete washout plan that does not include dumping any concrete in local sewers at any time.

Thank you very much for your consideration. We look forward to working together productively to get new buildings up and running as quickly and with as few problems as possible.

Sincerely,

Appendix

2015 Truck Route

<https://www1.nyc.gov/html/dot/downloads/pdf/2015-06-08-truck-map-front.pdf>

Truck Route Changes since 2015 map

<https://www1.nyc.gov/html/dot/downloads/pdf/2013-09-trafrule-brooklyn-truck-routes.pdf>