

They Call It An “Arena”... But It’s So Much More

The “Atlantic Yards” proposal is among the largest private construction projects ever attempted in Brooklyn. The proposed footprint is **1.3 times that of the World Trade Center site**, and includes:

- A 19,000-seat arena (800,000 sq. ft.)
- 17 tower buildings ranging from 210 feet to 620 feet high
- 2.1 million square feet of office space (equal to that in the Empire State Building!)
- 4.5 million sq. ft. of housing (4500 units, doubling the size of Prospect Heights)

What Could Possibly Be Wrong With That? Plenty!

- **Bad Urban Design** (overwhelms two thriving, low-rise neighborhoods; poor mix of commercial/residential)
- **Speculative Financing** (the largest TIF district ever attempted)
- **Massive Subsidies for a Private Development** (A minimum of \$425M in “redirected taxes” i.e., taxes collected at the Arena will pay Mr. Ratner’s construction loan, rather than going to NYC, as other taxes do – plus \$150 million for infrastructure improvements, which is a fraction of the eventual cost of expanded schools, hospitals, subways, sanitation, fire, police and other services)
- **Eminent Domain Abuse** (the proposed condemnation, seizure and demolition of 13 acres of private property)
- **The Threat of Eminent Domain** (used to intimidate people into selling)
- **No-bid “Award” (give-away)** of high-value public land to a prominent, well-connected developer (LIRR railyards alone are worth \$500M, as estimated by the *NY Times*)
- **No Infrastructure Planning** (for schools, fire, police, etc.)
- **No Guarantees of Jobs** or affordable housing for the community
- **Traffic Problems** that will overwhelm the area (combined with Downtown Brooklyn plan, it will bring an extra 174,000 vehicular trips per day into Brooklyn!)
- **The Rush To Complete This Plan** because of the developer’s financial pressures (this development will impact Brooklyn far into the future – shouldn’t we take the time to plan something that benefits us all?)
- **No CHOICE** (no discussion, let alone consideration, of alternate approaches, designs or locations for an arena)
- **NO ACCOUNTABILITY** (the project will be overseen by the Empire State Development Corporation, which answers only to Governor Pataki)