

**TESTIMONY OF MARK SPECTOR
VICE PRESIDENT, NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
CITY COUNCIL SUBCOMMITTEE ON
PLANNING, DISPOSITIONS, AND CONCESSIONS
HON. STEPHEN T. LEVIN, CHAIR**

February 12, 2012

Good morning Chairman Levin and members of the Subcommittee. My name is Mark Spector and I am a Vice President at the New York City Economic Development Corporation. I am joined by a representative of the intended user of the property – Bo Farkas from Prologis, L.P. I am here today seeking disposition authority as part of the ULURP process. I will briefly describe the project as well as answer any questions you may have.

The site is located in the Springfield Gardens neighborhood of Queens. It is bounded by 146th Avenue to the north, the Nassau Expressway to the south, a New York City Department of Sanitation parking lot to the west, and vacant land to the east. The site is comprised of approximately 112,000 square feet of City-owned land. An aerial map and site plan is attached to my testimony as Exhibit A. The property is currently an unimproved gravel lot leased by Prologis from the Department of Citywide Administrative Services on a month-to-month basis. The current lot is used to provide parking for employees of light industrial and air cargo companies in six adjacent buildings. The site is situated in a M1-1 zoning district, as shown in the zoning map in Exhibit B, also attached to my testimony. The site is subject to Federal Aviation Administration height restrictions and a New York State Department of Transportation easement.

In 2010, the New York City Economic Development Corporation issued a request for proposals (RFP) for the site. The RFP goals included enhancing the City's industrial base by developing the site for a parking-related industrial use and ensuring a use compatible with the surrounding community's needs. Prologis, a significant industrial property owner with over 1,000,000 square feet owned in the vicinity of JFK airport, submitted a proposal that met these criteria. With the proposed project, Prologis will construct a new 212-space parking lot under a long-term lease with the City. The new parking lot will continue to provide parking for employees of adjacent industrial companies.

The project achieves a new number of public benefits. The new parking lot will improve the site through enhanced landscaping and site aesthetics. It will provide critical off-street parking in order to avoid on-street parking and congestion, as well as upgrade the storm water drainage and site infrastructure. It will enhance safety due to new lighting, and encourage bicycle use by providing 20 bike parking spaces. By providing needed parking, the project will help retain important industrial jobs in the surrounding buildings. The total construction cost is \$2,000,000 and approximately 15 construction jobs will be created. A letter of support from Community Board 13 is attached to my testimony as Exhibit C.

As I mentioned earlier, the land use application before you today seeks disposition authority as part of the ULURP process. In addition to the approval of Community Board 13, the project has received approval from the Borough President and the City Planning Commission. Contingent upon your approval, we anticipate completing ULURP this month, 384(b)4 this spring, and commencing construction this summer.

I am happy to answer any questions you may have. If there are none, I will turn the presentation over to Bo Farkas from Prologis to discuss the project in greater detail.

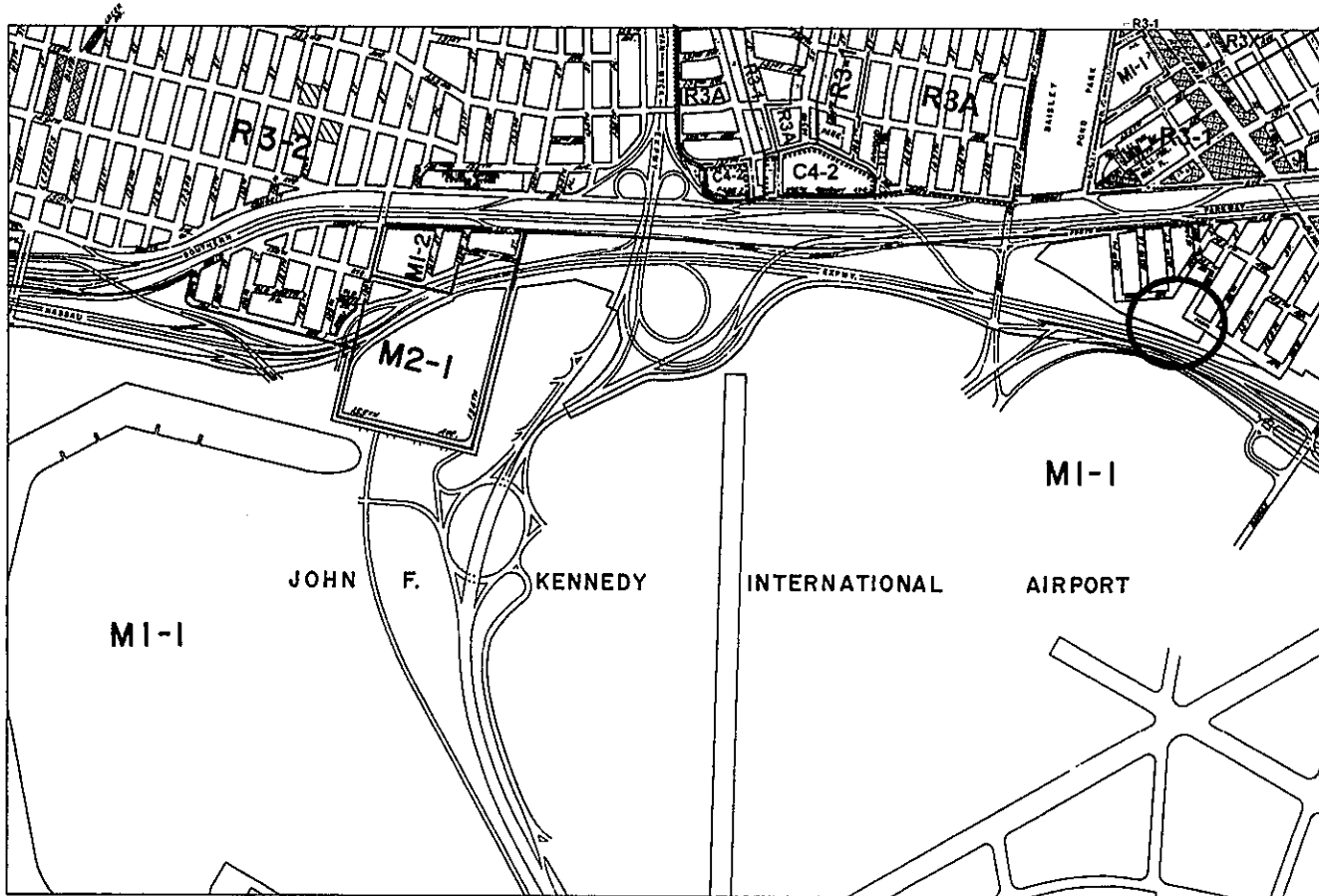
EXHIBIT A

SITE PLAN



EXHIBIT B
ZONING MAP

Attachment 7



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
 The majority and/or letter(s) that follows an R, C or M District designation indicates such, but not other codes, as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT
- SPECIAL PURPOSE DISTRICT (The letter(s) with the shaded area describes the special purpose district as described in the text of the Zoning Resolution.)
- AREA(S) REZONED

Effective Date(s) of Rezoning:
 05-11-2011 / 110145 ZWS

Special Requirements:
 For a list of lots subject to GLCP or comparable requirements, see APPENDIX C.
 For a list of lots subject to TIF Restrictive Declarations, see APPENDIX D.
 For additional, including designated areas on this map, see APPENDIX E.

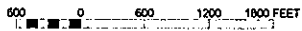
Project Site

MAP KEY

18a	18c	19a
18b	18d	19b
24a	24c	25a

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ZONING MAP 18d



C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5
 NOTE: Where no dimensions for zoning district boundaries appear on this zoning map, such dimensions are determined in Article VII, Chapter 8, Location of District Boundaries of the Zoning Resolution.

NOTE: Zoning information as shown on the map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website, www.dcp.nyc.gov/planning, or contact the Zoning Information Desk at (212) 312-3201.

EXHIBIT C

LETTER OF SUPPORT



Queens Community Board 13

219-41 Jamaica Ave.

Queens Village, NY 11428

Telephone: (718) 464-9700

Fax: (718) 264-2739

www.cb13q.org

Helen Marshall
Borough President

Barry Grodenchik
Deputy Borough President

Bryan Block
Chairman

Lawrence McClean
District Manager

February 11, 2013

Xavier Beltran, Assistant Vice President
New York City Economic Development
110 Williams Street
New York, NY 10038

Dear Mr. Beltran:

Re: In Support of Prologis JFK Parking Lot

Last September Queens Community Board 13 voted in favor of advancing the rehabilitation of the subject parking lot. EDC held several meetings with the Land Use Committee to present the project and answered all questions and concerns before final presentation and approval at the full board meeting on September 24, 2012.

The committee felt that the project as presented would result not only in a more secure and functional parking facility for Prologis's tenants employees and trucks, but would also provide an improved roadbed and street and address some traffic and aesthetic concerns for local residents.

We look forward to continuing to work on and monitor this project.

Richard Hellenbrecht
Chair, Land Use Committee

cc: Hon. B. Block

**TESTIMONY OF BOTOND FARKAS
VICE PRESIDENT, PROLOGIS
CITY COUNCIL SUBCOMMITTEE ON
PLANNING, DISPOSITIONS, AND CONCESSIONS
HON. STEPHEN T. LEVIN, CHAIR**

February 12, 2012

Good morning Chairman Levin and members of the Subcommittee. My name is Bo Farkas and I am a Vice President at Prologis, a publicly traded industrial real estate investment trust (REIT) on the New York Stock Exchange (NYSE). I will briefly describe the improvements Prologis proposes at this project as well as answer any questions you may have. As a brief introduction to Prologis, we are a vertically integrated REIT and own, develop and manage strictly industrial and air cargo facilities around the globe. We own or have investments in approximately 554 million square feet in 21 countries, leased to more than 4,500 customers, with annual revenues in 2012 topping \$2B. In addition we are also currently looking at a couple of potential redevelopment projects in and around JFK airport to continue increasing our presence in New York City.

As outlined by Mark, the subject property is currently an unimproved gravel lot leased by Prologis from the Department of Citywide Administrative Services on a month-to-month basis. The current unimproved lot is used to provide parking for employees of the adjacent light industrial and air cargo companies. The total approximate employees in this industrial area is estimated at 600+, and in the past when Prologis lost the short term lease to a local competitor in 2001, occupancy in its portfolio dropped 20%-30% as tenants left the area for better

accommodations.

Prologis has worked with the City in the past to acquire the subject parcel, and came to an agreement to lease the property on a long term basis from the City in lieu of acquiring it as a result of the NYCEDC RFP process. As a condition of the long term lease, Prologis will construct a new 212-space parking lot, which will include a dozen (12) twelve foot (12') diameter, six foot (6') deep detention tanks for storm water, twelve (12) new catch basins throughout the lot, seventeen (17) light poles, new curbing and paving throughout. In addition Prologis is proposing to plant forty six (46) trees of an average caliper size of 3" and three hundred and thirty eight (338) shrubs. The parking lot will also include spaces for twenty two (22) bicycles and a newly constructed sidewalk along 146th Ave. as well as the complete milling and repaving of 146th Ave. between 155th Street and 157th Street.

We are excited to bring this project to fruition and thank you for your time today. As Mark mentioned earlier, the project has received the approval of Community Board 13, the Borough President, and the City Planning Commission and contingent upon your approval, we anticipate completing ULURP this month, 384(b)4 this spring, and construction commencing this summer.

I am happy to answer any questions you may have.

EXHIBIT A

SITE PLAN

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

LU760

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 2/12/13

(PLEASE PRINT)

Name: Mark Spector

Address: 110 William Street, New York NY 10038

I represent: New York City Economic Development Corporation

Address: Same

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

LU760

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 2/12/2013

(PLEASE PRINT)

Name: BOTOND FARKAS

Address: ONE MEADOWLANDS PLAZA, Ste 100 EAST RUTHERFORD NJ

I represent: PROLOGIS

Address: SAME AS ABOVE (201) 635-6026

Please complete this card and return to the Sergeant-at-Arms