

**Testimony for the New York Building Congress  
Delivered before Brooklyn Community Board #1  
September 17, 2018**

Good Evening. My name is Justin Pascone, and I am the Director of Policy and Research for the New York Building Congress. Thank you for your time this evening.

On behalf of the Building Congress, I urge you to support the thoughtful application brought before you by Simon Baron Development for the building at 12 Franklin Street.

The New York Building Congress is a nearly one-hundred-year-old organization working to encourage the growth and success of the New York City building industry, and the vibrancy of the City at large. We represent more than 500 constituent organizations employing over a quarter million professionals and tradespeople.

As the commercial office environment evolves within New York City and more space is needed, this projects represents a thoughtful approach to alleviate the dearth of Class A office space for small businesses in Greenpoint/North Williamsburg.

New Yorkers across the city increasingly want to work closer to home, and this seven-story boutique office building will meet that need by providing modern, amenity rich office space that Brooklyn small businesses have come to expect.

The 134,000-square-foot building (of which 23,000 square feet is dedicated to manufacturing space) will reinforce the industrial character of the neighborhood while offering wide-open, light-filled loft spaces, access to outdoor gardens on every floor, and an in-building mix of workplace, manufacturing, and retail users.

The building is just a five-minute walk from the Nassau Avenue G Train station, along with numerous Citibike stations, Revel electric mopeds, and a ten-minute walk from the North Williamsburg and Greenpoint NYC Ferry stations. In addition, the project is expected to help create an active pedestrian and retail corridor across from the planned Bushwick Inlet Park.

Because 12 Franklin St. successfully encourages public transportation use and helps ease traffic congestion throughout the neighborhood, Simon Baron should be granted a waiver from the zoning requirement to reduce the number of parking spaces in the project.

On behalf of the New York Building Congress, our constituent organizations and over a quarter million professionals and tradespeople that we represent, we request the Brooklyn Community Board 1 approve this waiver.

Thank you all again for the time to be heard on this matter.