

Questions Generated from Community Meeting Re: River Street Master Plan

Affordable Housing

1. Is the affordable housing permanent?
2. How many other units of affordable housing are in the nearby vicinity? Please help contextualize how the addition of affordable units in this development would add/modify to the affordability of the area.
3. Mandatory Inclusionary Housing should be the bare minimum that this project provides. Can you please provide context as to how Two Trees has handled affordable housing in other developments?
4. How many units will be affordable? At what levels of affordability? Will any units be for the lowest income bracket?
5. Will affordable units have all the same access to resources that other residents enjoy? Will there be additional fees for amenities such as gym, transportation, etc. that might be problematic for low-income residents?

Population Growth/Gentrification

6. Residents are concerned about the development's effect on the neighborhood in terms of gentrification and reduction of diversity. How is Two Trees addressing these issues?
7. Neighborhood residents are tired of construction in the neighborhood. Do you have a plan for reducing the impact of construction on neighbors?
8. Who will have access to the waterfront? Who will be excluded?
9. With the additional influx of residents, including school-age children, how does Two Trees envision school siting concerns to be handled? What is the projected number of new school seats?
10. What is the trash management plan both for the site and the surrounding area?

Traffic/Public Transportation

11. How much additional traffic is projected for the surrounding area because of this development? How will this affect/slow traffic or its patterns?
12. What are the effects of this additional traffic in terms of its impacts on air quality and associated health effects such as asthma?
13. Will parking be included in this project? Will it be onsite? If so, where? Will street-parking be affected?
14. How will the residents in these towers impact the public transportation in the area? How will people access the MTA?

15. Does Two Trees plan to push for a new ferry stop on the Williamsburg waterfront?
16. What is Two Trees' relationship to/position on the BQX? Would that change if this project is built/rejected?

Power/Wastewater

17. How would this development affect the power grid and as a result, the community?
18. How does this project plan to be forward-thinking in terms of energy? Will all energy be generated onsite? Can it be a net zero development?
19. How is this development forward-thinking in terms of wastewater? Will all wastewater be managed onsite?
20. Will this development strain the local wastewater infrastructure?
21. Can this development help to divert/treat some combined sewer overflow issues from the surrounding neighborhood in addition to taking care of its own wastewater?

Waterfront Issues

22. How does this development consider the flood zone and future flood zone issues?
23. Are building systems underground and if so, what will happen during a flood? Are any Plan Bs built in for if building infrastructure fails?
24. Residents are concerned about the optics of having a beach in a body of water that has not historically been a place for swimming. How will residents know if the water is safe to swim in?
25. How will public swimming space interact with existing CSO outfalls in the East River, both those that are on Two Trees properties and those that are not?
26. How does Two Trees plan to ensure and support the cleanup of local waterbodies?
27. What accommodations are being made for existing wildlife in the space and/or wildlife in the proposed plan?

Park

28. How did Two Trees decide to build this park? Is the park envisioned as a neighborhood amenity or a city-wide attraction?
29. How have community concerns informed this park? How will the community have input on the running of the park?

30. What is the size of the public park? What is the land area of the park? What is the water area of the park?
31. How much open space per capita of new residents will be produced? Is the water area of the park included in open space projection numbers?
32. The renderings show towers that are very close to the park space. How will a sense of separation be created?
33. Can the green space pay tribute to Sister Francis Kress, the Newtown Creek advocate?
34. Would Two Trees be willing to turn land on Newtown Creek into public access open space?

Height & Size

35. Nearby residents are concerned about the impacts on nearby visibility. What steps are you taking to address this?
36. Residents are concerned that the footprint of the building takes up far too much space on the lot. What can't the project be smaller? Why can't the towers be shorter?
37. Could a profit be made on the land with a smaller project?

Alternative Uses

38. What would this space become if rezoning is not approved?
39. Would Two Trees be willing to donate the property to the community for a park? Or a non-commercial urban space? Or to a project such as North Brooklyn Farms?
40. Would Two Trees be willing to turn parkland on Newtown Creek into public access greenspace?

General Sustainability

41. Will the construction material be non-toxic, sustainable, and/or renewable?
42. Please share any additional information about the project's sustainability features.
43. How does the development plan confront the reality of climate change and the climate emergency that we are involved in?
44. Will this site be subject to the New State Environmental Quality Review Act?
45. Will this development follow all the current rules and regulations, or will it be eligible to be grandfathered into any energy consumption/infrastructure issues?

Additional Information Requested

46. Please share additional views of the project including more realistic views from the water and along Metropolitan Avenue that show accurate and full pictures of the proposed towers. Please include measurements in these renderings.
47. What types of tax abatements will Two Trees get for this project? How does 421A interact with this project?
48. What are the shadow-impacts on the surrounding buildings? What are the impacts on Grand Ferry State Park?
49. How is the YMCA involved in plans for these towers? Does the YMCA have any input as to the facilities that will be provided? How will this affect the current YMCA building?
50. What kinds of interim uses will be onsite before construction begins?
51. This property was bought as a commercial property. How will this proposal provide the type of good quality jobs that would have been provided if the project was commercial?
52. What is the role of the Army Corps of Engineers in this development?
53. The building façade is dark. Why does it not fit in with surrounding buildings?
54. What kind of assurances does the community have that promises made about sustainability, infrastructure, etc. will be fulfilled? Will anything be legally binding? How can we be assured that potential benefits to the community will not be delayed until the development becomes profitable/be taken away if the development loses is less profitable than projected?