



Department
of State

HR&A
W×Y
Grain
LANGAN

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



| 01

South Brooklyn BOA Recap

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?

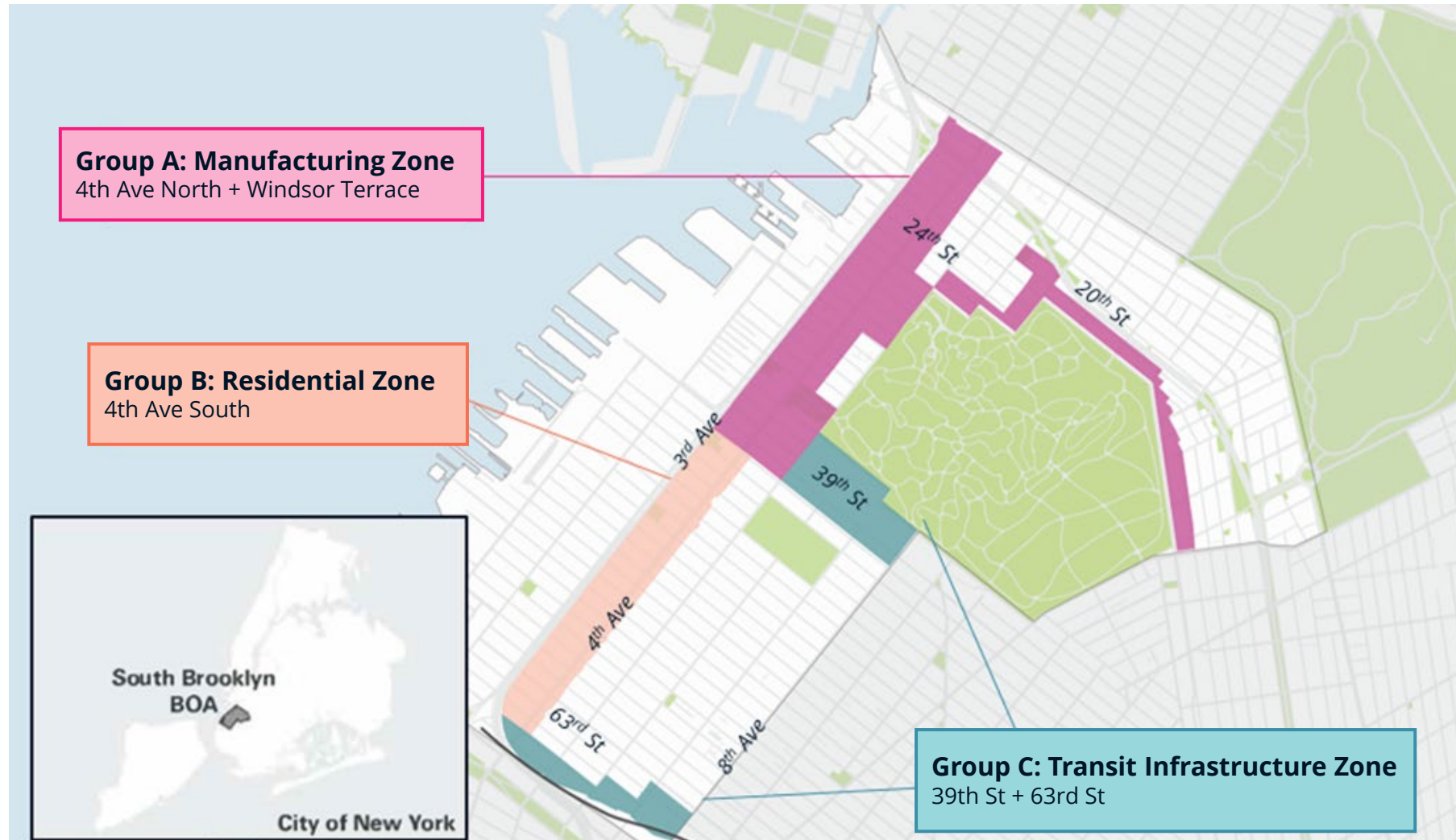
- The **Brownfield Opportunity Areas** (BOA) program is run by the New York State Department of State (NYS DOS)
- Gives **financial support** to communities that have concentrations of brownfields to **create local plans for redevelopment** to meet community goals

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

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

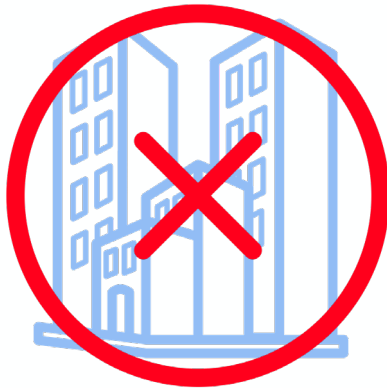
Assemblyperson Robert Carroll (District 44)
Assemblyperson Marcela Mitaynes (District 51)
Brooklyn Borough President Antonio Reynoso
Congressman Daniel Goldman (CD-10)
Council Member Alexa Aviles (District 38)
Council Member Shahana Hanif (District 39)
State Senator Iwen Chu (District 17)
State Senator 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

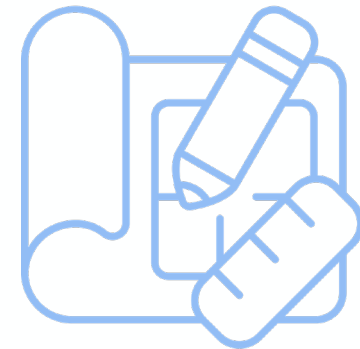
The BOA and its Site Development Concepts have two main purposes.



**PROPOSE
SPECIFIC
PROJECTS**



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



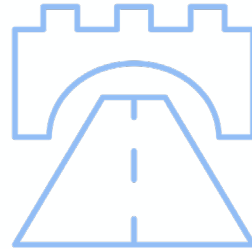
**ILLUSTRATE
THESE
PRINCIPLES
ON SITES**

BROWNFIELD OPPORTUNITY AREA POTENTIAL LEVERS

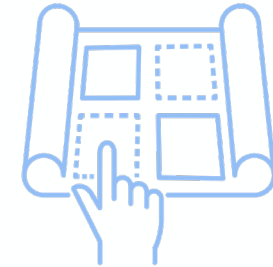
The BOA process can leverage several tools to demonstrate the community's short-, medium-, and long-term objectives.



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



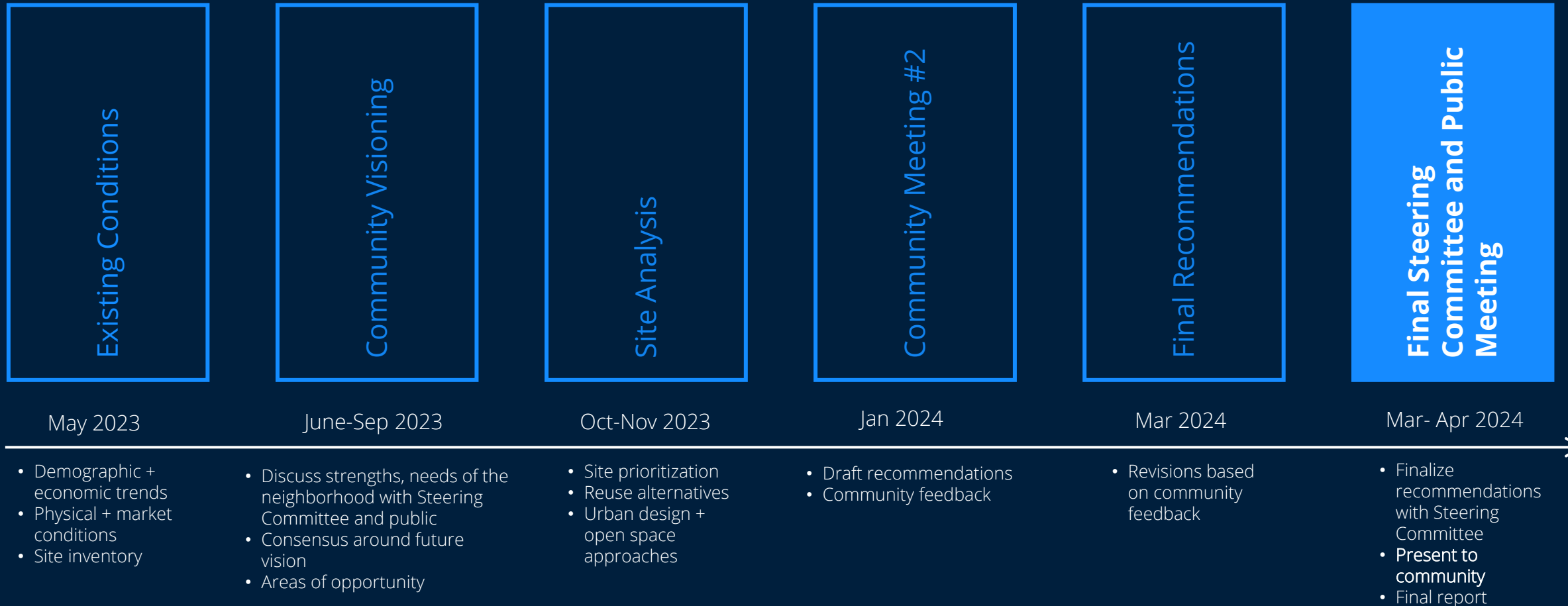
**OPEN SPACE +
PUBLIC REALM
IMPROVEMENTS**



**ZONING +
LAND USE**

PROCESS + TIMELINE

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

After receiving BOA designation, South Brooklyn will unlock further environmental remediation and economic development incentives to carry out the vision of the BOA plan.

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

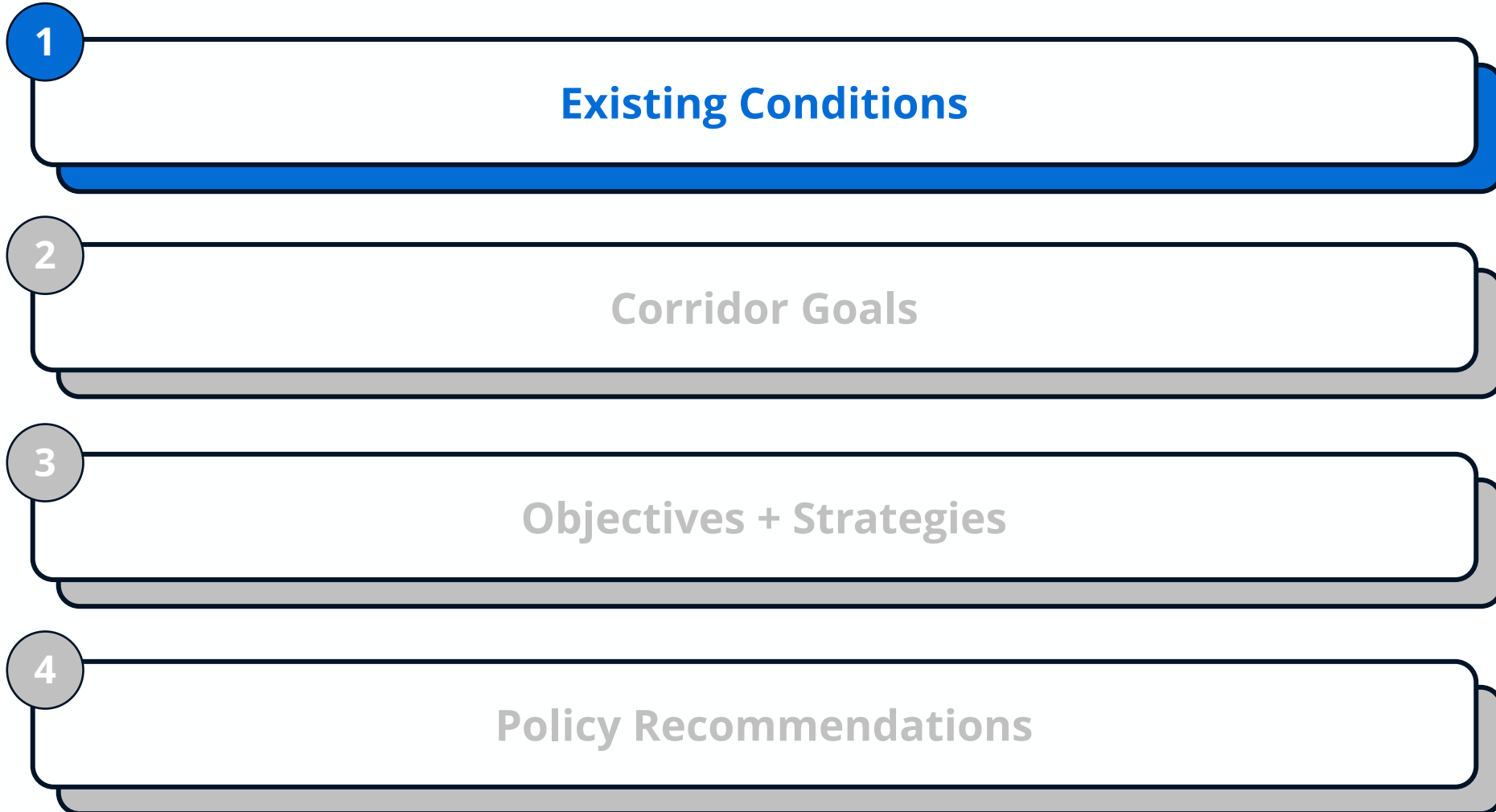
~1 Year +

- 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

BOA NOMINATION OUTLINE

The BOA team and Steering Committee began with an analysis of existing conditions throughout the Study Area.



SOUTH BROOKLYN BOA 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

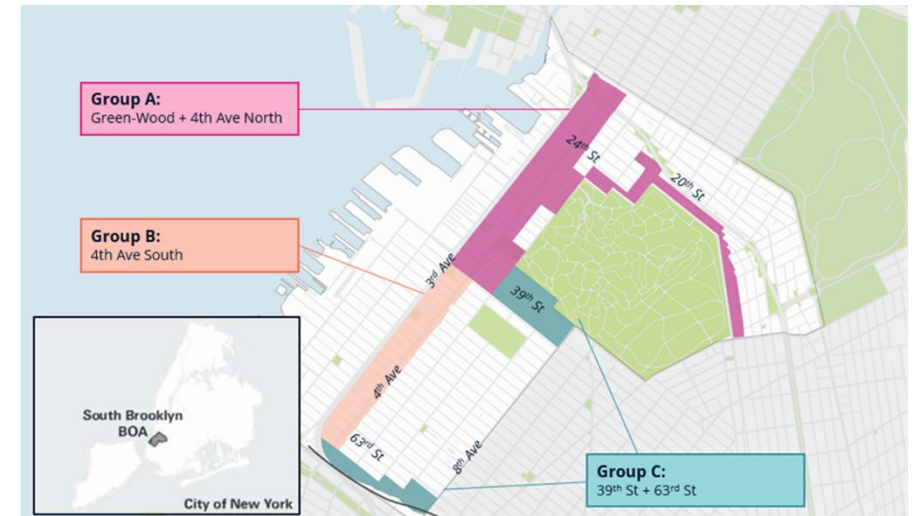
28,700

TOTAL POPULATION IN
CORRIDORS (2021)

6%

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

LARGER PROPORTION OF
SEVERELY RENT
BURDENED HOUSEHOLDS
THAN CITY

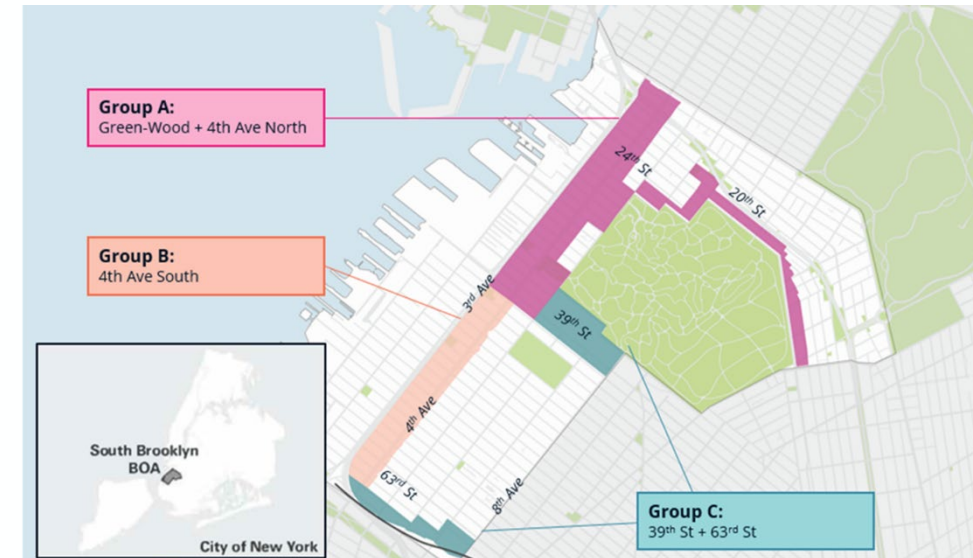


EXISTING CONDITIONS

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.



EXISTING CONDITIONS

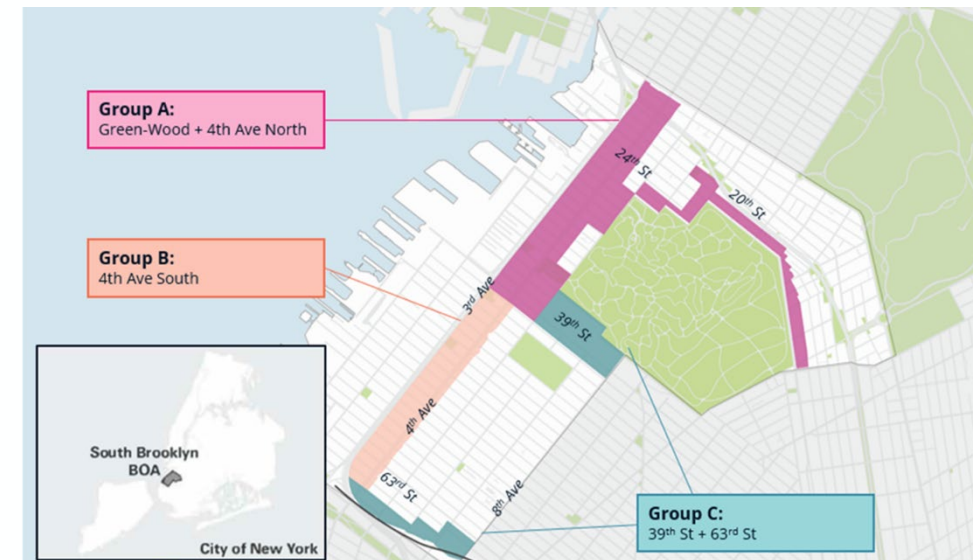
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Group B >> “Vulnerable Residential Zone”

- **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.



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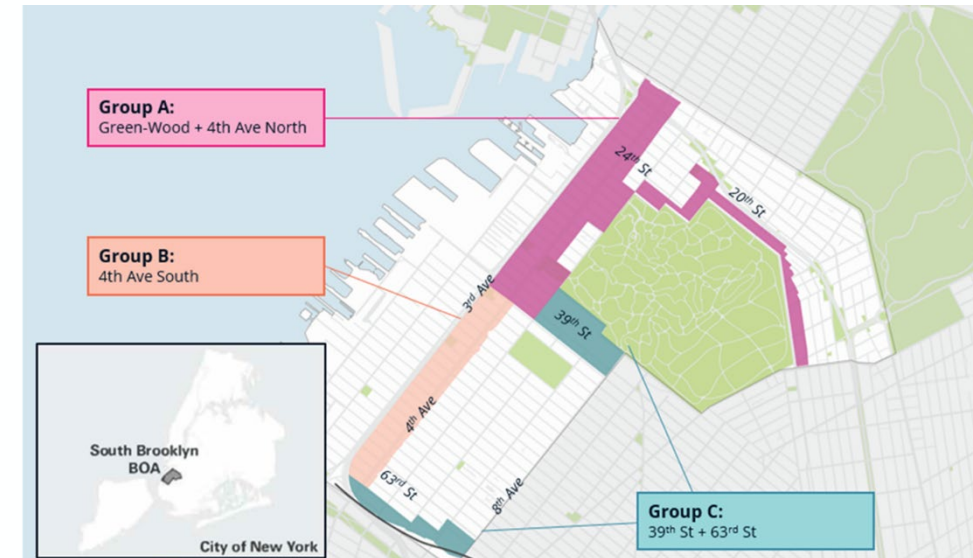
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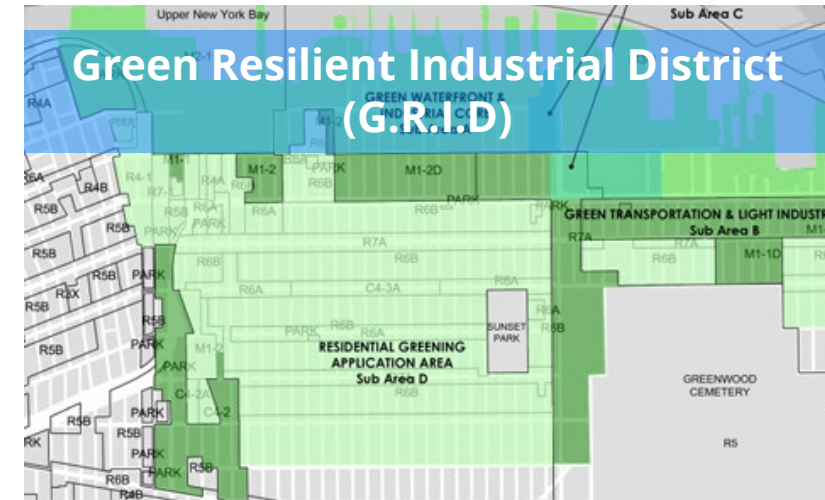
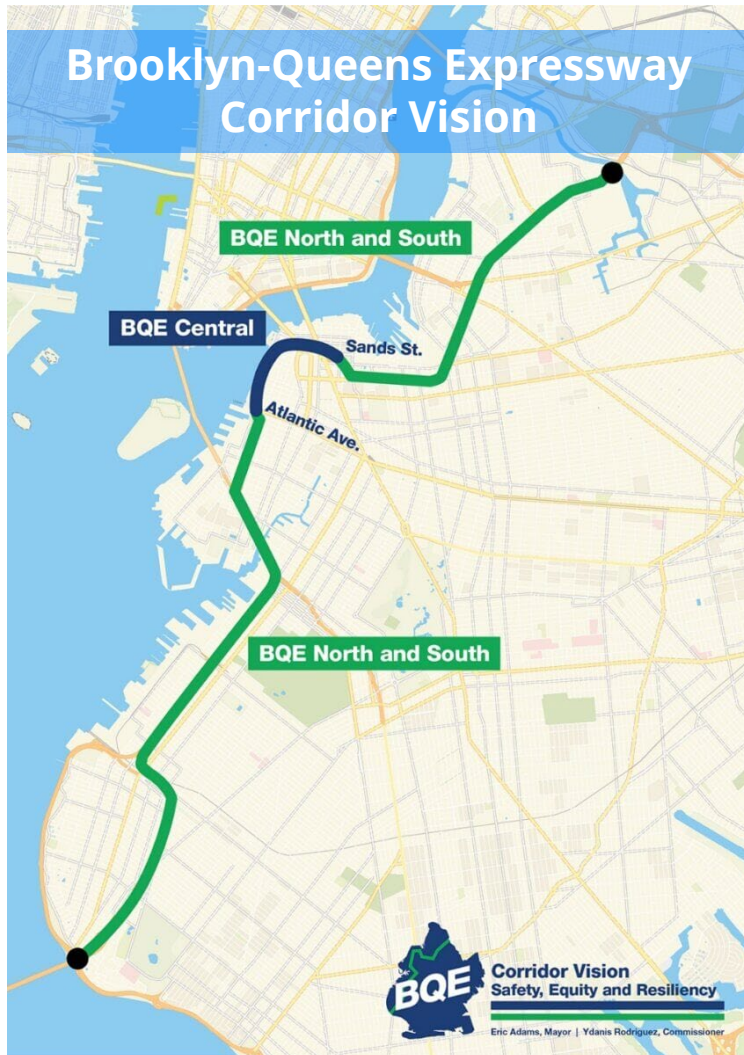
Group C >> “Community Infrastructure”

- **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.



PLANNING CONTEXT

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

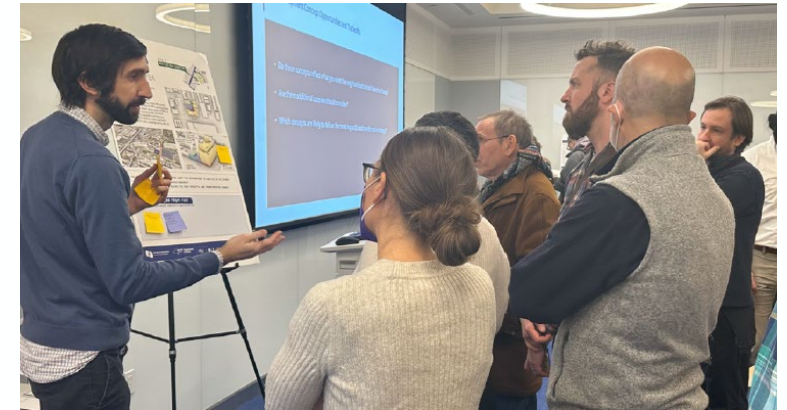
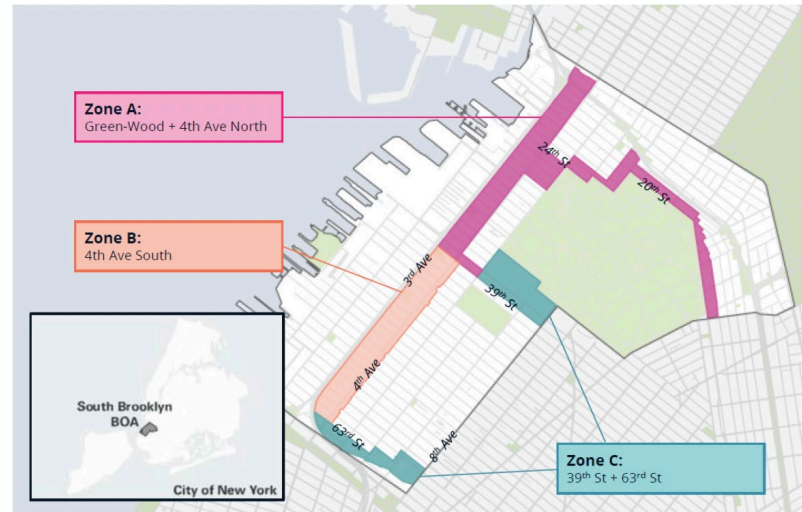
Includes in-person and virtual responses, 5/24/2023. Percentages reflect how many participants selected specific issues in their response

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)

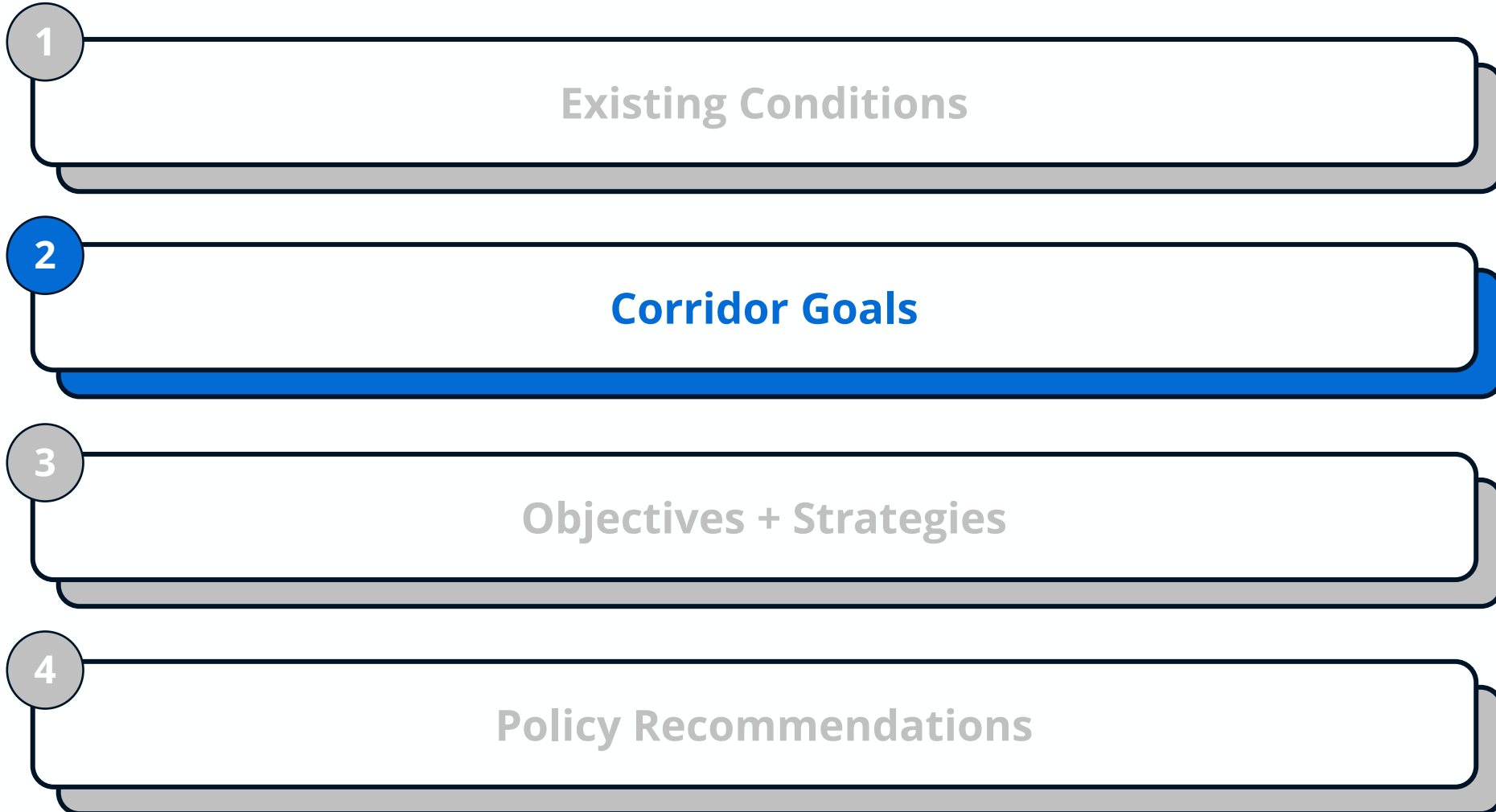
- The neighborhood needs:
 - An understanding of how the BOA will affect job growth, particularly manufacturing jobs
 - Information on how BOA projects will interact with existing planning efforts
- Neighbors are concerned about:
 - Displacement risks for unregulated housing



Goals, Objectives, and Strategies

BOA NOMINATION OUTLINE

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



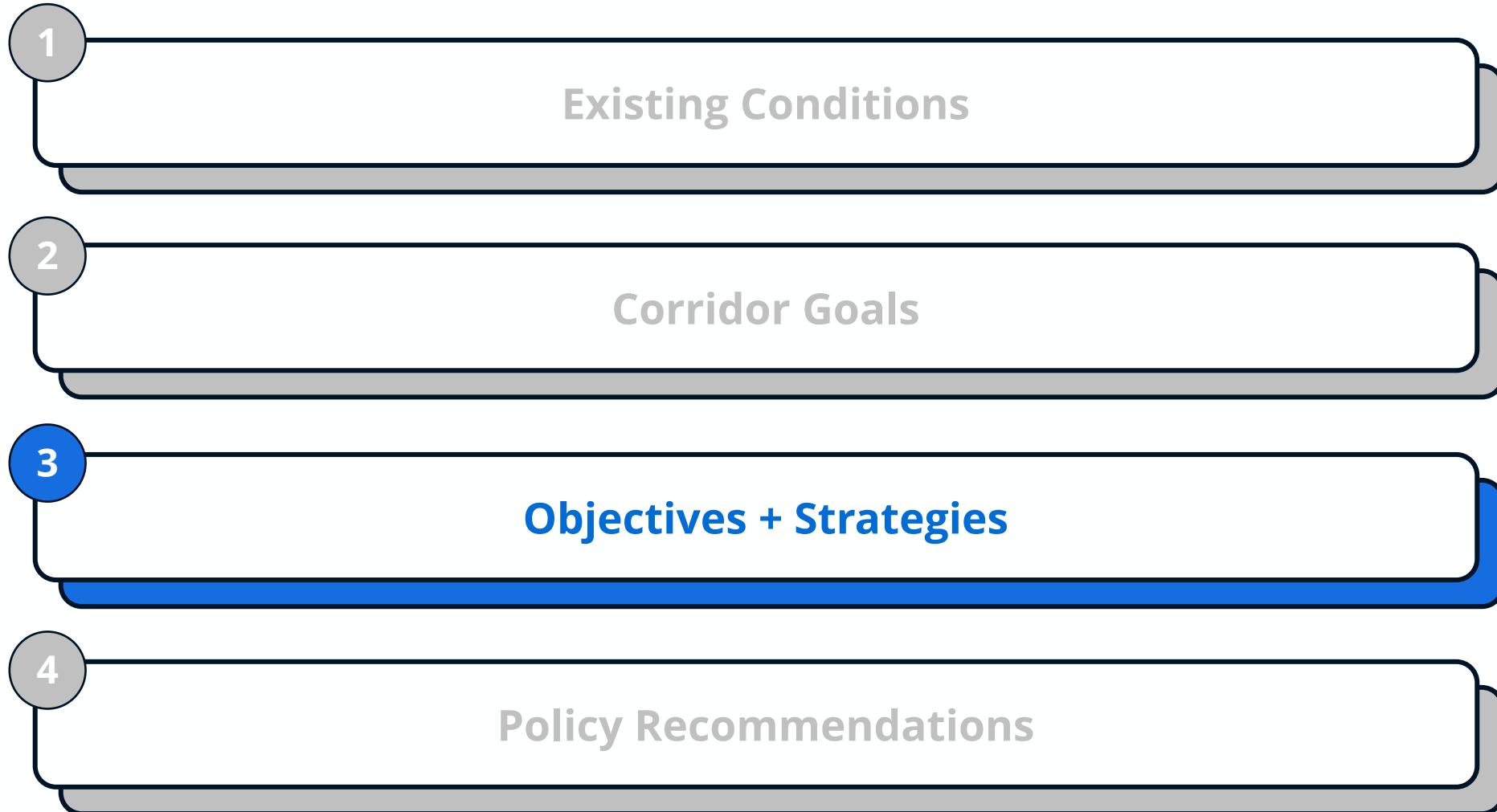
Group C: Community Infrastructure Corridors

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

BOA NOMINATION OUTLINE

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.

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

The background image shows a park with a paved path and green grass. In the distance, a city skyline is visible under a clear sky. The text '02' is overlaid on a dark horizontal bar in the upper right quadrant.

02

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

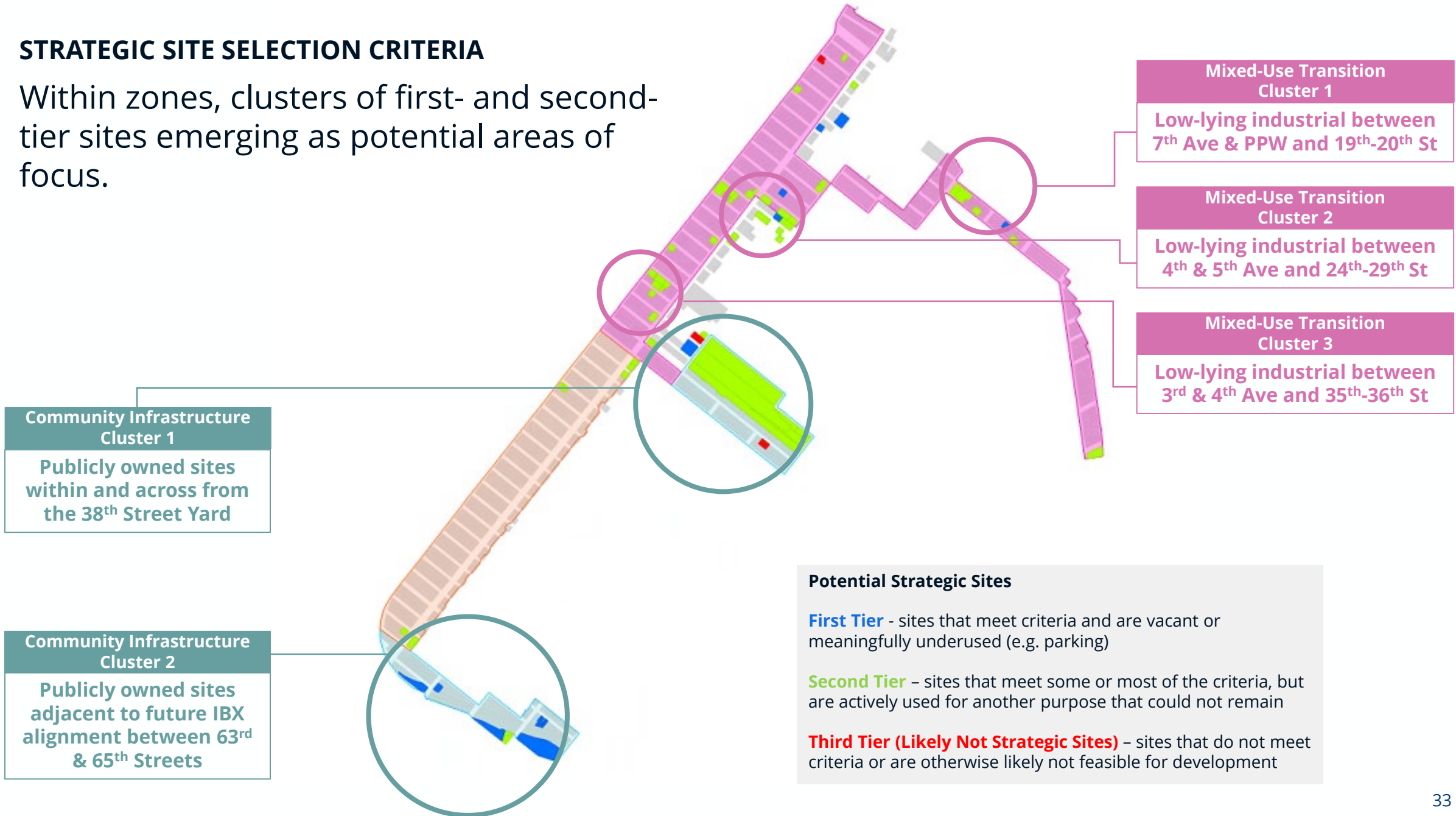
- Sites that meet some or most of the criteria, but are actively used for another purpose that could not remain

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.



STRATEGIC SITE SELECTION CRITERIA

We also examined potential contamination in each cluster with a pollution database heat map of South Brooklyn.



Community Infrastructure Cluster 1
Publicly owned sites within and across from the 38th Street Yard

Community Infrastructure Cluster 2
Publicly owned sites adjacent to future IBX alignment between 63rd & 65th Streets

Mixed-Use Transition Cluster 1
Low-lying industrial between 7th Ave & PPW and 19th-20th St

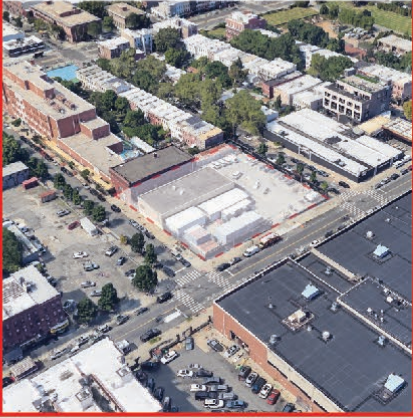
Mixed-Use Transition Cluster 2
Low-lying industrial between 4th & 5th Ave and 24th-29th St

Mixed-Use Transition Cluster 3
Low-lying industrial between 3rd & 4th Ave and 35th-36th St

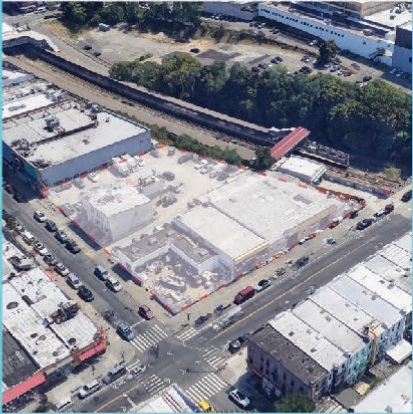
Legend
[Black Outline] South Brooklyn BOA
Point Density
[Blue] Sparse
[Red/Yellow] Dense

STRATEGIC SITES

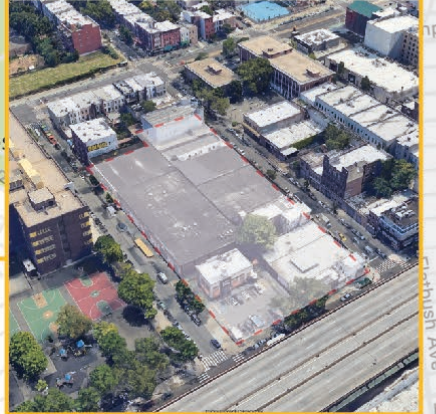
SITE 1
860 5th Avenue
(MTA Parking Lot)



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



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



SITE 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

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

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

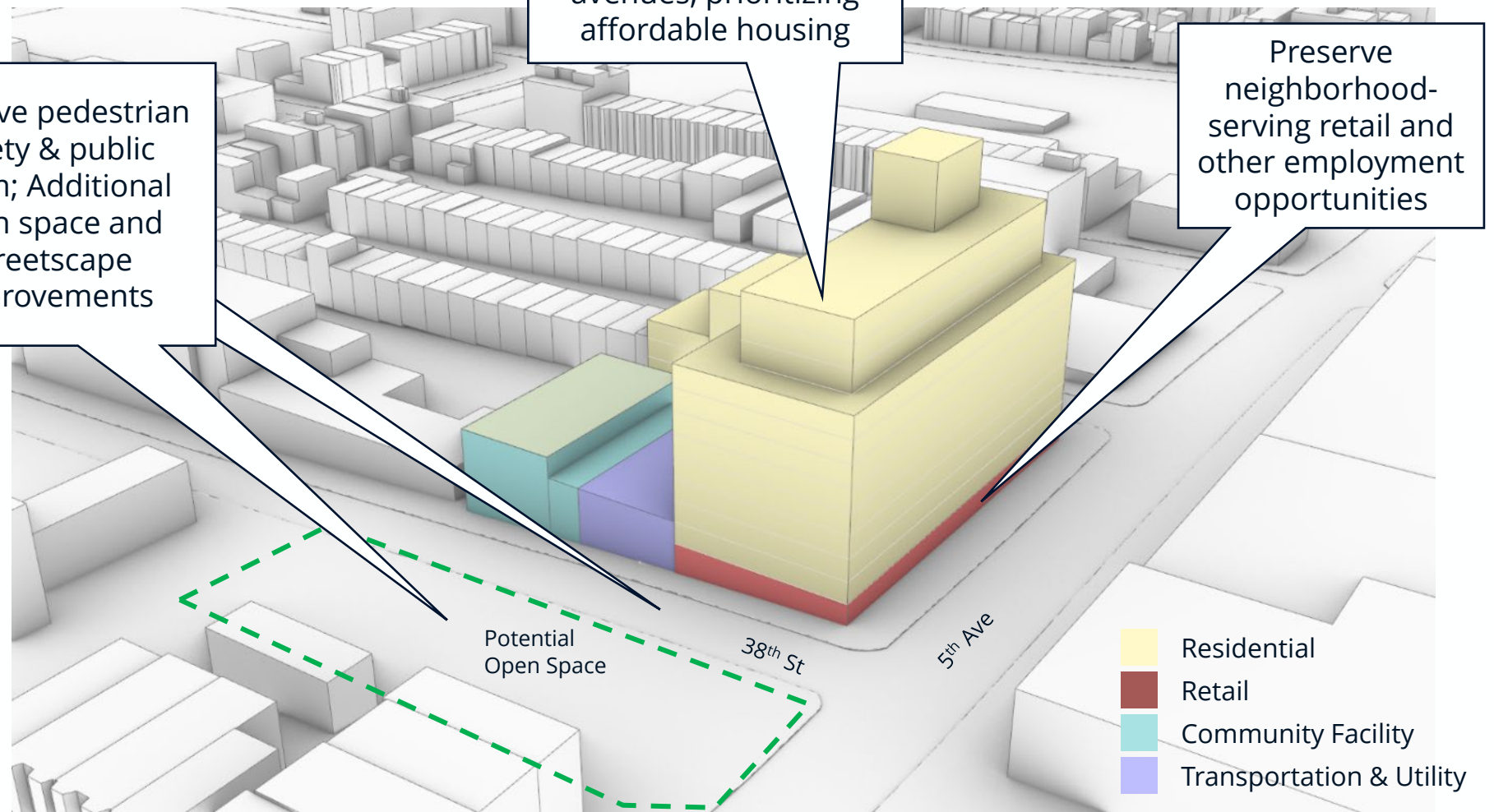
Preserve neighborhood-serving retail and other employment opportunities

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



38th St Corridor

Potential open space along train line

Potential for future development of MTA property to the South

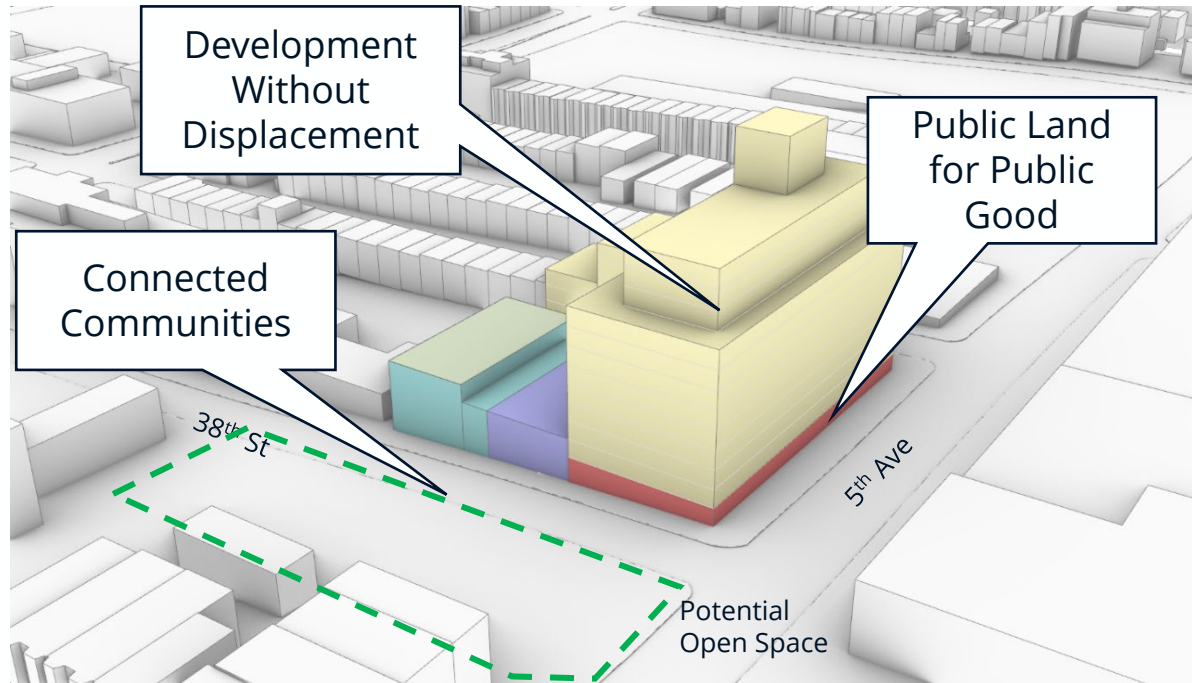
Site 1

Supporting retail connectivity along 5th Av



SITE 1: 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**
- **“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



View looking north on 36th St



View looking south 35th St

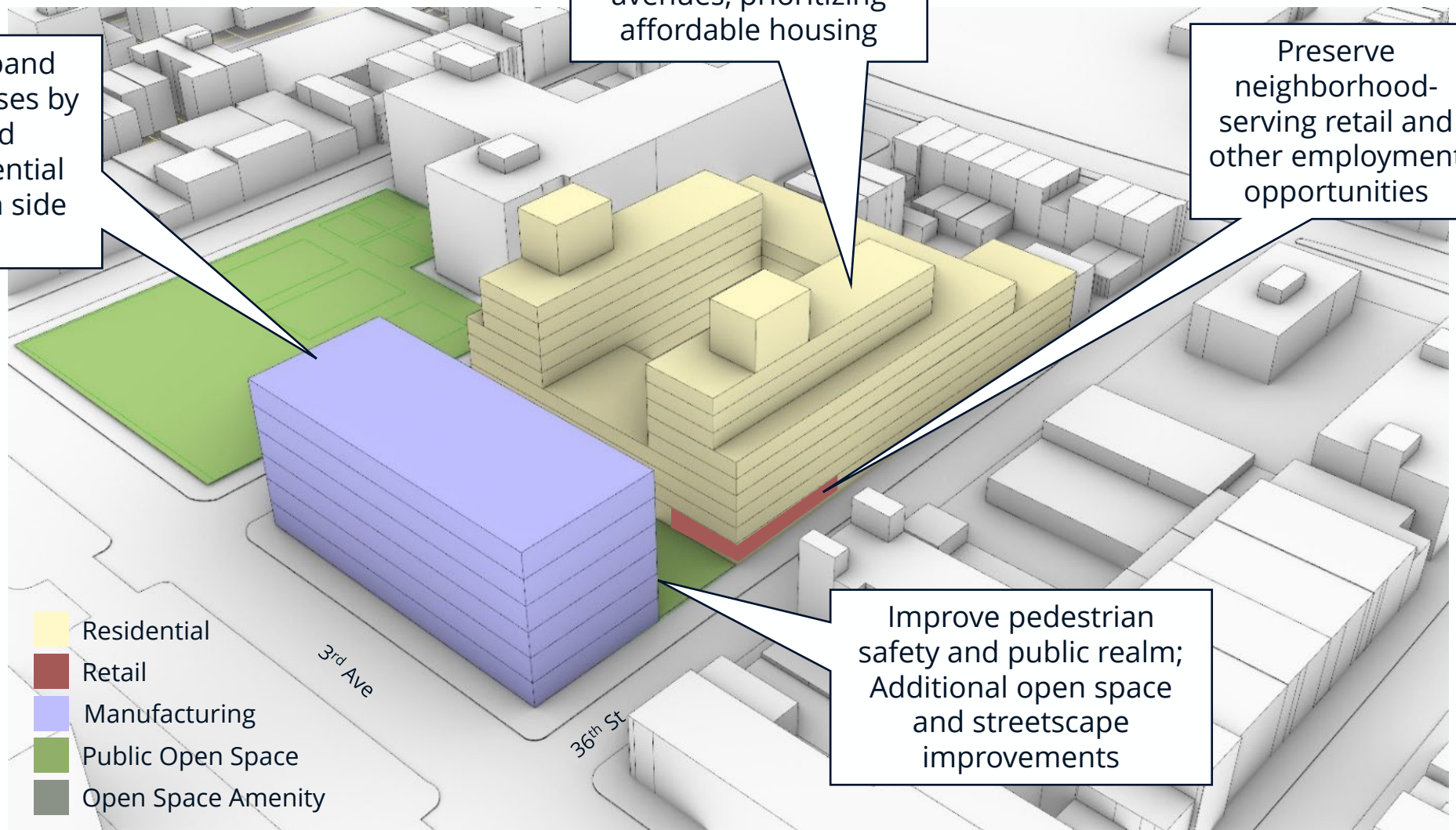
SITE 2: DEVELOPMENT CONCEPT

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

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

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

34th St

36th St

37th St

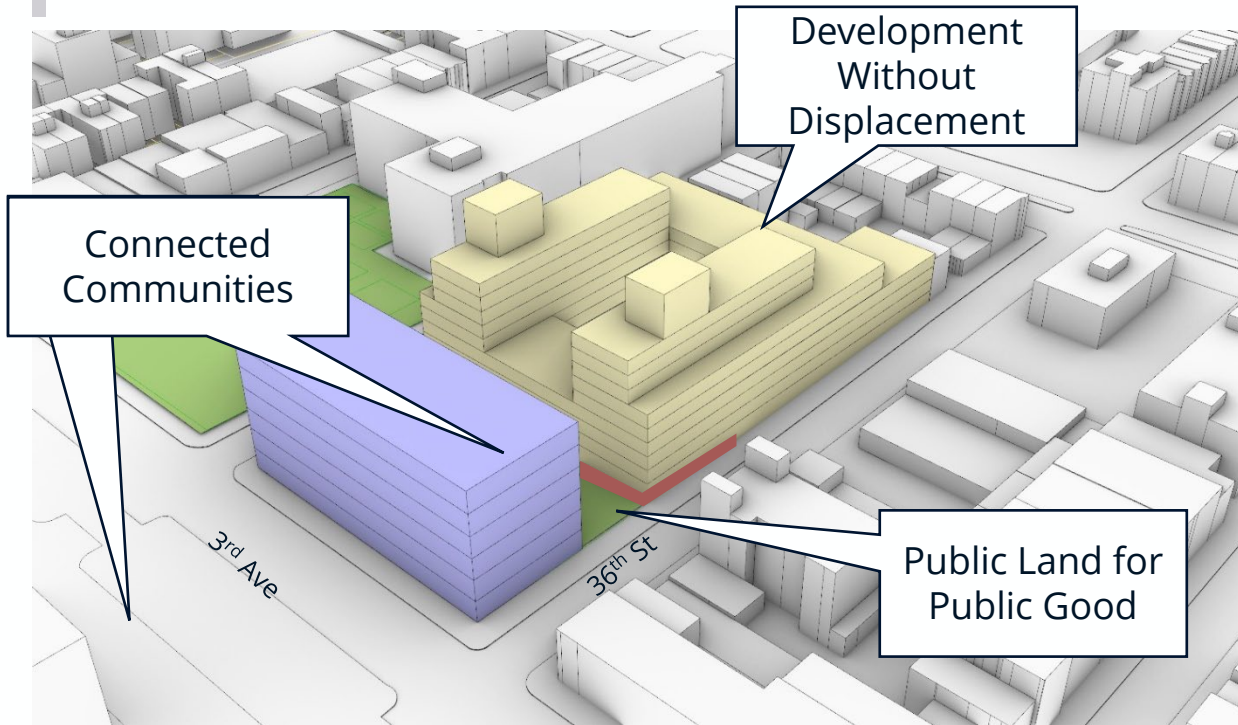
38th St

4th Ave

5th Ave

SITE 2: DEVELOPMENT CONCEPT

Alignment with BOA objectives & strategies



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

BOA Objectives and Strategies

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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

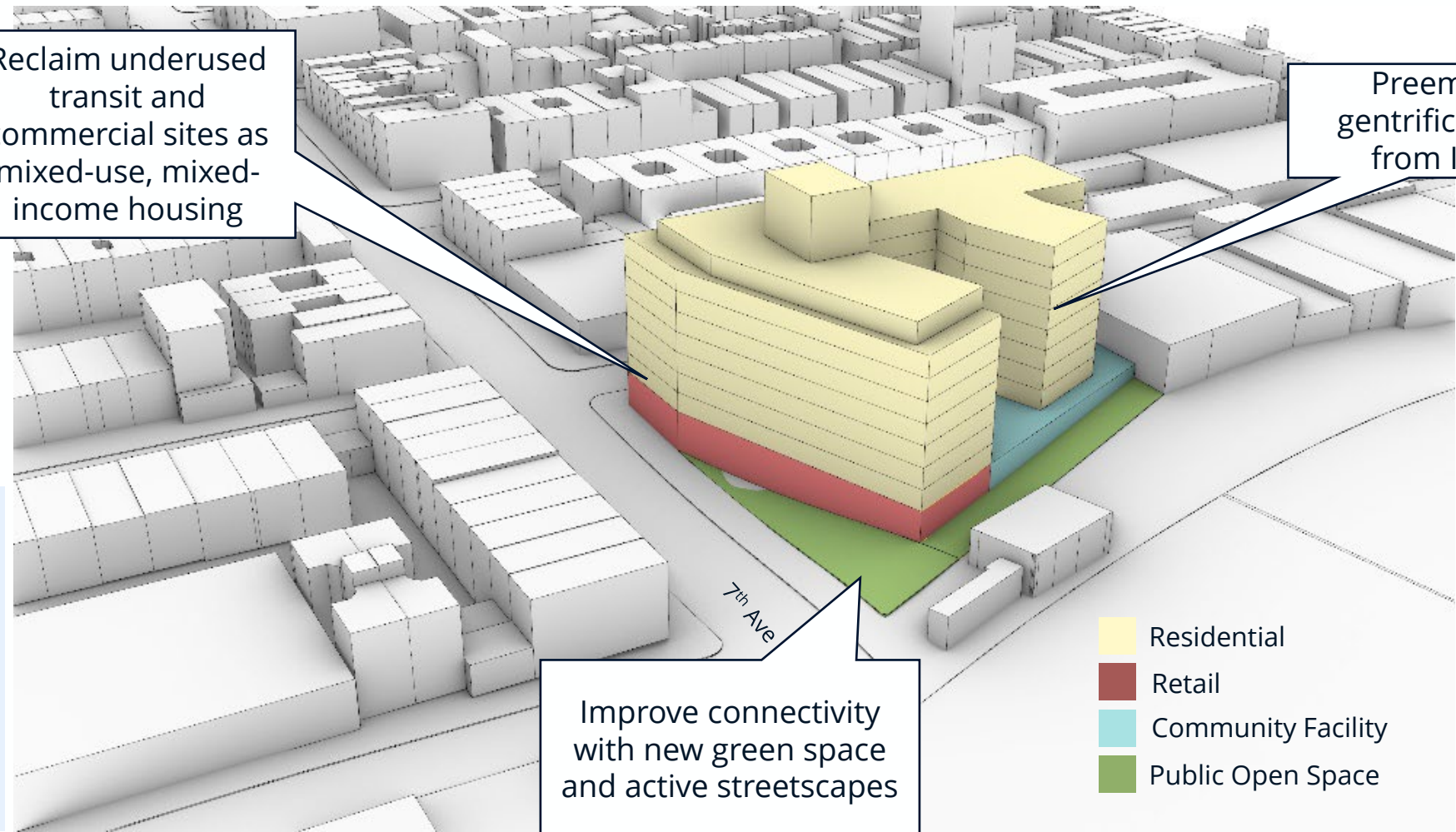
Preempt gentrification from IBX

Improve connectivity with new green space and active streetscapes

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
Approx. Jobs Onsite	40



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

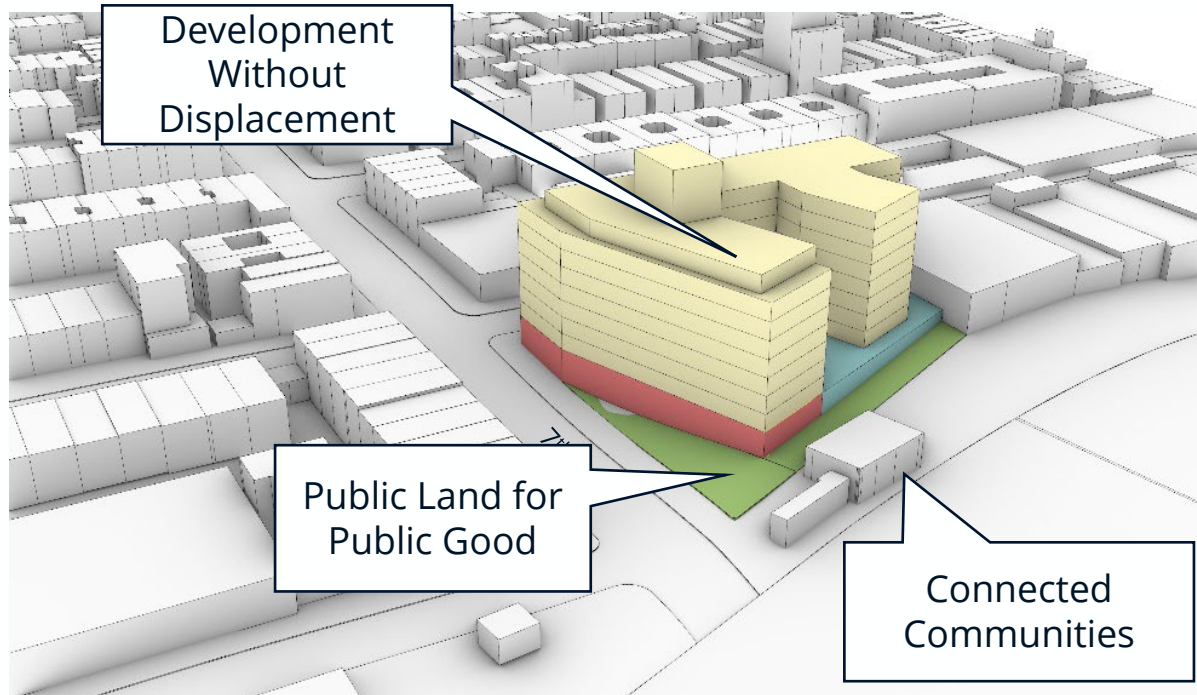
61st St

8th Ave

BOA Objectives and Strategies

SITE 3: DEVELOPMENT CONCEPT

Alignment with BOA objectives & strategies



- Residential
- Retail
- Community Facility
- Public Open Space

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

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

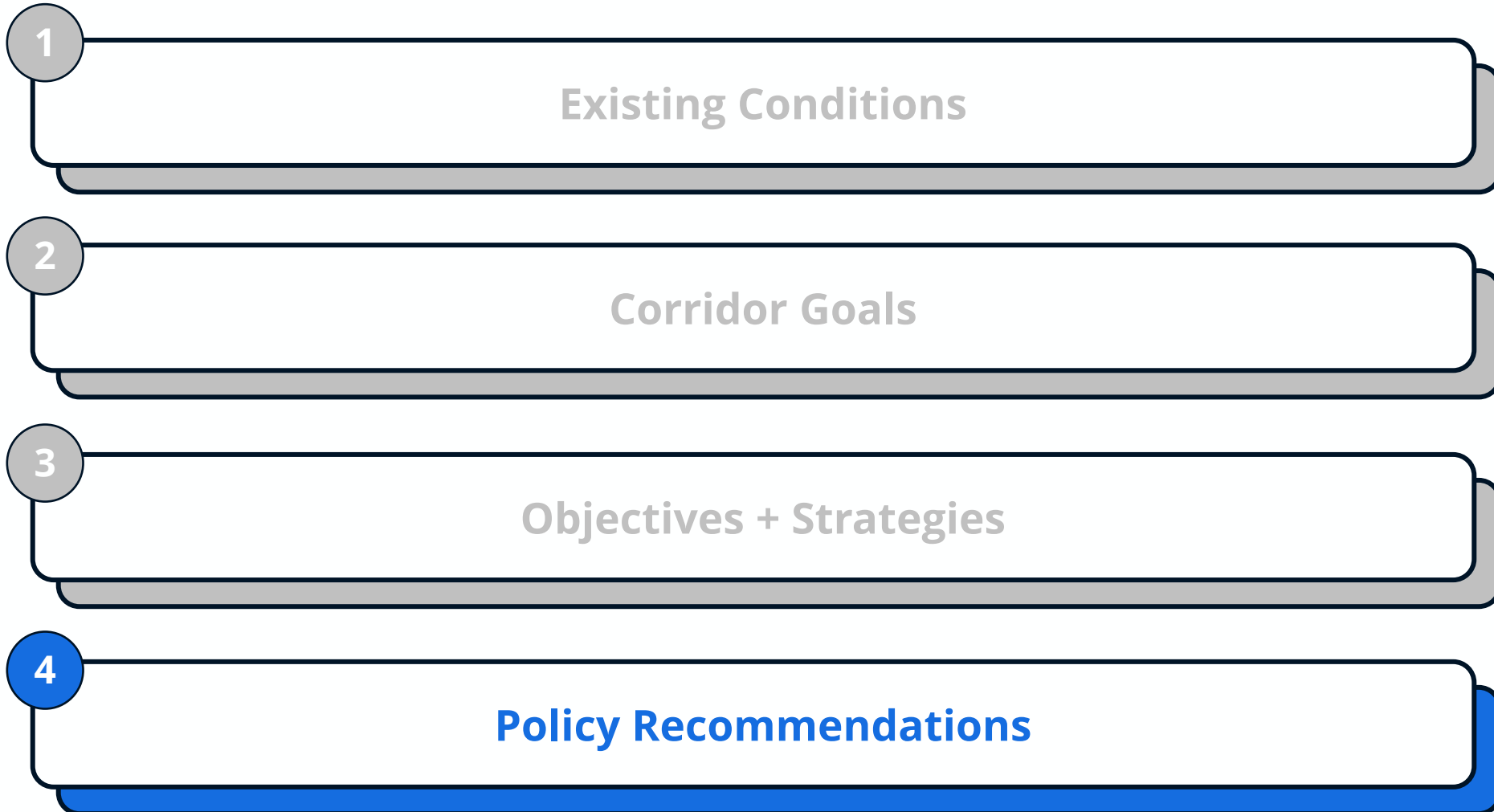


03

Policy Recommendations and Discussion

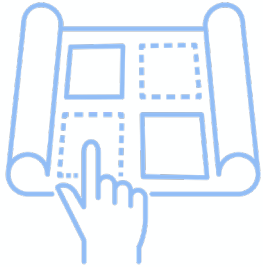
BOA NOMINATION OUTLINE

Taking all previous analysis into consideration, the BOA report will propose several policy recommendations to guide future development in South Brooklyn.



BROWNFIELD OPPORTUNITY AREA POLICY RECOMMENDATIONS

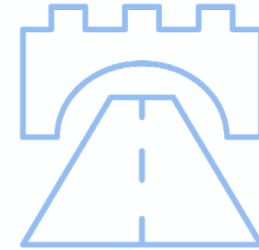
The BOA report will use the strategic sites to showcase policy recommendations under the following three categories. You will be able to comment on each category at the tables.



**ZONING +
LAND USE**



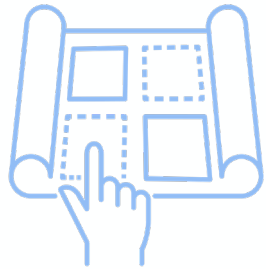
**MAXIMIZE
PUBLIC AND
MIXED-USE SITES**



**OPEN SPACE +
PUBLIC REALM
IMPROVEMENTS**

BROWNFIELD OPPORTUNITY AREA POLICY RECOMMENDATIONS

The BOA Report will recommend the following zoning and land use strategies for sites in the community similar to the three strategic sites.



ZONING + LAND USE

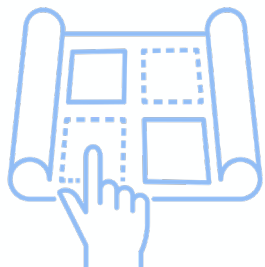
Promote affordable housing, neighborhood-serving retail, and community facilities in underutilized M-zoned sites through multi-family contextual districts with a commercial overlay. Step buildings down to mid-block context to preserve light and air access for nearby residential uses.

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

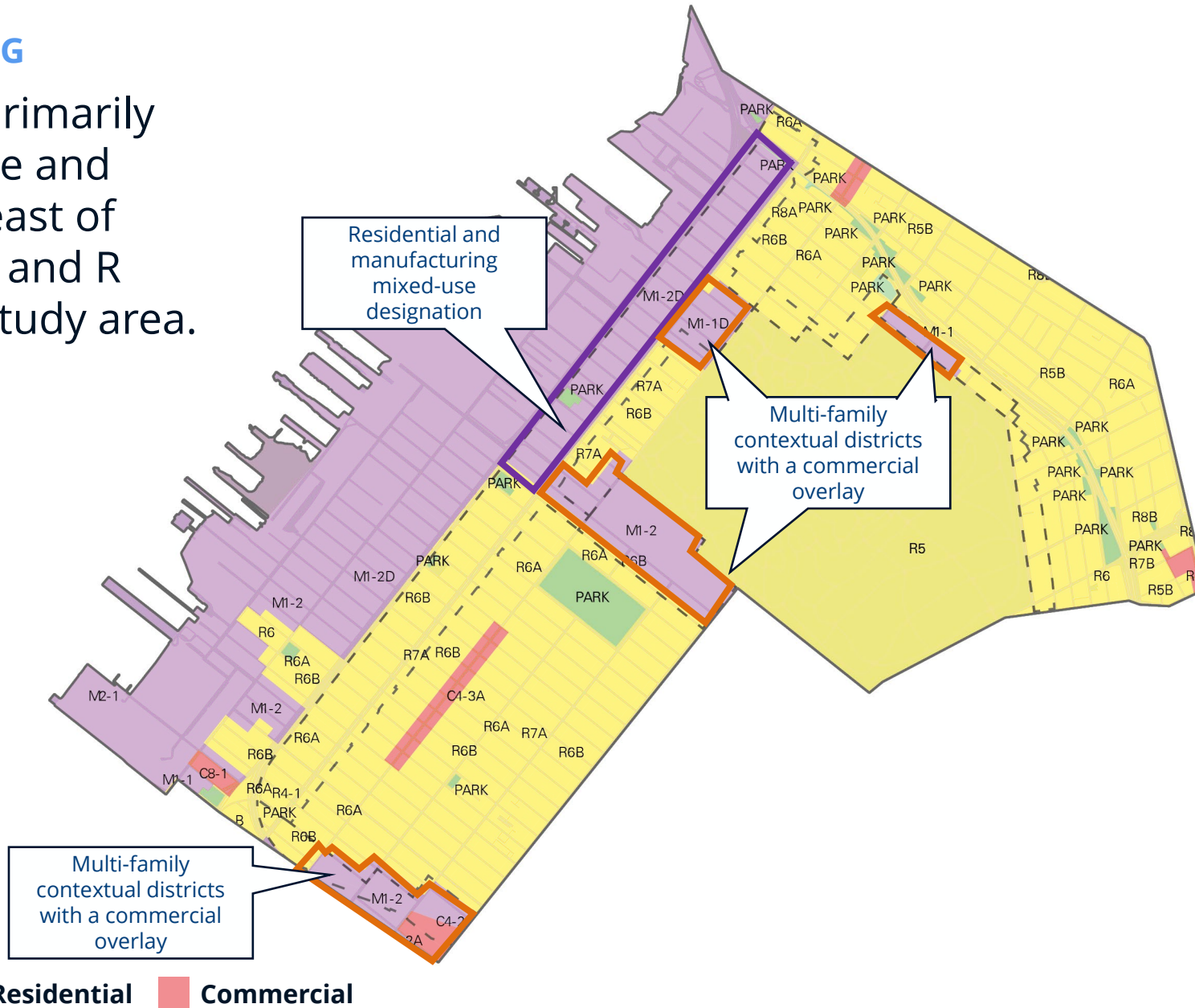
Support transit station entrance and open space improvements with a mix of uses near transit hubs using increased multi-family contextual districts with a commercial overlay.

STUDY AREA OVERVIEW - ZONING

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.



ZONING + LAND USE



BROWNFIELD OPPORTUNITY AREA POLICY RECOMMENDATIONS

The BOA Report will recommend the following public land and mixed-use strategies for sites in the community similar to the three strategic sites.



MAXIMIZE PUBLIC AND MIXED-USE 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.

BROWNFIELD OPPORTUNITY AREA POLICY RECOMMENDATIONS

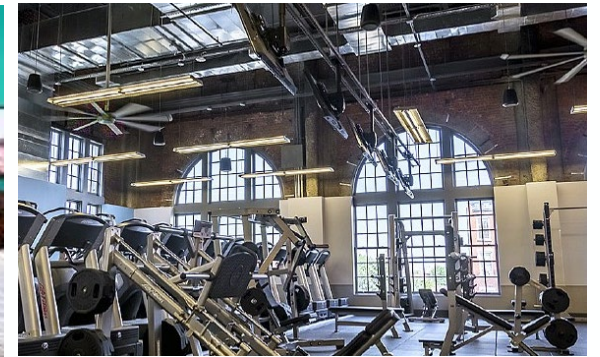
These examples illustrate how community facility space can expand educational, workforce development, employment, health care, and senior-serving opportunities for residents.



**MAXIMIZE
PUBLIC AND
MIXED-USE
SITES**

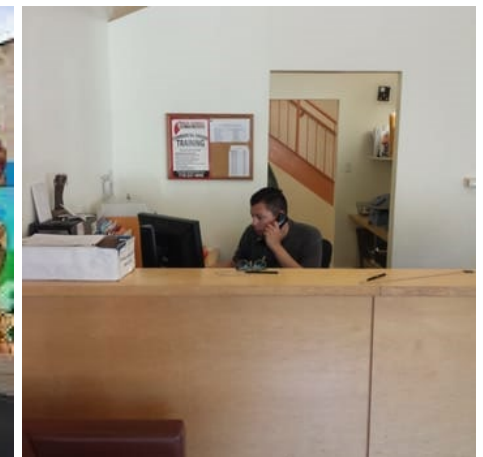
Recreational Space or Senior Center

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.



**MAXIMIZE
PUBLIC AND
MIXED-USE
SITES**

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.



**MAXIMIZE
PUBLIC AND
MIXED-USE
SITES**

Restaurant

2,000 – 5,000 SF



Retail

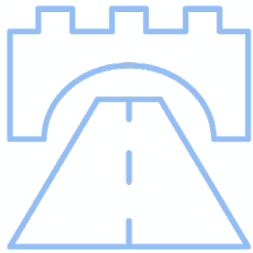
1,000 - 3,000 SF



BROWNFIELD OPPORTUNITY AREA POLICY RECOMMENDATIONS

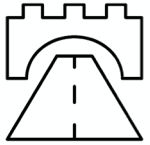
The BOA Report will recommend the following open space and public realm strategies for sites in the community similar to the three strategic sites.

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.



OPEN SPACE + PUBLIC REALM IMPROVEMENTS

- **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 RECOMMENDATIONS

- 1 **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.
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- 3 **Reduce truck traffic by supporting developments that integrate with freight transfer hubs** along the rail line.

1 SUSTAINABLE AND RESILIENT DEVELOPMENTS

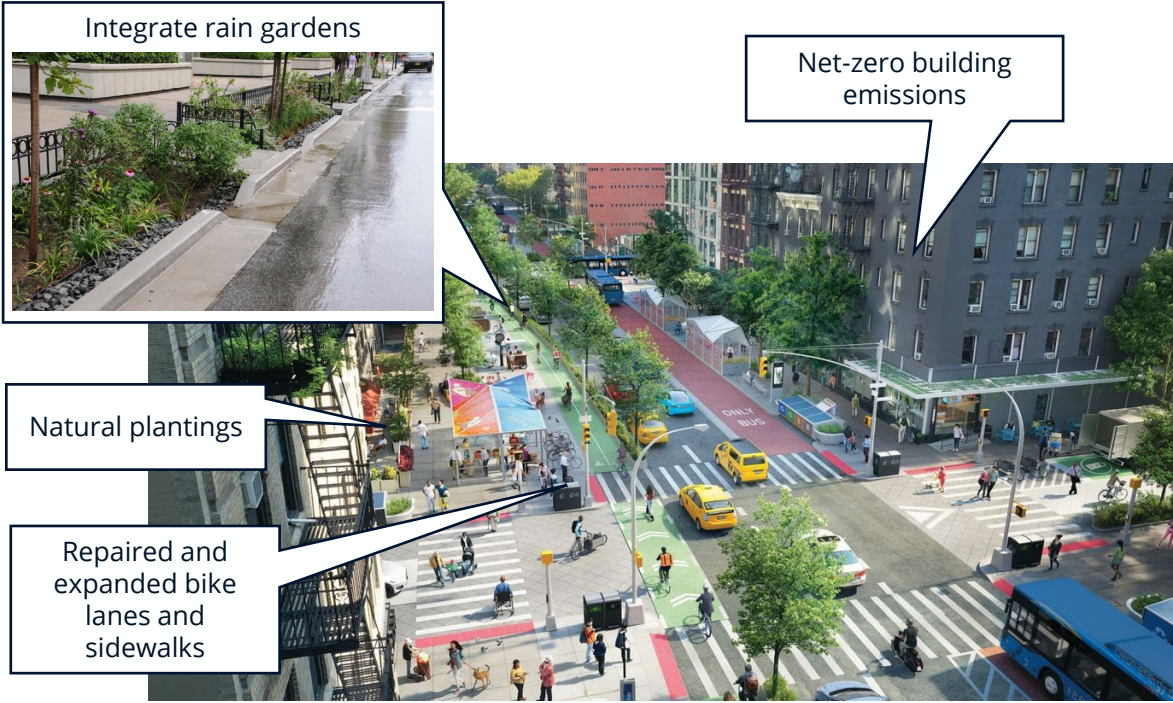


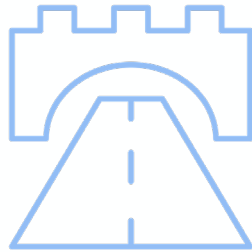
Illustration: nightnurse images

GREEN CORRIDOR CONCEPT



BROWNFIELD OPPORTUNITY AREA POLICY RECOMMENDATIONS

Principles of Good Urban Design (DCP)



OPEN SPACE + PUBLIC REALM IMPROVEMENTS

NYC Department of City Planning 2023

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 like they are part of the city, but that they city is part of them.

This principle speaks to:

- Accessibility and Safety
- Mobility and Connectivity
- Comfort and Beauty
- Quality and Durability

A blue-tinted illustration of a city street scene. It shows a person in a wheelchair, a person on a bicycle, and a person pushing a stroller. There are trees, a building, and a street sign.

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

An orange-tinted illustration of a city street scene. It shows a person on a bicycle, a person pushing a stroller, and a person walking. There are trees, a building with a 'RESTAURANT' sign, and a street sign.

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 Yorkness" 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

A purple-tinted illustration of a city street scene. It shows a person on a bicycle, a person pushing a stroller, and a person walking. There are trees, a building, and a street sign.

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 inequity. 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.

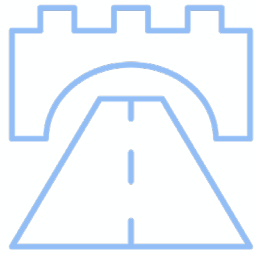
This principle speaks to:

- Sustainability and Adaptability
- Equity and Opportunity
- Health and Well-being
- Diversity and Mutual Understanding

A green-tinted illustration of a city street scene. It shows a person on a bicycle, a person pushing a stroller, and a person walking. There are trees, a building, and a street sign.

BROWNFIELD OPPORTUNITY AREA POLICY RECOMMENDATIONS

Alignment with corridor goals



**OPEN SPACE +
PUBLIC REALM
IMPROVEMENTS**

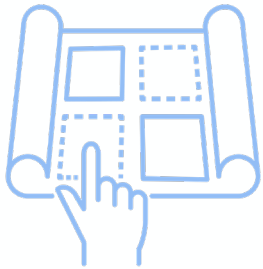
Corridor Goals Advanced

Group B: “Vulnerable” Residential Corridor

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

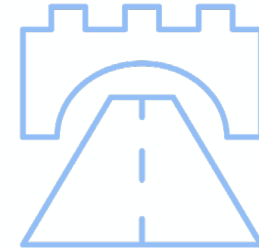
We will now discuss the BOA recommendations at each of the three tables. Do these recommendations and the site development concepts align with the Corridor Goals, Strategies, and the stakeholder feedback gathered throughout this process?



**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

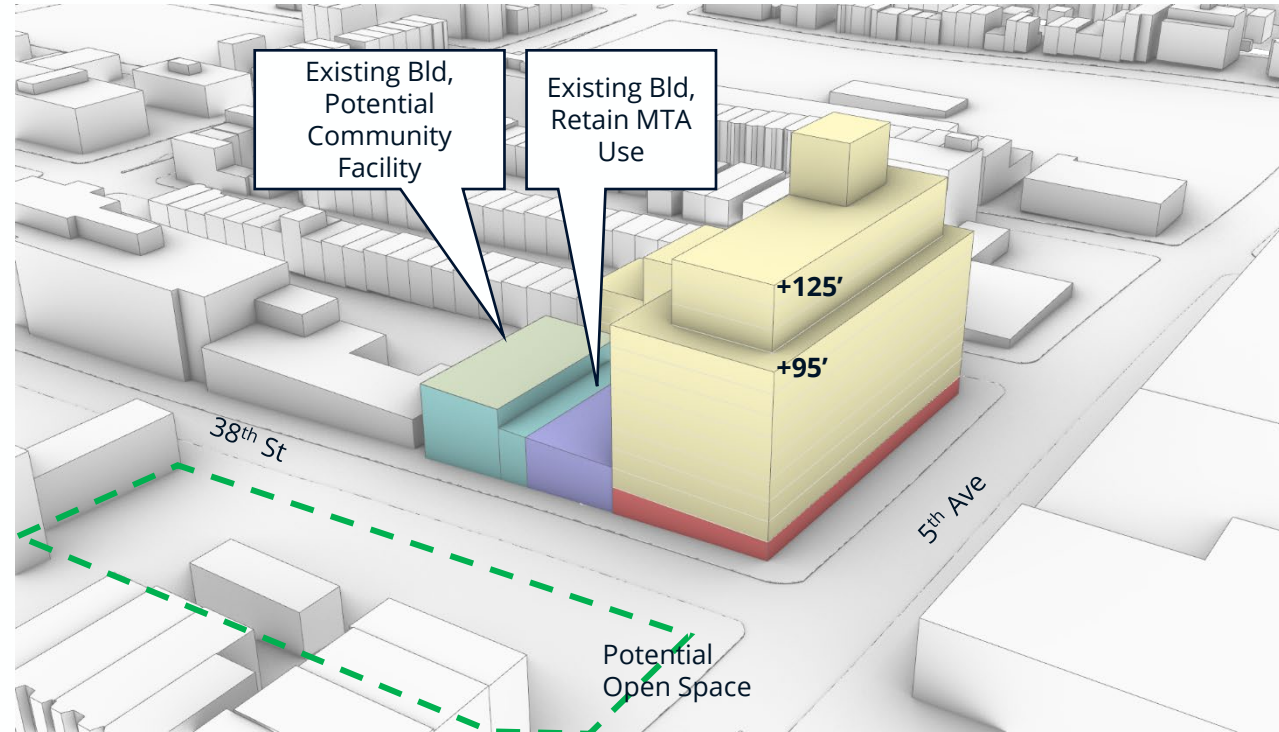
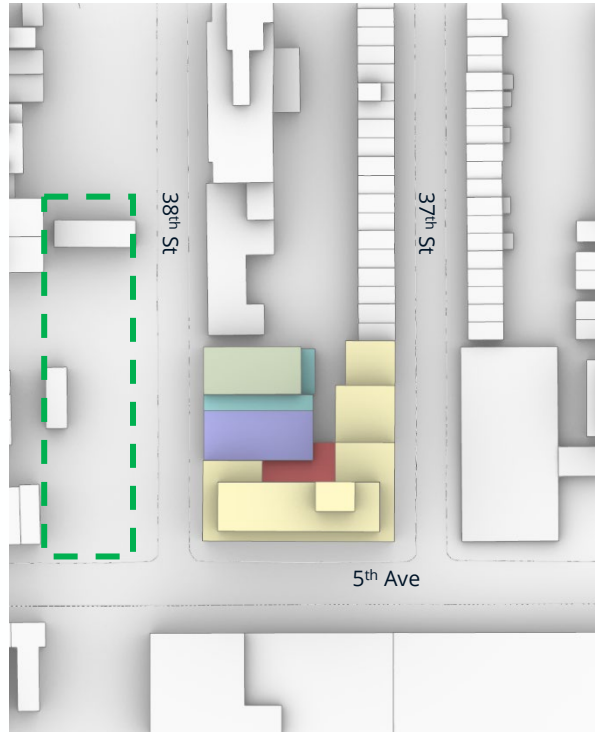
Ownership: MTA

- 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



- Residential
- Retail
- Community Facility
- Transportation & Utility

Proposed R7D / C2-4 and R6A			
Retail SF	12,800	Approx. Res Units	178
Com Facility SF	19,400	* 100% Affordable, Publicly-Owned Site	
Residential SF	178,000	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'



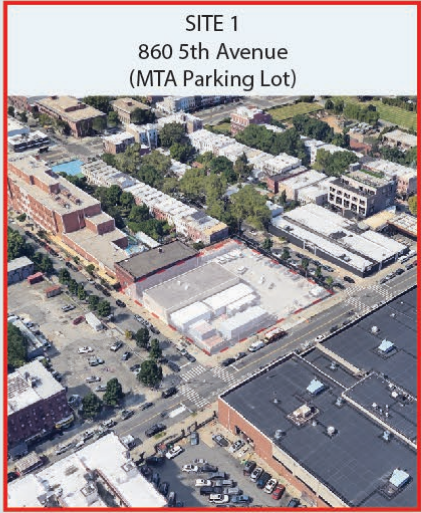
Proposed R7D / C2-4 and R6A

View from Sunset Park

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

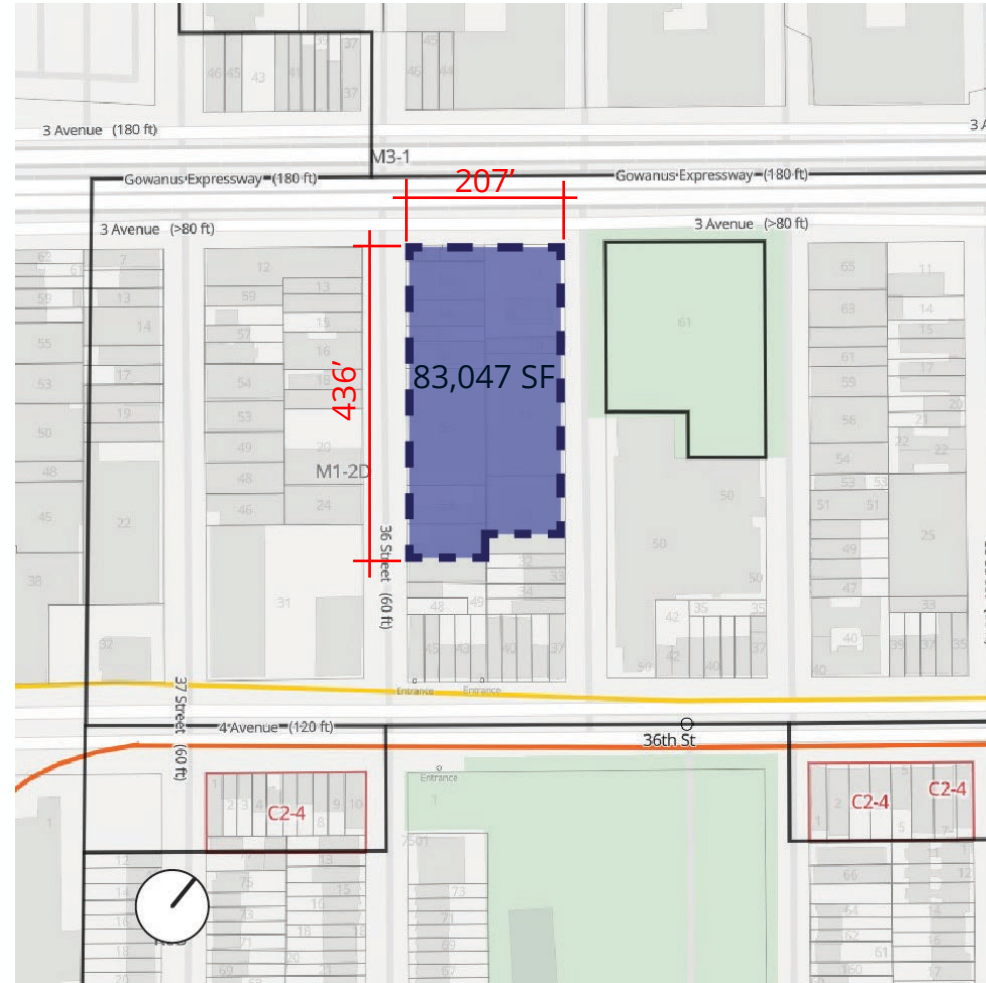
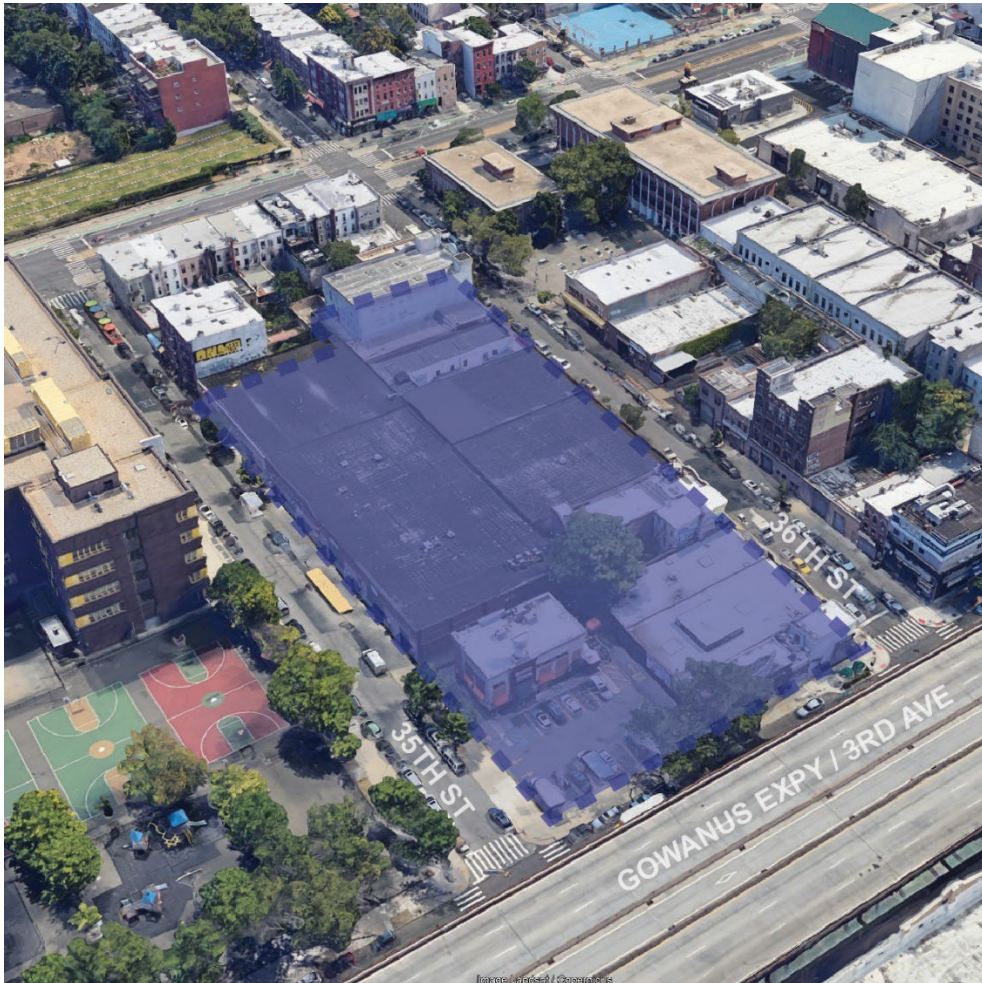
*Assumes City of Yes for Housing Opportunity proposed zoning changes, per scoping 11/2023

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

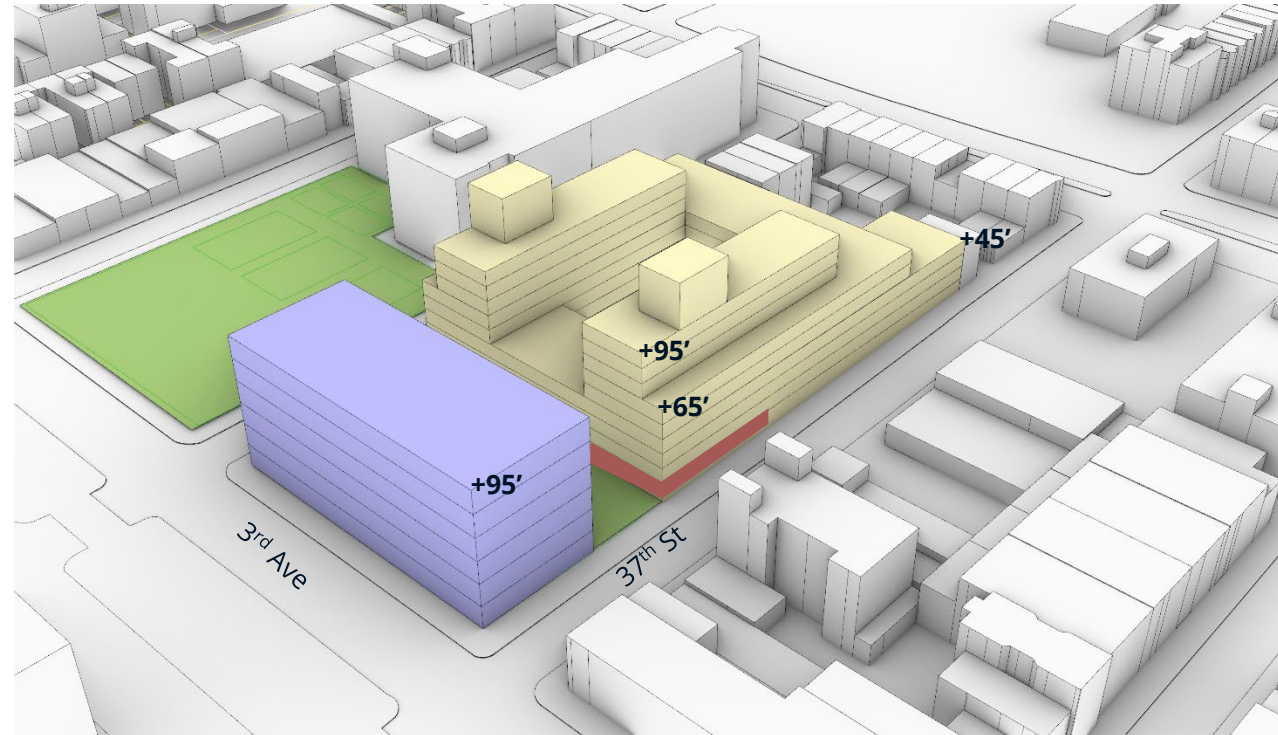
Ownership: Various

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

SITE 2 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	Approx. Jobs Onsite	285

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

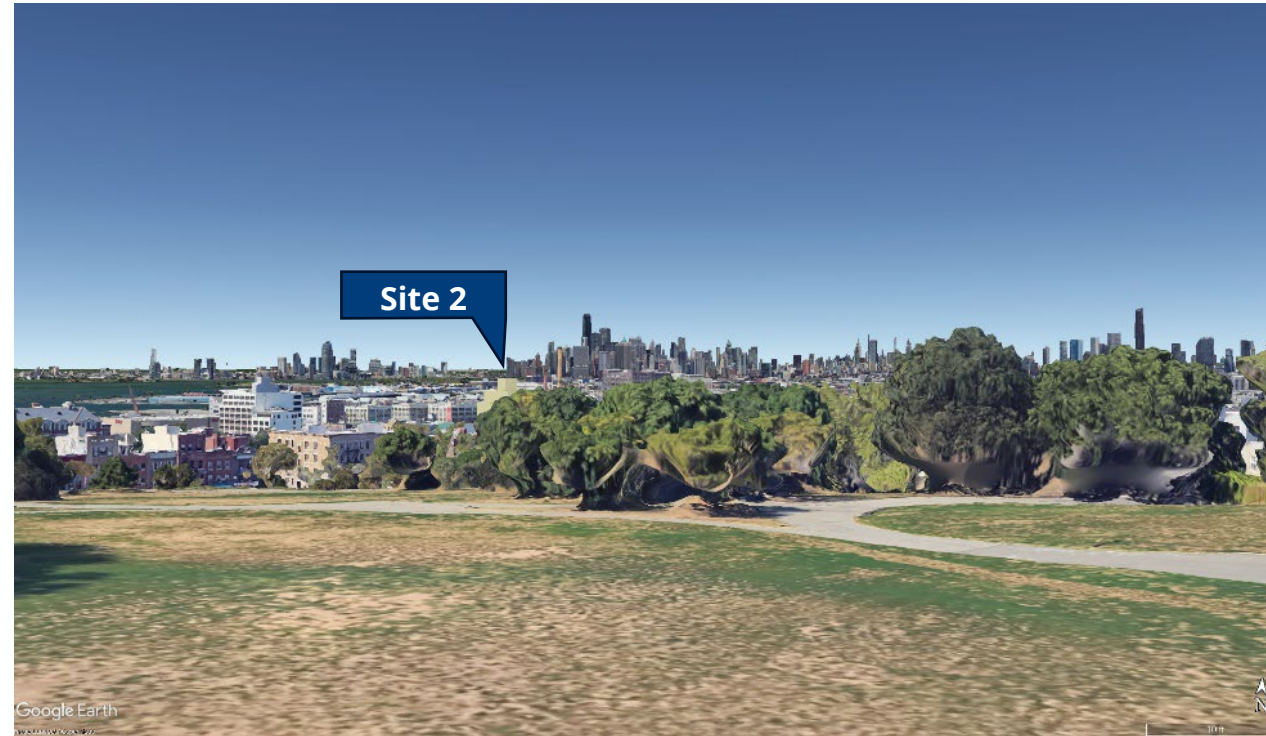
SITE 2 VIEW ANALYSIS

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'

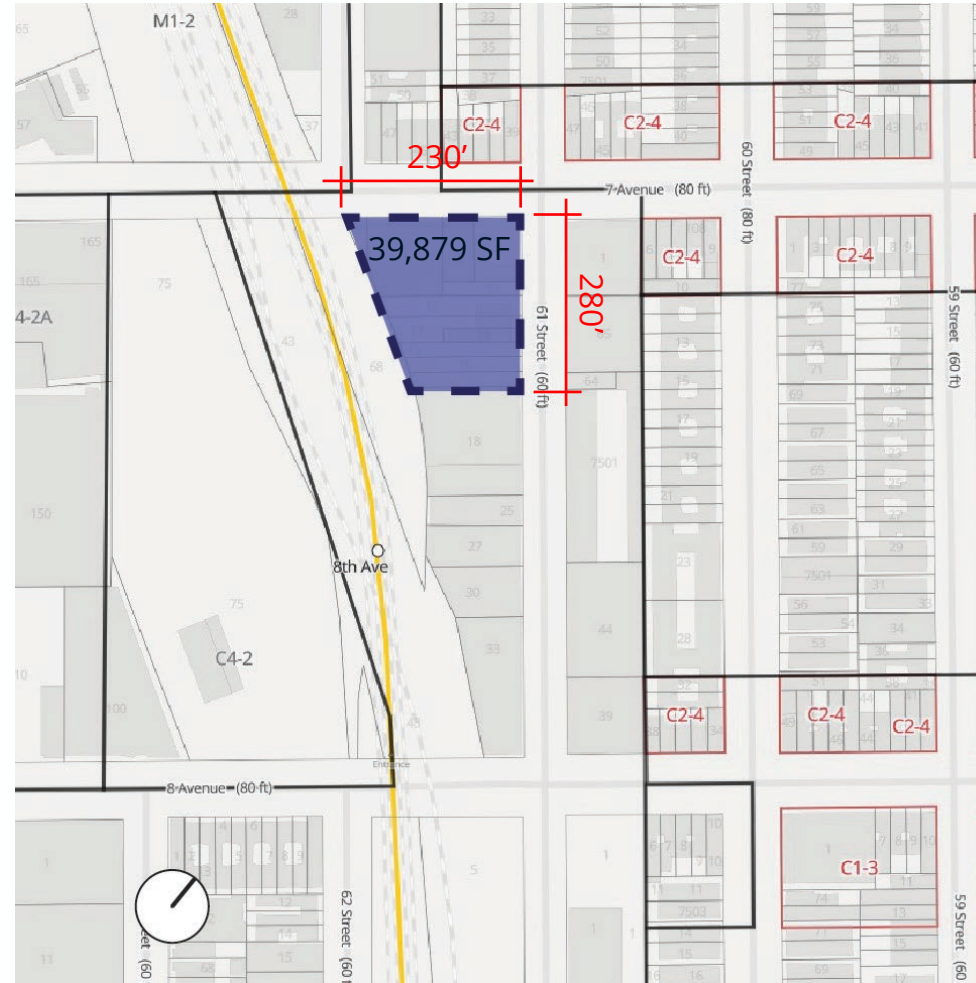
*Assumes City of Yes for Housing Opportunity proposed zoning changes, per scoping 11/2023

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

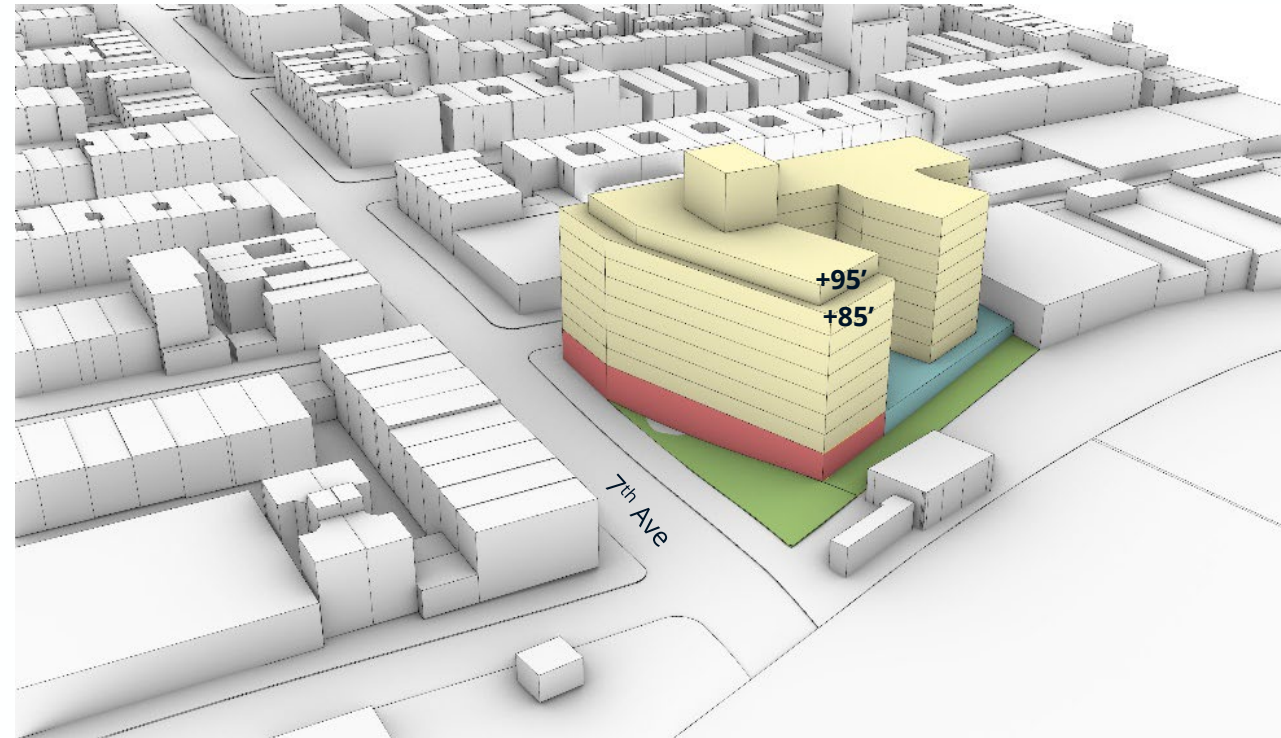
Ownership: Various

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

SITE 3 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	Approx. Jobs Onsite	40

Site 3 - Potential Similarities

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

