South Brooklyn Brownfield Opportunity Area
Community Visioning Session
January 16, 2024
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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
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.
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).
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.

**TEAM OVERVIEW**

**Fifth Avenue Committee**

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

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

**PURPOSE OF THE BOA AND SITE DEVELOPMENT CONCEPTS**

- Propose specific projects
- Establish principles/priorities for how the neighborhood should develop over time
- Illustrate these principles on sites
The BOA process can leverage several tools to demonstrate the community’s short-, medium-, and long-term objectives.

**BROWNFIELD OPPORTUNITY AREA POTENTIAL LEVERS**

- **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.
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.

**PROCESS + TIMELINE**

- **Existing Conditions**
  - May 2023
  - Demographic + economic trends
  - Physical + market conditions
  - Site inventory

- **Community Visioning**
  - June-Sep 2023
  - Discuss strengths, needs of the neighborhood with Steering Committee and public
  - Consensus around future vision
  - Areas of opportunity

- **Site Analysis**
  - Oct-Nov 2023
  - Site prioritization
  - Reuse alternatives
  - Urban design + open space approaches

- **Community Meeting #2**
  - Jan 2024
  - Draft recommendations
  - Community feedback

- **Final Recommendations**
  - Feb 2024
  - Revisions based on community feedback

- **Final Public Meeting**
  - Mar 2024
  - Present final recommendations to community
  - Final report
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.
Public Feedback: Top Themes

**NEIGHBORHOOD PRIORITIES**

**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.

**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.

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

**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.

**“Affordable housing for undocumented people.”**

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

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

**“Safety from the Prospect Expressway.”**
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
Based on feedback from the Steering Committee and the public, we defined and refined preliminary strategies and principles to guide development within each corridor.

**OBJECTIVES, STRATEGIES + PRINCIPLES**

**DEVELOPMENT WITHOUT DISPLACEMENT**
- 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
Site Development Concepts
STRATEGIC SITE OVERVIEW

On this slide, emphasize that these are conceptual and based on what we heard from community and Steering Committee feedback.
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.
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)

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

**Recreational Space**
YMCA - <50,000 SF, Small Gym – 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

**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**

- 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

Supporting retail connectivity along 5th Av

Potential for future development of MTA property to the South
Site 1 - Potential Similarities

SITE 1
860 5th Avenue
(MTA Parking Lot)
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

**Proposed R7D / M1-4 and R6A / M1-4**
- Manufacturing SF 101,500
- Retail SF 10,000
- Residential SF 277,800
- Approx Res Units 278
- MIH 25% Affordable 69

*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'

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

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<td>125'</td>
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<td>+ Bulkhead</td>
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*Assumes City of Yes for Housing Opportunity proposed zoning changes, per scoping 11/2023
36th St Corridor

Supporting existing playground, potential Play Street

Improved crossings under elevated Expressway

Activation and Connectivity along 36th St

Emphasizing 36th St entrance to Industry City

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

Open space connection to Greenwood Cemetery
Site 2 – Potential Similarities
SITE 3 OVERVIEW

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

Location: 61<sup>st</sup> St and 7<sup>th</sup> 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 7<sup>th</sup> 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

Proposed R7B / M1-4
Retail SF 11,300
Com Facility SF 17,300
Residential SF 189,200

Approx Res Units 189
MIH 25% Affordable 47

Existing
M1-1
Existing SF 26,469
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
- **New development across train lines** (not in Community District)
- **Connectivity to potential IBX station** proposed near 8th Av
- **Additional mixed-use sites** along IBX corridor
Site 3 - Potential Similarities

SITE 3
61st St and 7th Avenue Cluster (IBX)
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?
Next Steps
Based on community feedback from today’s meeting, the project team will finalize the three site concepts that illustrate future development in South Brooklyn.

**PROCESS + TIMELINE**

- **Existing Conditions**
  - May 2023
  - Demographic + economic trends
  - Physical + market conditions
  - Site inventory

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  - Final report
THANK YOU!

To sign up for updates, visit: https://fifthave.org/southbrooklynboa
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