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To Whom It May Concern,

I am writing this letter in strong support of the Dock Street DUMBO project in Brooklyn, New York as proposed by Two Trees Management Company. I am the Dean of the School of Architecture at Pratt Institute in Fort Greene, Brooklyn, and I am also a partner and practicing architect in the firm of Hanrahan Meyers Architects. Our projects include the master planning of 4 million square feet of residential buildings in the North Neighborhood of Battery Park City, as well as a new Platinum LEED rated Community Center for this neighborhood located within two residential towers. I have personally confronted many of the same planning and programming issues introduced by the Dock Street project, and I feel qualified to offer my assessment on this basis. I firmly believe that the project succeeds on a number of levels.

The project fits extremely well into the DUMBO neighborhood because of its limited overall height, which is kept to 17 stories at its tallest, while other parts of the building are much lower. The building's plan organization creates appropriate street frontage and completes the city blocks in a manner sympathetic to adjacent buildings. The project therefore fits very well into the context of an urban neighborhood that is a collection of converted industrial loft buildings of similar heights and configurations. The project massing is also very respectful of the Brooklyn Bridge, keeping well away from the Bridge at its highest points and creating a building form that does not block views to and from the bridge.

I have also reviewed the program elements of the project, which calls for 325 mixed-income rental apartments, a LEED certified design, a middle school on the mezzanine, and below grade parking for residents and visitors to the Brooklyn Bridge Park. This building program will make the Dock Street project a valuable addition to the DUMBO neighborhood by providing much needed affordable housing, educational facilities for young families and accessibility to New York's spectacular waterfront. The Dock Street project's commitment to LEED certification is consistent with New York City's plan to create a green and sustainable city by 2030.

I support this project without reservation. Please do not hesitate to contact me if you would like further clarification of my views about this exciting and important project.

Sincerely,

A handwritten signature in black ink, appearing to read "THANRAHAN".

Thomas Hanrahan, Dean
School of Architecture