South Brooklyn Brownfield Opportunity Area

Final Community Meeting

April 4, 2024
Agenda

South Brooklyn BOA Recap 6:00-6:20
Final Site Development Concepts 6:20-6:45
Policy Recommendations and Discussion 6:45-7:25
Closing 7:25-7:30
Recap

South Brooklyn BOA
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.
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).

**SOUTH BROOKLYN BOA STUDY AREA**

- **Group A: Manufacturing Zone**
  - 4th Ave North + Windsor Terrace

- **Group B: Residential Zone**
  - 4th Ave South

- **Group C: Transit Infrastructure Zone**
  - 39th St + 63rd St
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.
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)
37th Street Block Association

ELECTED OFFICIALS
Assemblyperson Robert Carroll (District 44)
Assemblyperson Marcela Mitaynes (District 51)
Brooklyn Borough President Antonio Reynoso
Congressman Daniel Goldman (CD-10)
Council Member Alexa Aviles (District 38)
Council Member Shahana Hanif (District 39)
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
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**
The purpose of today's meeting is to recap the BOA process, review final development concepts, and discuss policy recommendations in advance of the final report.

### 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**
  - Mar 2024
  - Revisions based on community feedback

- **Final Steering Committee and Public Meeting**
  - Mar-Apr 2024
  - Finalize recommendations with Steering Committee
  - Present to community
  - Final report
After receiving BOA designation, South Brooklyn will unlock further environmental remediation and economic development incentives to carry out the vision of the BOA plan.

**PROCESS + TIMELINE**

- **Final Steering Committee and Public Meeting**
  - Mar-Apr 2024
  - Finalize recommendations with Steering Committee
  - Present to community

- **Submit Nomination Report**
  - May 2024
  - Incorporate community feedback into recommendations
  - Submit Nomination Report to the NYS Department of State

- **State Review and Designation**
  - ~1 Year
  - State and City Review
  - Secretary of State approves BOA

- **Further Funding Opportunities and Tax Incentives**
  - ~1 Year +
  - 5% increase in Brownfield Tax Credit
  - Access to Pre-Development Funding
  - Access to Environmental Site Assessment Funding
  - Prioritization for other state economic development and environmental funds
Existing Conditions
The BOA team and Steering Committee began with an analysis of existing conditions throughout the Study Area.
In recent decades, the corridors have seen an increase in population, a rise in housing costs, and changing employment trends. This presents an opportunity to think strategically about how development should unfold in the future.

9,760
TOTAL JOBS IN CORRIDORS (2021)

29%
JOB GROWTH SINCE 2010, VS. 11% IN BROOKLYN

-17%
CHANGE IN INDUSTRIAL JOBS SINCE 2010, INCL. 57% DECLINE IN MANUFACTURING JOBS

28,700
TOTAL POPULATION IN CORRIDORS (2021)

6%
POPULATION GROWTH SINCE 2010, VS. 10% IN BROOKLYN

LARGER PROPORTION OF SEVERELY RENT BURDENED HOUSEHOLDS THAN CITY
EXISTING CONDITIONS
The existing conditions analysis revealed key trends in each of the three corridors.

Group A >> “Mixed-Use Transition Zone”
- **Total population:** 12,200, 59% nonwhite, 23% foreign-born
- **+1,865 job growth** since 2010
- Predominant zoning: M1-2D and M1-1D
- **Conflicting uses:** residential with light industrial/warehousing interspersed on side streets.
- Growing **residential market pressure from the north**
- Hemmed by **large transit infrastructure:** BQE, MTA Railyard, Greenwood Cemetery, Prospect Expressway.
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**Group B >> “Vulnerable Residential Zone”**
- **Total population:** 12,500, 84% nonwhite, 43% foreign-born
- **+830 job growth** since 2010
- Predominant zoning: R6B and C2-4
- **Vulnerable to future market pressures** from the north
- **Predominantly residential, retail, and education.** Major retail/commercial corridor on 4th Avenue. Bordered by BQE to the east.
EXISTING CONDITIONS
The existing conditions analysis revealed key trends in each of the three corridors.

Group A >> “Mixed-Use Transition Zone”
• Total population: 12,200, 59% nonwhite, 23% foreign-born
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• Conflicting uses: residential with light industrial/warehousing interspersed on side streets.
• Growing residential market pressure from the north
• Hemmed by large transit infrastructure: BQE, MTA Railyard, Greenwood Cemetery, Prospect Expressway.

Group B >> “Vulnerable Residential Zone”
• Total population: 12,500, 84% nonwhite, 43% foreign-born
• +830 job growth since 2010
• Predominant zoning: R6B and C2-4
• Vulnerable to future market pressures from the north
• Predominantly residential, retail, and education. Major retail/commercial corridor on 4th Avenue. Bordered by BQE to the east.

Group C >> “Community Infrastructure”
• Total population: 4,000, 78% nonwhite, 55% foreign-born
• -490 job decline since 2010
• Predominant zoning: M1-1 and M1-2.
• Large transit infrastructure and small-scale industrial buildings, parking.
This BOA process has also been informed by previous and ongoing planning efforts in and around South Brooklyn.
Community 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: PUBLIC MEETINGS

In September, we introduced the BOA process to the Sunset Park community and heard visions for the future of the neighborhood. In January, we presented three site development concepts to the Sunset Park community and gathered feedback.

100+ Participants
NEIGHBORHOOD PRIORITIES: PUBLIC MEETINGS
Public Feedback: Visions for the Future

September Public Meeting
- Affordable Housing
- Transportation
- Public + Green Spaces
- Safety

Additional themes at the September meeting included View Corridors and Connections to Other Work.

January Public Meeting
- Built Character
- Programming
- Open Spaces
NEIGHBORHOOD PRIORITIES
Community groups and public officials 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 on streets and services
  - Neighborhood character

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
NEIGHBORHOOD PRIORITIES
Community groups and public officials have also shared their vision for the neighborhood.

**Chinese-American Planning Council (CPC)**
- The neighborhood needs:
  - High-quality affordable housing
  - Accessible public and residential spaces
  - Dedicated facilities and activities for seniors
- Neighbors are concerned about:
  - Accessibility of transit options and housing
  - Lack of senior spaces and community facilities

**Brooklyn Borough President's Office (BBPO)**
- The neighborhood needs:
  - An understanding of how the BOA will affect job growth, particularly manufacturing jobs
  - Information on how BOA projects will interact with existing planning efforts
- Neighbors are concerned about:
  - Displacement risks for unregulated housing
Goals, Objectives, and Strategies
Initial conversations with the Steering Committee and community members to create a unique set of development goals for each Corridor.
GOALS

Based on Steering Committee and Public input, the BOA team developed the following goals for future development in each corridor.

**Group A: Mixed-Use Transition Corridor**

**4th Avenue North + Windsor Terrace**
- Promote higher-density housing on the avenues, prioritizing affordable housing
- Preserve or expand manufacturing uses by testing mixed industrial/residential development on side streets
- Preserve neighborhood-serving retail and other employment opportunities
- Improve pedestrian safety/public realm

**Group B: “Vulnerable” Residential Corridor**

**4th Avenue South**
- Promote higher-density housing on the avenues, prioritizing affordable housing
- Activate street life along 4th Ave through commercial uses and street improvements
- Connect residents to job opportunities at the waterfront and via transit improvements
- Preserve neighborhood-serving retail
- Preserve the view corridor to the Harbor

**Group C: Community Infrastructure Corridors**

**39th Street + 63rd Street**
- Reclaim underused transit and commercial sites as mixed-use, mixed-income housing
- Improve connectivity with new green space and active streetscapes
- Preempt gentrification from IBX
To achieve the corridor goals, the Steering Committee, public, and the BOA team defined and refined objectives and strategies to guide development concepts.
OBJECTIVES + STRATEGIES

To achieve the corridor goals, the Steering Committee, public, and the BOA team defined and refined objectives and strategies to guide development concepts.

**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**

**PUBLIC LAND FOR PUBLIC GOOD**
- 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**

**CONNECTED COMMUNITIES**
- 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
Final Site Development Concepts
STRATEGIC SITE SELECTION CRITERIA

The Steering Committee identified potential strategic sites which the BOA Team categorized into tiers based on reuse potential.

**Strategic Site Criteria**

In addition to sites identified by the Steering Committee, the BOA Team evaluated sites that met the following criteria:

- Lot size of at least 10,000 sq. ft. (including multiple parcels with shared ownership)
- Currently less than 1/3 built out (based on existing zoning/FAR)
- Excluding uses that are difficult or undesirable to move (e.g. schools, rent-regulated housing)

**Categorization**

- **First Tier**
  - Sites that meet these criteria and are vacant or meaningfully underused (e.g. parking)

- **Second Tier**
  - Sites that meet some or most of the criteria, but are actively used for another purpose that could not remain

- **Third Tier (Likely Not Strategic Sites)**
  - Sites that do not meet these criteria or are otherwise likely not feasible for development
STRATEGIC SITE SELECTION CRITERIA

Within zones, clusters of first- and second-tier sites emerging as potential areas of focus.

Potential Strategic Sites

**First Tier** - sites that meet criteria and are vacant or meaningfully underused (e.g., parking)

**Second Tier** - sites that meet some or most of the criteria, but are actively used for another purpose that could not remain

**Third Tier (Likely Not Strategic Sites)** - sites that do not meet criteria or are otherwise likely not feasible for development
STRATEGIC SITE SELECTION CRITERIA

We also examined potential contamination in each cluster with a pollution database heat map of South Brooklyn.
On this slide, emphasize that these are conceptual and based on what we heard from community and Steering Committee feedback.

**STRATEGIC SITES**

**SITE 1**
860 5th Avenue
(MTA Parking Lot)

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

**SITE 3**
61st St and 7th Avenue Cluster (IBX)
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: DEVELOPMENT CONCEPT
Alignment with Corridor Group A Goals

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)
Approx. Jobs Onsite:  45

Improve pedestrian safety & public realm; Additional open space and streetscape improvements

Promote higher-density housing on the avenues, prioritizing affordable housing

Preserve neighborhood-serving retail and other employment opportunities
38th St Corridor

Potential for future development of MTA property to the South

Potential open space along train line

Supporting retail connectivity along 5th Av
SITE 1: DEVELOPMENT CONCEPT
Alignment with BOA objectives & strategies

**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

**Public Land for Public Good**
- 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

**Connected Communities**
- 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 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
SITE 2: DEVELOPMENT CONCEPT

Alignment with Corridor Group A Goals

Preserve or expand manufacturing uses by testing mixed industrial/residential development on side streets

Promote higher-density housing on the avenues, prioritizing affordable housing

Preserve neighborhood-serving retail and other employment opportunities

Improve pedestrian safety and public realm; Additional open space and streetscape improvements

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
Approx. Jobs Onsite 285
Supporting existing playground, potential Play Street

Emphasizing 36th St entrance to Industry City

Activation and Connectivity along 36th St

Improved crossings under elevated Expressway

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

Open space connection to Greenwood Cemetery

Site 2

36th St Corridor
SITE 2: DEVELOPMENT CONCEPT
Alignment with BOA objectives & strategies

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

Public Land for Public Good
- Use publicly owned land for 100% affordable housing development
- “Land-bank” sites to combat displacement associated with the IBX project
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Connected Communities
- 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 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: DEVELOPMENT CONCEPT

Alignment with Corridor Group C Goals

Reclaim underused transit and commercial sites as mixed-use, mixed-income housing

Preempt gentrification from IBX

Proposed R7B / M1-4

<table>
<thead>
<tr>
<th>Category</th>
<th>Square Feet</th>
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<tbody>
<tr>
<td>Retail SF</td>
<td>11,300</td>
</tr>
<tr>
<td>Com Facility SF</td>
<td>17,300</td>
</tr>
<tr>
<td>Residential SF</td>
<td>189,200</td>
</tr>
</tbody>
</table>

Approx Res Units 189, MIH 25% Affordable 47, Approx. Jobs Onsite 40

Improve connectivity with new green space and active streetscapes
IBX Corridor

- Retail activation along 7th Av
- Potential plaza and enhanced entrance to 7th Av station
- 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
SITE 3: DEVELOPMENT CONCEPT
Alignment with BOA objectives & strategies

BOA Objectives and Strategies

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

Public Land for Public Good
• Use publicly owned land for 100% affordable housing development
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Connected Communities
• 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

Legend:
- Residential
- Retail
- Community Facility
- Public Open Space
GROUP B GOALS
The BOA Team did not identify any strategic sites in Group B but will address the corridor’s goals in the following section.

**Corridor Goals**

**Group B: “Vulnerable” Residential Corridor**

- Promote higher-density housing on the avenues, prioritizing affordable housing
- Activate street life along 4th Ave through commercial uses and street improvements
- Connect residents to job opportunities at the waterfront and via transit improvements
- Preserve neighborhood-serving retail
- Preserve the view corridor to the Harbor
Policy Recommendations and Discussion
Taking all previous analysis into consideration, the BOA report will propose several policy recommendations to guide future development in South Brooklyn.
The BOA report will use the strategic sites to showcase policy recommendations under the following three categories. You will be able to comment on each category at the tables.
The BOA Report will recommend the following zoning and land use strategies for sites in the community similar to the three strategic sites.

**BROWNFIELD OPPORTUNITY AREA POLICY RECOMMENDATIONS**

**ZONING + LAND USE**

- **Promote affordable housing, neighborhood-serving retail, and community facilities in underutilized M-zoned sites** through multi-family contextual districts with a commercial overlay. Step buildings down to mid-block context to preserve light and air access for nearby residential uses.

- **Concentrate industrial/manufacturing space independent or below buildings with multiple residential typologies**, along key industrial zones with a residential and manufacturing mixed-use designation.

- **Support transit station entrance and open space improvements with a mix of uses near transit hubs** using increased multi-family contextual districts with a commercial overlay.
The study area's zoning is primarily industrial west of 3rd Avenue and predominantly residential east of 5th Avenue, with a mix of M and R zoning at the north of the study area.
The BOA Report will recommend the following public land and mixed-use strategies for sites in the community similar to the three strategic sites.

**Utilize publicly owned land** for 100% affordable housing production.

**Expand neighborhood-serving uses** by partnering community stakeholders with developers to use community facility and commercial space for educational, workforce development, employment, health care, and senior-serving uses.

**Preserve the active street front of 4th and 5th Avenues** by promoting programs that assist businesses with purchasing their buildings or developing agreements with landlords.
These examples illustrate how community facility space can expand educational, workforce development, employment, health care, and senior-serving opportunities for residents.

**Recreational Space or Senior Center**
YMCA - <50,000 SF, Small Gym – 15,000 SF

**Community Organization Space**
Fifth Avenue Committee – 13,000 SF
BROWNFIELD OPPORTUNITY AREA POLICY RECOMMENDATIONS

These examples illustrate how community facility space can expand educational, workforce development, employment, health care, and senior-serving opportunities for residents.

**Universal Pre-K Facility**
Typically 5,000 SF (30 SF per child)

**Library**
Sunset Park Library - 21,000 SF (Typically 10-15,000 SF)
BROWNFIELD OPPORTUNITY AREA POLICY RECOMMENDATIONS

The following examples illustrate the active street front along 4th and 5th Avenues that can be preserved through small business support programs.

Restaurant
2,000 – 5,000 SF

Retail
1,000 - 3,000 SF
BROWNFIELD OPPORTUNITY AREA POLICY RECOMMENDATIONS

The BOA Report will recommend the following open space and public realm strategies for sites in the community similar to the three strategic sites.

- **Prioritize developments that center open space improvements and green infrastructure**, including increased planting and rain gardens to mitigate stormwater events and flooding prevalent on 3rd and 4th Avenues.

- **Pilot a green corridor along the future IBX alignment** to create a walking trail in a section of South Brooklyn that lacks green space.

- **Reduce truck traffic by supporting developments that integrate with freight transfer hubs** along the rail line.

**OPEN SPACE + PUBLIC REALM IMPROVEMENTS**

**Green infrastructure:** green stormwater design, net-zero building emissions, incorporating renewable energy generation, planting natural vegetation, and enhancing the safety and flow of pedestrians/bicycles through the area around a site.
Prioritize developments that center open space improvements and green infrastructure, including increased planting and rain gardens to mitigate stormwater events and flooding prevalent on 3rd and 4th Avenues.

Pilot a green corridor along the future IBX alignment to create a walking trail in a section of South Brooklyn that lacks green space.

Reduce truck traffic by supporting developments that integrate with freight transfer hubs along the rail line.
BROWNFIELD OPPORTUNITY AREA POLICY RECOMMENDATIONS

Principles of Good Urban Design (DCP)

OPEN SPACE + PUBLIC REALM IMPROVEMENTS

1. Enhance People’s Daily Lives

Everyone should feel safe and comfortable moving around New York City and enjoying its many open spaces. Good design can contribute to a more inclusive, enjoyable experience of everyday life in a city. A well-designed city creates a place of belonging where people not only feel safe but they are part of the city, and that the city is part of them.

This principle speaks to:
- Accessibility and Safety
- Mobility and Connectivity
- Comfort and Beauty
- Quality and Durability

2. Care for a Neighborhood’s History, Culture, and Identity

People make our neighborhoods and the buildings, parks, and streets are their backdrop. Good design respects the histories, identities, and cultures that have shaped and continue to shape the city’s many diverse neighborhoods.

This principle speaks to:
- Community and Diversity
- Existing Networks and Uses
- Natural Features and Resources
- Building Features and Form

3. Embrace the City’s Dynamism

New York City is an unparalleled, dynamic, and vibrant world capital. Whether it is the iconic landmarks admired around the world, the bustling commercial districts driving innovation, the vibrant parks that everyone can enjoy, or the rhythm of apartment buildings that define a neighborhood — “New Yorkers” looks different in every neighborhood. Good urban design can challenge preconceptions, advance progress, and open new ideas.

This principle speaks to:
- Innovation and Creativity
- Flexibility and Variety
- Old and New
- Resourcefulness and Tenacity

4. Confront Society’s Greatest Challenges

New York City must secure its future against many challenges of today and tomorrow, from the climate crisis to social inequality. We must make design choices that help us build a safer, stronger, fairer, more resilient city, and ensure the city is a livable place for all New Yorkers for generations to come.

This principle speaks to:
- Sustainability and Adaptability
- Equity and Opportunity
- Health and Well-being
- Diversity and Mutual Understanding
Alignment with corridor goals

**Group B: “Vulnerable” Residential Corridor**

- Promote higher-density housing on the avenues, prioritizing affordable housing
- Activate street life along 4th Ave through commercial uses and street improvements
- Connect residents to job opportunities at the waterfront and via transit improvements
- Preserve neighborhood-serving retail
- Preserve the view corridor to the Harbor
DISCUSSION

We will now discuss the BOA recommendations at each of the three tables. Do these recommendations and the site development concepts align with the Corridor Goals, Strategies, and the stakeholder feedback gathered throughout this process?

• Do these recommendations and the site development concepts align with the Steering Committee and community feedback gathered thus far?
• Do you have any to add?

ZONING + LAND USE

MAXIMIZE PUBLIC AND MIXED-USE SITES

OPEN SPACE + PUBLIC REALM IMPROVEMENTS

Please fill out your survey cards and return them to the main table.
THANK YOU!

To sign up for updates, visit: https://fifthave.org/southbrooklynboa
Appendix
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 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
- Approx. Jobs Onsite: 45

*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

<table>
<thead>
<tr>
<th>Description</th>
<th>Height</th>
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<tbody>
<tr>
<td>Base Height</td>
<td>95’</td>
</tr>
<tr>
<td>Building Height</td>
<td>125’</td>
</tr>
<tr>
<td>+ Bulkhead</td>
<td>155’</td>
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*Assumes City of Yes for Housing Opportunity proposed zoning changes, per scoping 11/2023
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 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

<table>
<thead>
<tr>
<th>Category</th>
<th>Proposed SF</th>
<th>Approx Res Units</th>
<th>MIH 25% Affordable</th>
<th>Approx. Jobs Onsite</th>
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<tr>
<td>Manufacturing SF</td>
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<td>Retail SF</td>
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<td>Residential SF</td>
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*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

- Base Height: 95’
- Building Height: 125’
- + Bulkhead: 155’

*Assumes City of Yes for Housing Opportunity proposed zoning changes, per scoping 11/2023
Site 2 – Potential Similarities

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

Proposed R7B / M1-4

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<td>Com Facility SF</td>
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<td>Residential SF</td>
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Approx Res Units: 189
MIH 25% Affordable: 47
Approx. Jobs Onsite: 40

61st St
7th Ave
+85'
+95'

755
860

Residential
Retail
Community Facility
Public Open Space