



## 85 EASTERN PARKWAY TENANTS ASSOCIATION INC

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### FACTSHEET

#### Technical issues on proposed seven-story addition to The Martha Washington

##### Underpinning

- A 1922, rubble-based building. Extensive excavation and underpinning required.
- Major excavation would block the service road for prolonged periods.

##### Crane

- A crane with a 15+ story reach will have to be employed, blocking service road access for several years.

##### General codes

- The building currently falls under pre-1968 building/construction codes.
- Addition of the new floors means entire building has to be brought up to current code, including massive plumbing and electrical work.

##### Fire code

- Current building has pre-1929 code exemption. Adding floors means entire building must be brought up to modern code.

##### Zoning

- Addition of 40+ units requires provision of 30+ off-road parking spaces [at owner's expense].
- Parking impossible to construct under the building.

##### Cost

- High-level structural engineering firms estimate the rough cost of this project as **\$30 million** [or more]. The cost the landlord is proposing is \$3.25 million.

##### Timeline

- Construction is estimated at 3-5 years.

##### Tenant relocation

- Tenants on floors 5-6 would be forced to vacate their apartment for 2+ years during exoskeleton construction.
- All tenants would need to vacate their apartment during part of structural work, all of sprinkler and ceiling work.

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