



Department
of State

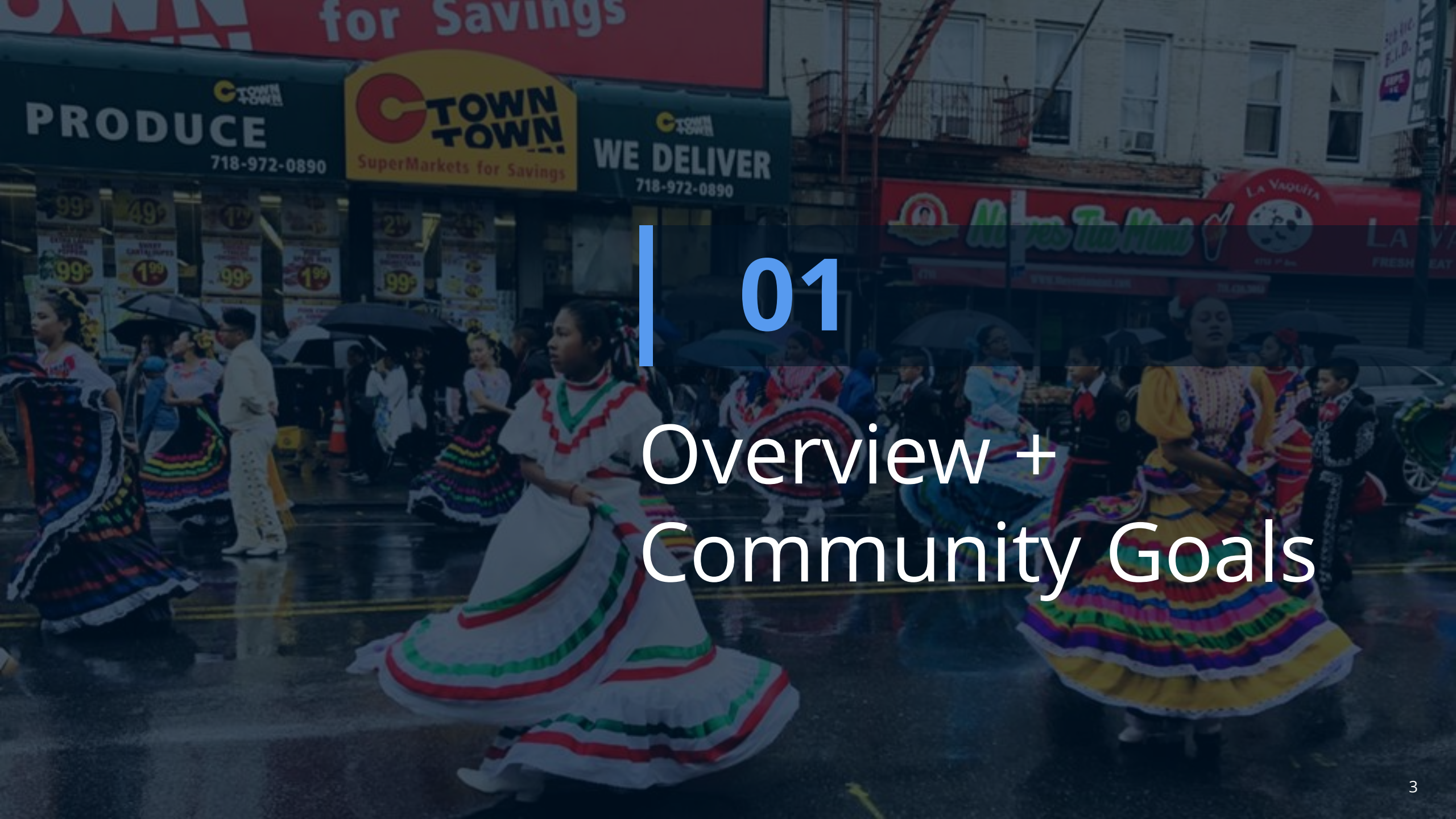
HR&A
W×Y
Grain
LANGAN

South Brooklyn Brownfield Opportunity Area Community Visioning Session

January 16, 2024

Agenda

Welcome	6:00-6:10
Overview + Community Goals	6:10-6:20
Site Development Concepts	6:20-6:45
Gallery Walk + Breakout Group Discussions	6:45-7:25
Wrap-Up + Next Steps	7:25-7:30



| 01

Overview + Community Goals

Fifth Avenue Committee (FAC)

INTRODUCTION TO FAC

Fifth Avenue Committee (FAC) is a nonprofit comprehensive community development corporation committed to advancing economic, social, and racial justice in New York City.

Vision + Mission

FAC envisions an equitable and just city where all people can live with dignity and respect in stable and thriving communities that are inclusive, healthy, and sustainable.



To achieve our mission....



FAC develops and manages **affordable housing & community facilities**



Creates **economic opportunities** & ensures access to **economic stability**



Organizes residents & workers



Offers student-centered **adult education**



Combats displacement caused by gentrification

INTRODUCTION TO FAC

FAC uses diverse and complementary approaches to build physical infrastructure, foster community-driven power, and transform the lives of the people and communities we serve.

Fifth Avenue Committee

Neighbors Helping Neighbors
(NHN)

Brooklyn Workforce Innovations
(BWI)

Housing Related Entities

740 units owned; 622 units managed
1,000+ people housed, incl. seniors,
people with disabilities, and formerly
homeless
1,600+ affordable housing pipeline



BUILD

- Affordable housing, community facility, and commercial spaces
- Renewable energy + community-controlled infrastructure
- Development, preservation + maintenance of quality housing + mixed-use projects



EMPOWER

- Leadership development
- Popular education
- Community organizing
- Advocacy for community and systems change



TRANSFORM

- Connection to and provision of benefits + services
- Adult education for literacy, job readiness, and bridge to sector-based training
- Marketing and lease-up of affordable housing
- Sector-based workforce training
- Homeownership asset building and preservation

BOA Overview

BROWNFIELD OPPORTUNITY AREA (BOA)

The Brownfield Opportunity Area (BOA) Program is an opportunity to define a vision for the future of South Brooklyn.

What is a Brownfield?

- An **underutilized or vacant site** that has been **neglected** because there is fear of contamination from past uses
- A brownfield site **may or may not be contaminated**

What is a BOA?

- The **Brownfield Opportunity Areas** (BOA) program is run by the New York State Department of State (NYSDOS)
- Gives **financial support** to communities that have concentrations of brownfields to **create local plans for redevelopment** to meet community goals

Why does it matter?

- By referencing the BOA document, **future development** in South Brooklyn can **align with the community's vision** for the neighborhood **and access financial support** to make it a reality.

SOUTH BROOKLYN BOA STUDY AREA

The South Brooklyn BOA is focused on specific corridors within Community District 7 located to the East of 3rd Avenue. All corridors are outside of the Industrial Business Zone (IBZ).



TEAM OVERVIEW

Fifth Avenue Committee (FAC) has engaged a consultant team and Steering Committee to support the BOA study, but the success of this process hinges on robust input from all of you.

NYS Department of State

Fifth Avenue Committee

Consultant Team

HR&A

- Project manager, market & employment analysis, financial analysis, equity strategy

WXY

- Land use & planning, urban design

Grain

- Public and stakeholder engagement

Langan

- Environmental review

Steering Committee

Roles

- Identify areas of opportunity
- Establish a vision for the study area
- Support community outreach efforts
- Shape priority sites and strategies

Public

Community Members

- Provide feedback throughout BOA process

Public Agencies

- Consult on policy levers and priority sites

PURPOSE OF THE BOA AND SITE DEVELOPMENT CONCEPTS

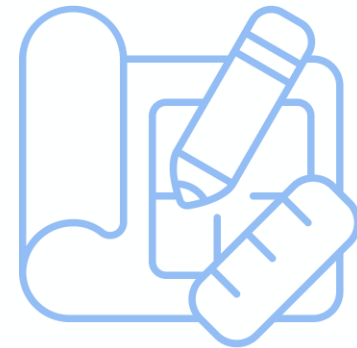
The BOA and its Site Development Concepts have two main purposes.



**PROPOSE
SPECIFIC
PROJECTS**



**ESTABLISH
PRINCIPLES/PRIORITIES
FOR HOW THE
NEIGHBORHOOD SHOULD
DEVELOP OVER TIME**



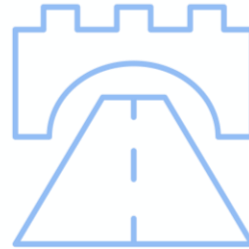
**ILLUSTRATE
THESE
PRINCIPLES
ON SITES**

BROWNFIELD OPPORTUNITY AREA POTENTIAL LEVERS

The BOA process can leverage several tools to demonstrate the community's short-, medium-, and long-term objectives.



**REUSE OF PUBLIC
OR MIXED-USE
SITES**



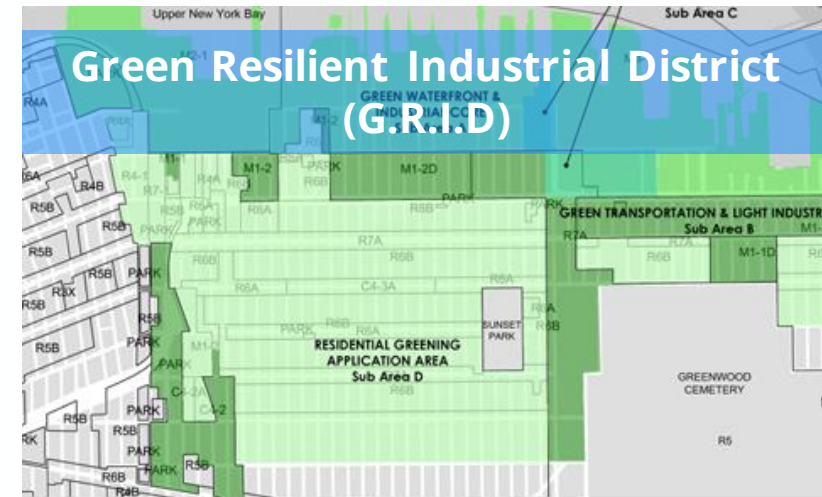
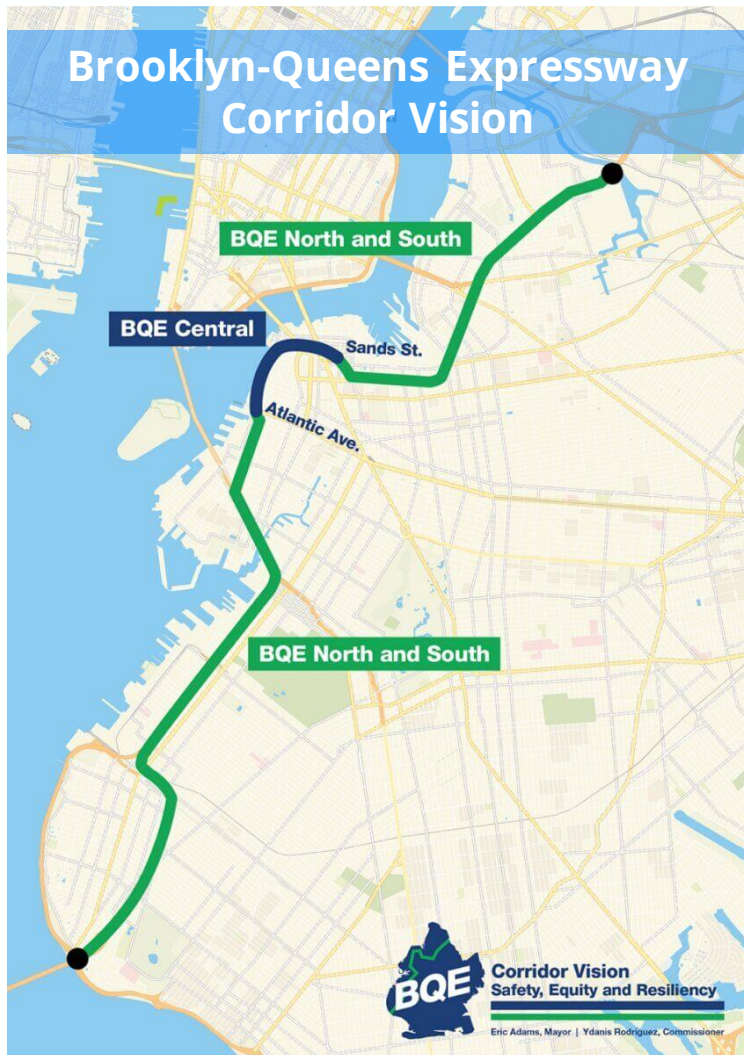
**OPEN SPACE +
PUBLIC REALM
IMPROVEMENTS**



**ZONING +
LAND USE**

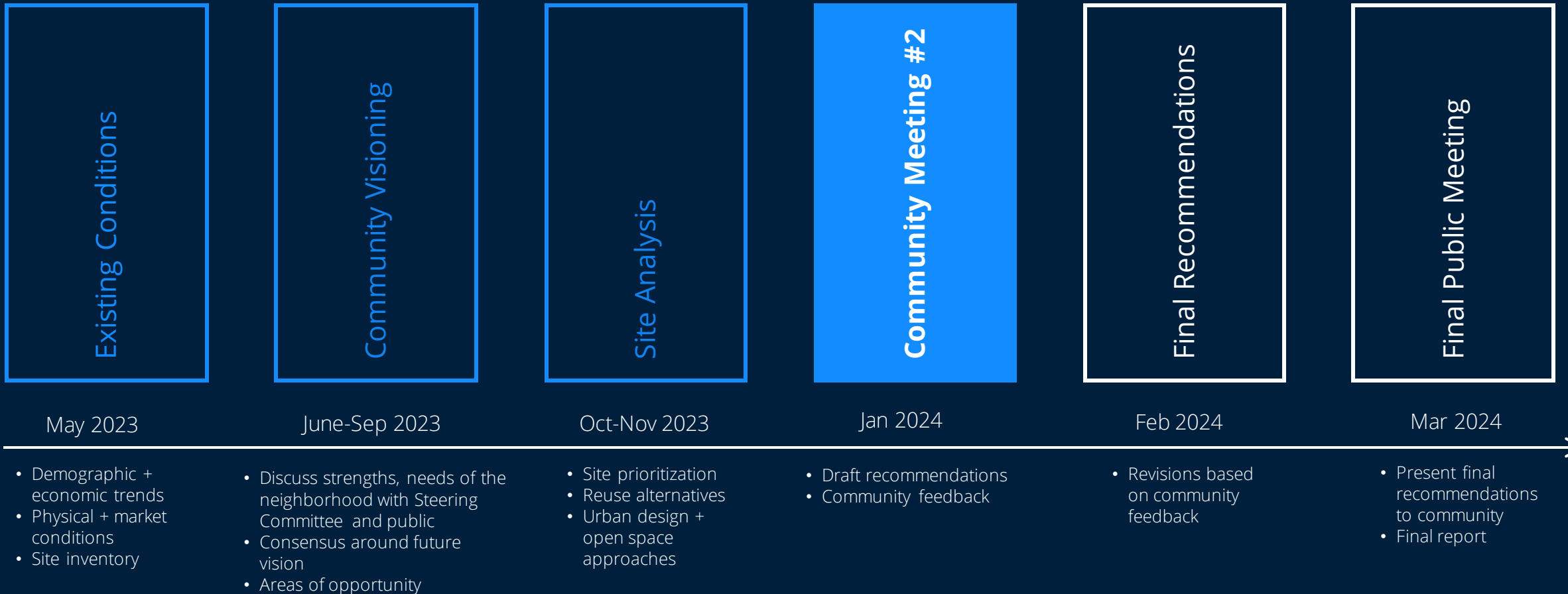
PLANNING CONTEXT

This BOA process will also be informed by previous and ongoing planning efforts in and around South Brooklyn.



PROCESS + TIMELINE

Based on our analysis of existing conditions, input from the Steering Committee, and public feedback, we've developed reuse programs for three illustrative sites for your input/feedback.



Previous Engagement

NEIGHBORHOOD PRIORITIES

We asked Steering Committee members to share their views on top priorities for Sunset Park.

Select the **top three issues** that you think are important for us to consider as we embark on this study:

1

New affordable housing development (92%)

2

Preservation of existing affordable housing (83%)

3

Improved streetscapes and open spaces (42%)


Other priorities:

- Improved use of public assets
- Improved transit access
- Job creation
- Preservation of manuf. /industrial jobs
- Workforce training in growing sectors

Includes in-person and virtual responses, 5/24/2023. Percentages reflect how many participants selected specific issues in their response

NEIGHBORHOOD PRIORITIES

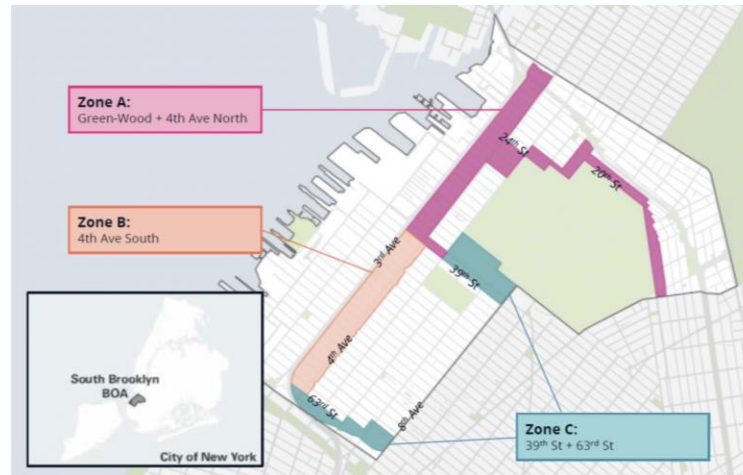
In September, we introduced the BOA process to the Sunset Park community and heard your visions for the future of the neighborhood.

 **55+** Participants

The first community meeting was hosted on September 26th at Community Board 7 and was well-attended.

The meeting format included a presentation, Q&A, and an open house with four stations - Project Overview, Zone A, Zone B, and Zone C.

Around a dozen people used the provided Spanish interpretation and left their written comments in Spanish. Interpretation was offered in three additional languages - Arabic, Mandarin, and Cantonese.



NEIGHBORHOOD PRIORITIES

Public Feedback: Top Themes



Housing

- Participants were concerned about **affordability and housing for marginalized groups**.
- Many people explicitly asked for regulated options such as **public or rent-controlled housing**.

“Affordable housing for undocumented people.”



Public + Green Spaces

- Participants desired **more trees and open park areas**, especially for children and young people.

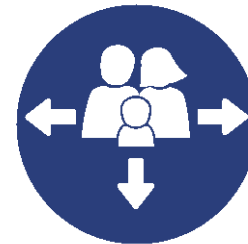
“We are missing trees and plants in streets and public spaces.”



Transportation

- Many people expressed a desire for improved transportation services, including **improvements to subway stations, pedestrian and bike infrastructure**.
- Participants wanted **more stoplights and road safety**.

“Many things are missing (escalators, 36th only has an exit in the front).”



Safety

- Participants mentioned **improved pedestrian and bike safety, safety on the train, and improved general safety**.
- Folks were concerned about the **safety of children while going to and attending school**.

“Safety from the Prospect Expressway,”

NEIGHBORHOOD PRIORITIES

Additional themes brought up in the open discussions:



Views

While a couple folks mentioned Sunset Park's famous view corridors in written responses, many more were concerned with public spaces and streetscapes in general. However, a passionate discussion of preserving view corridors was had when discussing the possibility of developing new buildings. The project team will prepare materials for future public sessions to show what the impacts of any new development could be.



Connections to Other Work

The South Brooklyn BOA project is working in an area with many other active organizations and planning efforts. Several people wanted to know how the BOA process would interact and collaborate with grassroots organizations, previous work such as the GRID plan, and the development of the Interborough Express (IBX).



NEIGHBORHOOD PRIORITIES

Community groups have also shared their vision for the neighborhood.

37th Street Block Association

- The neighborhood needs:
 - Public green spaces
 - Recreation space
 - Grocery stores and other amenities
 - Improved stormwater management systems
- Neighbors are concerned about:
 - High rise construction and increased crowding
 - Affordable housing
 - Storefront improvements

Brooklyn Tenants United

- The neighborhood needs:
 - New affordable housing
 - Better transit options
 - New businesses that create jobs
 - Workforce training and education
- Neighbors are concerned about:
 - Public mobility and safety
 - Rising housing costs



OBJECTIVES, STRATEGIES + PRINCIPLES

Based on feedback from the Steering Committee and the public, we defined and refined preliminary strategies and principles to guide development within each corridor.

BOA OBJECTIVES

DEVELOPMENT
WITHOUT
DISPLACEMENT

PUBLIC LAND
FOR
PUBLIC GOOD

CONNECTED
COMMUNITIES

STRATEGIES + PRINCIPLES

- **Build and preserve affordable housing**
- Identify pathways to **affordable homeownership**
- Expand **economic opportunities** for residents via transit-oriented development
- Create opportunities for **vocational education or workforce training for young adults**

- Use publicly owned land for **100% affordable housing development**
- **“Land-bank” sites** to combat displacement associated with the IBX project
- Create more **public & accessible green spaces** for community residents
- Empower residents through **strengthened social & community services**

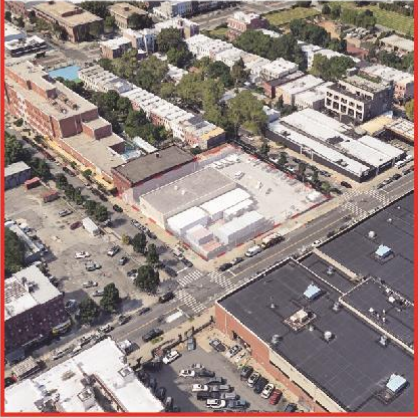
- Improve the **public realm** through streetscape improvements & transit connectivity
- Create **direct employment pipelines for residents** to access local jobs
- Explore mixed **industrial/manufacturing & residential** uses
- Coordinate with **economic & workforce development efforts** at the waterfront

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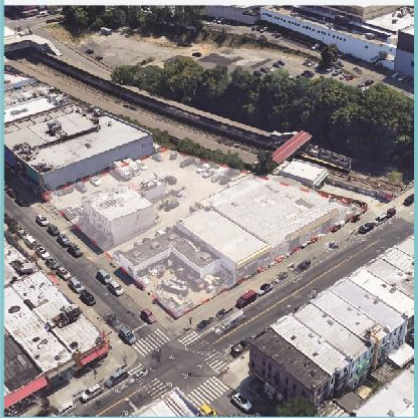
02

Site Development Concepts

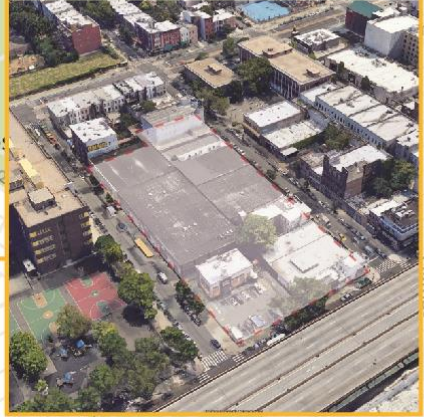
SITE 1
860 5th Avenue
(MTA Parking Lot)



SITE 3
61st St and 7th Avenue Cluster (IBX)



SITE 2
35th - 36th St
BTWN 3rd & 4th Avenue Cluster



SITE CONCEPT CONSIDERATIONS

Site Development Concept Opportunities and Tradeoffs

As we walk through the three conceptual development scenarios, please consider the following:

- Do these development concepts align with what you want the neighborhood to look like in the future?
- Are there additional uses we should consider?
- Which concepts are likely to deliver the most impactful and transformative change?

ZONING OVERVIEW

Zoning establishes the uses allowed on a lot, the buildable area through floor area ratio by use, and bulk controls from setbacks to heights

Use

A use is any activity, occupation, business or operation, listed in Use Groups 1 through 18, or identified in a special permit, which is conducted in a building or on a tract of land.

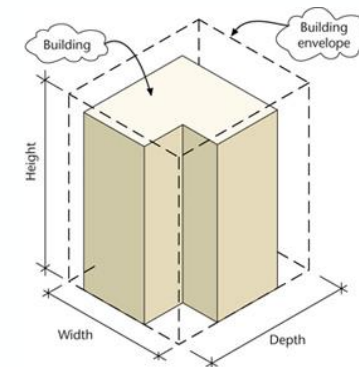
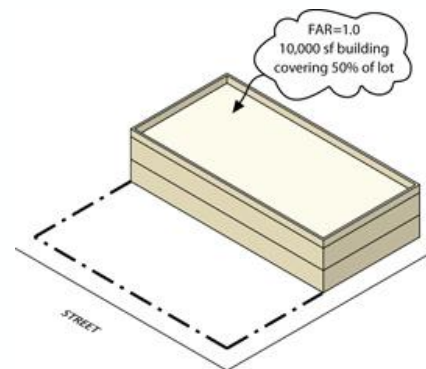
Floor Area Ratio

"Floor area ratio" is the total floor area on a zoning lot, divided by the lot area of that zoning lot.

Bulk

Bulk regulations are the combination of controls (lot size, floor area ratio, lot coverage, open space, yards, height and setback) that determine the maximum size and placement of a building on a zoning lot.

Zoning Districts	USE GROUPS																	
	Residential Use Groups		Community Facility Use Groups	Retail & Commercial Use Groups												Gen. Service	Mfg. Use Groups	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Residential Districts																		
R1 R2 Single-family detached																		
R3A* R3X R4A RSA Single- & two-family detached																		
R3-1 R4-1* Single- & two-family detached & semi-detached																		
R4B* Single- & two-family detached, semi-detached & attached																		
R3-2 R4 R5 R5B* R6-R10 Detached, semi-detached & attached																		
Commercial Districts																		
C1 Local Retail																		
C2 Local Service																		



NON-RESIDENTIAL USES

The following examples illustrate the size of potential non-residential uses that could occupy part of each site.

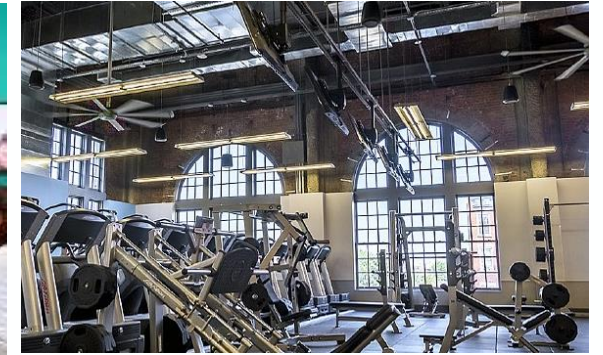
Universal Pre-K Facility

Typically 5,000 SF (30 SF per child)



Recreational Space

YMCA - <50,000 SF, Small Gym - 15,000 SF



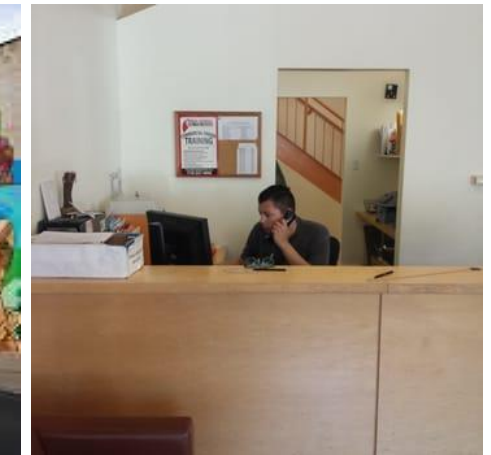
Library

Sunset Park Library - 21,000 SF (Typically 10-15,000 SF)



Community Organization Space

Fifth Avenue Committee - 13,000 SF



NON-RESIDENTIAL USES

The following examples illustrate the size of potential non-residential uses that could occupy part of each site.

Retail

1,000 - 3,000 SF



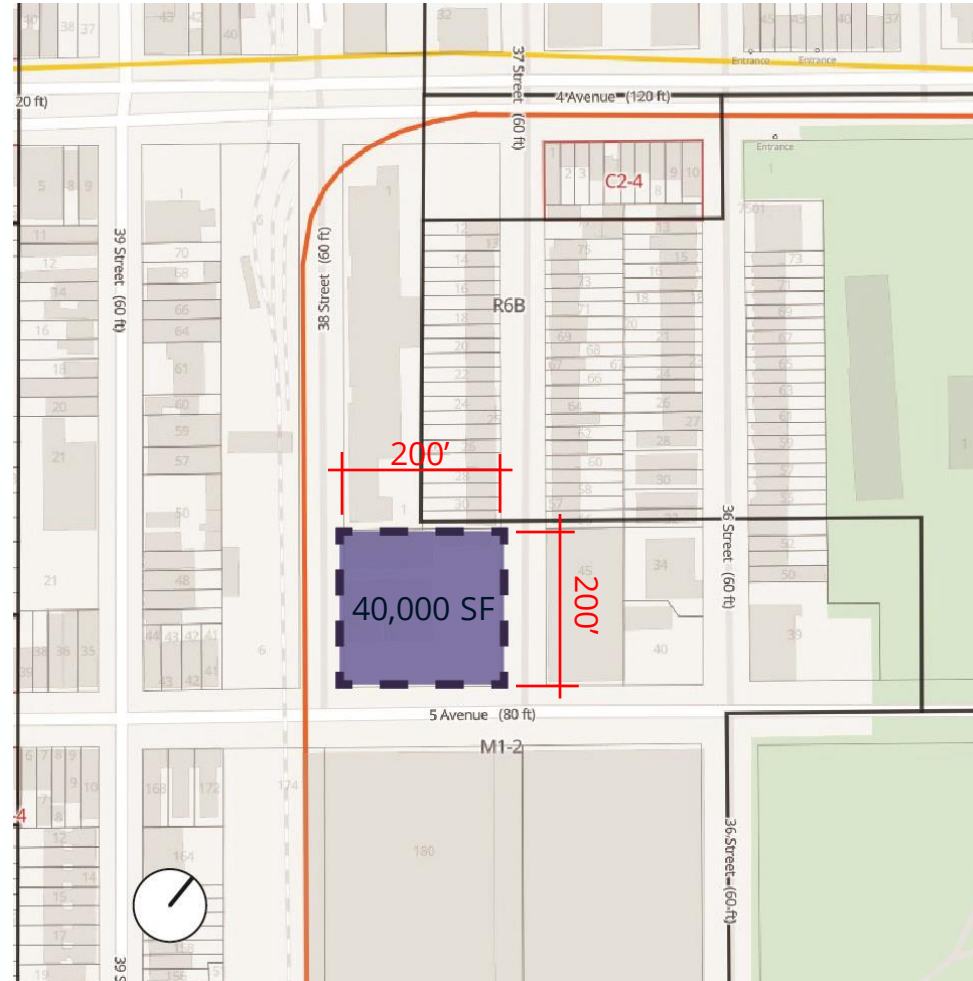
Restaurant

2,000 - 5,000 SF



SITE 1 OVERVIEW

Existing MTA-owned lot with a 200' x 200' footprint and frontage along 5th Ave



Location: 860 5th Ave
Block: 701
Lot: 38
Zoning District: M1-2

Existing Building:
13,472 SF

Ownership: MTA

- Existing historic structure and substation at NW corner to maintain
- Potential for open space connections along 38th Street in line with existing tracks

SITE 1 OVERVIEW

Existing MTA-owned lot with a 200' x 200' footprint and frontage along 5th Ave



View looking south on 38th St

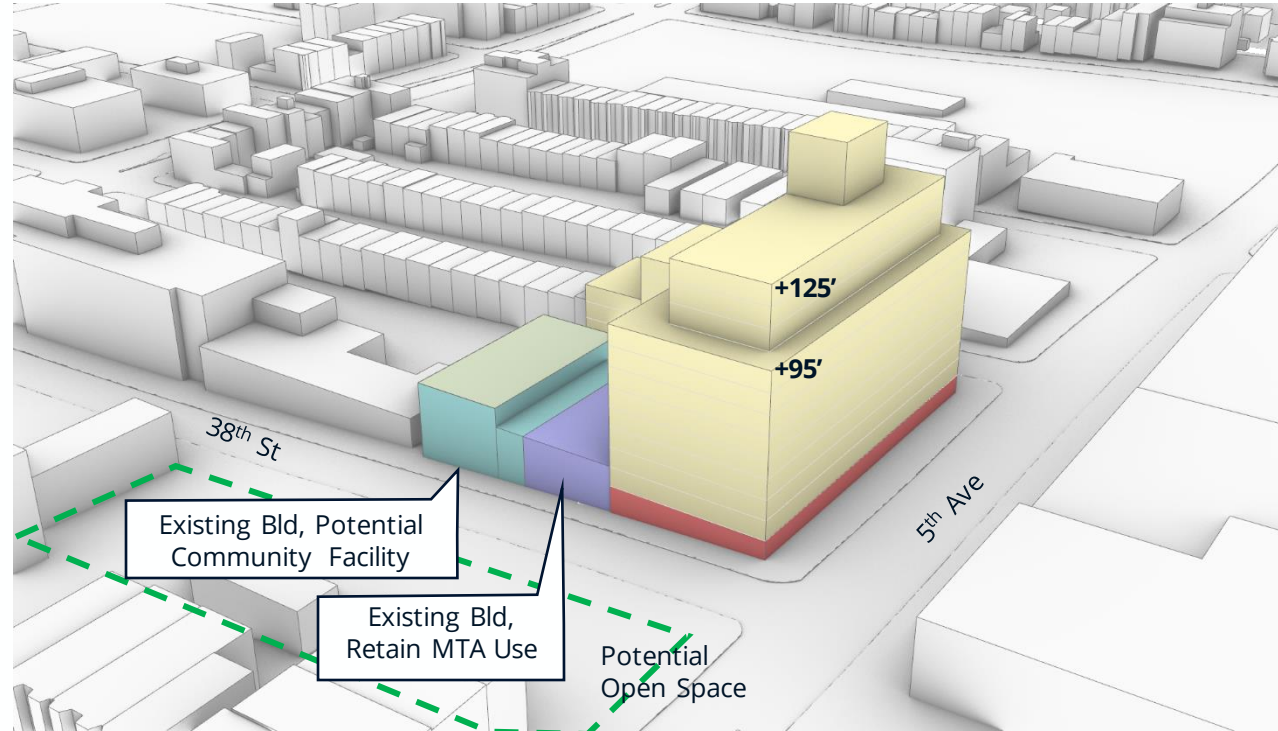
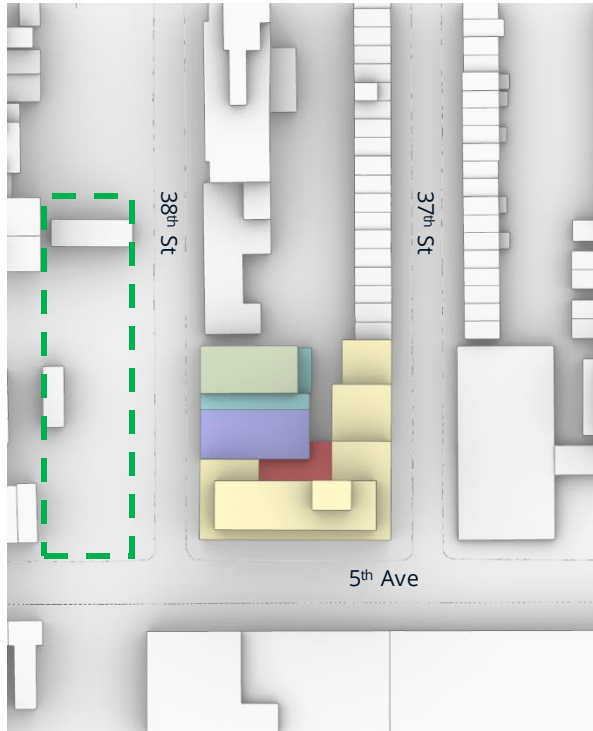


View looking east on 5th Ave

SITE 1 TEST FITS

Retaining existing MTA buildings on 38th Street and stepped massing along 37th Street

Existing M1-2
Existing SF 13,472



- Residential
- Retail
- Community Facility
- Transportation & Utility

Proposed R7D / C2-4 and R6A

Retail SF	12,800
Com Facility SF	19,400
Residential SF	178,000

Approx Res Units 178
* 100% Affordable, Publicly-Owned Site

*Assumes City of Yes for Housing Opportunity proposed zoning changes, per scoping 11/2023

SITE 1 VIEW ANALYSIS

Sunset Park Viewpoint: Approx. +160'

Site 1 Ground Floor: Approx. +56'



Proposed R7D / C2-4 and R6A

View from Sunset Park

Base Height	95'
Building Height	125'
+ Bulkhead	155'

*Assumes City of Yes for Housing Opportunity proposed zoning changes, per scoping 11/2023

38th St Corridor

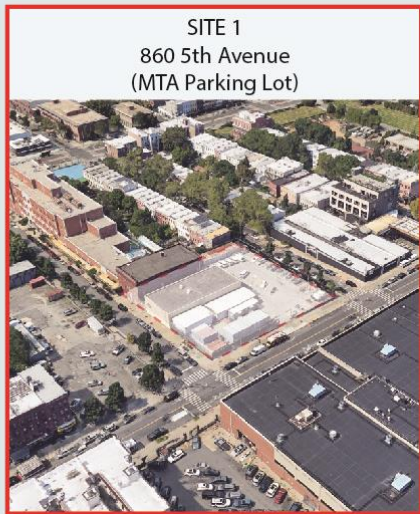
Potential open space along train line

Potential for future development of MTA property to the South

Supporting retail connectivity along 5th Av

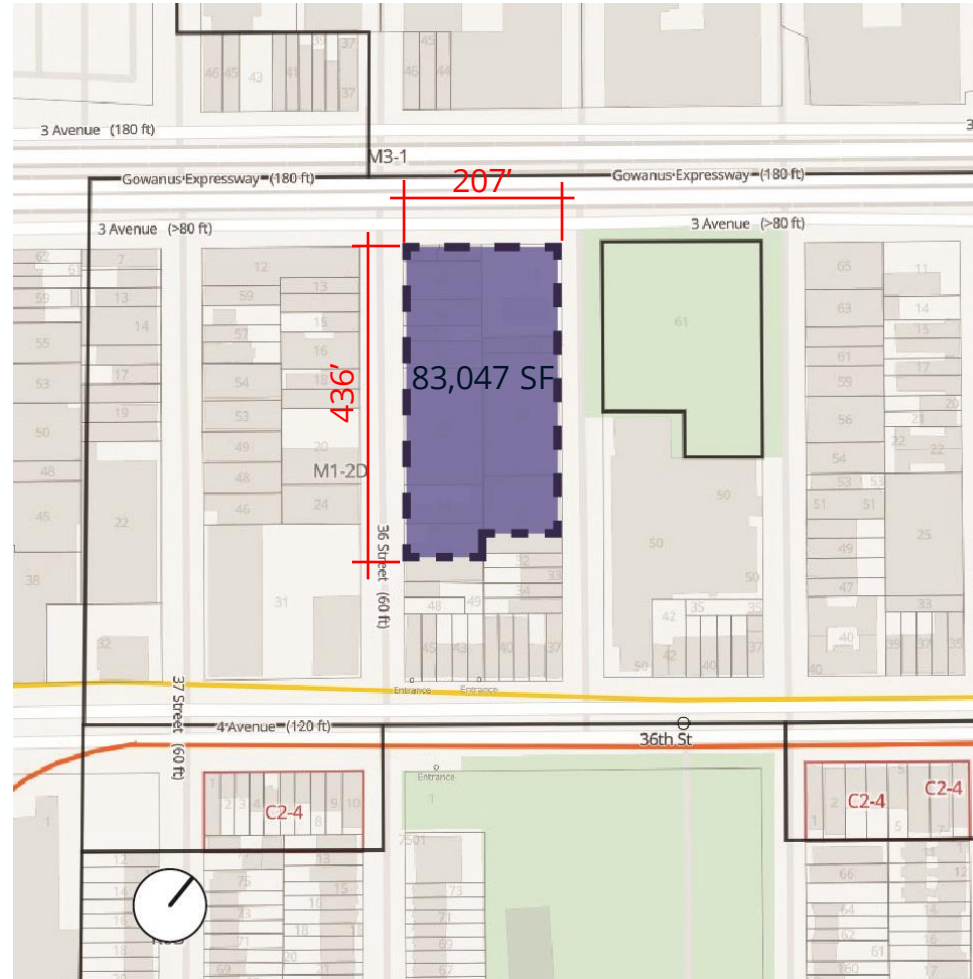


Site 1 - Potential Similarities



SITE 2 OVERVIEW

One-story warehouses along streets and car-oriented retail along 3rd Ave under the elevated, a key connection to Industry City at 36th St



Location: 35-36th Sts
Block: 692
Lot: Multiple
Zoning District: M1-2D

Existing Buildings:
87,967 SF

Ownership: Various

- One-story warehouses mid-block, retail along 3rd Ave
- Sunset Park High School to east

SITE 2 OVERVIEW

One-story warehouses along streets and car-oriented retail along 3rd Ave under the elevated, a key connection to Industry City at 36th St



View looking north on 36th St



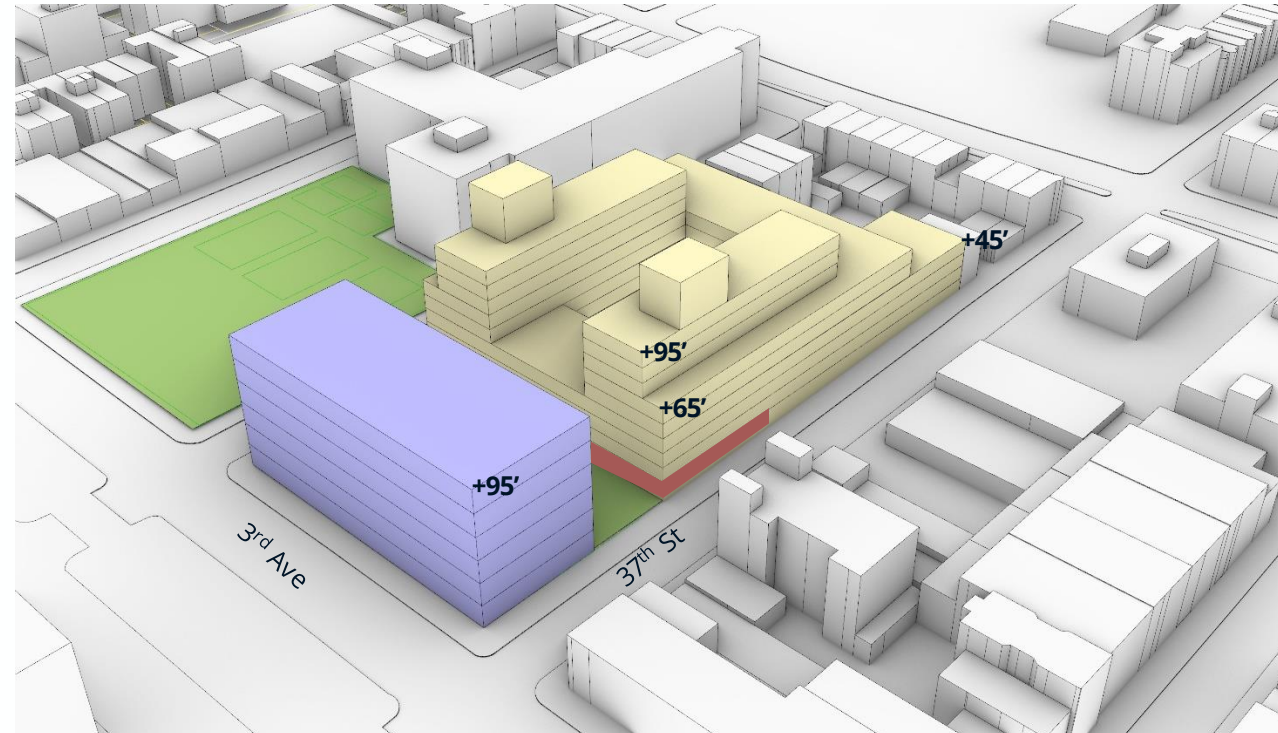
View looking south 35th St

SITE 2 TEST FITS

Large site offers flexibility to place light industrial space independent or below building with multiple residential typologies

Existing M1-2D

Existing SF 87,967



- Residential
- Retail
- Manufacturing
- Public Open Space
- Open Space Amenity

Proposed R7D / M1-4 and R6A / M1-4

Manufacturing SF	101,500	Approx Res Units	278
Retail SF	10,000	MIH 25% Affordable	69
Residential SF	277,800		

*Assumes City of Yes for Housing Opportunity proposed zoning changes, per scoping 11/2023

SITE 2 VIEW ANALYSIS

Sunset Park Viewpoint: Approx. +160'

Site 2 Ground Floor: Approx. +8'



View from Sunset Park



Proposed R7D / M1-4 and R6A / M1-4

View from Sunset Park

Base Height	95'
Building Height	125'
+ Bulkhead	155'

36th St Corridor



Supporting existing playground, potential Play Street

Emphasizing 36th St entrance to Industry City

Activation and Connectivity along 36th St

Open space connection to Greenwood Cemetery

Improved crossings under elevated Expressway

Additional mixed-use sites along 3rd/4th Av

Site 2

35th St

37th St

38th St

39th St

4th Ave

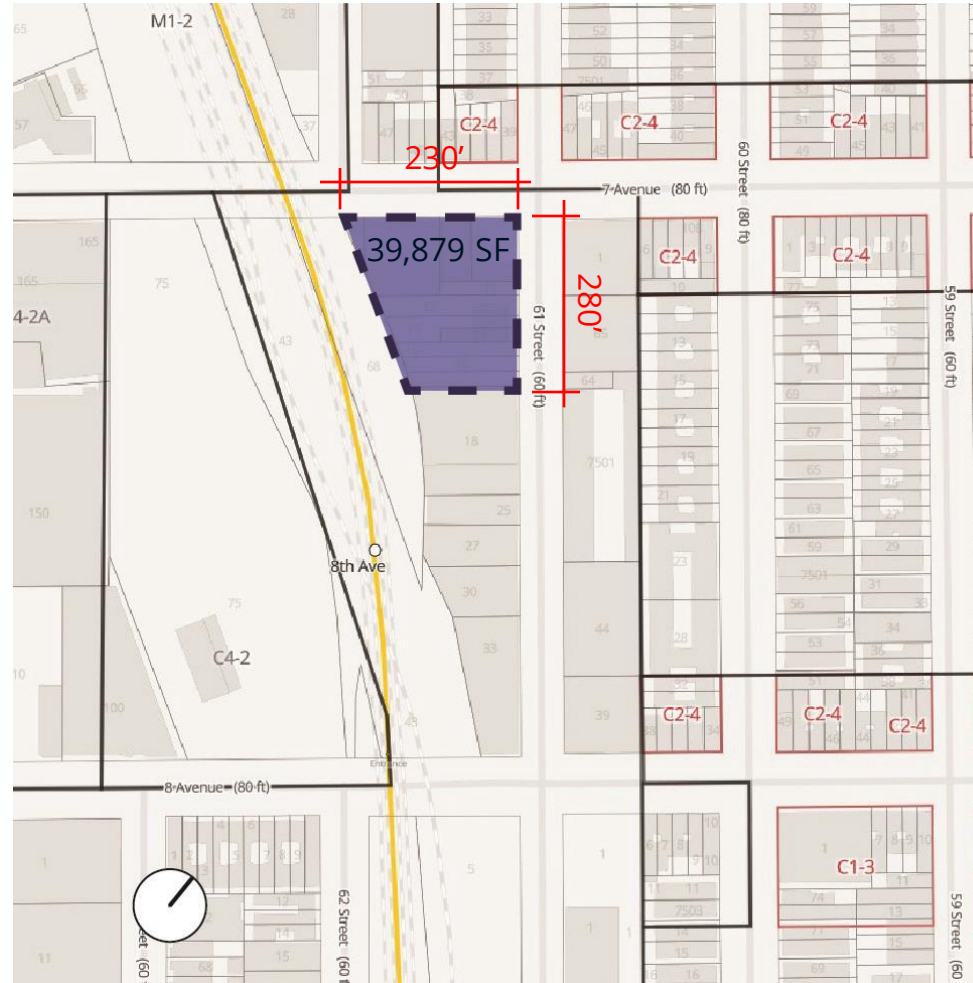
5th Ave

Site 2 - Potential Similarities



SITE 3 OVERVIEW

Triangular set of sites adjacent to the 8th Ave station entrance and future IBX line



Location: 61st St and 7th Ave
Block: 5794
Lot: Multiple
Zoning District: M1-1

Existing Buildings:
26,469 SF

Ownership: Various

- One-story warehouses and commercial spaces
- Station entrance hidden midblock along 7th Ave

SITE 3 OVERVIEW

Triangular set of sites adjacent to the 8th Ave station entrance and future IBX line



View looking south on 61st St

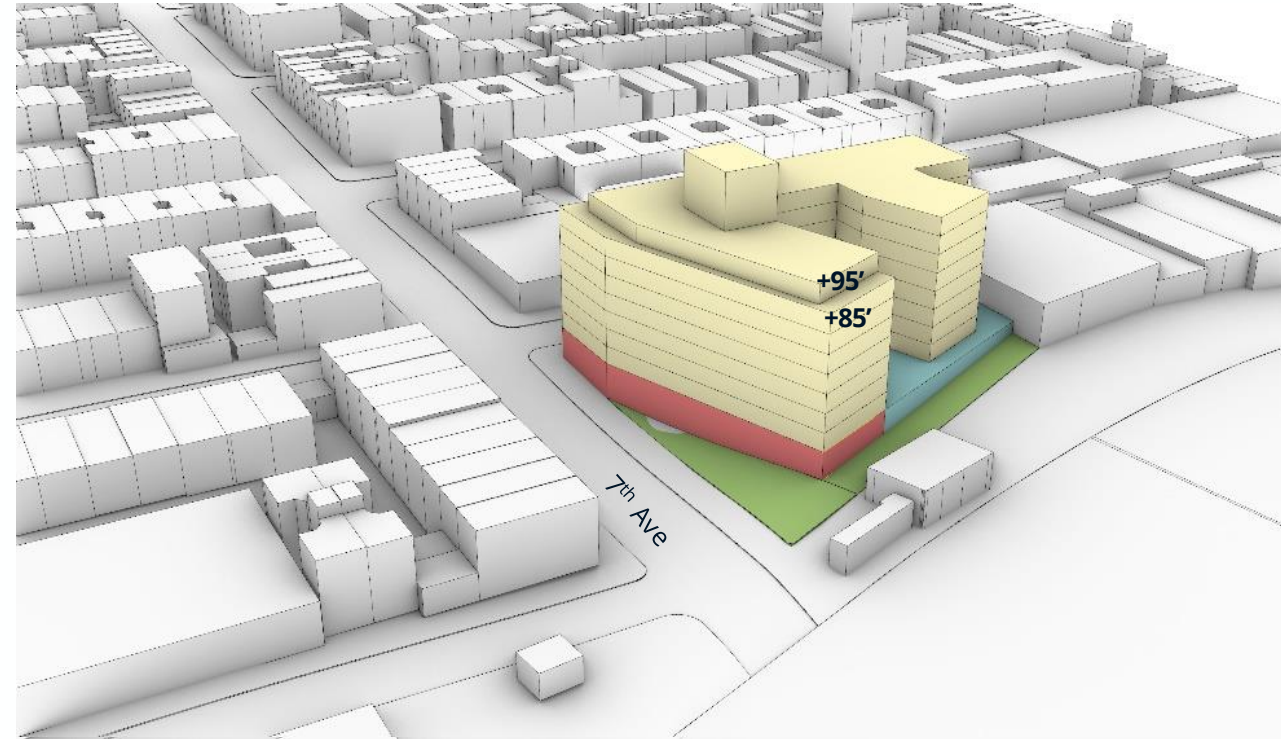


Station entrance along 7th Ave

SITE 3 TEST FITS

Lower height limit options with mix of uses to support station entrance and open space connection

Existing M1-1
Existing SF 26,469



- Residential
- Retail
- Community Facility
- Public Open Space

Proposed R7B / M1-4

Retail SF	11,300	Approx Res Units	189
Com Facility SF	17,300	MIH 25% Affordable	47
Residential SF	189,200		

IBX Corridor



Retail activation
along 7th Av

Potential plaza and
enhanced entrance to 7th
Av station

Site 3

Open space
connectivity along
proposed IBX route

Additional mixed-use
sites along IBX corridor

New development
across train lines (not
in Community District)

Connectivity to
potential IBX station
proposed near 8th Av

7th Ave

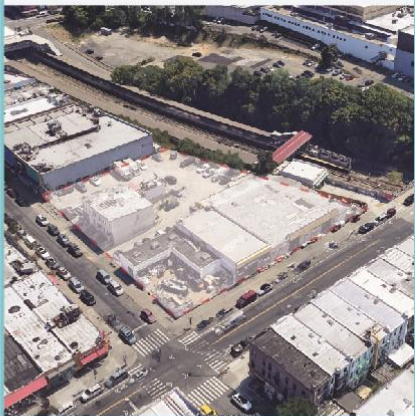
64th St

61st St

8th Ave

Site 3 - Potential Similarities

SITE 3
61st St and 7th Avenue Cluster (IBX)



A background image of a park with a city skyline in the distance. The park has green grass, trees, and a paved path. In the foreground, several people are sitting on the grass. In the background, a city skyline with many skyscrapers is visible under a clear sky. A dark blue horizontal bar is overlaid on the image, containing the number '03' in green and the title 'Gallery Walk' in white. Below the title, there is a line of white text: 'Information in this section is available at corridor breakout tables'.

03

Gallery Walk

Information in this section is available at corridor breakout tables

GALLERY WALK

Site Development Concept Opportunities and Tradeoffs

- Do these concepts reflect what you want the neighborhood to look like in the future?
- Are there additional uses we should consider?
- Which concepts are likely to deliver the most impactful and transformative change?

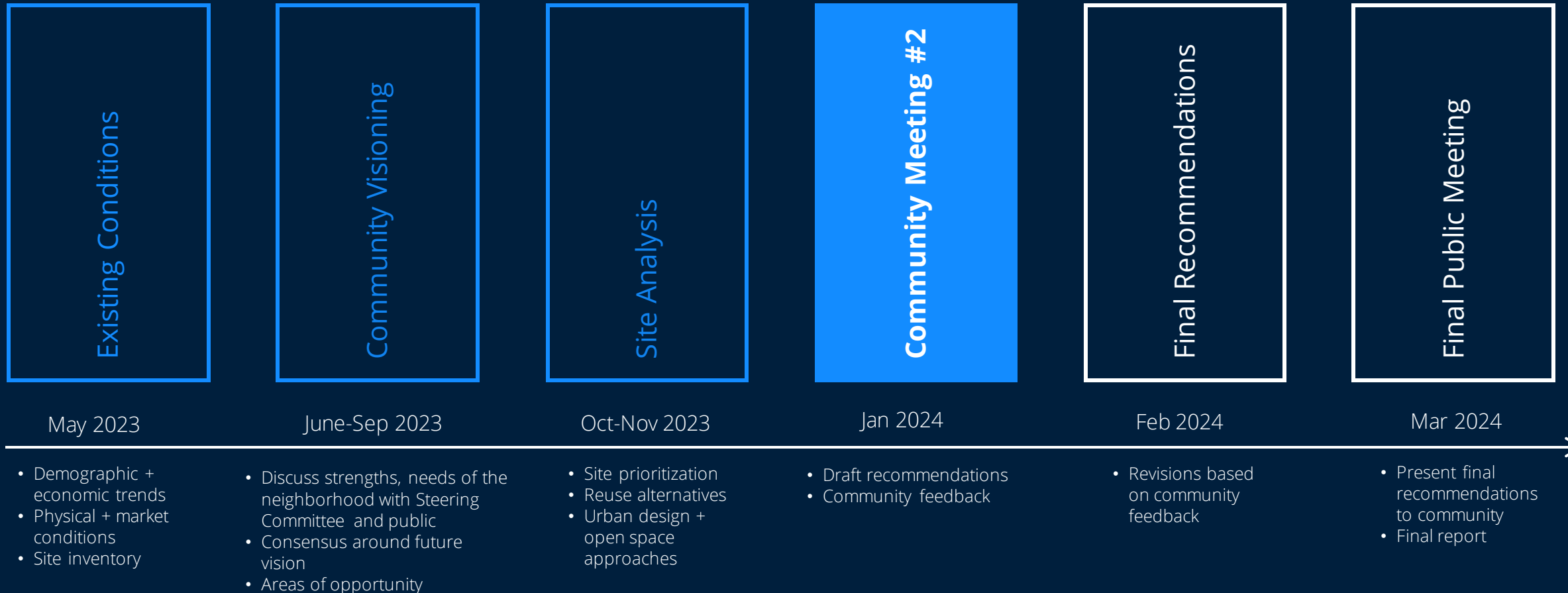


04

Next Steps

PROCESS + TIMELINE

Based on community feedback from today's meeting, the project team will finalize the three site concepts that illustrate future development in South Brooklyn.



THANK YOU!

To sign up for updates, visit:

<https://fifthave.org/southbrooklynboa>



South Brooklyn
BOA

City of New York





04

Appendix

STEERING COMMITTEE

The Steering Committee has been providing regular feedback on overall objectives, corridor development goals, and potential areas of opportunity.

BUSINESS/INDUSTRY

Gowanus Alliance
Southwest Brooklyn Industrial Development Corp. (SBIDC)
Sunset Park BID
Totem

COMMUNITY MEMBERS

Community Board 7
Sunset Park Residents

COMMUNITY-BASED ORGANIZATIONS

Arab American Association
Brooklyn Tenants United
Center for Family Life
Chinese American Planning Council
Green-Wood Cemetery
Neighbors Helping Neighbors (NHN)
Mixteca
NYU Langone/Beyond Bridges
Pioneer Supermarket/Beit El-Maqdis Islamic Center
Women's Empowerment Coalition of NYC (WENYC)

ELECTED OFFICIALS

Assemblyperson Robert Carroll (District 44)
Assemblyperson Lestor Cheng (District 49)
Assemblyperson Marcela Mitaynes (District 51)
Brooklyn Borough President Antonio Reynoso
Congressman Daniel Goldman (CD-10)
Council Member Alexa Aviles (District 38)
Council Member Justin Brannan (District 43)
Council Member Shahana Hanif (District 39)
District Director
State Senator Iwen Chu (District 17)
State Senator Andrew Gounardes (District 26)
State Senator Zellnor Myrie (District 20)

CITY + STATE GOVERNMENT

Dept of City Planning, Brooklyn Office
MTA Construction & Development
NYC Department of Transportation
NYC Economic Development Corporation
NYS Department of State
NYC Office of Environmental Remediation