



ATLANTIC AVENUE

**Certification Presentation to the
NYC City Planning Commission**

**MIXED -
USE
PLAN**

Review Session
October 15th, 2024

Proposal Introduction

ATLANTIC AVENUE

MIXED-USE PLAN



Proposal Summary and Snapshot

Zoning Map Changes

+

Special District

+

Site Specific Opportunities

+

City Investments



Illustrative future vision of Bergen Street looking west

Proposal Summary and Snapshot

In total, AAMUP is projected to create approximately:

- ~ **4,600 homes**
 - ~ 1,440 income-restricted
- ~ **828,000 sq ft** of commercial and community facility uses
- ~ **2,800 jobs**



Illustrative future vision of Grand Avenue looking north at Bergen Street

Proposed Actions

Zoning Map Amendments

- Promote growth of housing and jobs with zoning districts tailored to block and street types

Zoning Text Amendments

- Establish and map the Special Atlantic Avenue Mixed Use District
- Apply Mandatory Inclusionary Housing (MIH) and special regulations to support jobs, active ground floors, streetscape improvements, open space, and a mix of uses

Urban Development Action Area Project (UDAAP), Acquisitions and Dispositions of City-Owned Land (HPD and DCAS co-applicants)

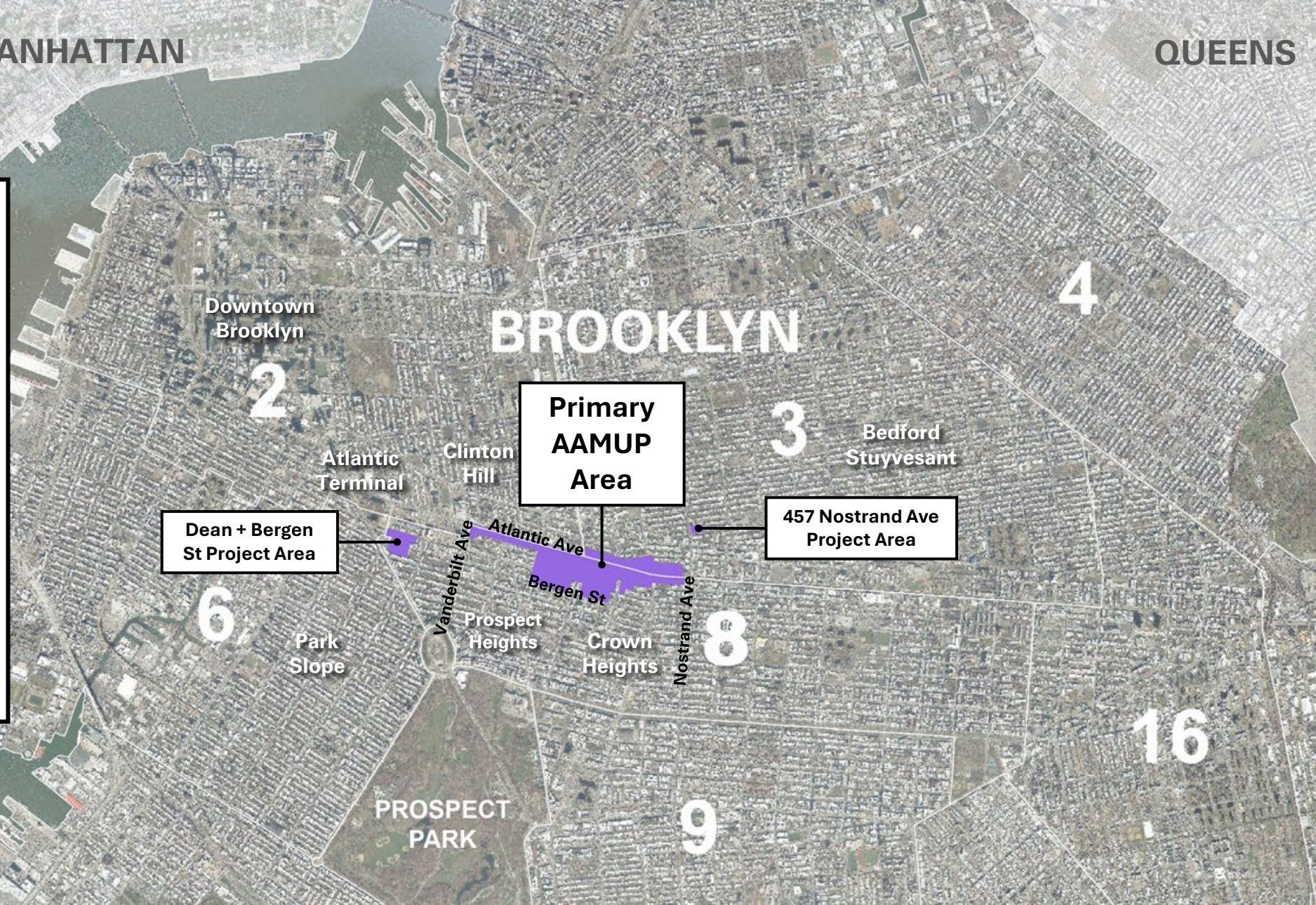
- Facilitate housing development and other uses on five sites

Location

MANHATTAN

QUEENS

- **Community Districts 3 and 8**
- Represented by: **Council Members Crystal Hudson & Chi Ossé**
- Project area:
 - 21 full or partial blocks
 - **Primary area:** Industrially zoned (M1-1) section of Atlantic Ave between Vanderbilt Ave to the west and Nostrand Ave to the east
 - **Non-contiguous areas:** Dean St and Bergen St, 457 Nostrand Ave



Outline

- Background
- Existing Conditions
- Recent Planning Process and Outreach
- Neighborhood Plan Proposal
- Environmental Review and Racial Equity Report



Background



Historic Context: Pre-1900s

Railway crossing at Atlantic and Bedford Aves | 1910



Source: NY Digital Culture of Metropolitan New York

Atlantic Avenue and Nostrand Avenue | 1910



Source: NY Digital Culture of Metropolitan New York

A freight and passenger railway along Atlantic Avenue connecting Long Island farms to the industrial waterfront led to businesses flourishing in the area.

1860s – 1900s

Historic Context: 1900s – 1960s

Atlantic and Carlton Avenues, looking north | 1947



Source: New York Public Library

Cars and Streetcars on Atlantic Avenue | 1947



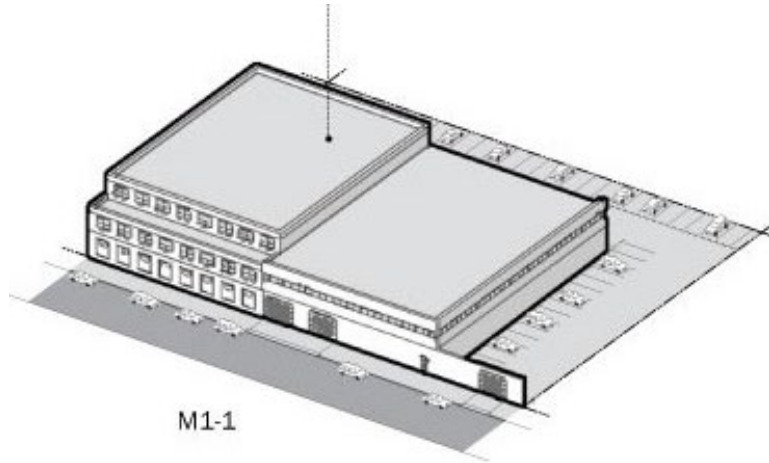
Source: NY Digital Culture of Metropolitan New York

The railway moved underground, and car use skyrocketed – gas stations, repair shops, warehouses, and distributors clustered along Atlantic Avenue.

1900s – 1960s

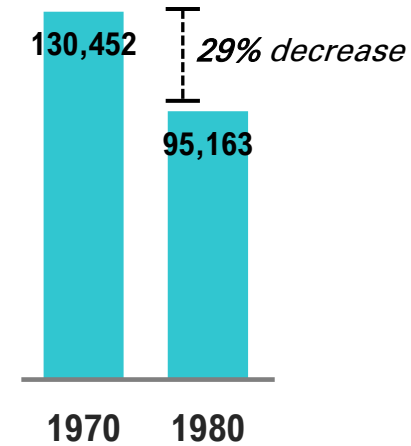
Historic Context: 1960s – 1980s

M1-1 zoning district designated along Atlantic Avenue



Source: NYC DCP

Population Change within the Context Area



Census Tracts Overlapping within 0.25 Mile of Primary AAMUP Area
Source: US Census

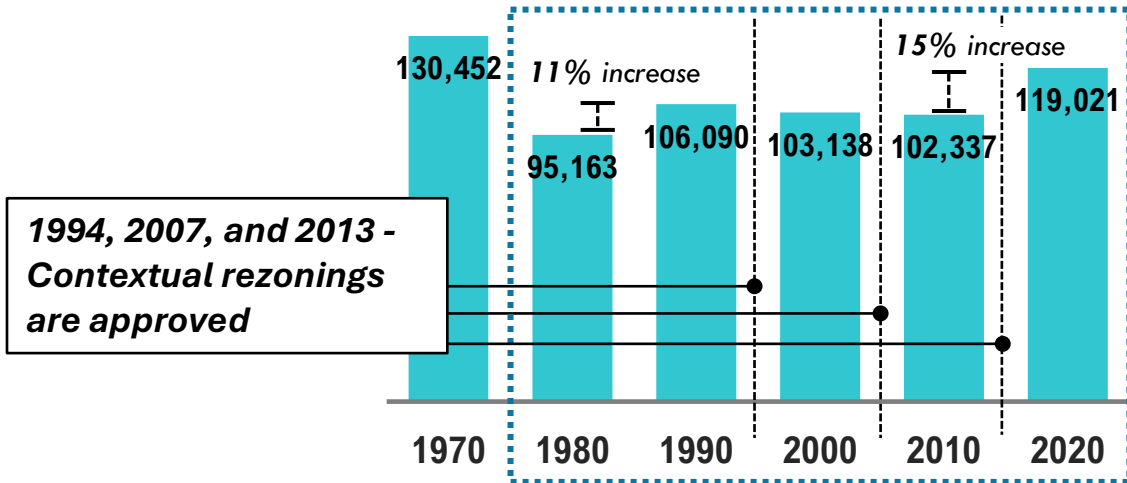
Atlantic Avenue's M1-1 designation led to a **population decrease in the 1970s**, coinciding with population loss citywide and an **increase in vacant lots** and parking around Atlantic Avenue.

1961

1960s – 1980s

Recent Trends: 1980s – Present

Population Change within the Context Area



Census Tracts Overlapping within 0.25 Mile of Primary AAMUP Area | Source: US Census

Atlantic Ave and Bedford Ave, looking west | 2023



Source: NYC DCP

The population **increased in the 1980s** and then **stabilized**, which coincided with **contextual zonings**. The population then rose, **putting pressure on housing**. Since the 80s, AAMUP has **seen little new development**.

1980s – Present

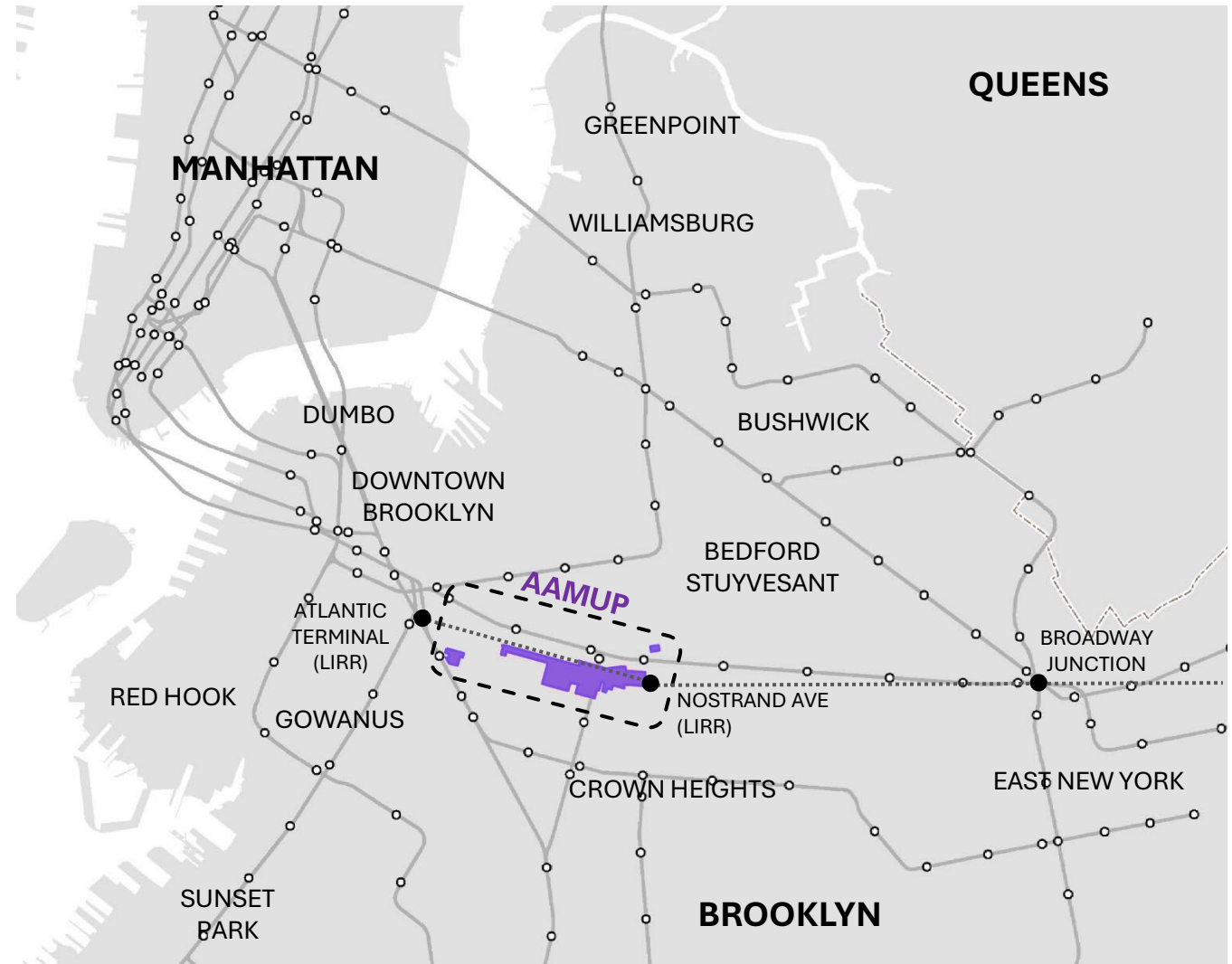
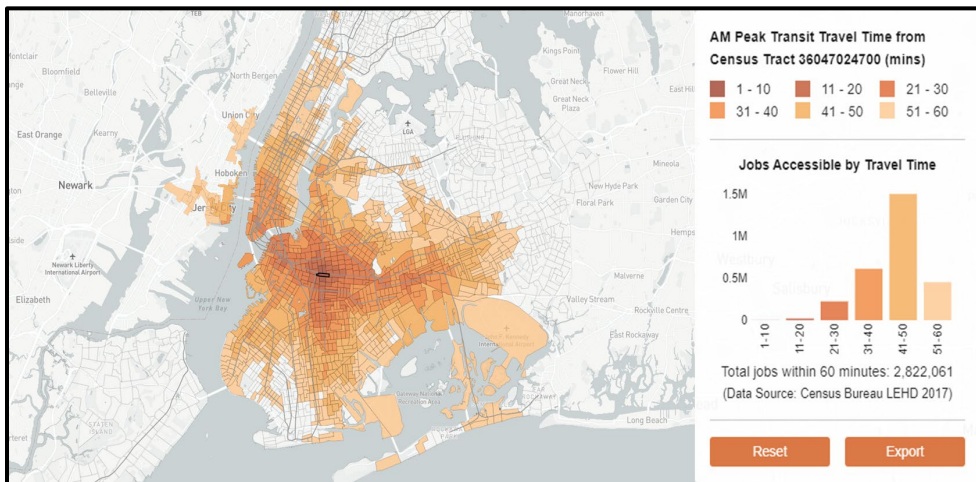
Present

Existing Conditions



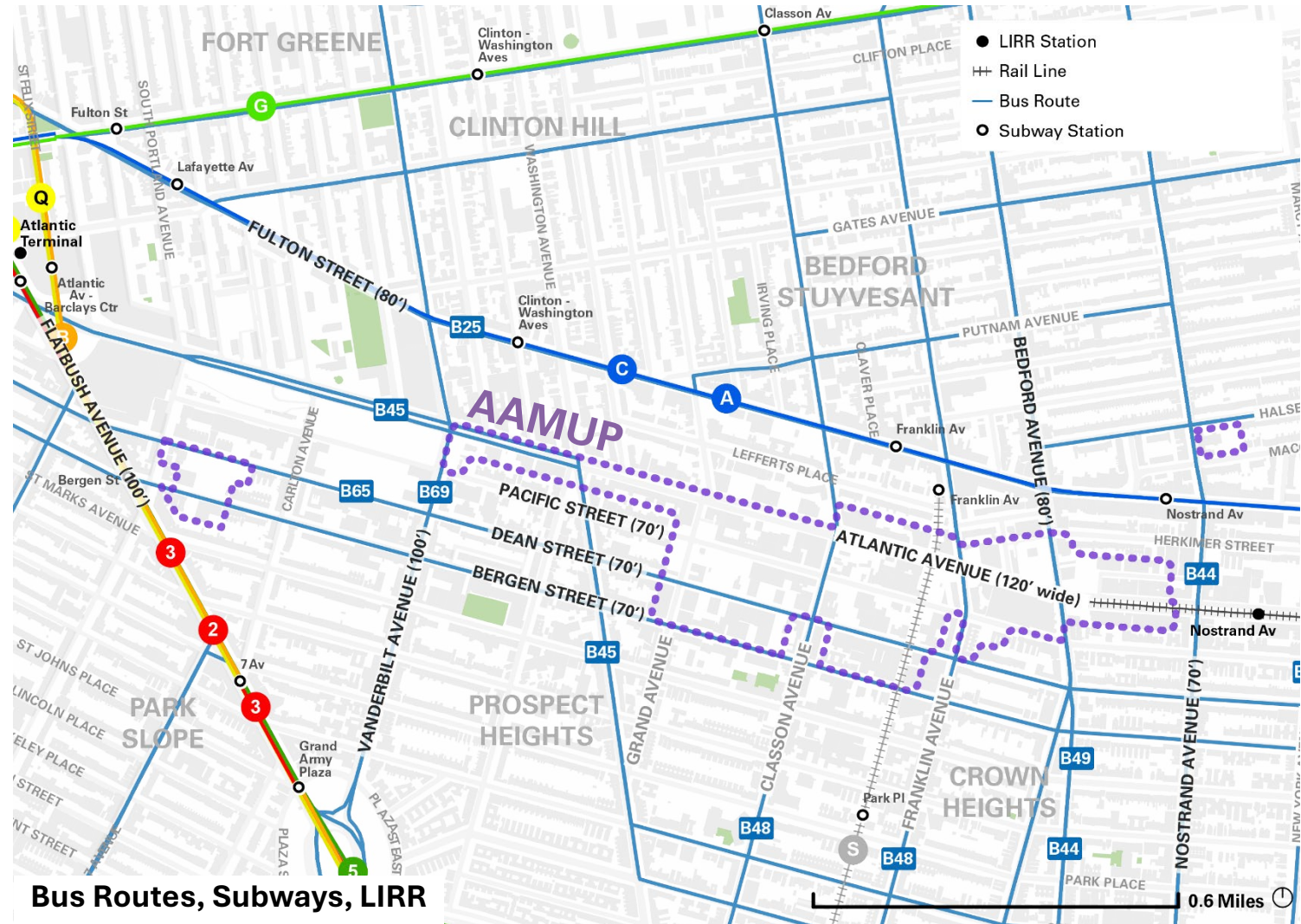
Borough-Wide Context

- AAMUP is part of a network of smaller, neighborhood-based employment nodes in Brooklyn with strong access to public transit (subway and LIRR) and local services and amenities
- Proximate to major job hubs or central business districts -- the average travel time range from 20-30 minutes to Lower Manhattan and Downtown Brooklyn.



Public Realm and Transit Access

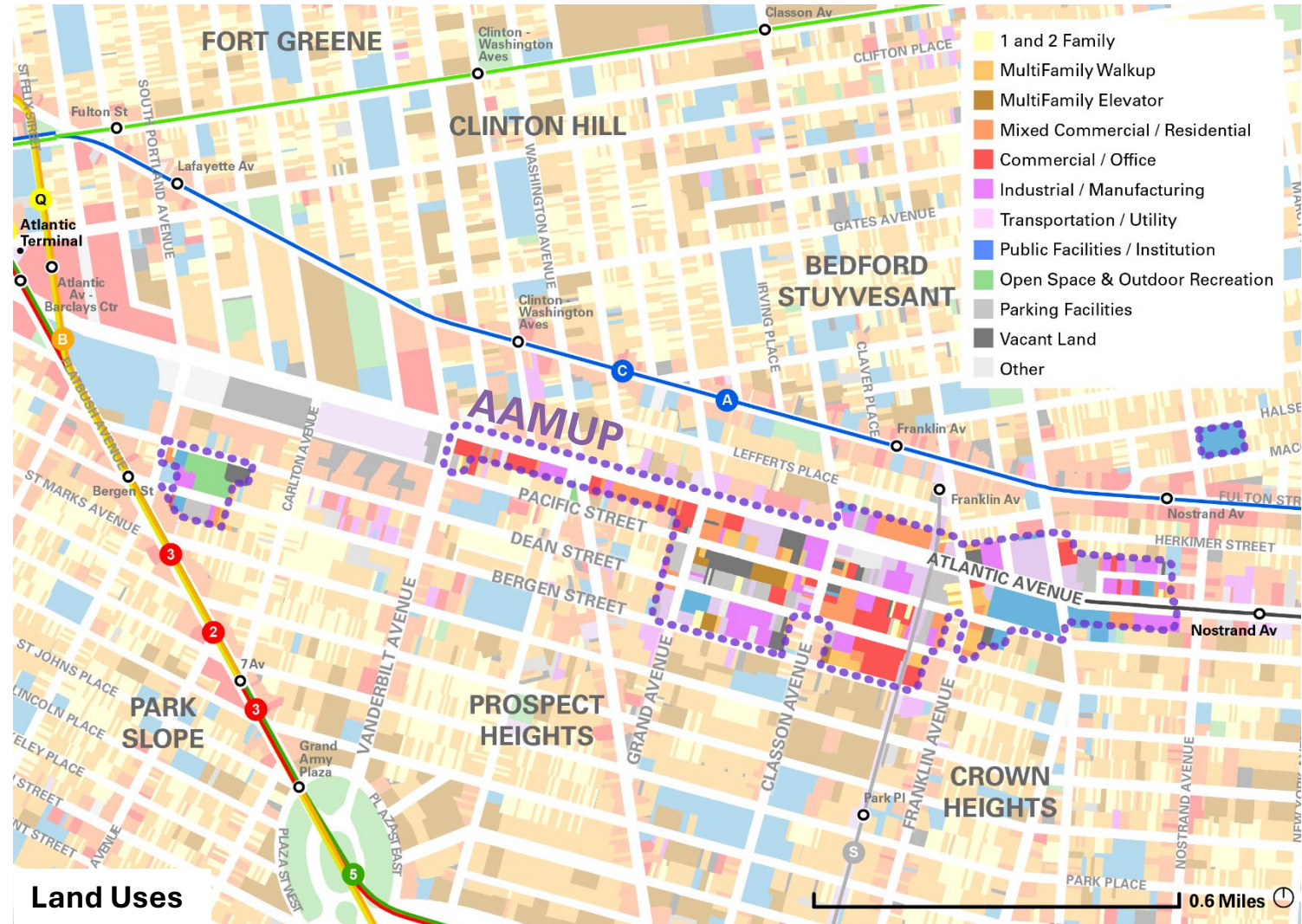
- Within a quarter mile of multiple subway lines (A/C/S) and the LIRR
- Within a half-mile of additional lines, including the Atlantic Terminal Hub
- Bus lines include the B25, B44 (local/SBS), B45, B48, B49, B65, B69



Bus Routes, Subways, LIRR

Existing Land Uses

- **Surrounding area:**
 - Primarily residential with commercial concentrated along Fulton St and north-south corridors
 - Community facilities include medical centers, houses of worship, the Bedford Atlantic Armory and several schools
- **Project area:**
 - Mix of uses, including parking, vacant land, warehousing and distribution space, offices, retail, light industrial, and residential



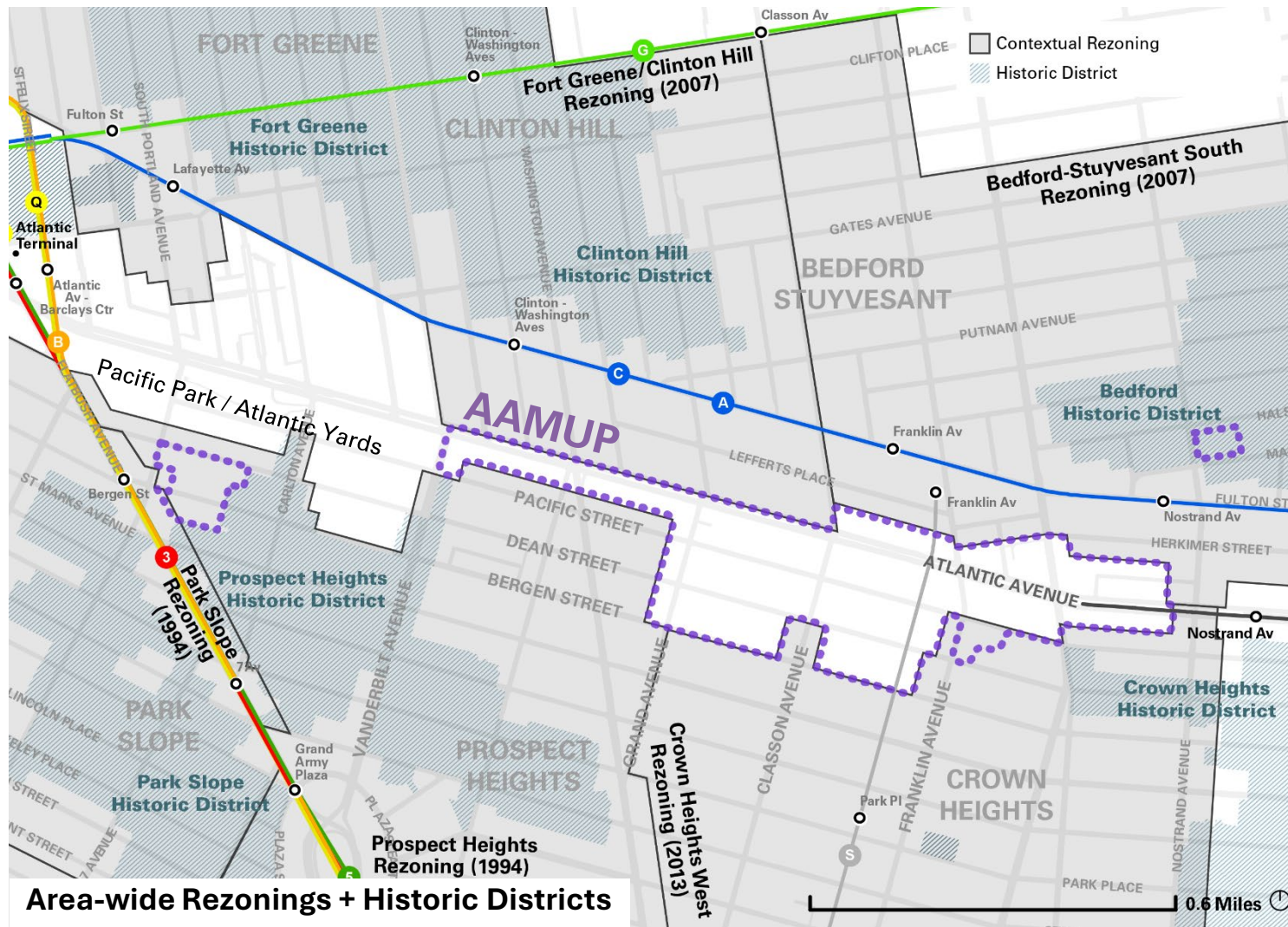
Neighborhood Context

- **Area-wide Contextual Rezoning:**

- 1994: Prospect Heights, North Park Slope
- 2007: Bedford Stuyvesant South, Fort Greene-Clinton Hill
- 2013: Crown Heights West

- **LPC-Designated Historic Districts:**

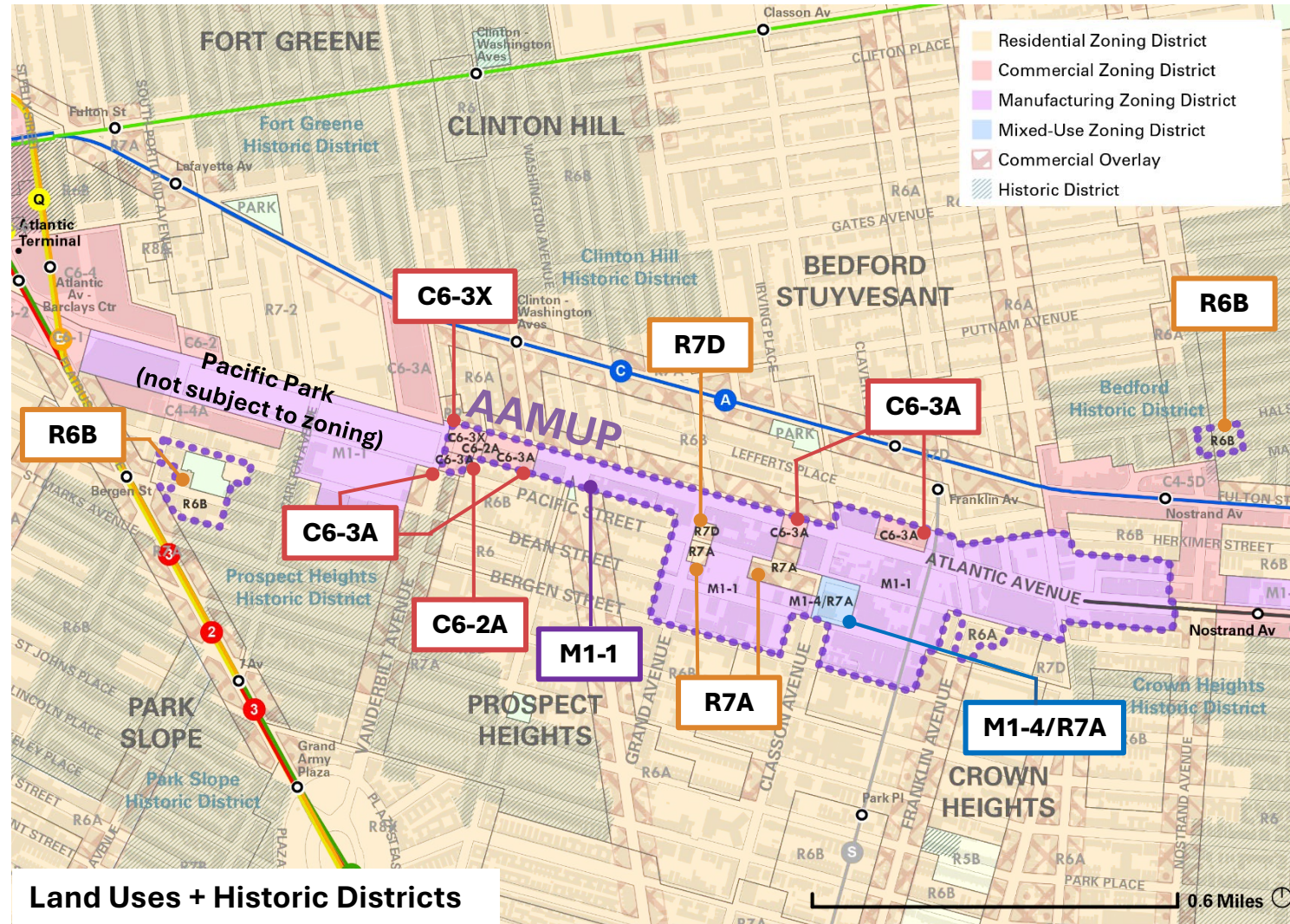
- 1973 / 2016: Park Slope
- 1978: Fort Greene
- 1981: Clinton Hill
- 2007: Crown Heights North I
- 2009: Prospect Heights
- 2015: Bedford



Area-wide Rezoning + Historic Districts

Existing Zoning

- **Outside of AAMUP:**
 - Predominantly mix of R6B, R6A, R7A and R7D districts with commercial overlays along corridors and pockets of Commercial Districts
- **Within AAMUP:**
 - Mainly M1-1, except for zoning from recent applications (eg C6-3A along Atlantic Ave) and non-contiguous areas, which are zoned R6B
- **Historic Districts (shaded in blue)**



Private Applications

Applications within AAMUP + year of approval

2019 1010 Pacific St (M1-4/R7A) - 175 units

1050 Pacific St (R7A/C2-4) - 240 units

2020 Grand and Pacific (R7D/C2-4) – 69 units

2021 840 Atlantic Ave (C6-3A, C6-3X) – 316 units

1045 Atlantic Ave (C6-3A) – 456 units

2022 870 Atlantic Ave (C6-3A) – 228 units

1034 Atlantic Ave (C6-3A, R7A/C2-4) – 237 units

2024 FRESH applications

Other applications within a block of AAMUP

- 2009: 470 Vanderbilt Ave - 376 units
- 2017: 1350 Bedford Ave - 94 units
- 2019: 809 Atlantic Ave - 286 units



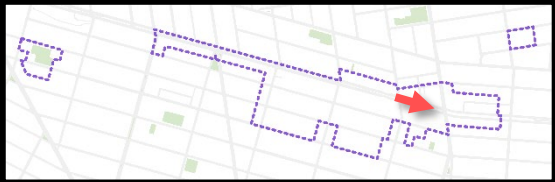
Recent Private Rezoning Applications

Primary Area Photos: Atlantic Avenue



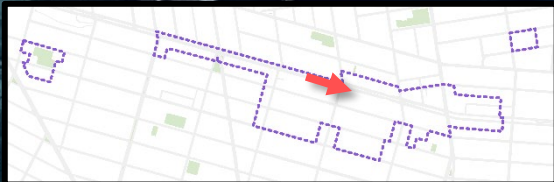
View of Atlantic Ave, looking west, between Nostrand Ave and Bedford Ave, with the LIRR on the right

Primary Area Photos: Atlantic Avenue



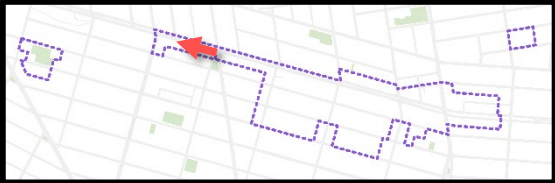
View of Atlantic Ave, looking east, from Franklin Ave

Primary Area Photos: Atlantic Avenue



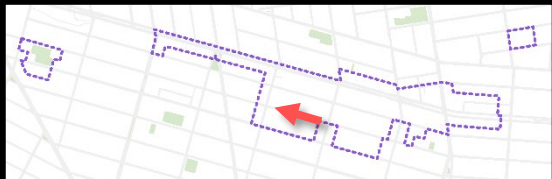
View of Atlantic Ave, looking east, between Grand Ave and Classon Ave

Primary Area Photos: Atlantic Avenue



View from Atlantic Ave and Underhill Ave looking west

Primary Area Photos: Mid-blocks



View of Dean Street, looking west, between Grand Ave and Classon Ave

Primary Area Photos: Mid-blocks



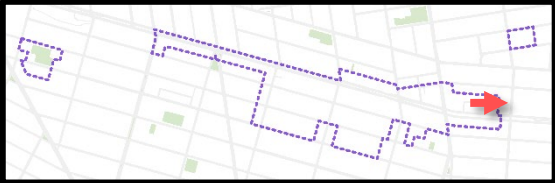
View of Dean St, looking east, between Classon Ave and Franklin Ave

Primary Area Photos: North-South Avenues



View of Grand Ave, looking north, at Dean St

Primary Area Photos: Herkimer Place

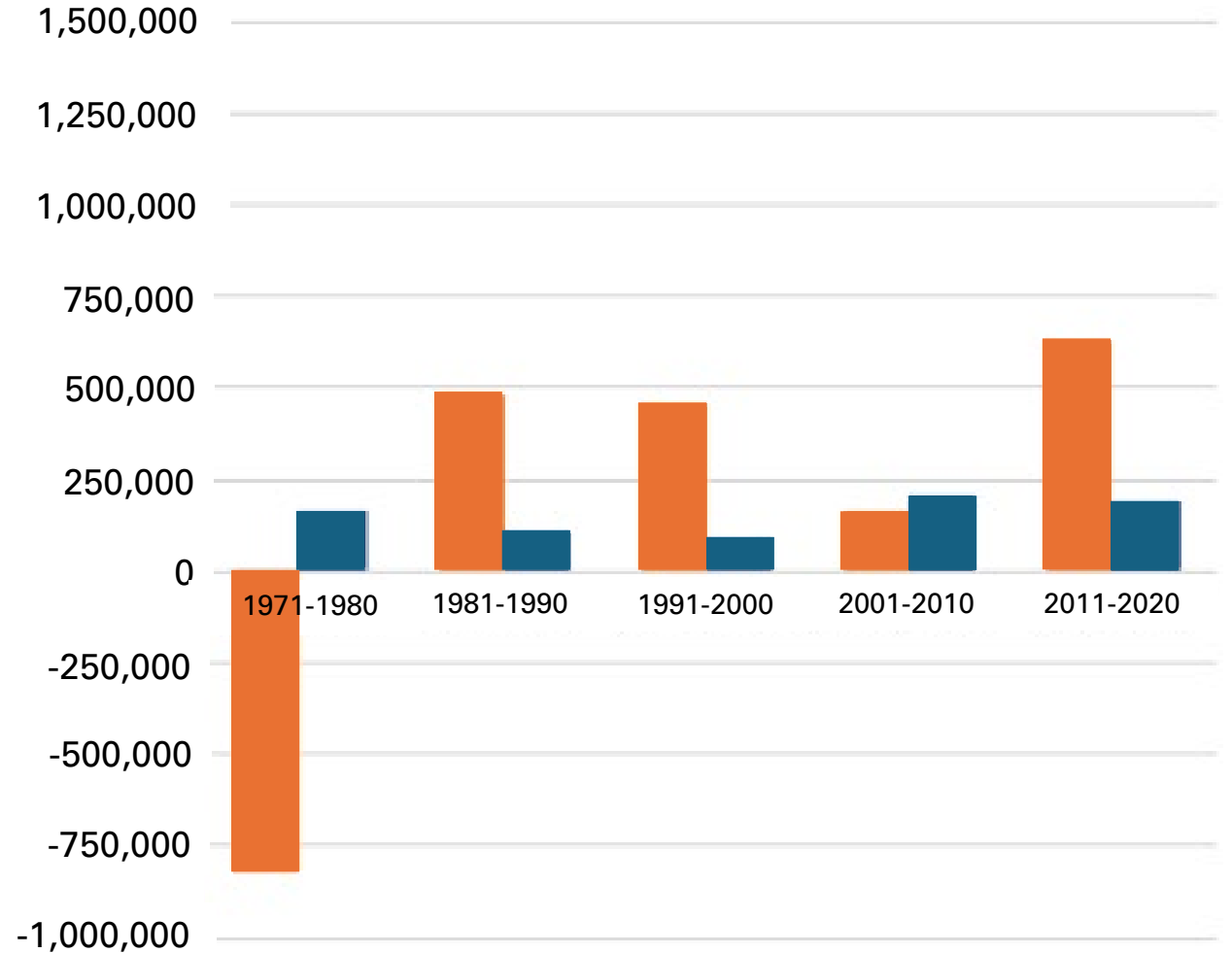


View of Herkimer Place, looking east, towards Nostrand Ave

Citywide Housing Crisis

Only **1.4%** of NYC apartments are available for rent, **the lowest vacancy rate since 1968**

Population Change vs. Housing Completions

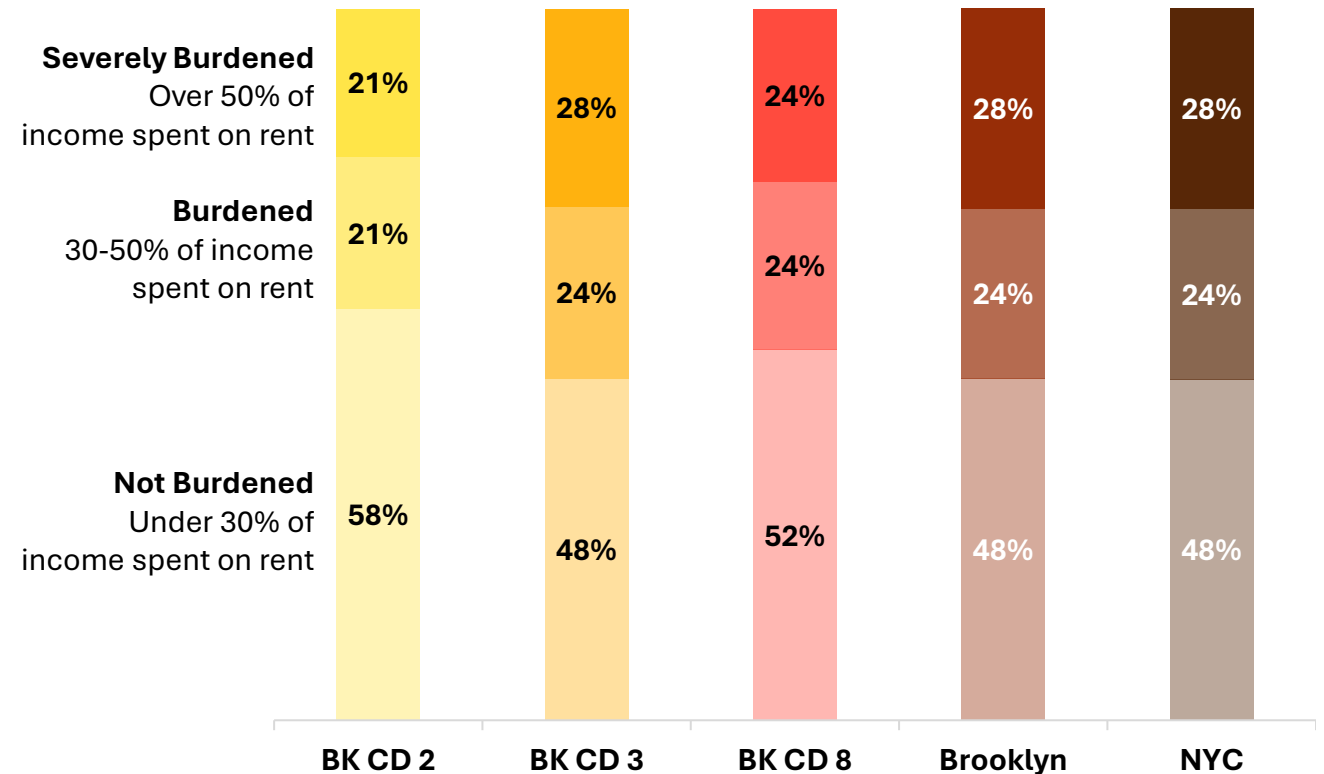


Source: NYC Housing and Vacancy Survey, 2021

Citywide and Local Housing Crisis

Rent Burden Percentage (2018-2022)

~ 40% - 50% of residents in AAMUP are rent burdened or severely rent burdened



Source: ACS 2018-2022, Community District Tabulation Area (CDTA)

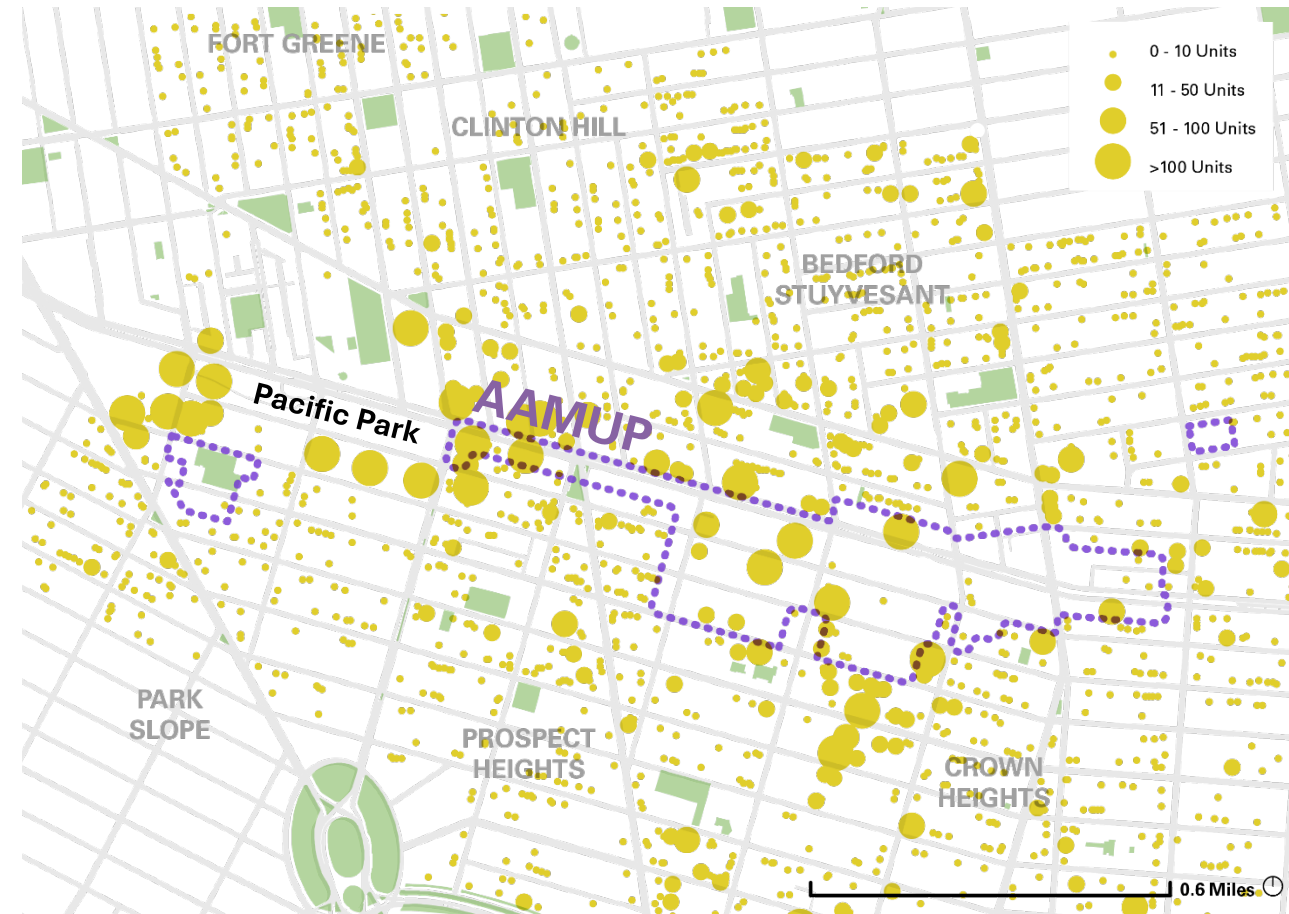
Population and Development Trends

Between 2010 and 2020,
the Context Area grew by:

+16,644 new residents

+ 8,775 new housing units

Map of Housing Units Constructed/Permitted from 2010 - 2020 Within a Half Mile of Primary AAMUP Area



Source: DCP, DOB

Business and Job Trends

Gas station at Atlantic Ave and Bedford Ave



Auto repair on Classon Avenue

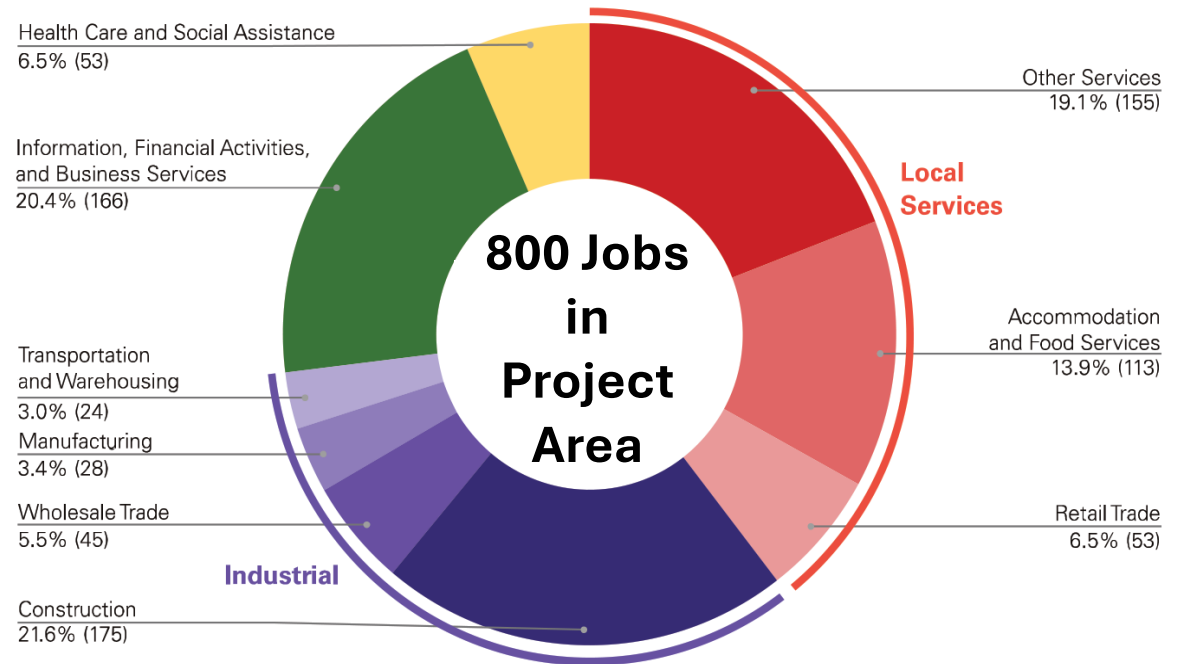


Project Area Change in number of Jobs by Sector, 2012 - 2022



Source: U.S. BLS
QCEW NAICS-
Based Data Files

Project Area Employment by Industry, 2022



Source: NYC Planning analysis of NY State Department of Labor Quarterly Census of Employment and Wages (QCEW) data, 2022 Annual Average

Recent Planning Process + Outreach



CB 8 M-CROWN Proposal and DCP Land Use Framework

2013

Crown Heights West Rezoning adopted
Formation of C8 “M-CROWN” Land Use Subcommittee

2015

Original CB 8 Resolution adopted

2018

DCP released Land Use Framework

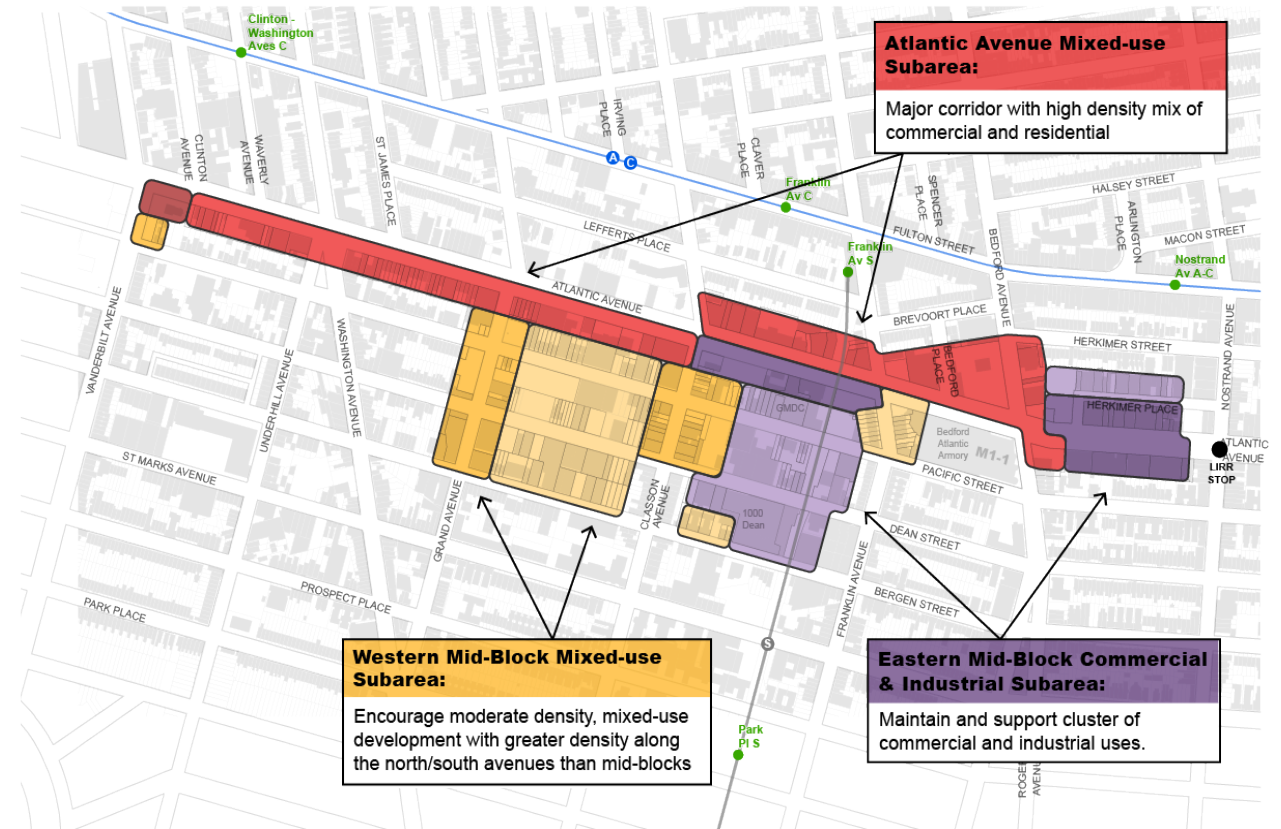
2019

Revised CB 8 Proposal

2020

Outreach during the pandemic

2018 DCP Land Use Framework



Community Board 8 Housing Committee
Draft Resolution Requesting Study for Rezoning
February 5, 2015

The following is proposed as a draft resolution requesting the New York City Department of City Planning study rezoning of the M1-1 zone. The resolution text appears in the left column below. The right column contains further explanation of its proposed terms.

Resolution	Notes
Whereas a six-block area located in the northwest sector of Crown Heights and bound by Atlantic Avenue, Franklin Avenue, Bergen Street, and Grand Avenue is currently zoned M1-1 (the "M1-1 Zone"); and	This preamble describes the area to be rezoned and states the justification for rezoning.
Whereas Community Board 8 finds that the M1-1 Zone contains many properties that are vacant or otherwise underutilized, and that the current zoning provides little economic incentive for owners to improve such properties so that they can become productive; and	
Whereas adjoining neighborhoods outside the M1-1 Zone are experiencing strong demand for both residential and commercial real estate; and	
Whereas Community Board 8 finds that there yet remains an urgent need for affordable housing and jobs paying a living wage or better to be created within its District.	
Now therefore, it is resolved that Brooklyn Community Board 8 hereby requests the New York City Department of City Planning to prepare a plan for the rezoning of the M1-1 Zone to include the following requirements:	
1) That new zoning increase the current FAR of 1 to an FAR of 5.6 for new construction, of which a minimum of 1.5 FAR will be mandated for combined	This provision increases density to 5.6 FAR, but mandates at least 1.5 FAR be used for manufacturing/commercial uses. Subtracting common areas such as entry, stairs and

2015 CB 8 M-CROWN Resolution

Genesis of AAMUP

2013 Crown Heights West Rezoning adopted
Formation of C8 “M-CROWN” Land Use Subcommittee

2015 Original CB 8 Resolution adopted

2016 DCP engagement begins

2018 DCP released Land Use Framework

2019 Revised CB 8 Proposal

2020 Outreach during pandemic

2022 *(Winter/Spring)* Letter from **Council Members Crystal Hudson and Chi Ossé**, and stakeholders requesting the City to advance a **Neighborhood Plan**

(Spring/Summer) Development of an **engagement plan**



2019-2022:
Approval of 7
private
applications
(1500 units)

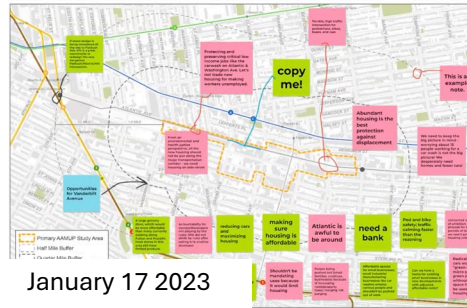
Core AAMUP Outreach and Engagement

2023 (Winter/Spring)

Following an **official study kickoff**, DCP partnered with CM Hudson and WXY Studios (engagement consultant) to hold **nine Steering Committee meetings, three community planning workshops, and nine working group meetings (WG),** including three meetings on various topics

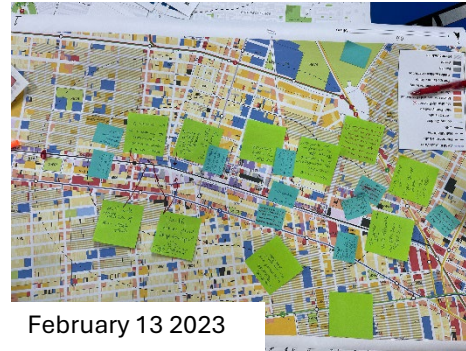
Public Workshops

Room 11 - Discussion Notes



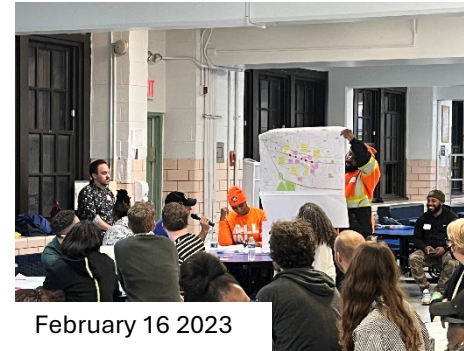
January 17 2023

Land Use, Density, Housing WG



February 13 2023

Open Space, Streetscape, Infra WG

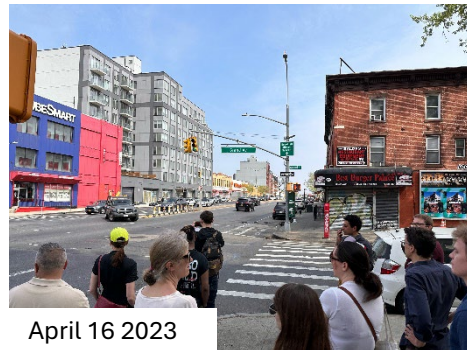


February 16 2023

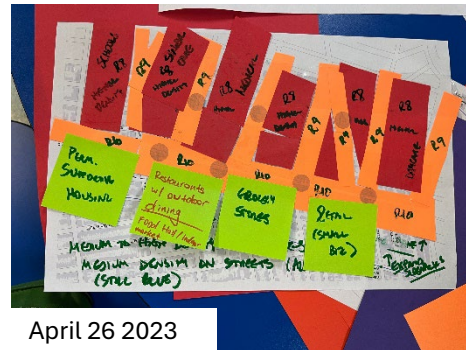
Econ Dev, Human Capital, Services WG



February 15 2023



April 16 2023



April 26 2023



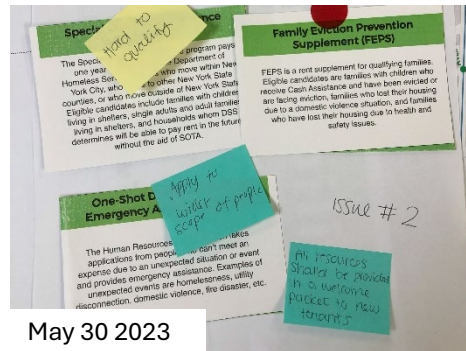
April 27 2023



April 20 2023



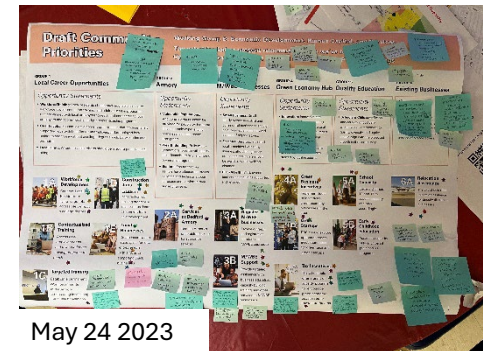
May 8 2023



May 30 2023



May 22 2023



May 24 2023

Key Stakeholders



Organizations on AAMUP Steering Committee

- Council Members Crystal Hudson and Chi Ossé
- Community Boards 2, 3 and 8
- Prospect Heights Neighborhood Development Corp.
- Crown Heights North Association
- Impacct Brooklyn
- North Prospect Heights Association

Other local stakeholders

- Block and neighborhood associations
- Major business and property owners, including GMDC
- Local nonprofits and affordable housing partners (Bridge Street Development Corp, Acacia Network)

Interagency Coordination



Housing Preservation & Development

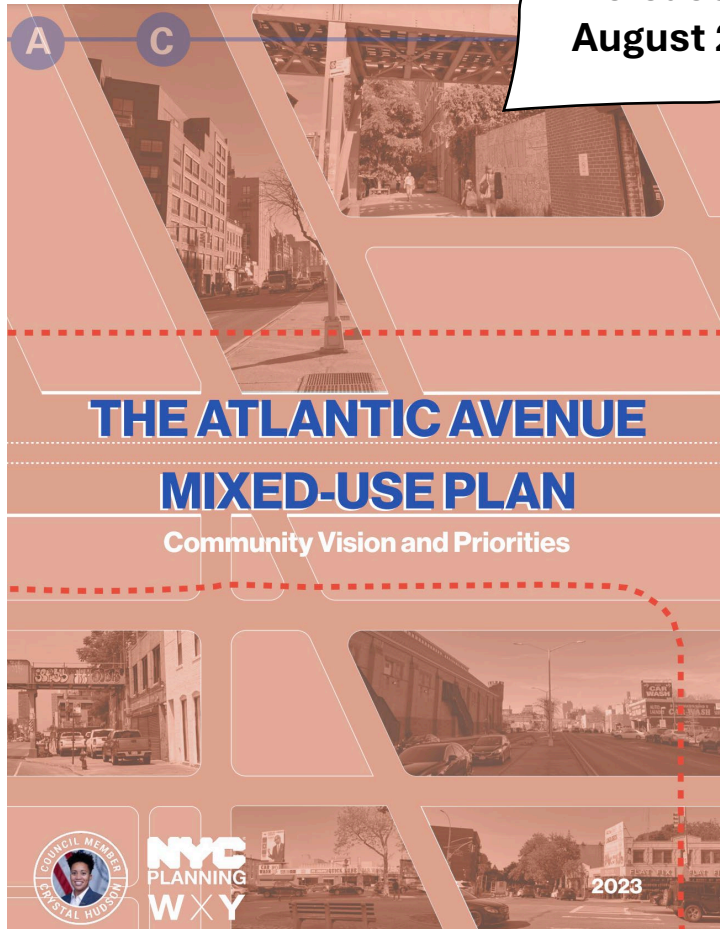


NYC Parks



AAMUP Community Vision and Priorities Report

Released in August 2023



- Summarizes public outreach process and feedback, along with existing conditions
- Developed in coordination with the AAMUP Steering Committee, the report identifies **top community-based priorities**:



Create and preserve affordable housing with a mix of uses and density anchored on Atlantic Ave

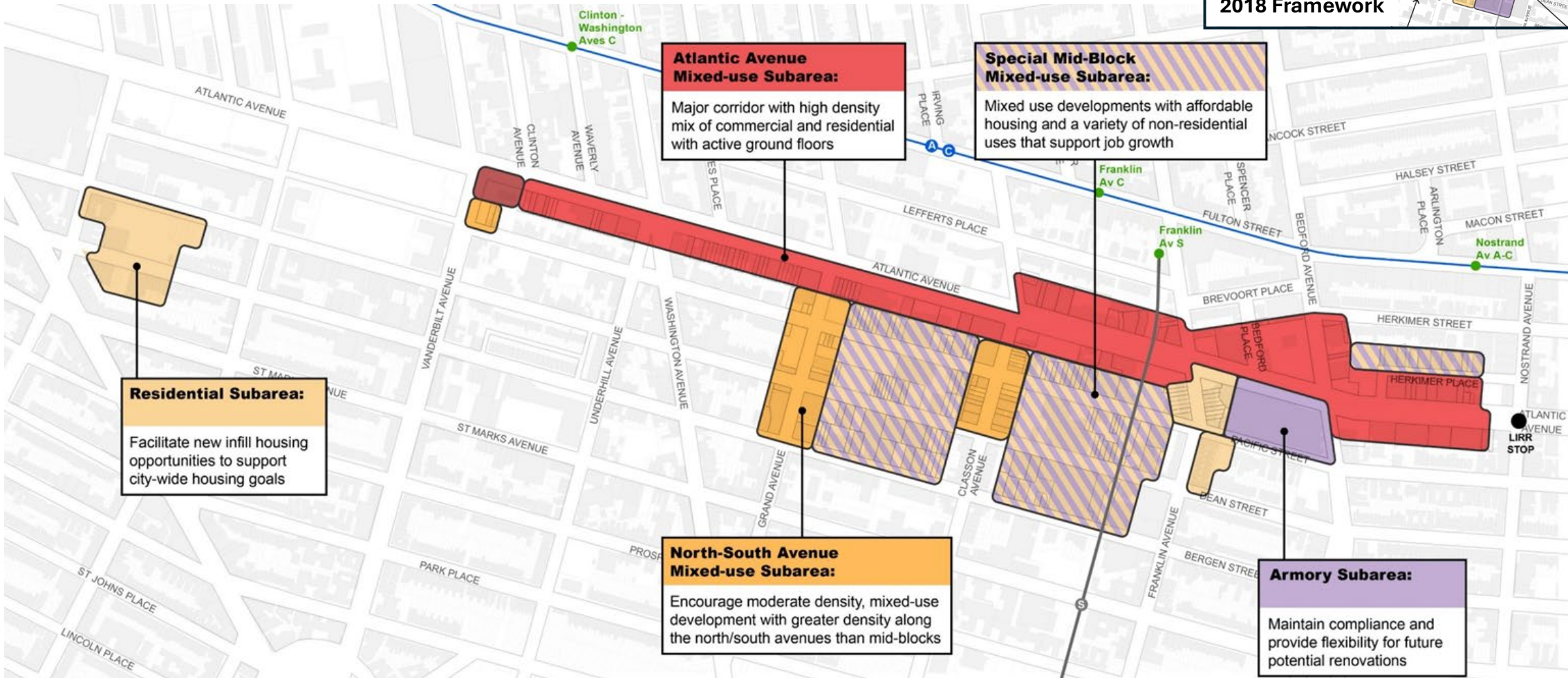
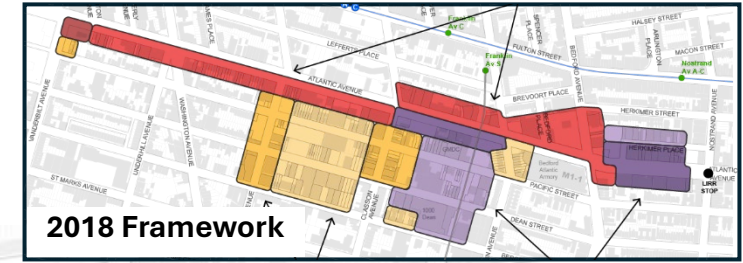


Coordinated street plan with new open space or improvements to existing parks



Job training and business support, while re-activating the Bedford Atlantic Armory

Revised Framework - Summer 2023



Recent Public Engagement

2023 September - Draft Zoning Framework Presentation

October - EIS Scoping Meeting

2024 January - Business Round Table with SBS

May - Tenant Resource Fair with HPD

June - Public Realm Open house with DOT

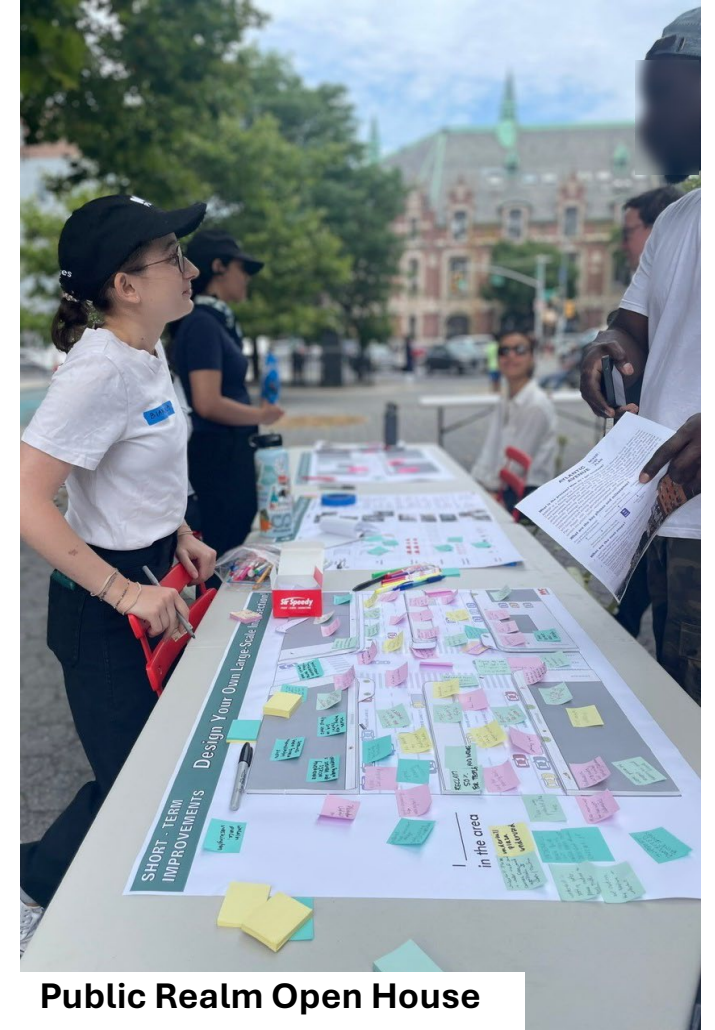
Ongoing Steering Committee Meetings



Business Round Table



Vision Sketches with Public



Public Realm Open House

Neighborhood Plan Proposal



ATLANTA
AVENUE

MIXED
USE
PLAN

Proposal

RESTAURANT

PLANNING

Draft Neighborhood Plan Proposal: Goals

**Address Housing Shortage &
Support Affordability Needs**

**Foster a Mixed-Use Neighborhood
for Employment & Housing**

**Improve Urban Design,
Infrastructure + Public Realm**

Draft Neighborhood Plan Proposal: Strategies

Moderate to high density on key corridors

Active ground floor use requirements

Atlantic Avenue streetscape safety enhancements

Proposal

Draft Neighborhood Plan Proposal: Strategies

Create opportunities for new housing construction with affordable housing

Incentivize job-generating uses with housing above

Draft Neighborhood Plan Proposal: Tools

Goals

Address Housing Shortage & Support Affordability Needs

Foster a Mixed-Use Neighborhood for Employment & Housing

Improve Urban Design, Infrastructure & Public Realm

Tools

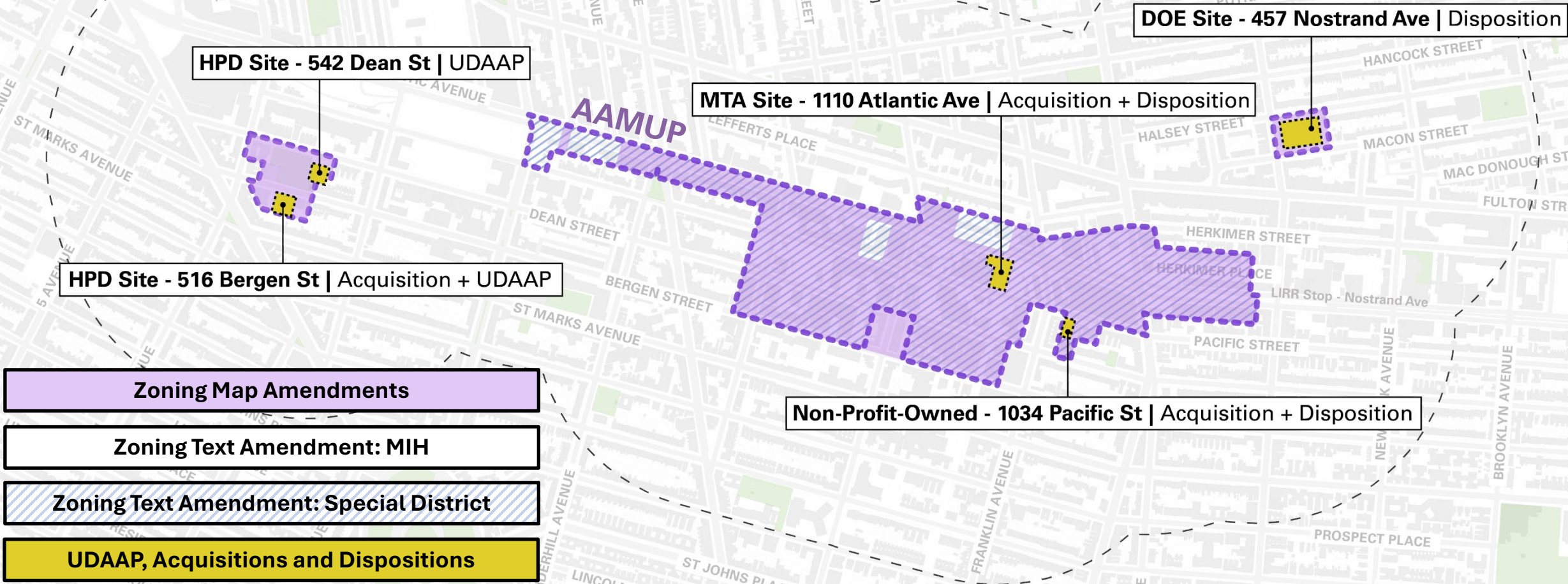
Zoning Map Changes

Special District

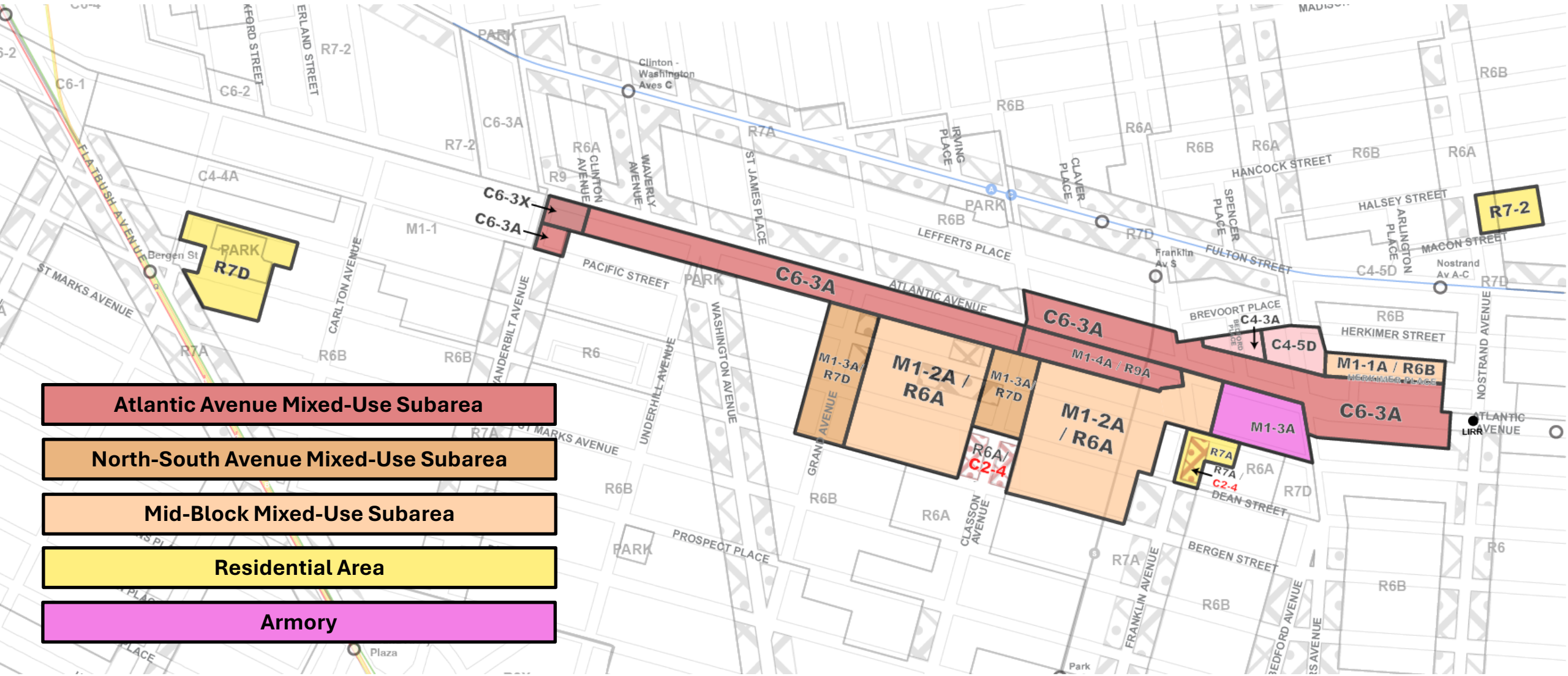
Site Specific Opportunities

Capital + Programmatic Investments

Summary of Proposed Land Use Actions



Zoning Map Amendment



- Atlantic Avenue Mixed-Use Subarea**
- North-South Avenue Mixed-Use Subarea**
- Mid-Block Mixed-Use Subarea**
- Residential Area**
- Armory**

Special District and Zoning Text Amendments

The **Special Atlantic Avenue Mixed Use District** would include special rules to **ensure a lively streetscape** along Atlantic Avenue and other corridors and **support a mix of residential, commercial, community facility and light industrial uses.**



Mapping Mandatory Inclusionary Housing (MIH) and support deeper levels of affordability on city-owned sites



Require buildings street wall to setback along Atlantic Avenue and Bedford Avenue



Adjust FAR, bulk envelopes, and waive required residential parking, in alignment with City-wide text amendment: City of Yes Housing Opportunity



Require bulk envelope modifications to **accommodate a variety of uses** and **façade articulate**



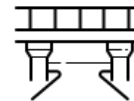
Require **non-residential ground floor uses** on along major corridors



Create a floor area bonus to **promote new open spaces** on large lots located along Atlantic Avenue



Create an **incentive for mid-block job-generating uses** with housing above



Provide **flexibility for lots adjacent or close to elevated rails** (Franklin Ave Shuttle, LIRR)

Atlantic Avenue Subarea



569 traffic-related injuries have occurred between 2016-2020

Transit-rich area

120' wide Atlantic Avenue corridor

Auto-centric character

Narrow sidewalks that lack tree canopy

Atlantic Avenue between Franklin and Bedford Aves looking west

Zoning Proposal: Atlantic Avenue

Allow high density mixed-use development

Ensure bulk + articulation treatments

Ground floor active use requirement

Street wall set back requirements

Goal:

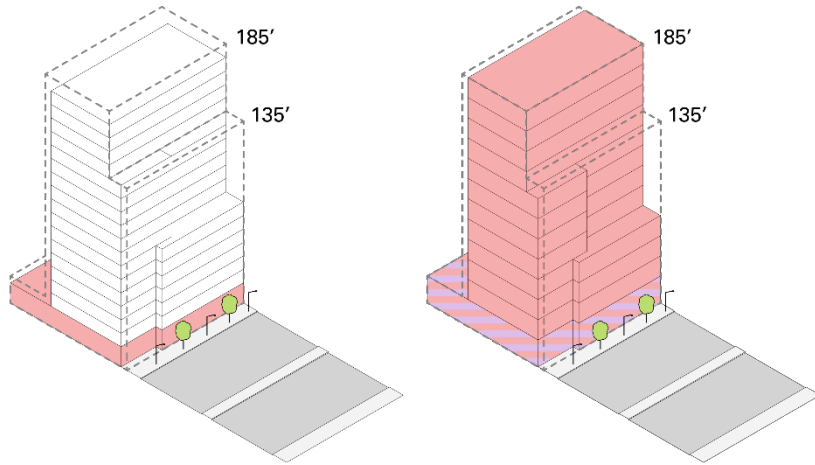
Promote high density mix of housing and other types of commercial uses with active ground floors and improved streetscape

Illustrative future vision of Atlantic Avenue looking west

Zoning Proposal: Atlantic Avenue

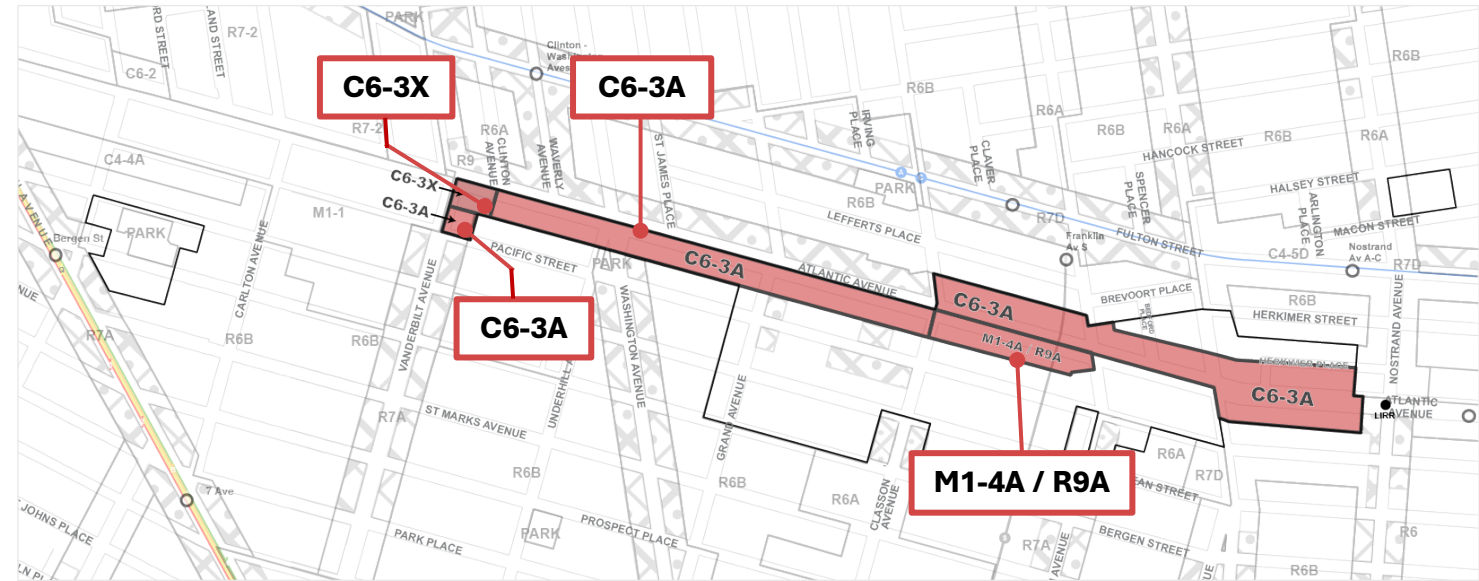
Existing Zoning: M1-1*

Proposed Zoning: C6-3A, M1-4A / R9A



Mixed-Use Scenario

Non-Residential Scenario



*A sliver portion of the existing zoning is C6-2A due to a past private application at 840 Atlantic Ave

	Max. Residential FAR	Max. Commercial FAR	Max. Community Facility FAR	Max. Manufacturing FAR
C6-3A (R9A)	9.02	6.0	7.5	n/a
M1-4A / R9A		5.0		5.0

Aligns with City of Yes: Housing Opportunity

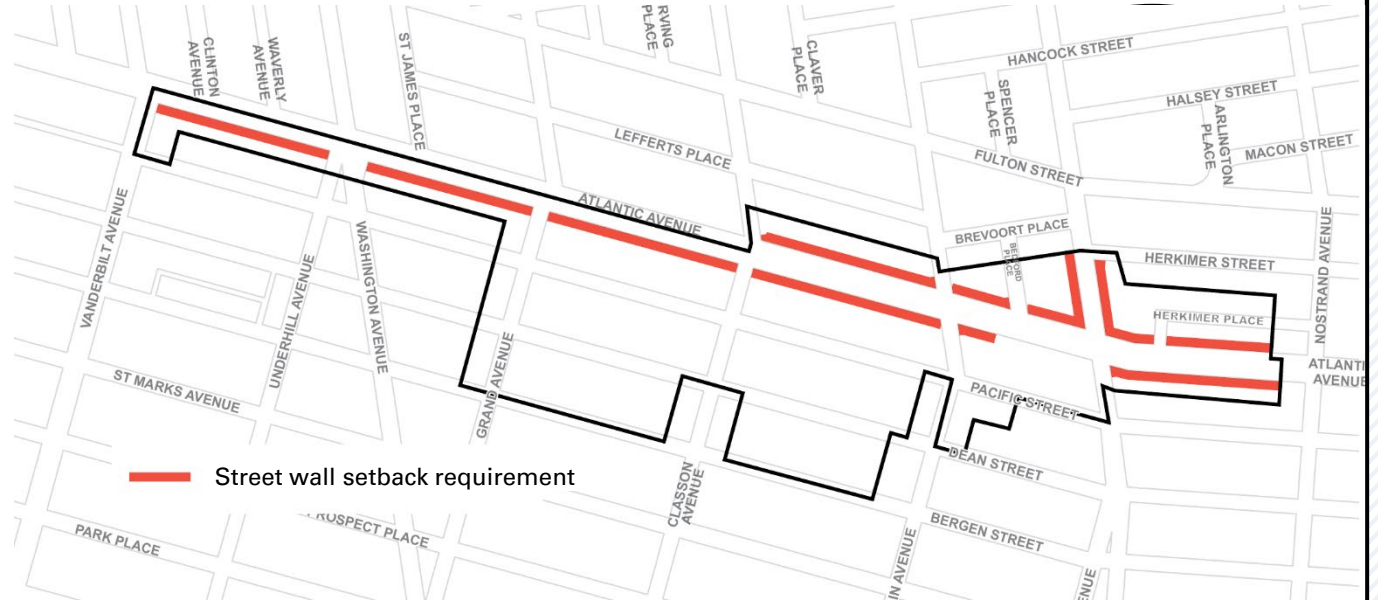
Special District: Atlantic Ave Public Realm and Streetscape

Goal: Improve the public realm, streetscape, and building forms



View of Atlantic Ave looking west near Grand Ave

Issue: Many sidewalks along Atlantic Ave are ~ 8' to 17' wide, creating a narrow condition for pedestrians + limiting the use of the sidewalk



Proposal: Require the "street wall" of new buildings to set back a maximum of 5 feet to achieve a 20-foot-wide sidewalk

Special District: Atlantic Ave Public Realm and Streetscape

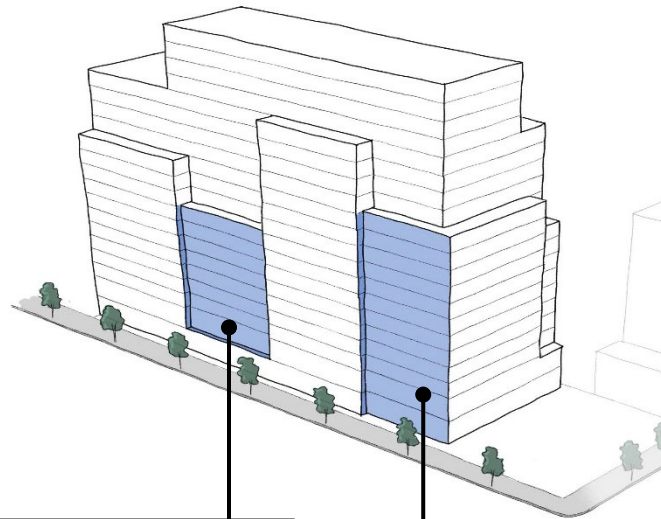
Goal: Improve the public realm, streetscape, and building forms

Issue:

- Due to Atlantic Ave's 800-foot-long block frontages, new developments could be built with flat, boxy facades

Proposal:

- Require building façade articulation for developments with more than 100 feet of frontage, in addition to base height and setbacks



Required façade articulation (recesses or projections)

Flexibility in street wall location



Example sketch of required street wall recess

Special District: Atlantic Ave Public Realm and Streetscape

Goal: Improve the public realm, streetscape, and building forms

Issue:

- Atlantic Ave is located in a “walk-to-park” gap and there are limited opportunities for new open space on public sites

Proposal:

- Create a new CPC Authorization for a 20% floor area bonus (4:1 ratio) for new developments on lots greater than 25,000 SF along **Atlantic Ave** (R9A equiv. areas) to provide new publicly accessible open space
- New open space proposals would involve a separate application process with a series of findings and environmental review



Publicly Accessible Open Space

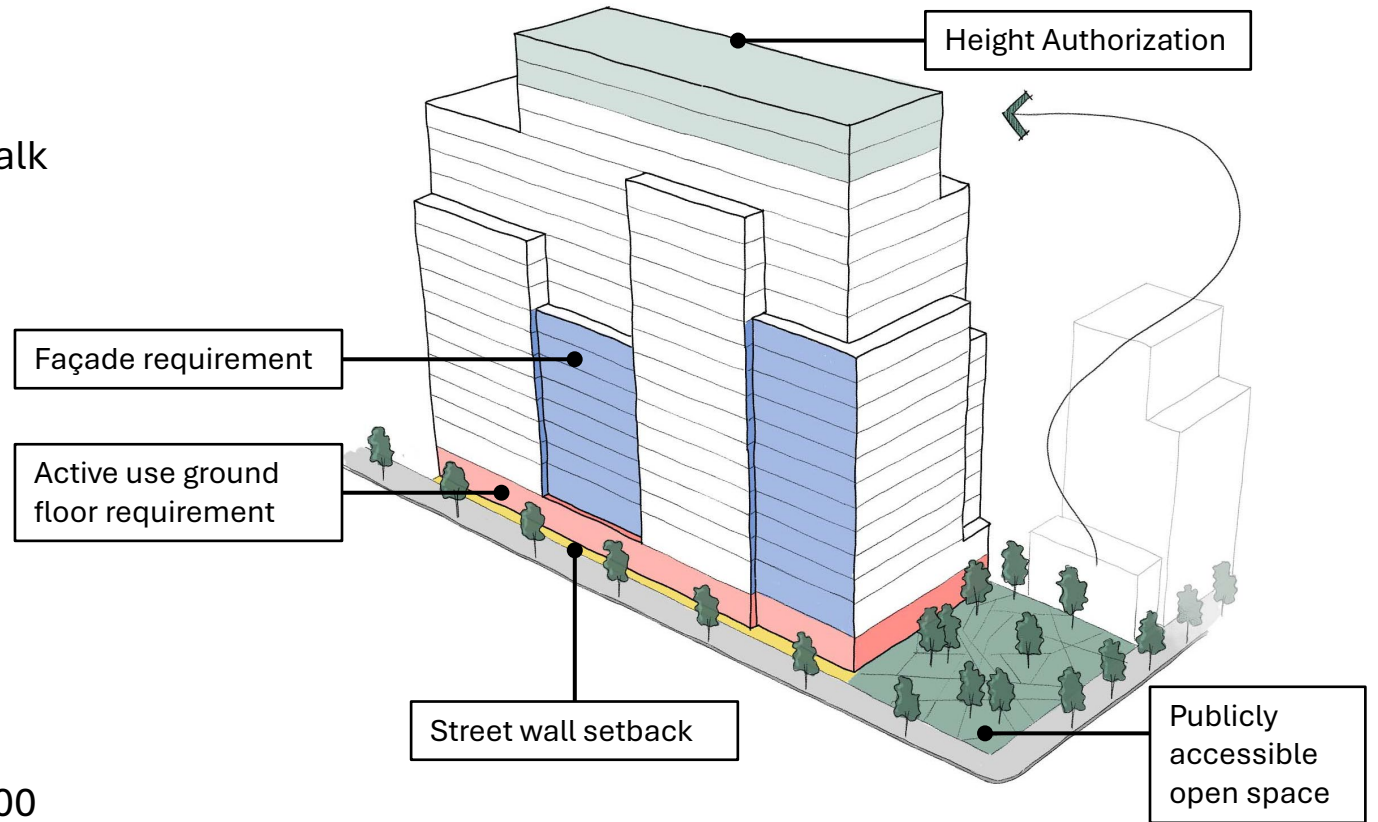
Special District: Atlantic Ave Summary

Requirements:

- Active Ground floor uses (non-residential)
- Set street wall back to achieve a wider sidewalk
- Building façade and articulation for lots 100' and wider
- Restrictive lobby sizes for upper floors
- Transparency

CPC Authorization:

- Provide new publicly accessible open space
 - 20% floor area bonus (4:1 ratio) for new developments on lots greater than 25,000 SF along Atlantic Ave (R9A equiv. areas)



Illustrative diagram of example site with Atlantic Avenue Special District Proposals

North - South Avenue Subarea



Neighborhood connectors

Corner lots provide more lot coverage flexibility

More street-level activity

Grand Ave and Bergen St looking north

Proposed Zoning: North-South Avenues

Ground floor active use requirement

Allow moderate density mixed-use developments

Ensure flexible envelopes

Goals:

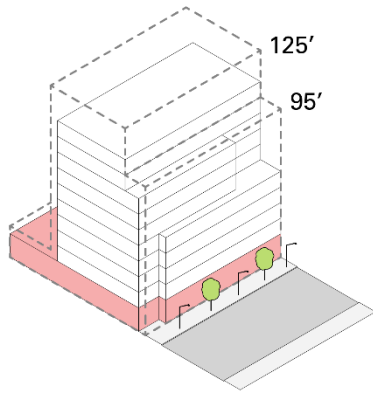
- Mixed-use developments with affordable housing and a variety of non-residential uses that support job growth
- Active ground floor uses along north/south avenues

Illustrative future vision of Grand Ave and Bergen St looking north

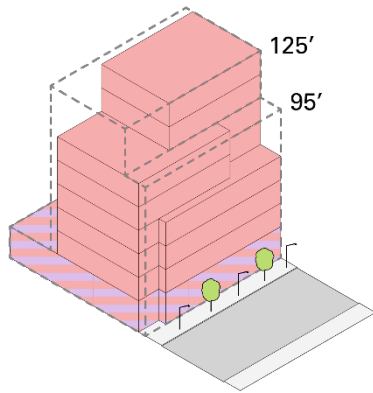
Zoning Proposal: North / South Avenues

Existing Zoning: M1-1*

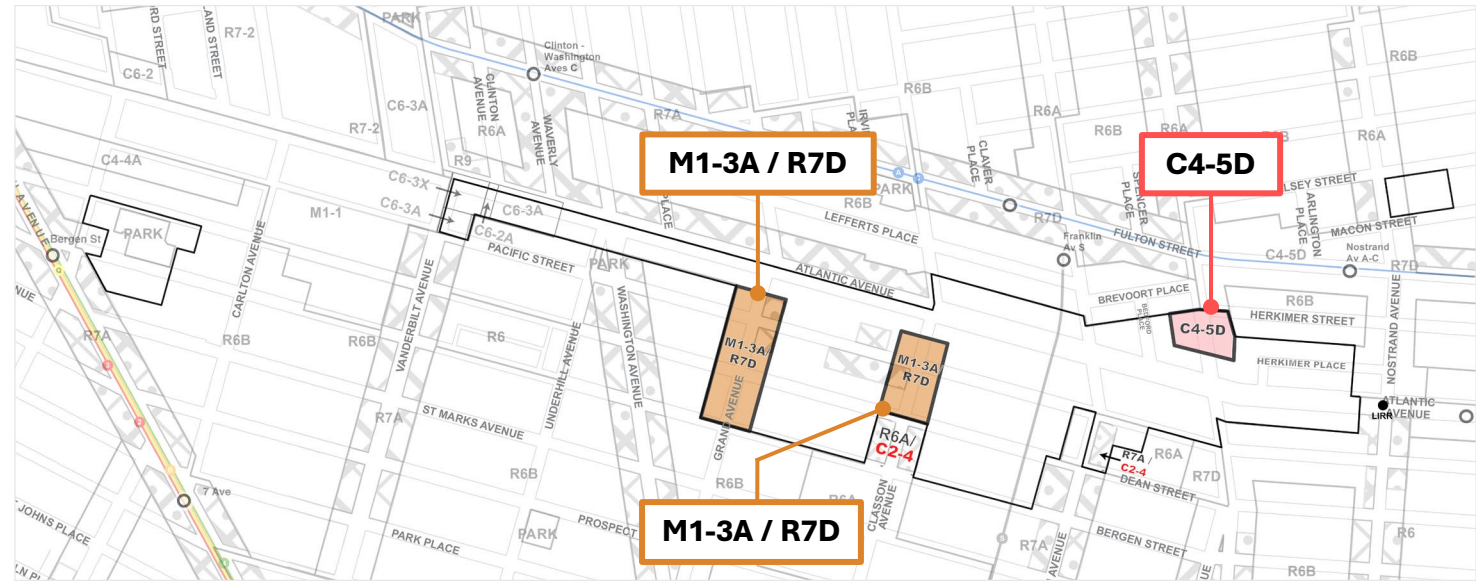
Proposed Zoning: M1-3A / R7D, C4-5D, C2-4 overlay



Mixed-Use Scenario



Non-Residential Scenario



*Small portions of the existing zoning are R7A/C2-4 and M1-4/R7A due to past private applications

	Max. Residential FAR	Max. Commercial FAR	Max. Community Facility FAR	Max. Manufacturing FAR
M1-3A / R7D		4.0		4.0
C4-5D	5.6	4.2	4.2	n/a
C2-4	n/a	2	n/a	n/a

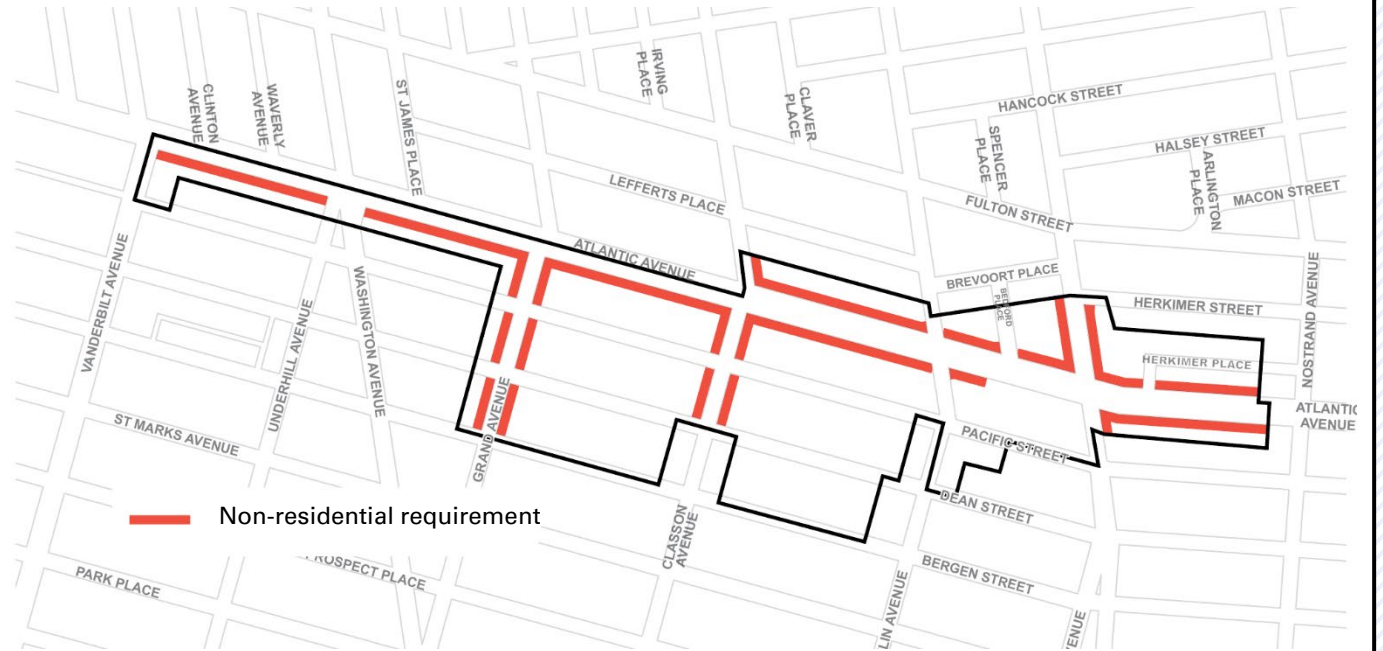
Aligns with City of Yes: Housing Opportunity

Special District: Mix of Uses

Goal: Support a mixed-use neighborhood to encourage job growth



Issues: Top community priority; residential on the ground floor along Atlantic Ave results in a poor streetscape condition



Proposal: Require active non-residential ground floor uses along major corridors, including Atlantic, Bedford, Grand and Classon Avenues

Mid-Block Mixed-Use Subarea



Mix of warehouses, open parking, and storage

Bike lane and bus route

Narrow side streets

Bergen St between Classon and Grand Aves looking west

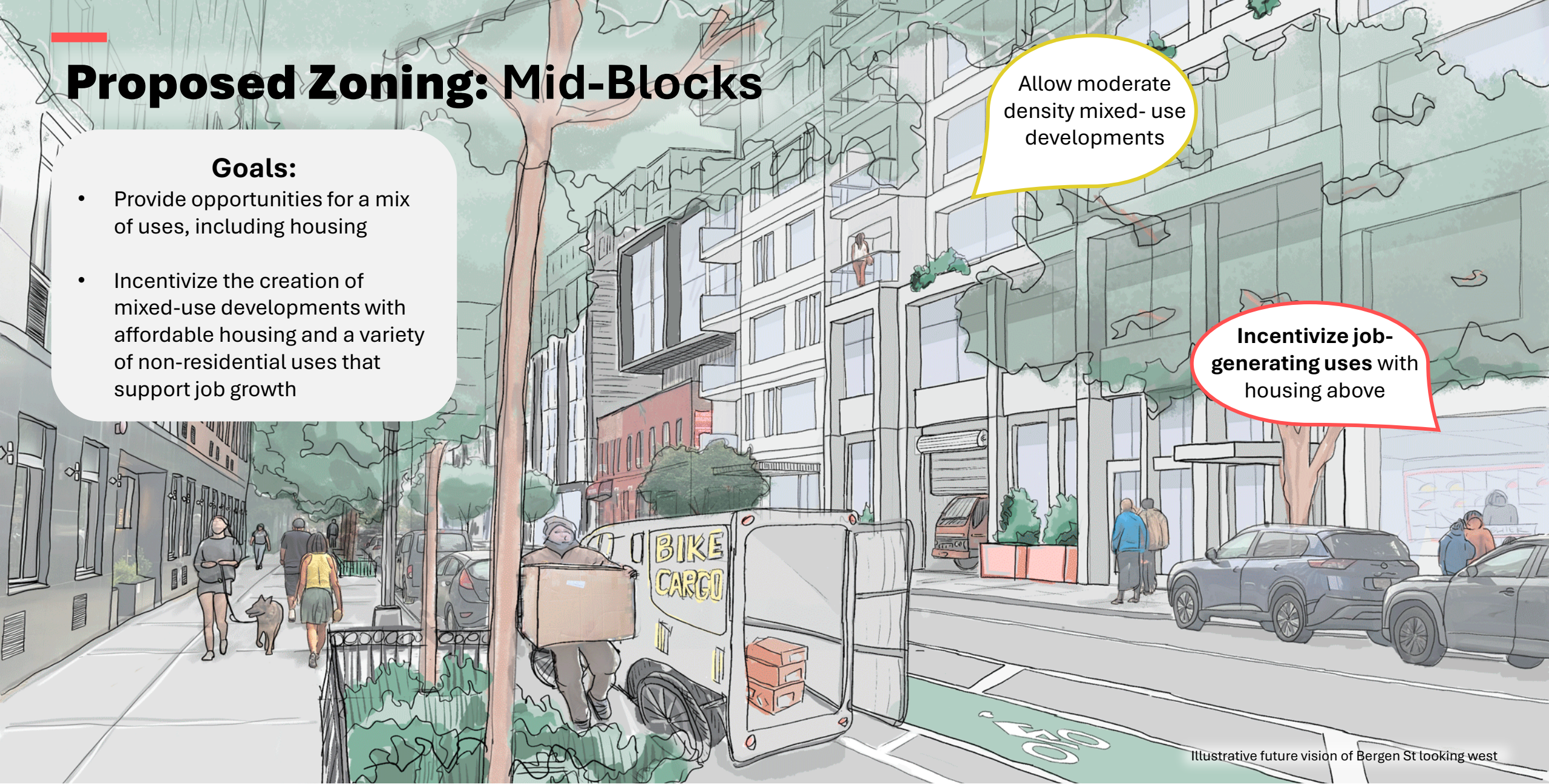
Proposed Zoning: Mid-Blocks

Goals:

- Provide opportunities for a mix of uses, including housing
- Incentivize the creation of mixed-use developments with affordable housing and a variety of non-residential uses that support job growth

Allow moderate density mixed-use developments

Incentivize job-generating uses with housing above



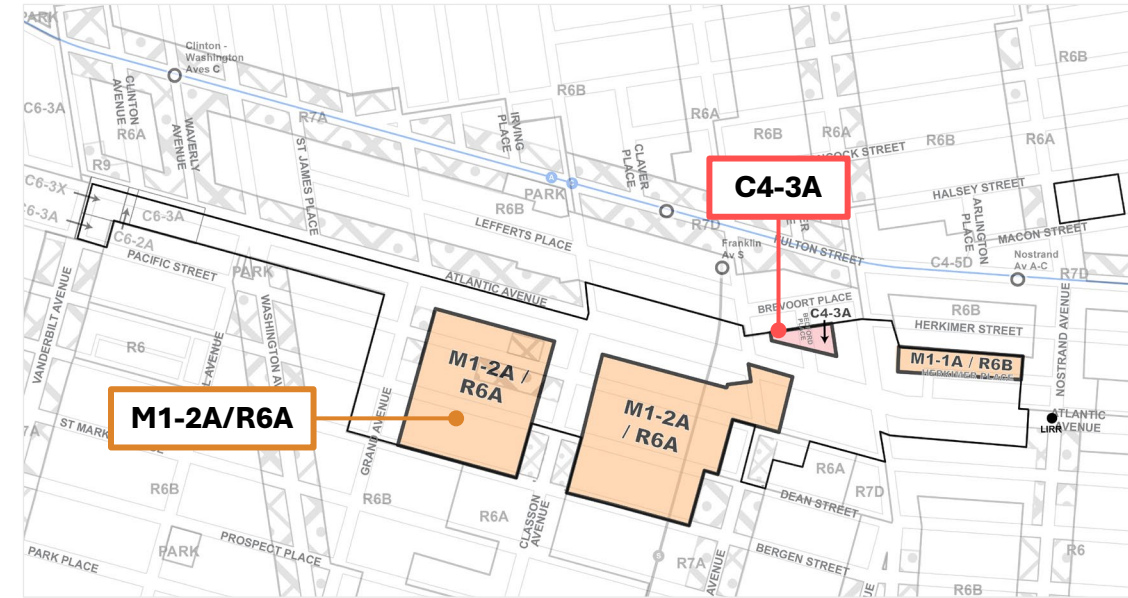
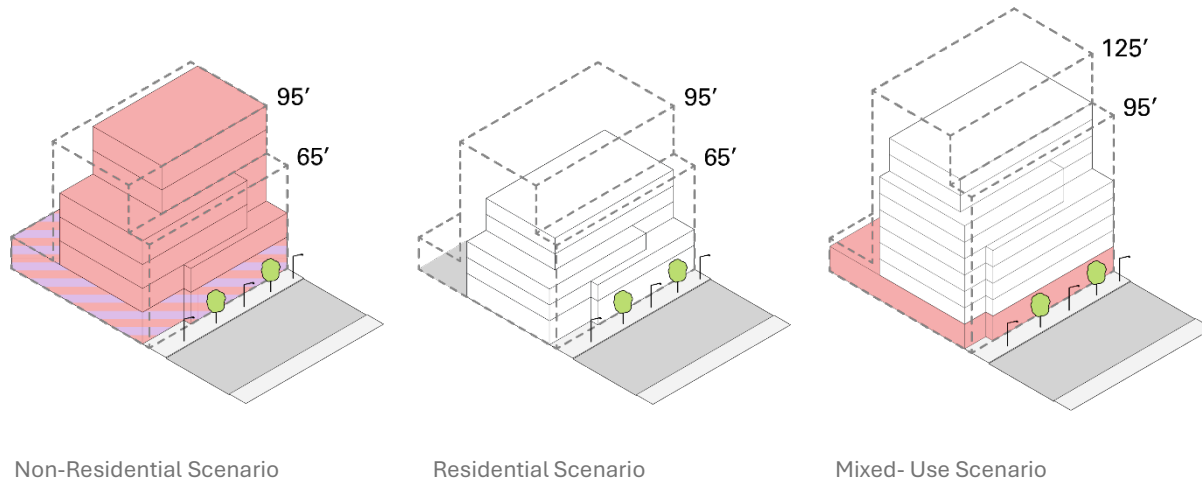
Illustrative future vision of Bergen St looking west

Zoning Proposal: Mid-Blocks

(Dean Street, Pacific Street, Bergen Street)

Existing Zoning: M1-1*

Proposed Zoning: M1-2A / R6A, C4-3A



	Max. Residential FAR	Max. Commercial FAR	Max. Community Facility FAR	Max. Manufacturing FAR	Max Total w/ incentive FAR
M1-2A / R6A	3.9	3.0	3.0	3.0	5.0
C4-3A	3.9	3.4	3.4	n/a	n/a

*Small portions of the existing zoning are R7A/C2-4 and M1-4/R7A due to past private applications

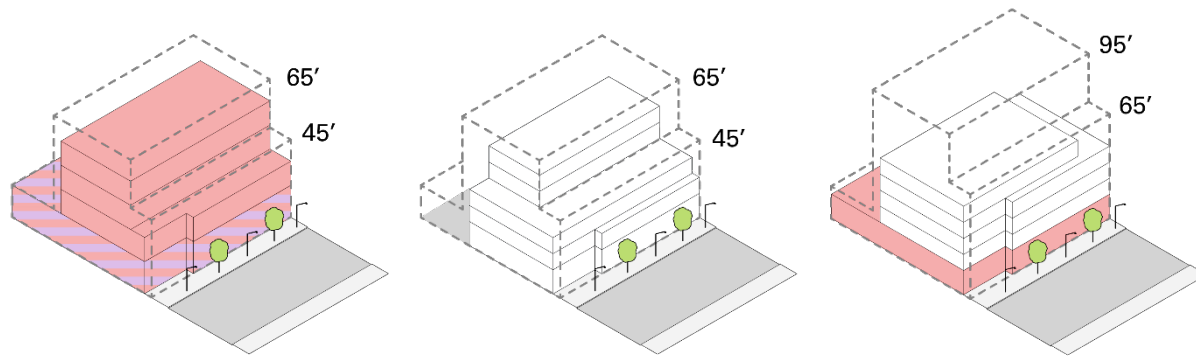
Aligns with City of Yes: Housing Opportunity

Zoning Proposal: Mid-Blocks

(Herkimer Place)

Existing Zoning: M1-1

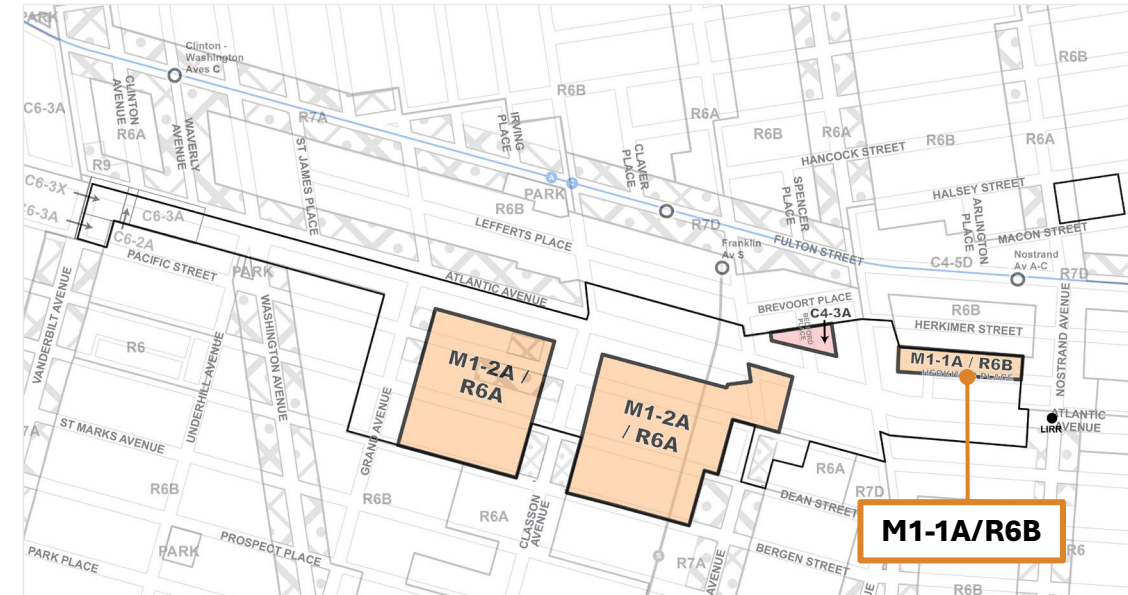
Proposed Zoning: M1-1A / R6B



Non-Residential Scenario

Residential Scenario

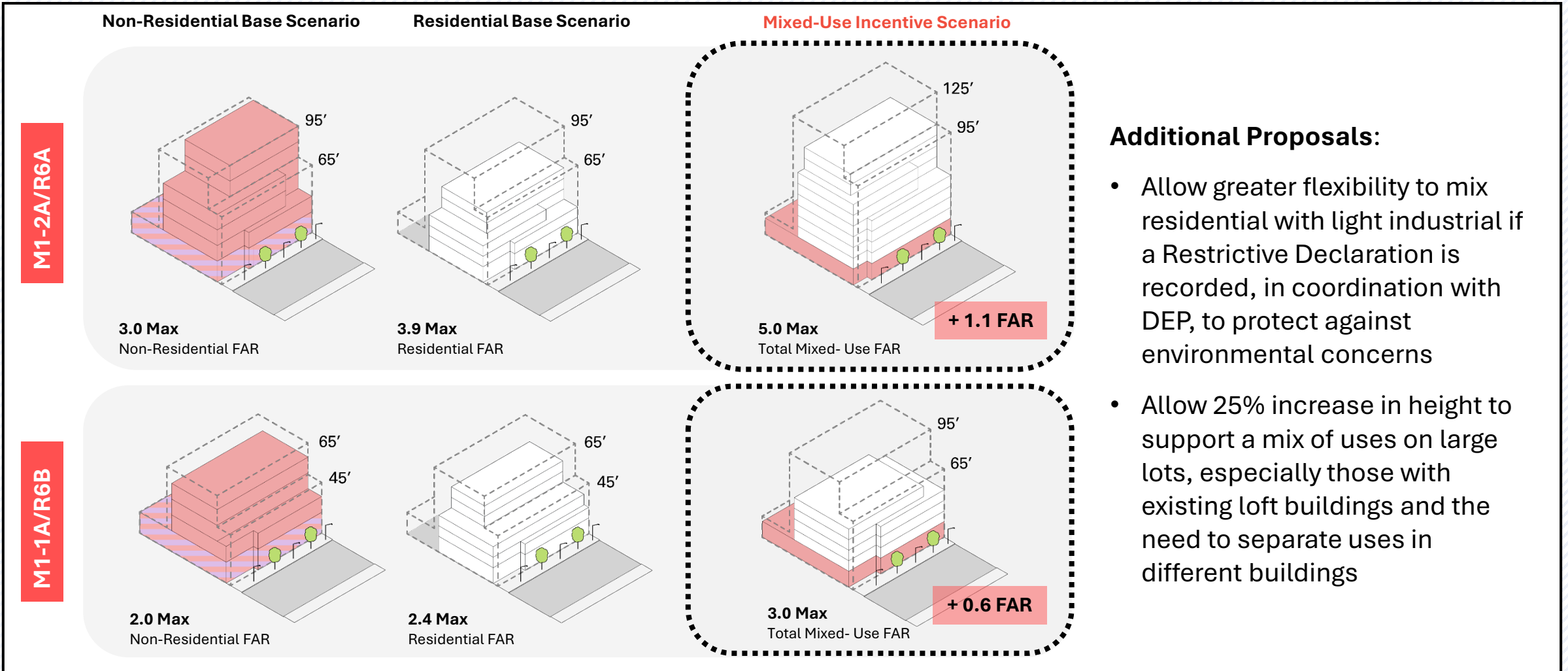
Mixed-Use Scenario



	Max. Residential FAR	Max. Commercial FAR	Max. Community Facility FAR	Max. Manufacturing FAR	Max Total w/ incentive FAR
M1-1A / R6B	2.4*	2.0	2.0	2.0	3.0

Aligns with City of Yes: Housing Opportunity

Zoning Proposal: Special Mixed-Use Incentive



Additional Proposals:

- Allow greater flexibility to mix residential with light industrial if a Restrictive Declaration is recorded, in coordination with DEP, to protect against environmental concerns
- Allow 25% increase in height to support a mix of uses on large lots, especially those with existing loft buildings and the need to separate uses in different buildings

Special District: Atlantic Ave Public Realm and Streetscape

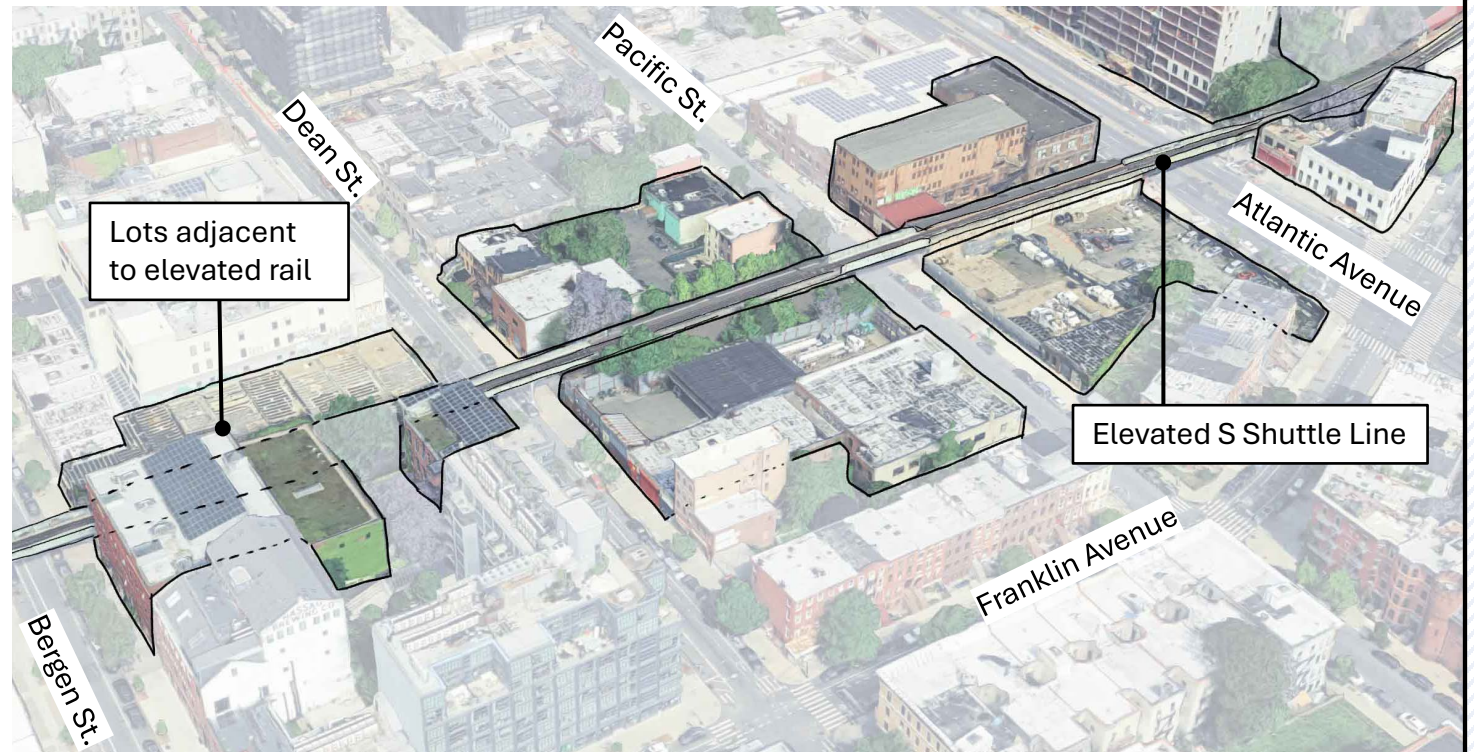
Goal: Provide flexibility for lots adjacent or close to the elevated rails (Franklin Ave Shuttle, LIRR)

Issues:

- Physical constraints of lots adjacent to Franklin Ave Shuttle
- Noise and vibrations from elevated trains

Proposal:

- Allow through lots adjacent to Franklin Ave Shuttle to waive rear yard equivalents to allow more flexibility
- Permit developments within 100 feet of the Shuttle and LIRR to increase height by 1-2 stories



Lots Adjacent to Elevated Franklin Ave S- Shuttle

Bedford-Atlantic Armory



Bedford-Atlantic Armory

Zoning Proposal: Bedford-Atlantic Armory

Existing Zoning: M1-1

Proposed Zoning: M1-3A

Context:

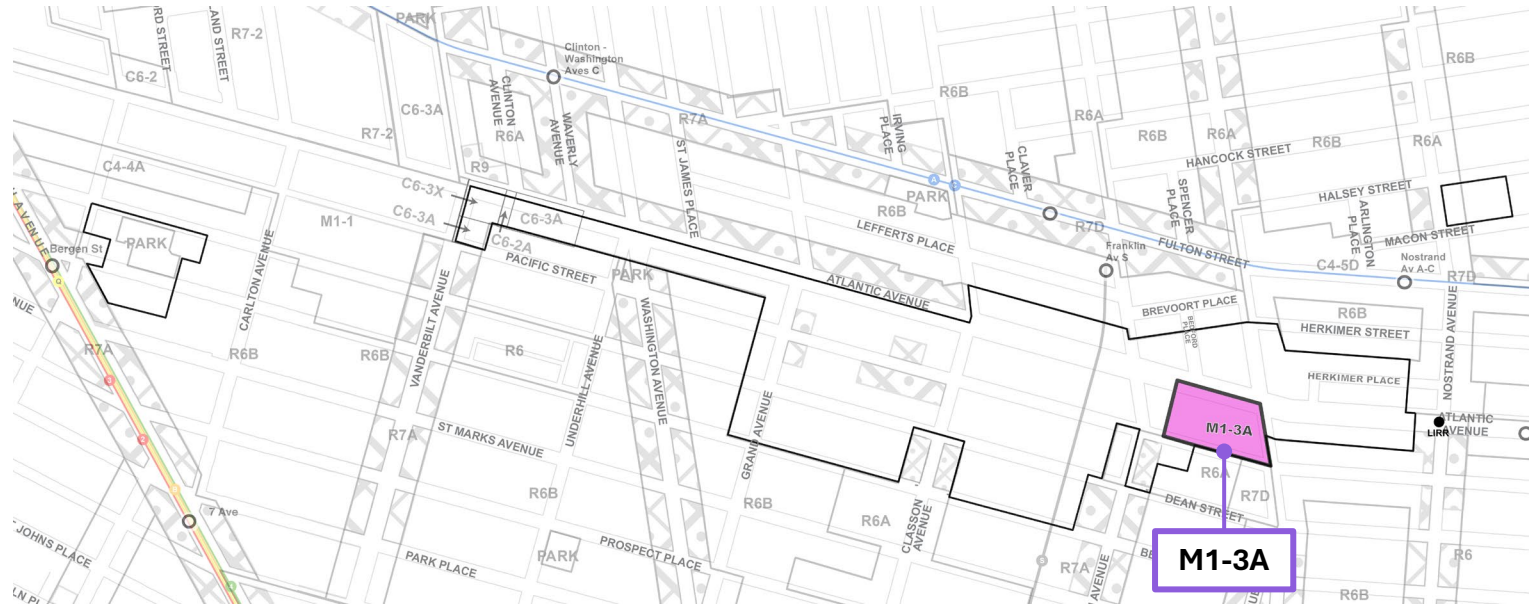
- Bedford Atlantic Armory (LPC designated landmark)
- Building is non-compliant with zoning

Goals:

- *Short-term:* Bring the Armory into greater compliance with zoning and provide flexibility for potential renovations
- *Medium/long-term:* Explore re-activation of underutilized building space for community-orientated uses, while maintaining DHS shelter

Proposed Zoning

- Map M1-3A district and eliminate off-street parking and loading requirements



	Max. Residential FAR	Max. Commercial, Community Facility and Manufacturing FAR	Max. Base / Building Height
M1-3A	N/A	4.0	95' / 125'

Residential Areas



1034 Pacific St

Zoning Proposal: Residential Areas

Existing Zoning: R6B, R6A

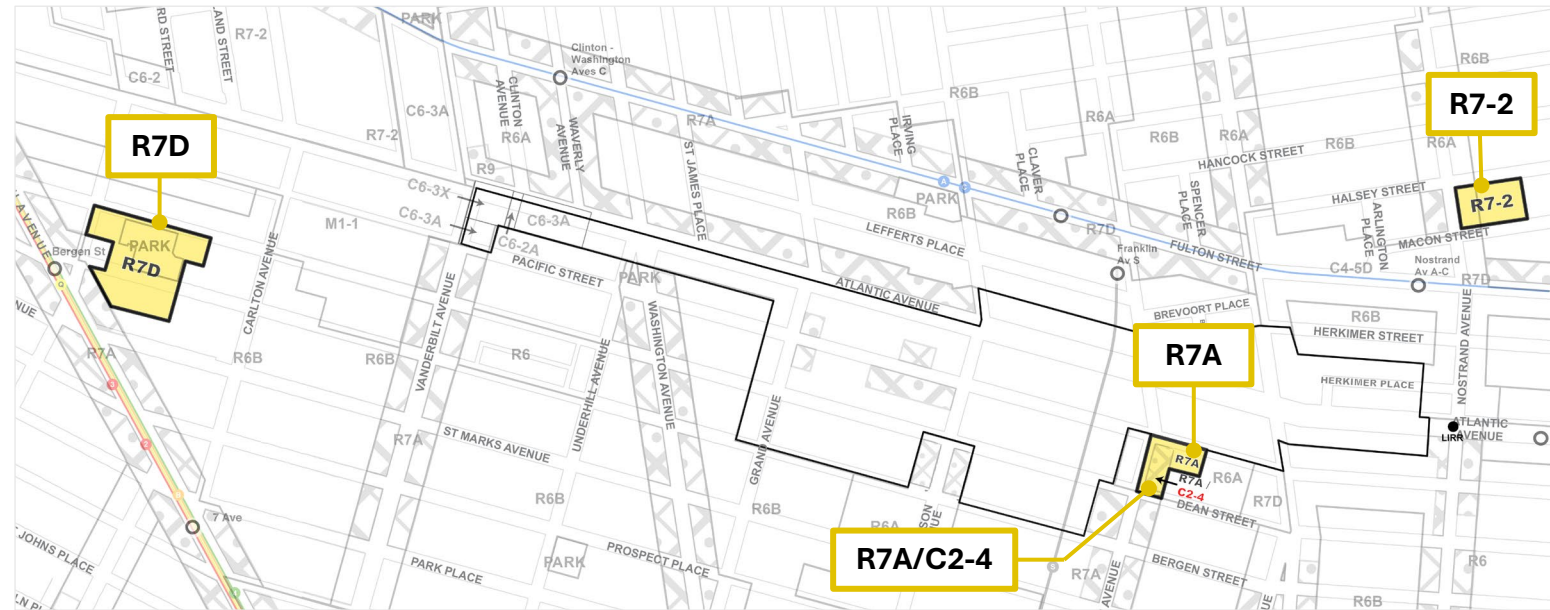
Proposed Zoning: R7D, R7A, R7-2, R7A/C2-4

Context:

- Dean Street and Bergen Street
- Pacific Street and Franklin Avenue
- Nostrand Avenue

Goal:

- Maximize affordable housing opportunities on city-owned sites and nonprofit- owned sites to align with goals to provide affordable senior and family housing



* Portion of Franklin Avenue to map C2-4 to align with existing corridor commercial overlays

	Max. Residential FAR	Max. Community Facility FAR	Max. Base / Building Height
R7A	5.0	4.0	85' / 115'
R7D	5.6	4.2	95' / 125'
R7-2	4.6	6.5	75' / 135'

Special District: Off-Street Parking

Goal: Reduce conflicts between parking and housing, improve the streetscape, and minimize curb cuts and loading

Issues: Off-street parking is required for 50% of non-income-restricted housing units, which can result in underutilized parking areas and compete for space with housing and other uses

Proposal: Waive residential off-street accessory parking in alignment with City of Yes for Housing Opportunity

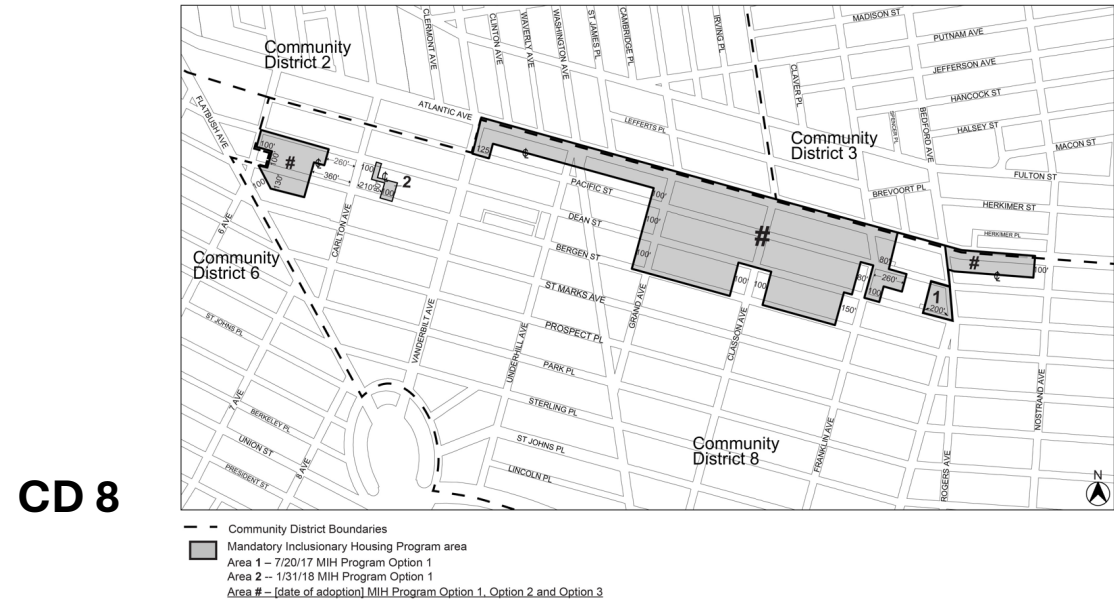
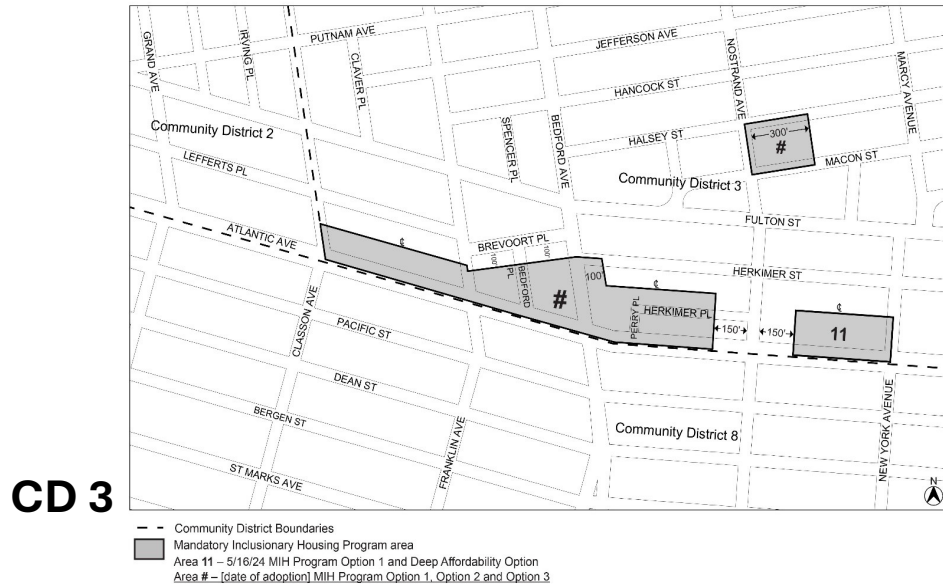


Zoning Text Amendment: Mandatory Inclusionary Housing (MIH)

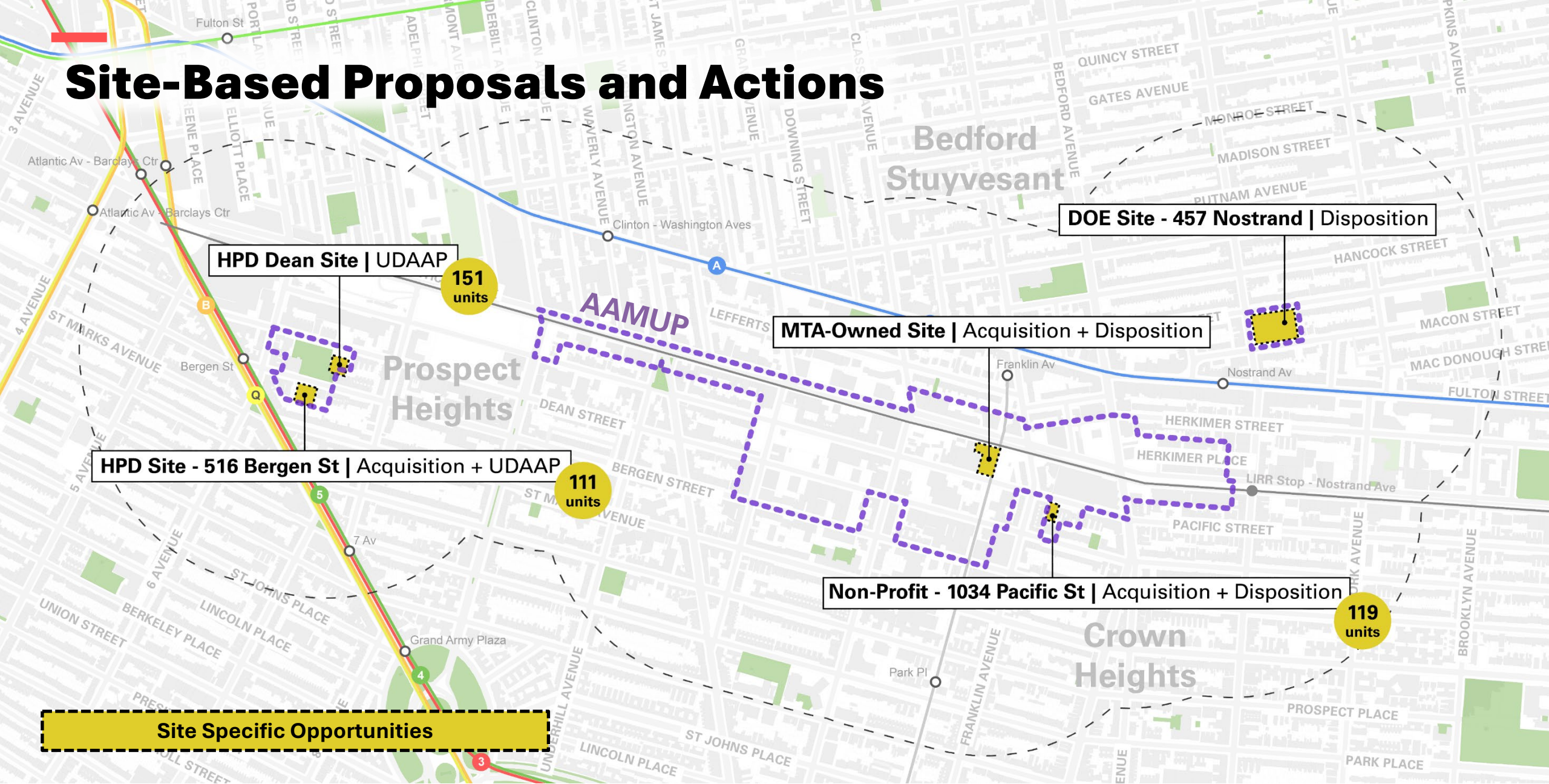
Goal: Increase housing opportunities and require affordable housing for new developments

Proposal: Map Mandatory Inclusionary Housing (MIH) with Options 1 and 2, plus the Deep Affordability Option

- Third application of MIH in a Brooklyn neighborhood study (East New York and Gowanus)
- ~1,055 MIH units on private sites, plus 381 units at 100% affordable developments



Site-Based Proposals and Actions



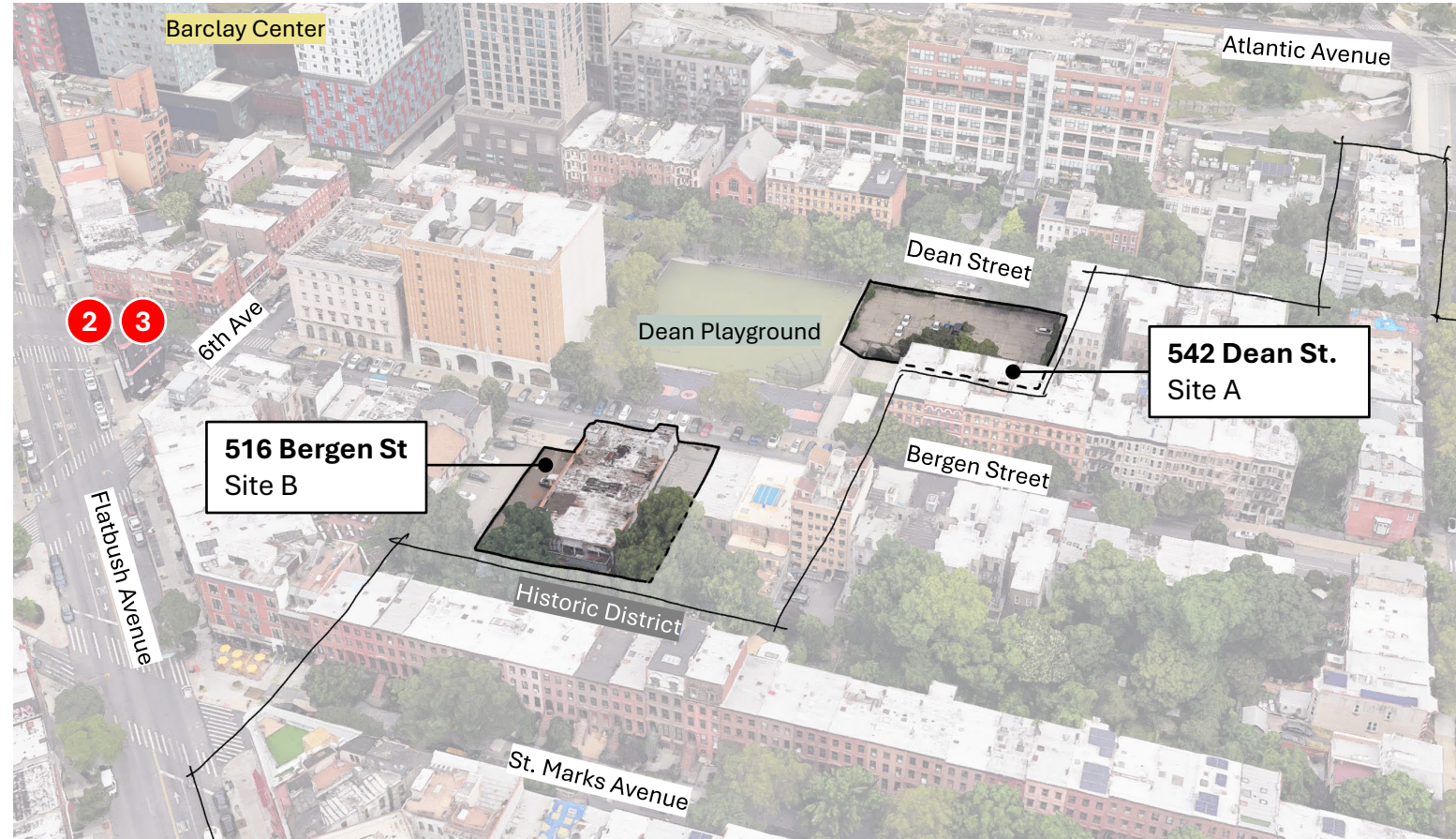
HPD-Owned Sites

542 Dean Street (Site A):

- Vacant city-owned site that currently has HPD parking
- 151 units

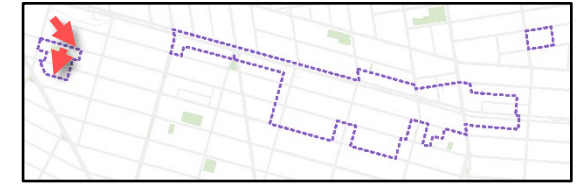
516 Bergen Street (Site B):

- Partly vacant city-owned site that currently has HPD parking and underutilized HPD building
- 111 units



Aerial view of proposed sites

Photos: Dean St and Bergen St HPD Sites



View of 516 Bergen St, looking south, between Carlton Ave and 6th Ave



View of 542 Dean St, looking southeast, between Carlton Ave and 6th Ave

HPD-Owned Site A: 542 Dean St | Dean Park Edge

- **100% affordable** (up to 50% AMI)
- **151 units for seniors**
- **Senior Affordable Rental Apartments (SARA)**

Affordability:

- Seniors earning up to 50% AMI
- 30% of units for formerly homeless senior households

Development Team:

- Jobe Development, Corp., Mega Group Development, LLC and Institute for Community Living



Illustrative rendering of proposal, facing southeast

HPD-Owned Site A: 542 Dean St | Dean Park Edge

- **100% affordable** (up to 50% AMI)
- **151 units for seniors**
- **Senior Affordable Rental Apartments (SARA)**

Proposal:

11-story mixed-use development with 151 affordable senior rental units, and an additional super's unit, with a mix of studios and one-bedroom units.

- On-site Social Services
- Resident Amenity Space
- Community Facility Space
- Open Space with publicly accessible through-block walkway



Illustrative rendering of proposal's open space, looking south towards Bergen St

HPD-Owned Site B: 516 Bergen St | Bergen Green

- **100% affordable** (up to 80% AMI)
- **111 units**
- **Extremely Low + Low-Income Affordability (ELLA)**

Affordability:

- No greater than 80% AMI
- 15% of units for formerly homeless households

Proposal:

- 11-story, 111 affordable rental units, and an additional super's unit, consisting of a mix of studios and 1-, 2-, and 3-bedroom units.

Development Team:

- Apex Building Group and Bridge Street Development Corporation

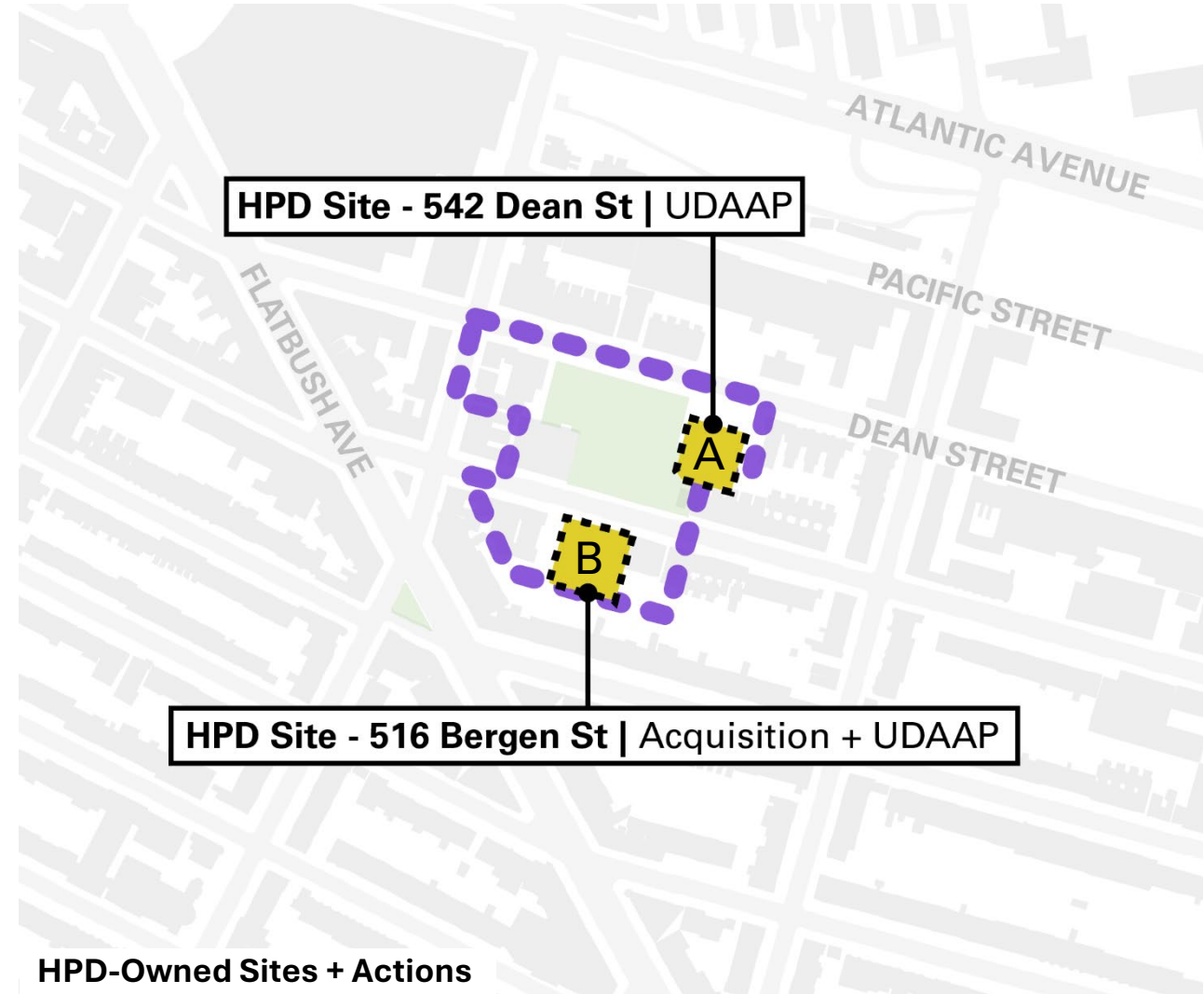


Illustrative rendering of proposal, facing southeast

HPD-Owned Sites: Dean Park Edge and Bergen Green

Proposed Land Use Actions:

- Urban Development Action Area (“UDAA”) designation and project approval (“UDAAP”), and approval of disposition of six city-owned lots
- Acquisition of city-owned property at Site B to enable replacement of HPD parking (~23 spaces) in the cellar of new development



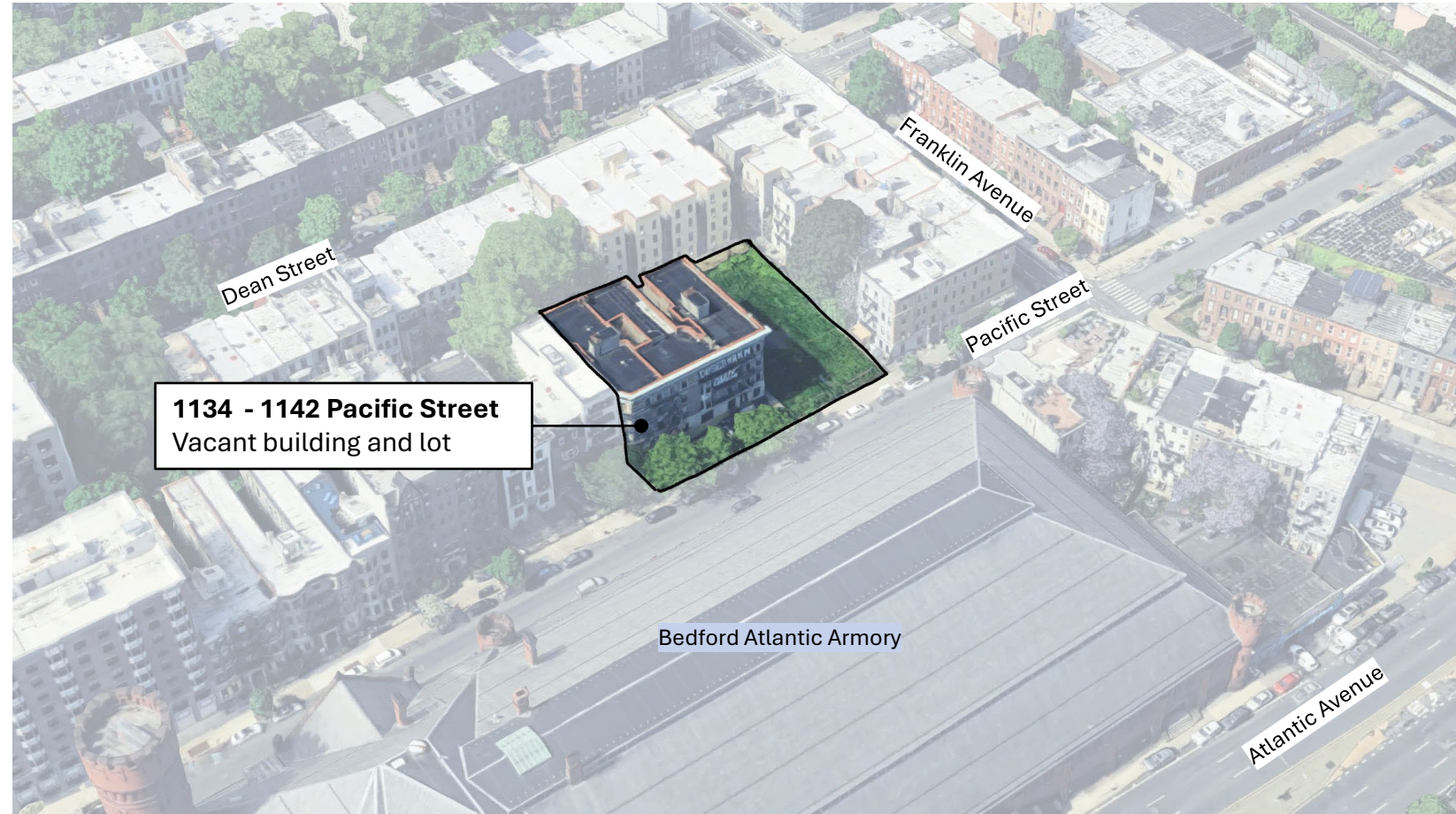
Non-Profit Owned Site: 1134 - 1142 Pacific St

Background:

- Previously city-owned site that was disposed in 1987 to facilitate a rehabilitation project for affordable housing
- Site consists of a vacant four-story building and adjacent vacant lot

Development Team:

- Acacia Network, Dattner Architects



Non-Profit Owned Site: 1134 - 1142 Pacific St

- 100% affordable
- 119 units

Proposal:

- 11-story mixed-use building with a mix of studios, one-, two- and three-bedroom units

Proposed Actions:

- Acquisition and disposition of city-owned property followed by a transfer to Acacia Network to develop the proposal



Illustrative rendering of proposal, facing southwest

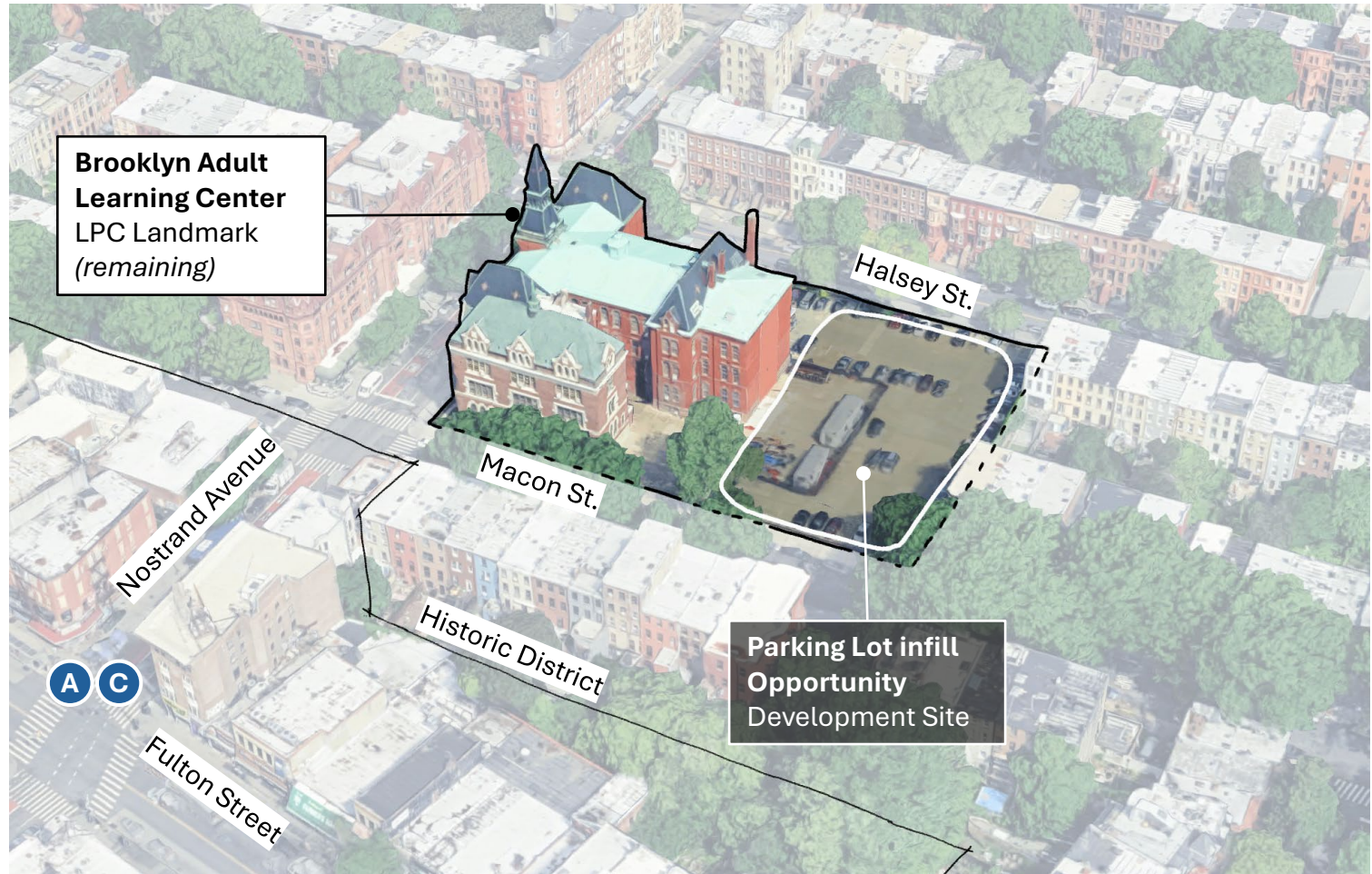
DOE-Owned Site for Infill: 457 Nostrand Ave.

Background:

- Owned by NYC Dept. Of Education
- 30,000 square-foot lot with parking lot and adult learning center
- Located within the Bedford Historic District

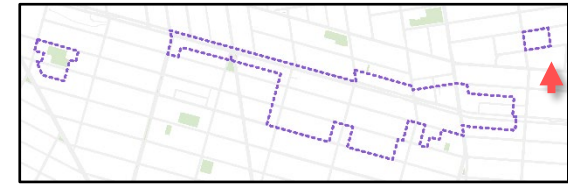
Context:

- Site added after Scoping in response to community priority to maximize affordable housing
- City discussing the potential for a mixed-use development with DOE and LPC
- Any future development would include dedicated space for NYCPS



Aerial view of proposed site

DOE-Owned Site for Infill: 457 Nostrand Ave.



- 100% affordable
- ~ 160 - 200 units

Potential Future Development:

- Development of a new mixed-use development with approx. 160- 200 units, community facility and open space, and preservation of landmark building

Proposed Actions

- Disposition of a city-owned lot



View of the parking lot portion of lot, looking north from Macon St towards Halsey St

MTA Site: 1110 Atlantic Avenue

Background:

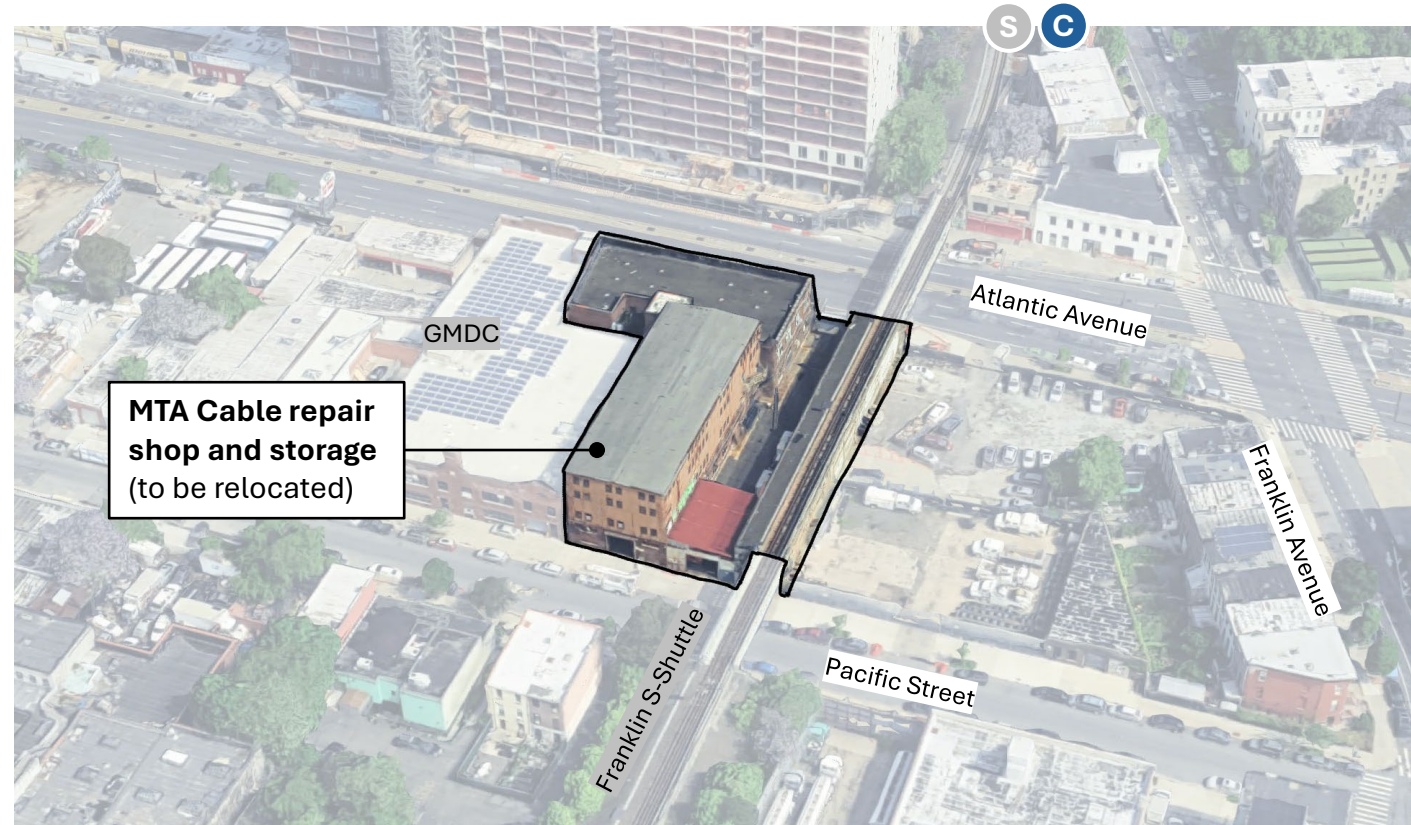
- City-owned, leased by NYC Transit Authority
- MTA uses anticipated to be relocated

Context:

- Adjacent to site used for open parking owned in fee by MTA at 1119 Pacific St

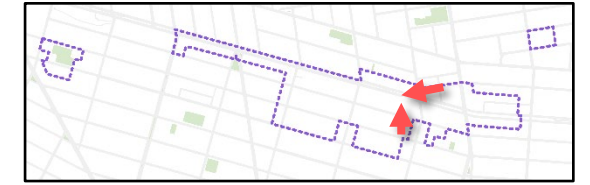
Proposed Actions:

- Acquisition and disposition of property by the City to facilitate redevelopment



Aerial view of proposed site

Photos: 1110 Atlantic Avenue



View of the MTA Cable repair and storage buildings, looking south from Atlantic Avenue



View of the MTA Cable repair and storage buildings, looking north from Pacific St under the elevated rail

Preserving Affordability: Protecting Tenants

Goals:

- Prevent displacement and tenant harassment
- Educate tenants about their rights and available resources

Strategies:

- Partner with CBOs and elected officials to organize trainings and events on a wide range of tenant issues
 - Know Your Rights trainings
 - Classes
 - Housing resource fairs
 - Tenant clinics



Door-to-Door Outreach

Source: NYC Department of Housing, Preservation, and Development

Preserving Affordability: Protecting Tenants

Project Spotlight

Partners in Preservation:

- Crown Heights is part of high priority area for new HPD anti-displacement program
- **\$2.9M multi-year investment** in Central Brooklyn focus area
Program launch in fall 2024
- Fund CBOs to counteract harassment and displacement by:
 - Expanding their outreach teams
 - Conducting tenants' rights workshops
 - Developing tenant leaders and tenant associations
 - Coordinating with government agencies on behalf of tenants



Preserving Affordability: Supporting Homeowners

Goal:

- Support wealth building and increasing housing choice for AAMUP residents through retaining and stabilizing homeowners

Strategies:

- Invest \$10M in the 1:1 Homeowner Help Desk
 - One-stop shop for NYC homeowners (outreach, marketing, and 1:1 housing and legal counseling)
- Relaunch program to support low or no interest home repair loans (HomeFix 2.0)
- Homeowner Education



Homeowner Help Desk

Source: NYC Department of Housing, Preservation, and Development

Ongoing Investments

Sewer + Water Main Replacements

DOT Street Improvement Projects

Bedford Parking-Protected Bike Lane

Potomac Playground Stormwater Infrastructure

St Andrew's Playground

Lowry Triangle / Underhill Plaza

PS 9 Stormwater Infrastructure

Housing + Preservation Department (area-wide)

Department of Transportation

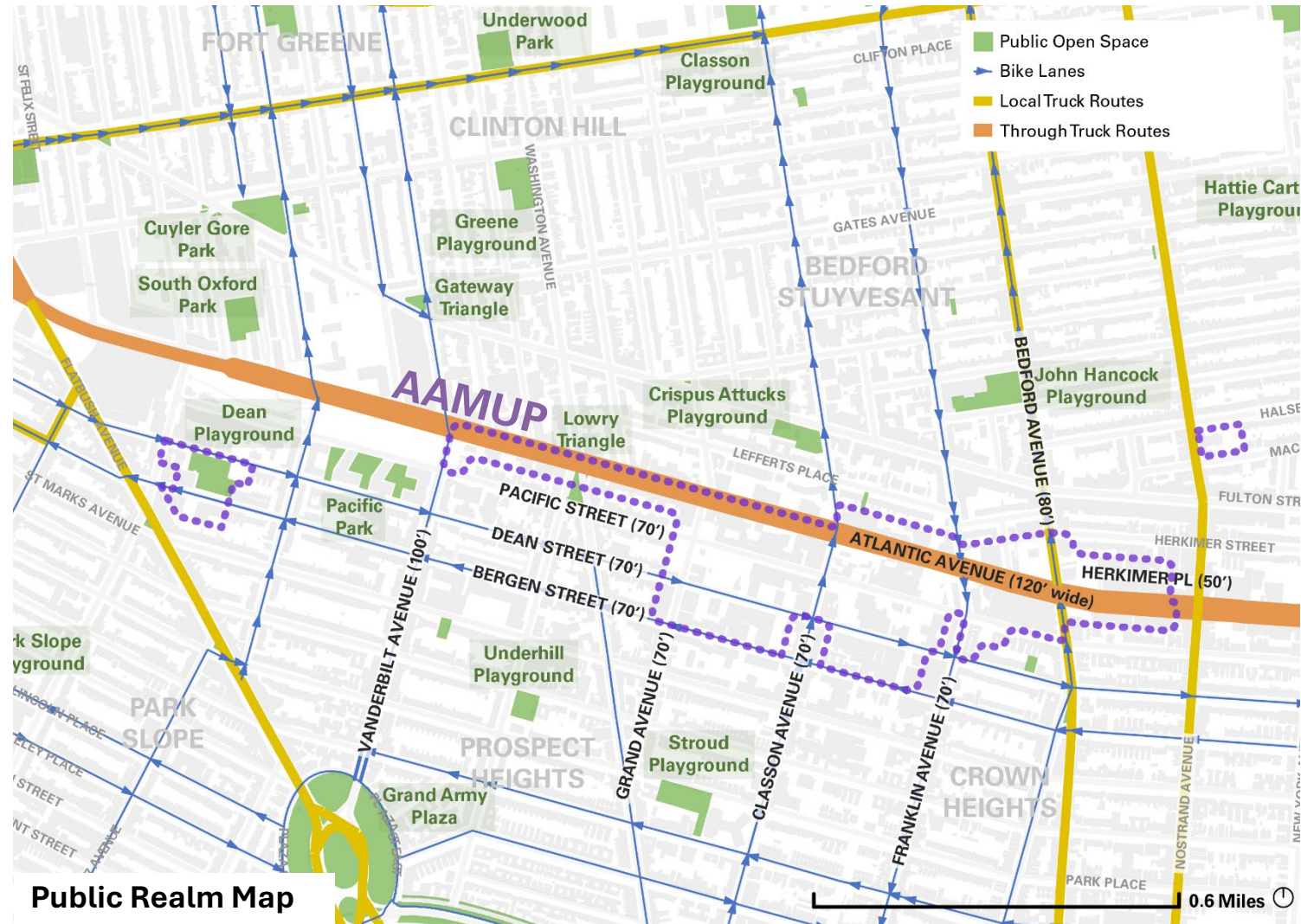
Department of Parks and Recreation

Department of Environmental Protection

Streets, Parks and Public Realm

Street widths:

- Wide corridors: Atlantic Ave (120'), Vanderbilt Ave (100'), Bedford Ave (80')
- Other east-west and north-south streets are 70 feet wide
- **Bicycle lanes** run east-west and north-south
- **Nearby parks include:**
 - Lowry Triangle and numerous playgrounds (Crispus Attucks, Dean, Stroud, Underhill, John Hancock) with Prospect Park further to the south

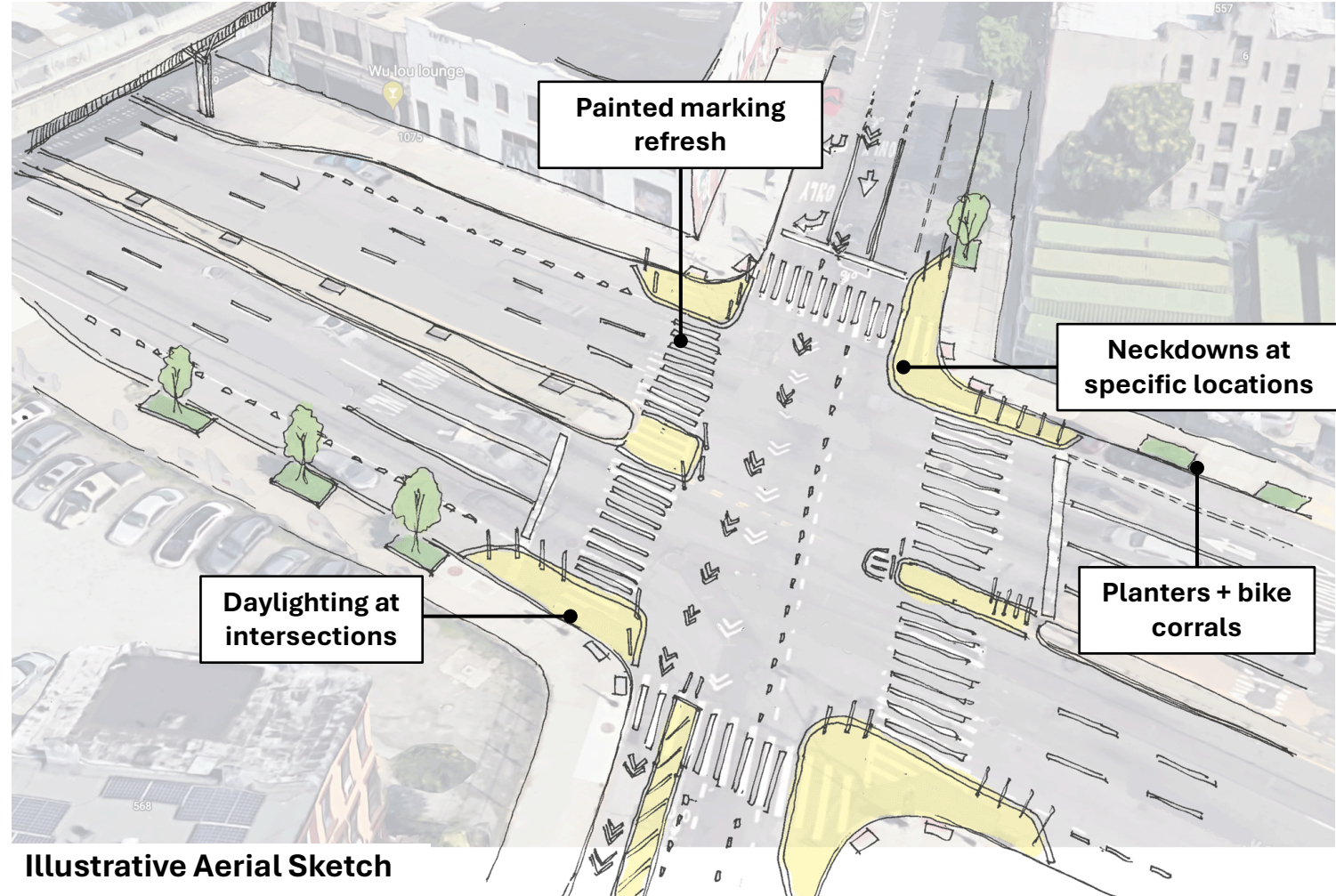


Public Realm and Infrastructure Planning: Streets

- **Announcement:** Safety Improvement Projects (SIPs)
- Focus on senior and multi-generational accessibility



Daylighting



Illustrative Aerial Sketch

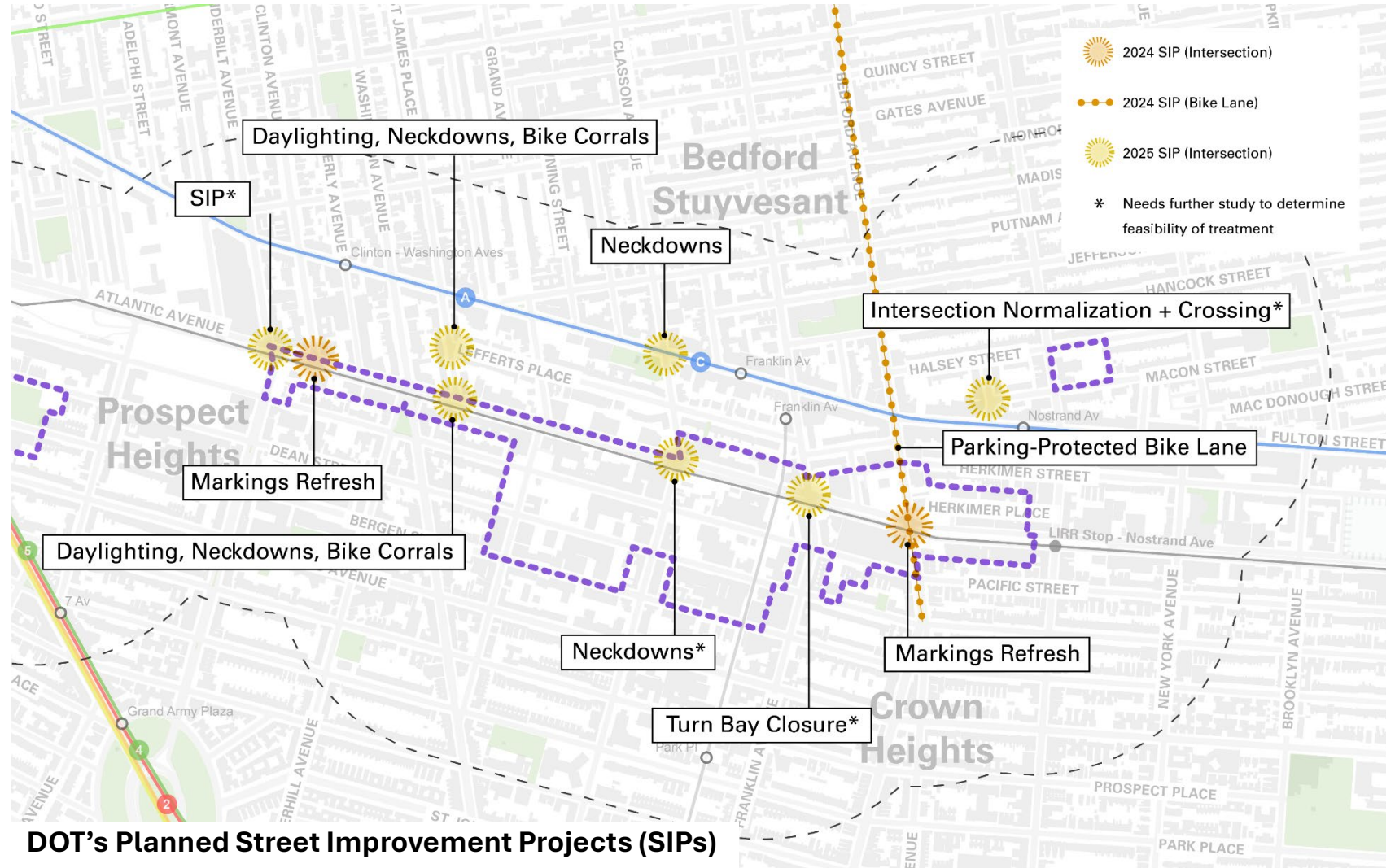
Public Realm and Infrastructure Planning: Streets



Bike Corral



Neckdown



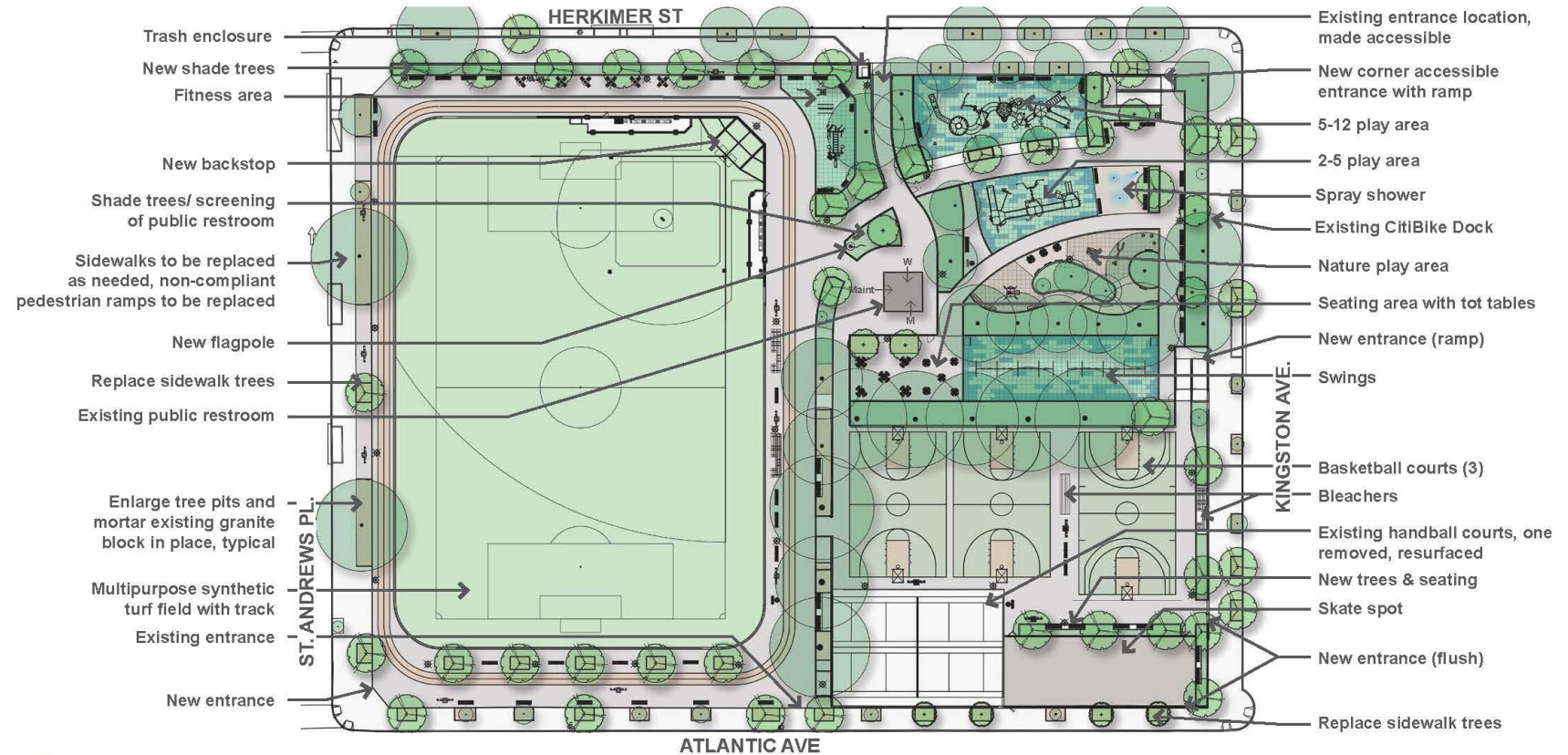
DOT's Planned Street Improvement Projects (SIPs)

Public Realm and Infrastructure Planning: Open Space

\$24.2M full park renovation:

- Announced Sept 2023
- \$13M - SEED fund managed by DCP
- \$11.2M - NYC Parks' Community Parks Initiative
- Construction anticipated to begin in 2026

Proposed Renovation of St. Andrew's Playground (3.38 acres)



Community Parks Initiative
St. Andrew's Playground | Schematic Plan



Public Realm and Infrastructure Planning: Open Space

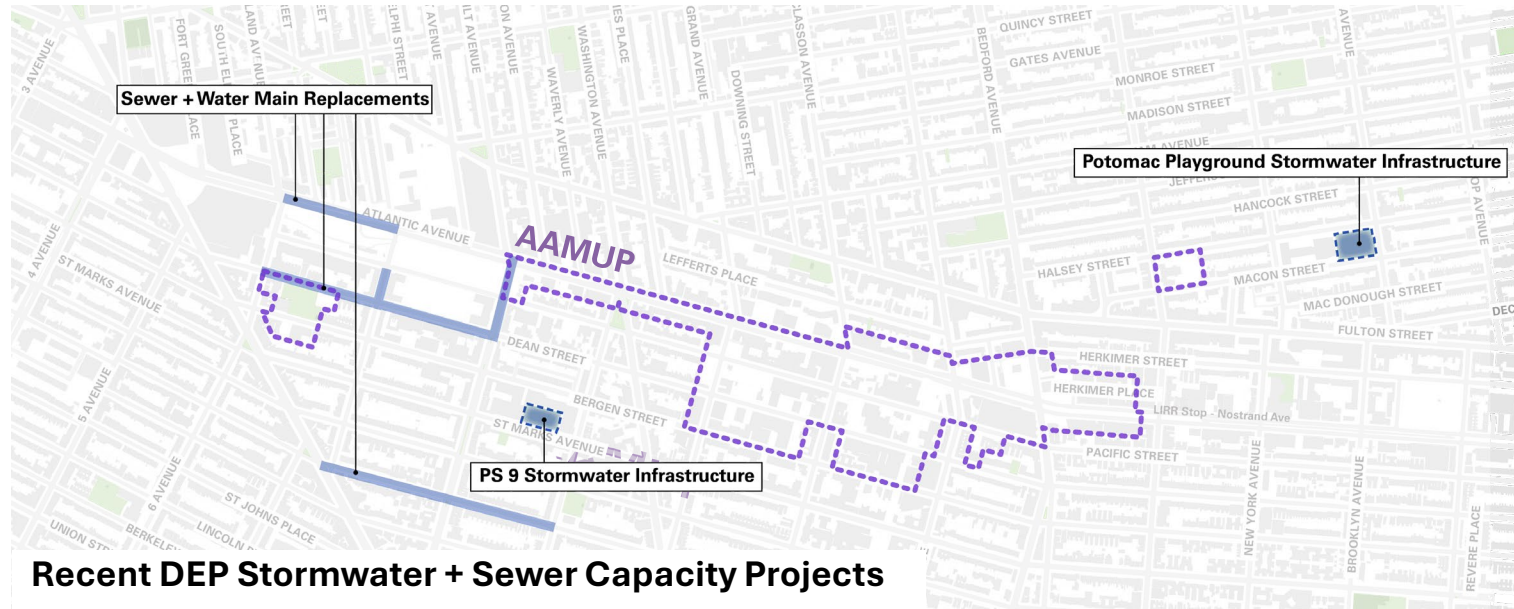
Design for Lowry Triangle and Underhill Plaza is currently underway:

- More details to be announced in 2025
- Construction projected to begin in 2027



Storm Water and Sewer Capacity

- **Replacement of combined sewers and water main on Dean St**
 - To be completed November 2025
- **Replacement of trunk water mains and sewers on Atlantic Avenue**
 - Substantial completion in May 2023
- **148 green infrastructure assets constructed:**
 - 140 curbside rain gardens
 - Subsurface stormwater detention systems and rain gardens at Potomac Playground, PS 9K, PS 38K, and St. Luke and St. Matthew Church
 - DEP grants available for renovating parking lots and adding green roofs



Opportunity to Align with Citywide Sustainability Programs + Regulations



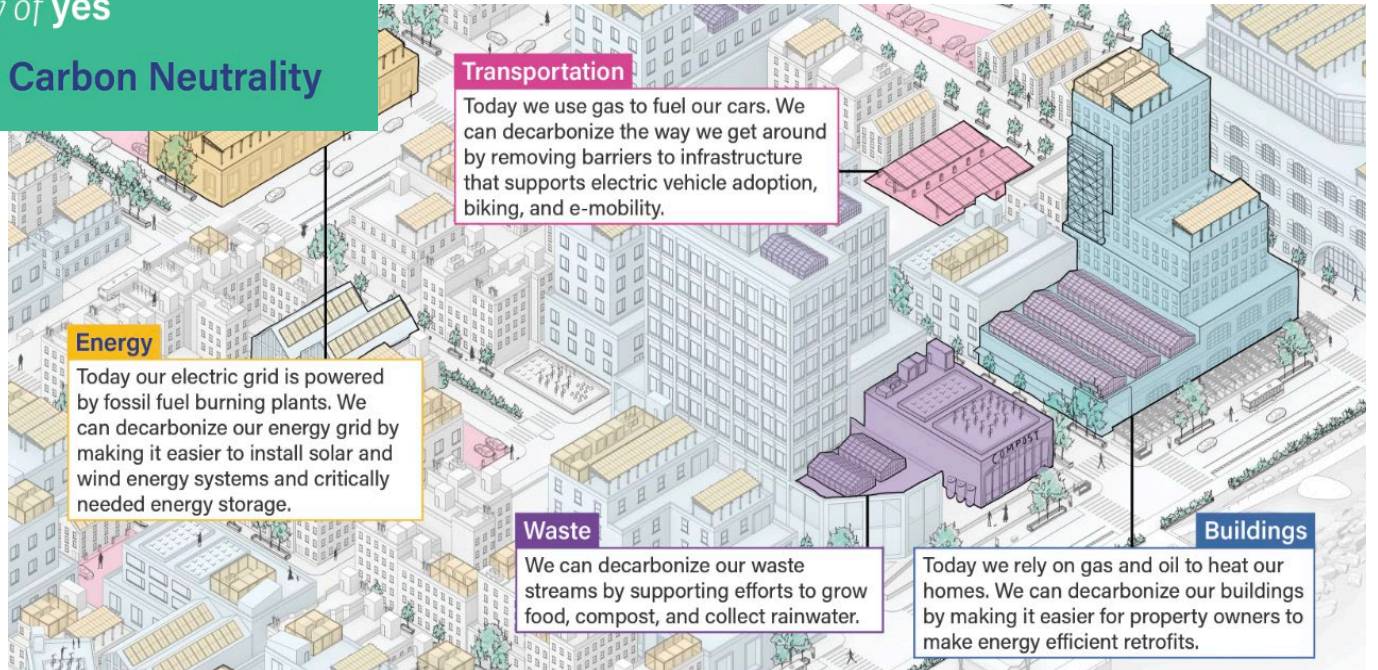
Buildings over 25,000 square feet will be required to meet new energy efficiency and greenhouse gas emissions limits by 2024, with stricter limits coming into effect in 2030, to reduce the emissions produced by the city's largest buildings 40 percent by 2030 and 80 percent by 2050.



2021 Unified Stormwater Rule

Construction on lots greater than 20,000 sf (or 5,000 sf or more of new impervious surface) must comply and manage volume of a 1.5-inch rainfall event

city of yes for Carbon Neutrality



Environmental Review + RER

Environmental Review

- A Draft Environmental Impact Statement (DEIS) was prepared and analyzed the following technical areas of concern:

Land Use, Zoning, and Public Policy	Urban Design and Visual Resources	Air Quality
Socioeconomic Conditions	Hazardous Materials	GHG Emissions + Climate Change
Community Facilities and Services	Water and Sewer Infrastructure	Noise
Open Space	Solid Waste and Sanitation Services	Public Health
Shadows	Energy	Neighborhood Character
Historic and Cultural Resources	Transportation	Construction

Environmental Review

A Notice of Completion of a Draft Environmental Impact Statement was issued on October 11, 2024.

The DEIS identified significant adverse impacts with respect to:

Land Use, Zoning, and Public Policy	Urban Design and Visual Resources	Air Quality
Socioeconomic Conditions	Hazardous Materials	GHG Emissions + Climate Change
Community Facilities and Services	Water and Sewer Infrastructure	Noise
Open Space	Solid Waste and Sanitation Services	Public Health
Shadows	Energy	Neighborhood Character
Historic and Cultural Resources (Architectural resources)	Transportation (Traffic, Transit, and Pedestrians)	Construction (Air Quality, Noise, Transportation)

Mitigation measures are identified in the DEIS and will be explored further between the Draft and Final EIS.

To completely avoid significant adverse impacts across all categories, the amount of development would have to be so limited that the goals and objectives of the Proposed Actions would not be achieved.

Racial Equity Report: Displacement Risk Index

Incorporates factors that may contribute to displacement (the inability to remain in one's home or neighborhood)

Population Vulnerability

Household characteristics (i.e., rent burden, income)

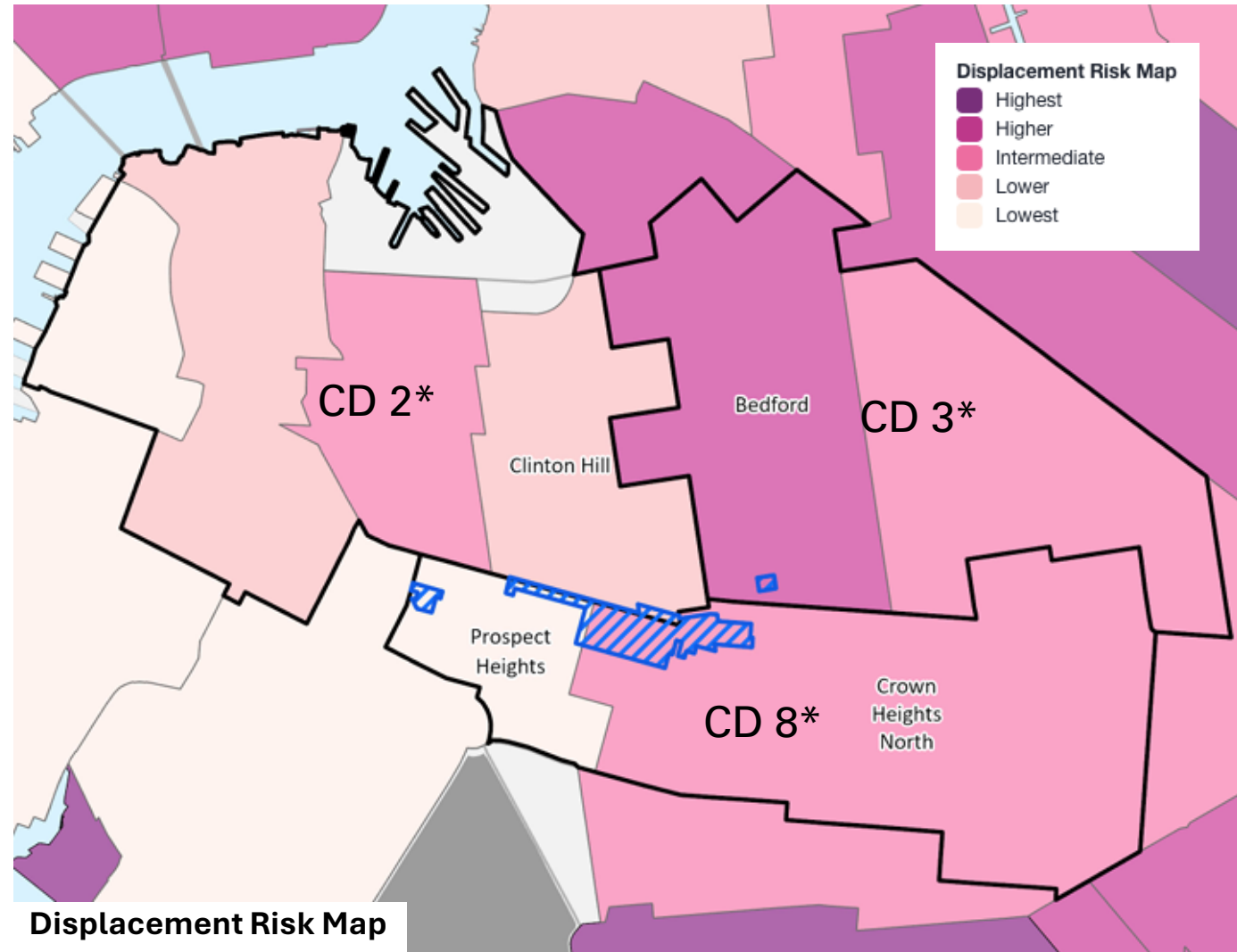
Housing Conditions

Household characteristics (i.e., rent stabilization, maintenance deficiencies)

Market Conditions

Neighborhood characteristics (i.e., housing price changes, change in rents)

*Public Microdata Use Area (PUMA), which approximates boundaries of a community district



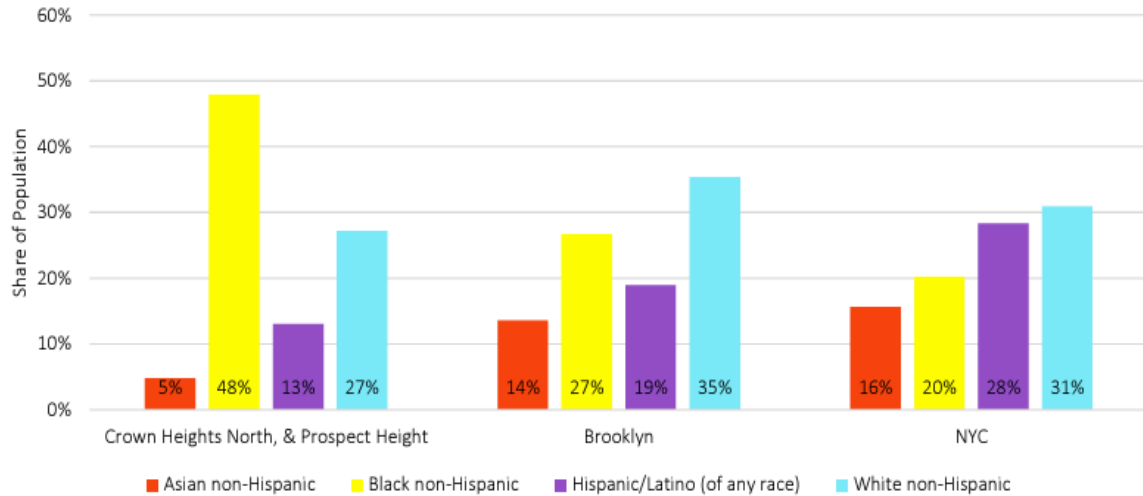
Racial Equity Report: Demographic Data

PUMA (Public Use Microdata Area) 4006 covering Crown Heights North and Prospect Heights, approximating Brooklyn Community District 8.

Figure 1: Race & Ethnicity, 2020

Shows the share of area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"In 2020, [percent] of the population in [area] identified as [race/ethnicity]."

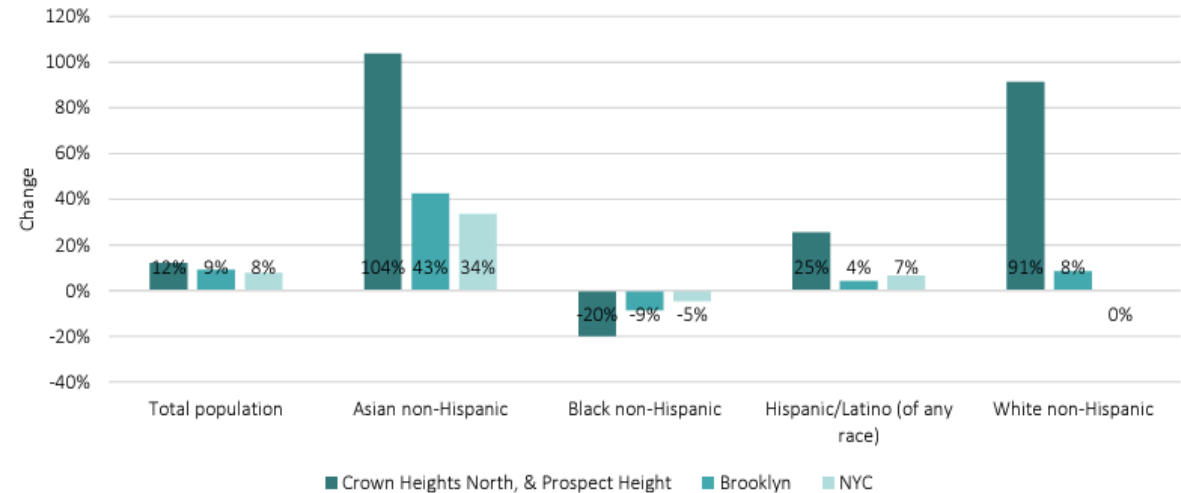


Source: Census 2020; Community Profile Table 1.01

Figure 2: Percent Change in Race & Ethnicity, 2010 to 2020

Shows the percent change of the area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"From 2010 to 2020, the [race/ethnicity] population in [area] increased/decreased by [percent]."



Source: Census 2010, 2020; Community Profile Table 1.01

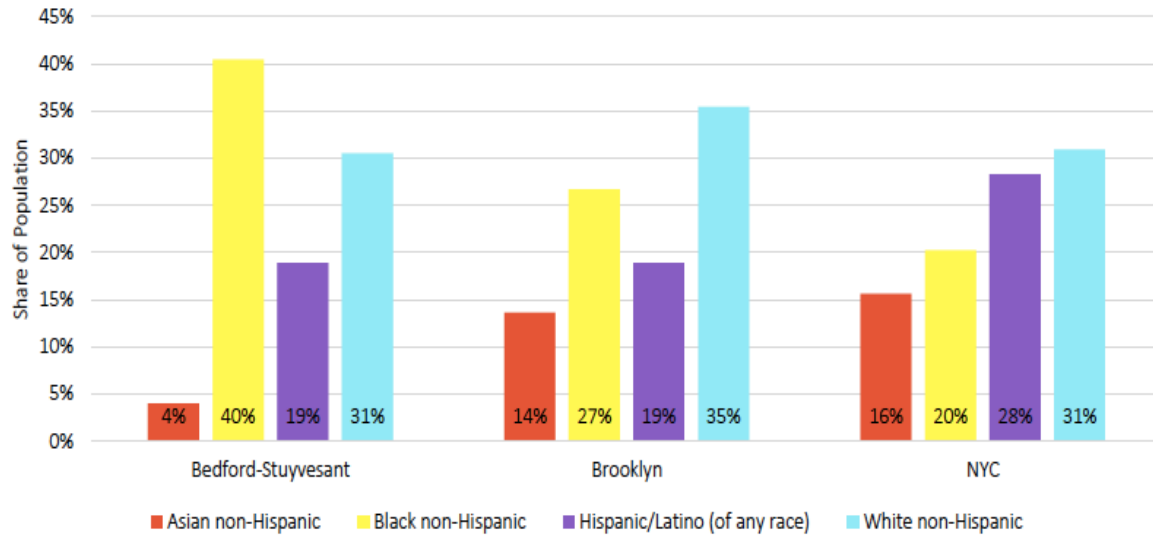
Racial Equity Report: Demographic Data

PUMA (Public Use Microdata Area) 4003 covering Bedford-Stuyvesant, approximating Brooklyn Community District 3.

Figure 1: Race & Ethnicity, 2020

Shows the share of area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"In 2020, [percent] of the population in [area] identified as [race/ethnicity]."

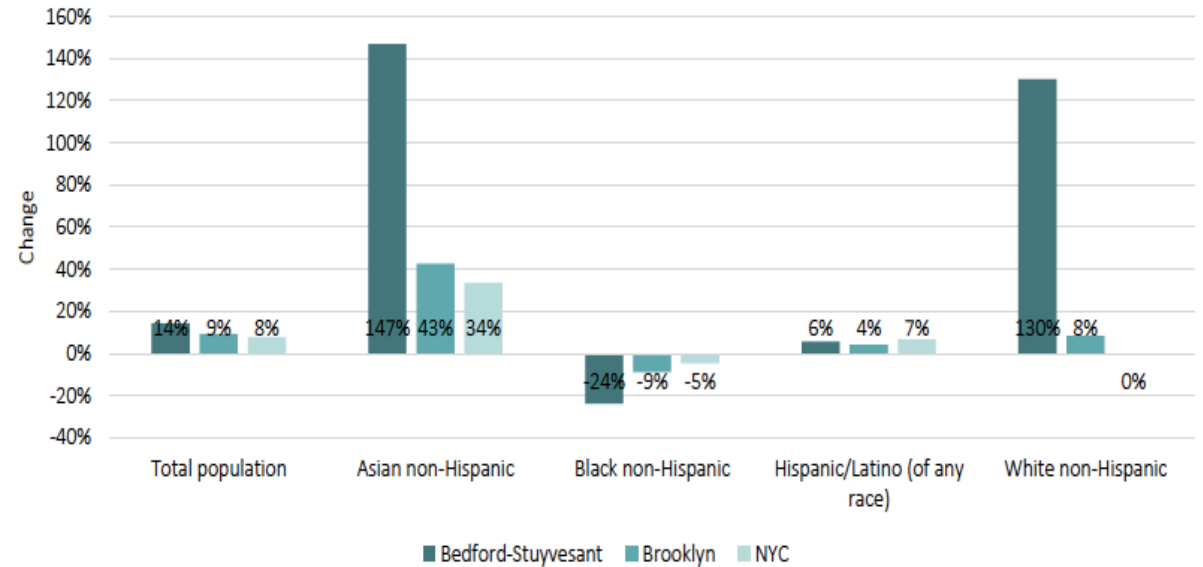


Source: Census 2020; Community Profile Table 1.01

Figure 2: Percent Change in Race & Ethnicity, 2010 to 2020

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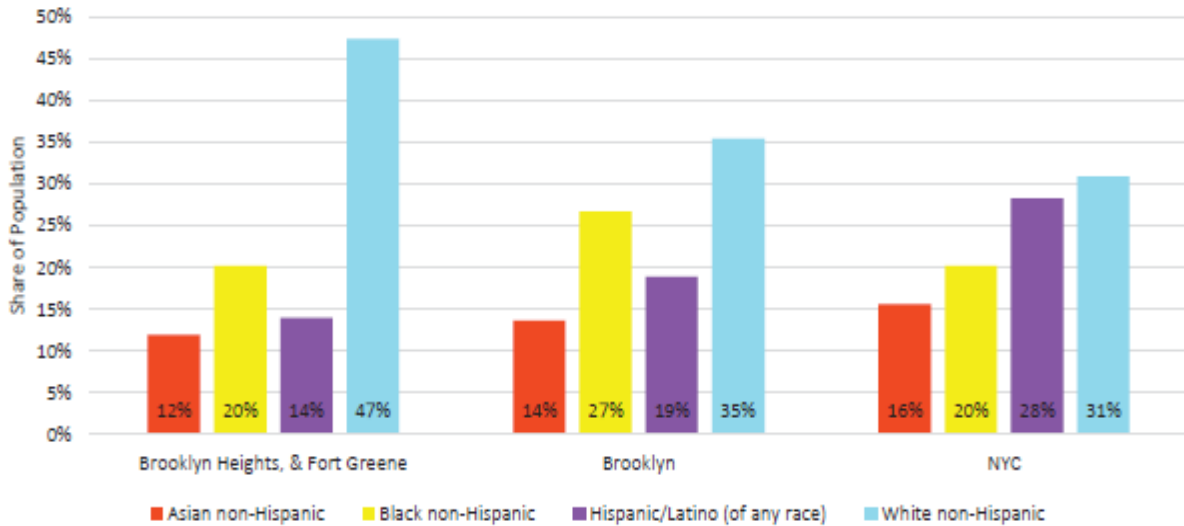
Racial Equity Report: Demographic Data

PUMA (Public Use Microdata Area) 4004 covering Fort Greene and Brooklyn Heights, approximating Brooklyn Community District 2.

Figure 1: Race & Ethnicity, 2020

Shows the share of area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"In 2020, [percent] of the population in [area] identified as [race/ethnicity]."

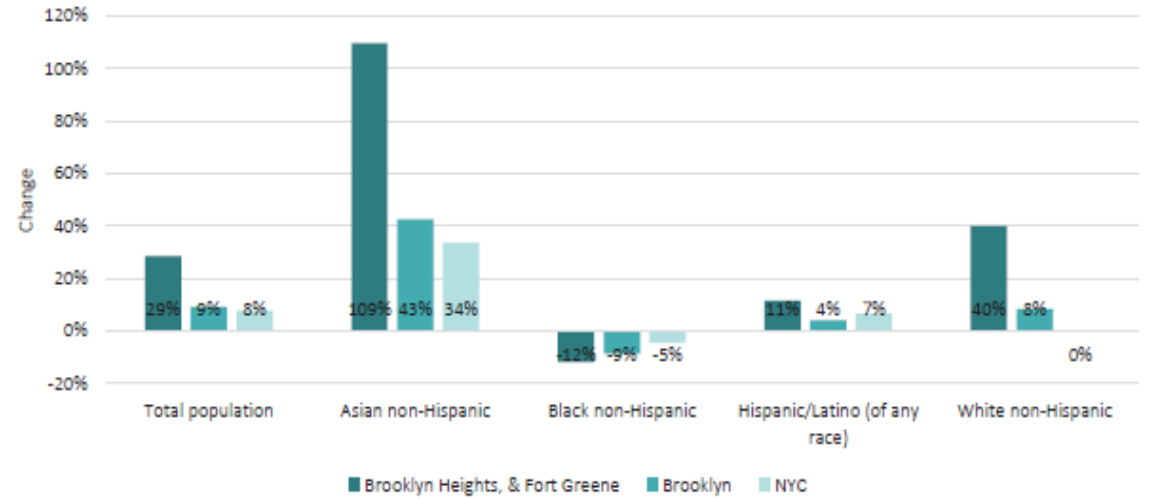


Source: Census 2020; Community Profile Table 1.01

Figure 2: Percent Change in Race & Ethnicity, 2010 to 2020

Shows the percent change of the area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"From 2010 to 2020, the [race/ethnicity] population in [area] increased/decreased by [percent]."



Source: Census 2010, 2020; Community Profile Table 1.01

Summary of the Proposed Actions

Zoning Map Amendments

- Promote growth of housing and jobs with zoning districts tailored to block and street types

Zoning Text Amendments

- Establish and map the Special Atlantic Avenue Mixed Use District
- Apply Mandatory Inclusionary Housing (MIH) and special regulations to support jobs, active ground floors, streetscape improvements, open space, and a mix of uses

Urban Development Action Area Project (UDAAP), Acquisitions and Dispositions of City-Owned Land (HPD and DCAS co-applicants)

- Facilitate housing development and other uses on five sites





The Atlantic Avenue Mixed Use Plan is an opportunity to re-envision an industrially-zoned area in Central Brooklyn with a holistic plan to:

Support housing and job growth, including substantial amounts of affordable housing

Enhance the streetscape and public realm

Address key infrastructure needs and community-based priorities



In total, **AAMUP** is projected to create approximately:

~ **4,600 homes**

~1,440 income-restricted homes

~ **828,000 sq ft** of commercial and community facility uses

~ **2,800 jobs**

Making **community goals** and broader **investments** possible:

Capital Investments

- Public Realm improvements
- Stormwater and sewer planning

Programmatic Investment

- Supporting homeowners
- Protecting tenants

Opportunities to align with

- City of Yes
- Citywide sustainability programs

An architectural sketch of a city street scene. The drawing is in a light, sketchy style with some areas shaded in grey. It depicts a wide street with cars, pedestrians, a dog on a leash, and a stroller. Buildings of various heights and styles line the street, including one with a prominent arched entrance. Trees and planters with flowers are also visible. The overall atmosphere is that of a vibrant, walkable urban environment.

Thank you!

ATLANTIC AVENUE

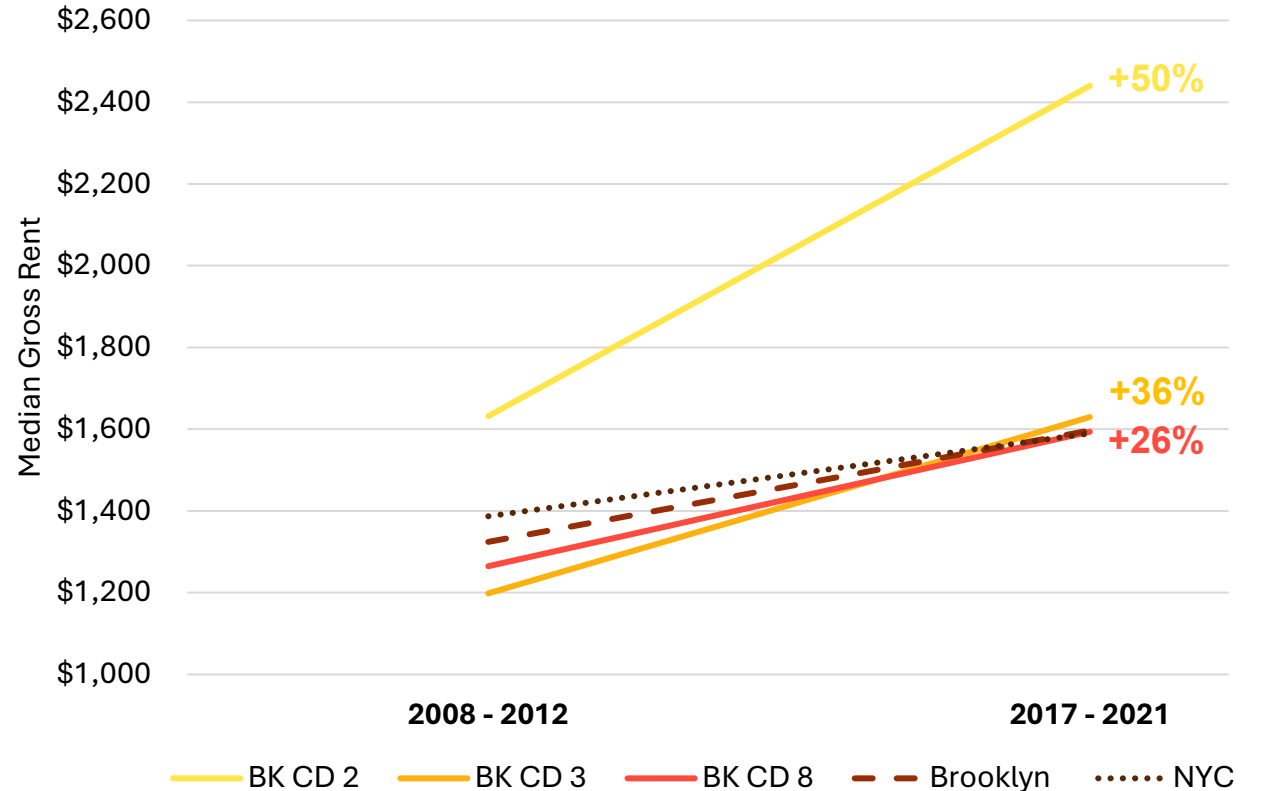
MIXED - USE PLAN



Rising Housing Costs

Over the last 10-15 years, **median household income and median gross rent** in the neighborhoods surrounding AAMUP **have both grown at a faster pace** than Brooklyn or the city as a whole

Rent Over Time



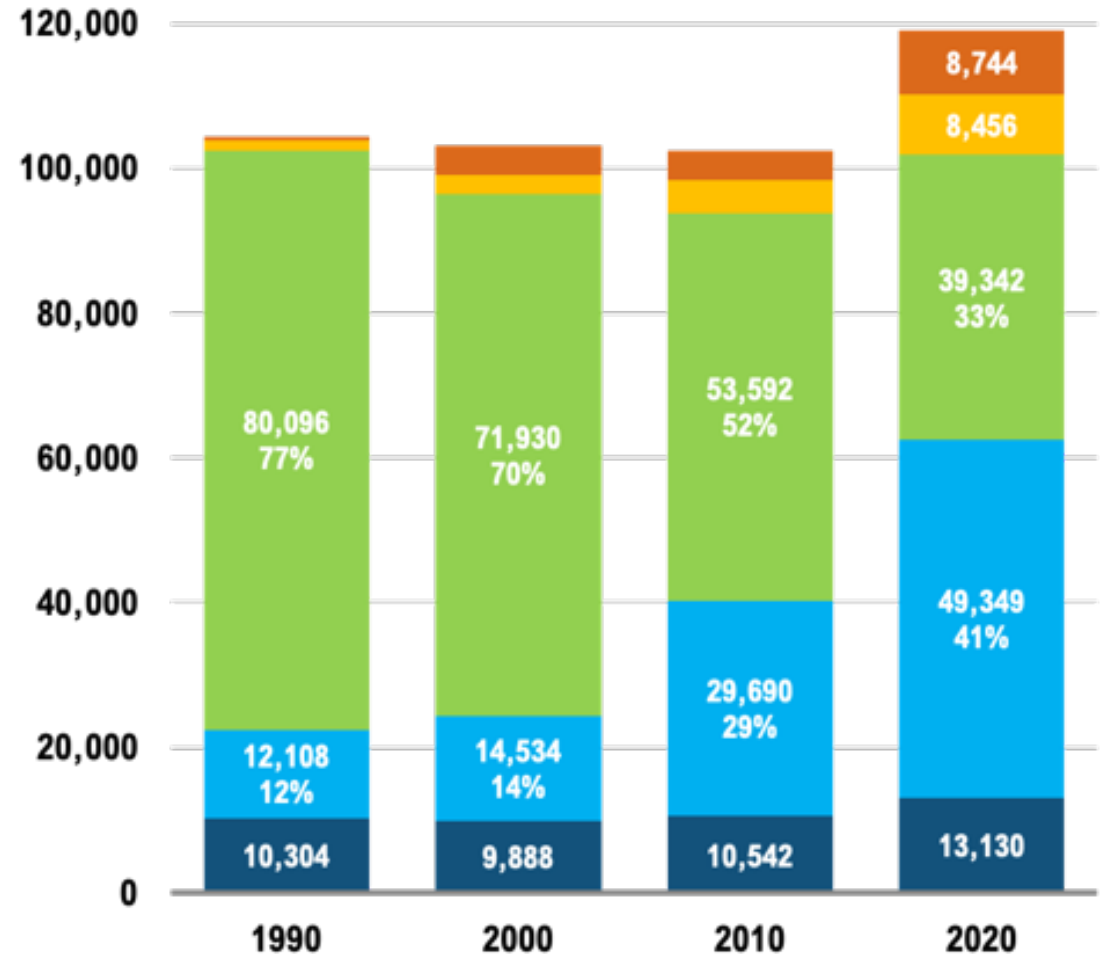
Source: ACS 2008 - 2012, 2017 - 2021, Community District Tabulation Area (CDTA)

Demographic Changes

Rising housing costs in the surrounding neighborhoods and predatory real estate practices have displaced many thousands of the area's residents, **affecting Black and lower-income residents more than other communities**

- All other non-Hispanic groups
- Asian non-Hispanic
- Black non-Hispanic
- White non-Hispanic

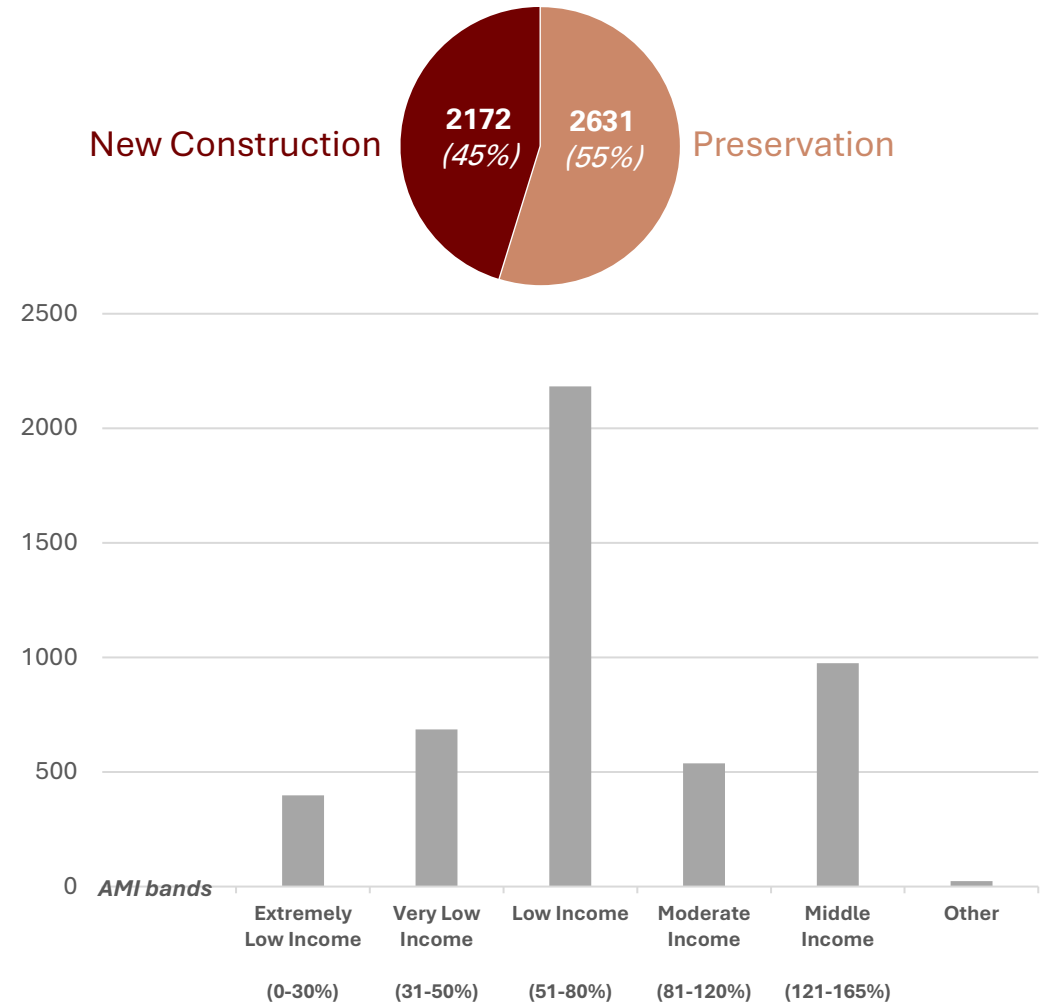
Race and Hispanic Origin Within the Project Area
Census Tracts Within ¼ Mile of AAMUP



Housing Trends: Affordable Housing Production 2014-2023

Affordable Homes Financed Within a Half Mile of Primary AAMUP Area (2014-2023)

- HPD financed over 4,800 affordable homes in the AAMUP context area in the last decade
- 7 of 10 affordable homes financed in the area during this period served low-income households
- Over 50% of the homes financed included preservation units



Housing Trends: Affordable Housing Resources

Types of Affordable Housing

New Affordable Housing Built Since 2014

- Affordable housing financed or administered by HPD

Affordable Housing Preserved Since 2014

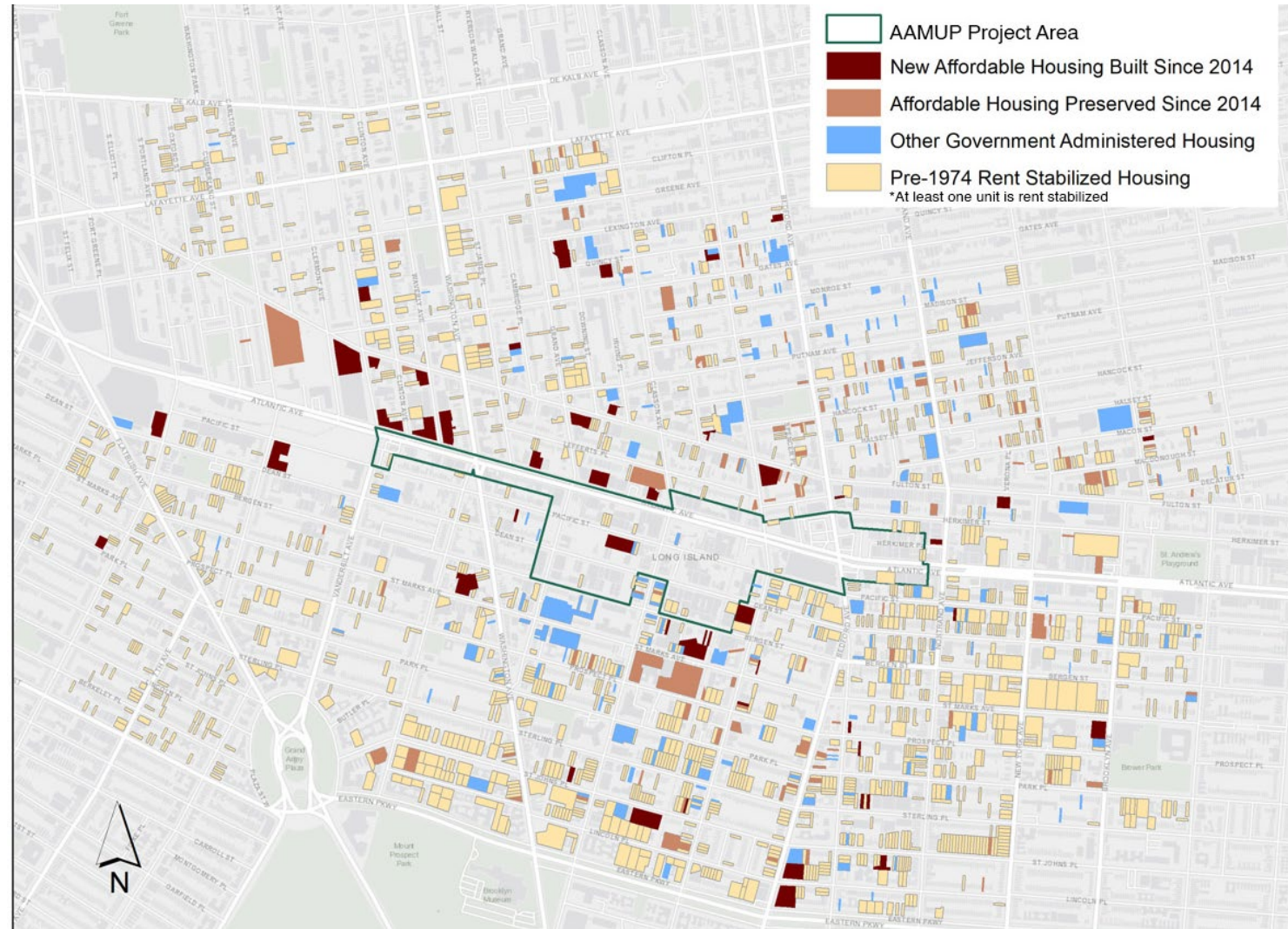
- Existing affordable housing where affordability was extended in exchange for financing

Other Government Administered Housing

- Affordable units funded through federal or state programs (e.g. Mitchell-Lama)

Pre-1974 Rent Stabilized Housing

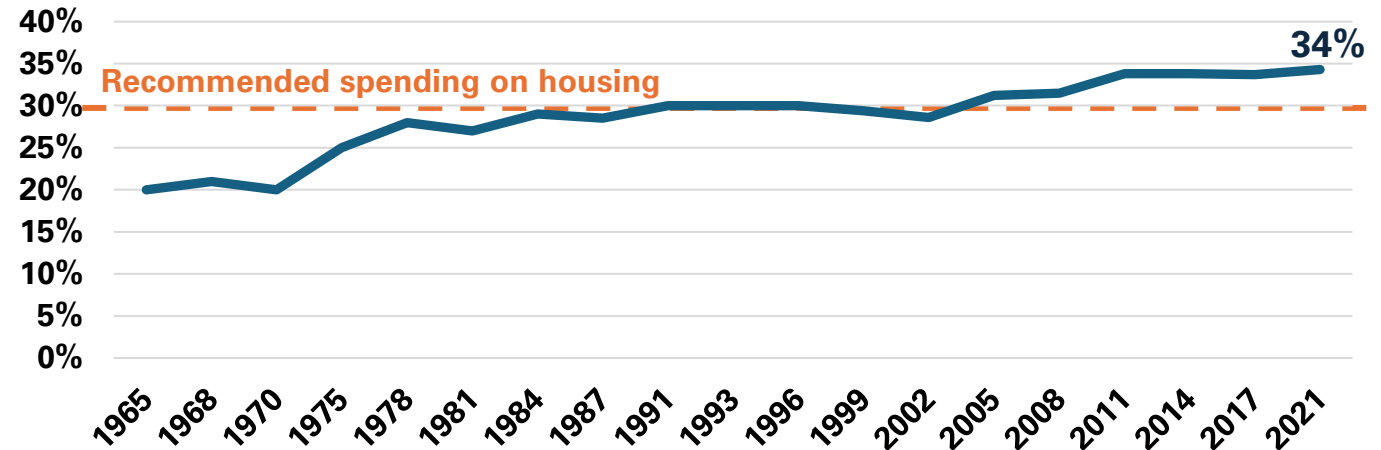
- Buildings of six or more apartments built before 1974



Housing Trends

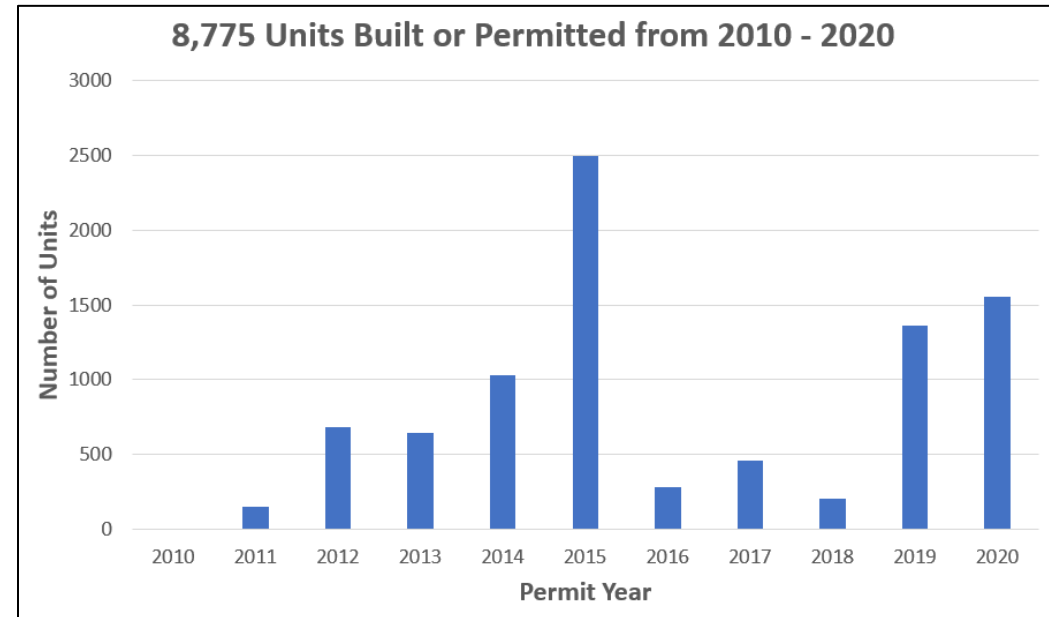
Median gross rent to income ratio has steadily increased since the 60s

Median Gross Rent to Income Ratio, 1965 - 2021

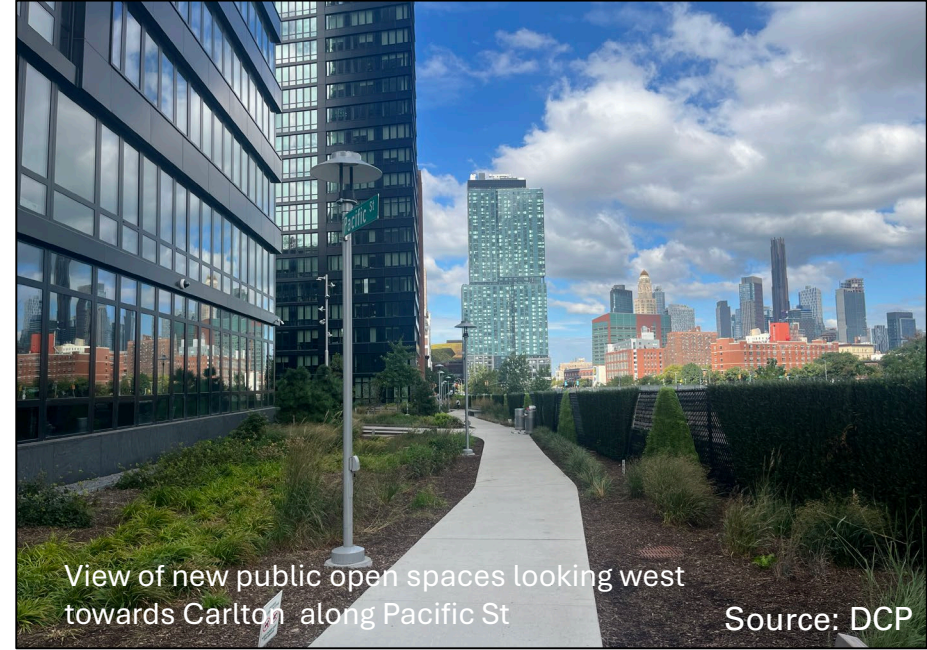


Housing Trends

Housing construction has not kept up with population growth



Recent Development Trends: Pacific Park (fka Atlantic Yards)



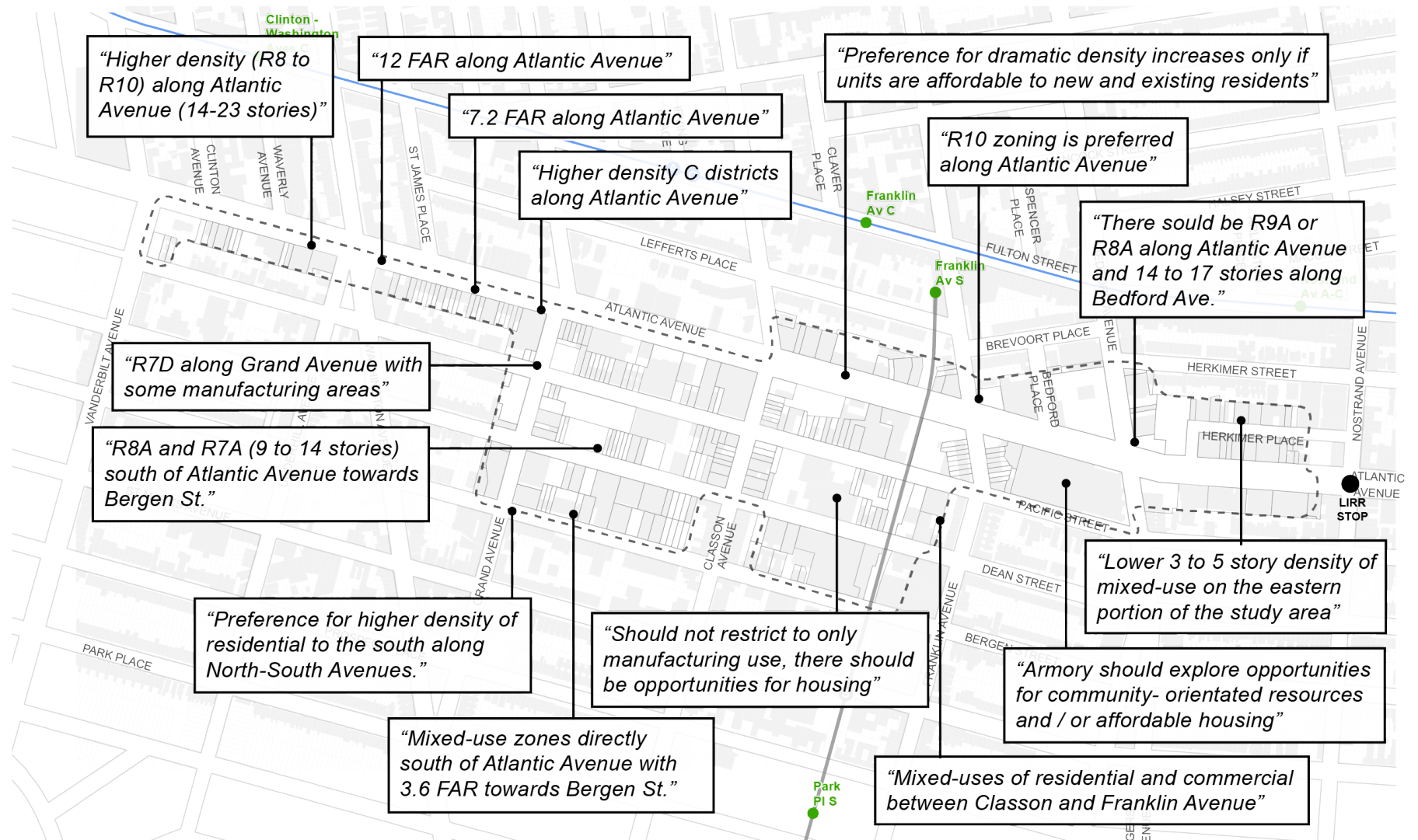
Overview of Sites subject to 2004 New York State General Project Plan (GPP) and amendments



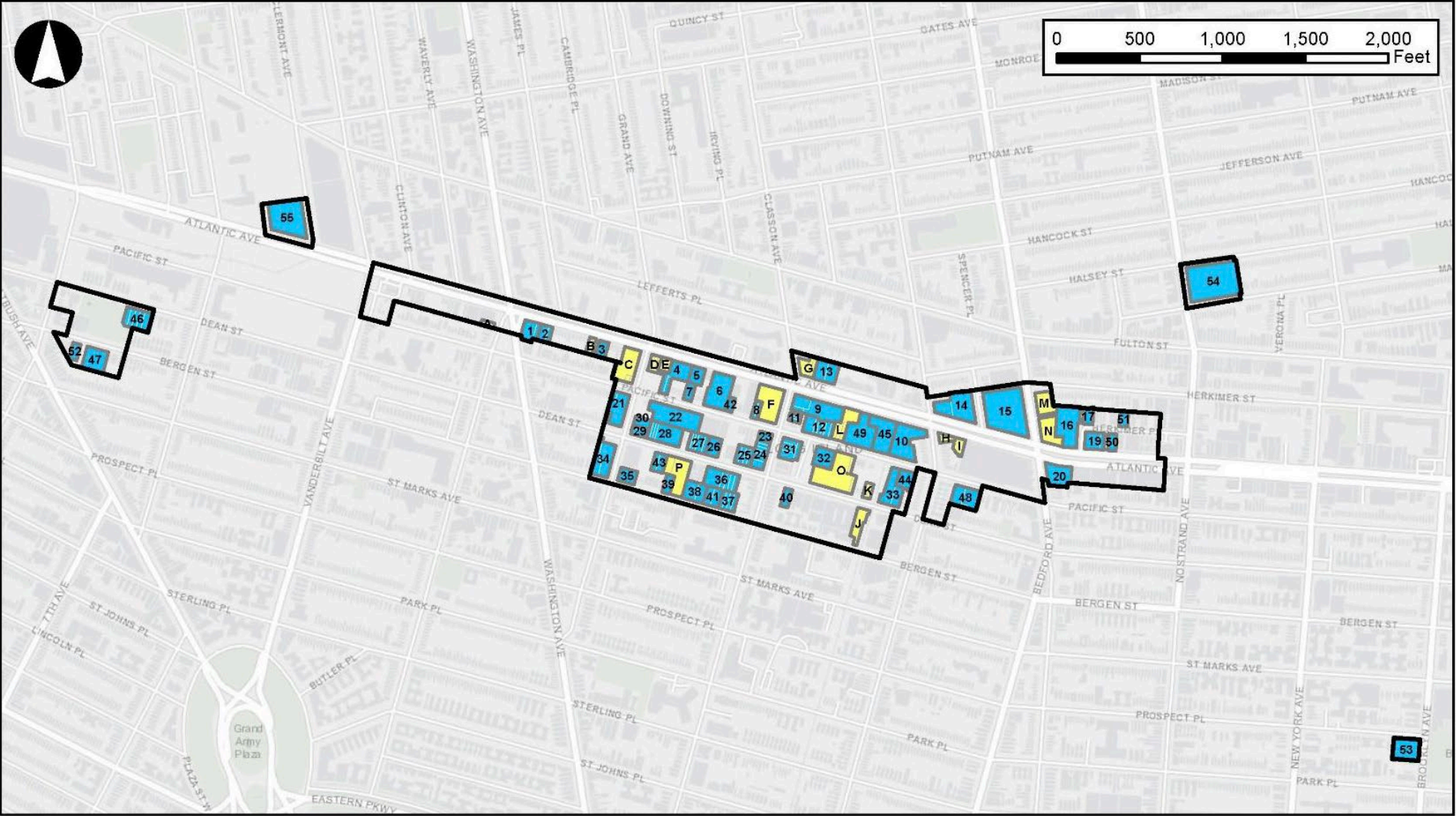
- **Proposed future, long-term build-out:** 6,430 residential units (35% income-restricted) and 750,000 SF of office, retail, and hotel
 - **Constructed as of summer 2024:** 3,212 units (1,374 income-restricted) with 91,000 SF retail, Barclays Center, middle school, and portions of public open space (shown above)

AAMUP Community Vision and Priorities Report

Examples of “What we Heard” on Land Use and Zoning



Environmental Review: Development Sites



- Legend**
- Project Area
 - Projected Sites
 - Potential Sites

Source: Esri Basemap

What We Heard: Summary

AAMUP should provide **more housing, especially affordable housing + tenant protections**

AAMUP needs **good jobs and workforce development** for local residents

There is an opportunity for **shared road redesign for safety; more open + green spaces** needed in AAMUP

Racial Equity Report: Demographic Data

		2000 Census	2017 ACS-PUMS
Black Non-Hispanic	Owner-Occupied	14%	17%
	Renter-Occupied	86%	83%
Hispanic or Latino	Owner-Occupied	11%	11%
	Renter-Occupied	89%	89%
White Non-Hispanic	Owner-Occupied	32%	29%
	Renter-Occupied	68%	71%
Asian Non-Hispanic	Owner-Occupied	29%	28%
	Renter-Occupied	71%	72%

Source: DCP Equitable Development Data Explorer

PUMA (Public Use Microdata Area) 4006 covers Crown Heights North and Prospect Heights and approximates Brooklyn Community District 8.