



ATLANTIC AVENUE

AAMUP Presentation for
Community Board 8

MIXED-
USE
PLAN

November 21, 2024

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Why are we here?

Atlantic Avenue Mixed-Use Plan

“AAMUP”

Pronounced – “Aim up”



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**

~**3,300 homes in Community District 8**
~ 1,110 income restricted



Illustrative future vision of Grand Avenue looking north at Bergen Street

Outline

- Introduction
- What is a Neighborhood Plan?
- Background and Recent Outreach
- Environmental Review and Racial Equity Report
- Current and Future Investments
- Neighborhood Plan Proposal



What is a Neighborhood Plan?

What guides a Plan?

Community Priorities

Outreach and feedback

Local & Citywide Goals

Existing Conditions

What topics are covered?

Zoning & Land Use

Urban Design

Housing

Streets & Open Space

Jobs & Economic Development

Schools & City Services

What are the tools?

Land Use Actions

Capital Investments (Streets, Parks, Infrastructure)

Programmatic Investments

Coordination with community & agencies

Private Application vs Neighborhood Plans

Private vs Public Land Use Applications

- **Private examples:**
 - Initiated by private developers for a specific development. Example:
 - 870 Atlantic Ave and 1034 Atlantic Ave
- **Public examples:** Requested by CB, sponsored by the City to support broader policy goals
 - Crown Heights West (2013)
 - Atlantic Avenue Mixed-Use Plan (2024)
- **Both** types of applications involve public review and input (ULURP)
- **Public Applications**
 - offer more opportunities for coordination across agencies,
 - rezoning linked to large-scale public benefits,
 - engagement *prior* to ULURP

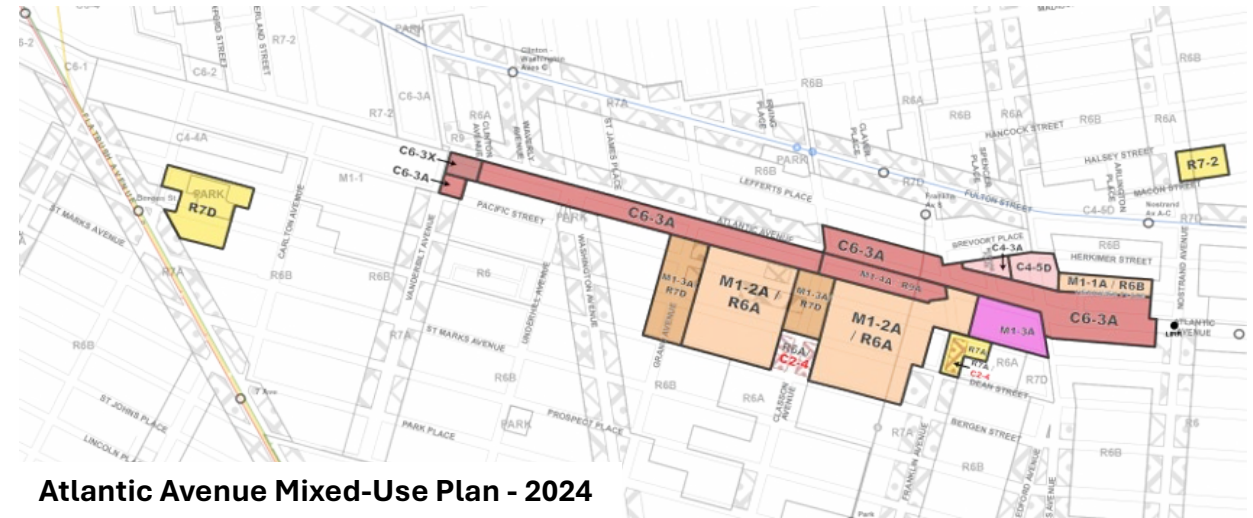


870 Atlantic Ave - 2022



1034 Atlantic - 2022

VS



Atlantic Avenue Mixed-Use Plan - 2024

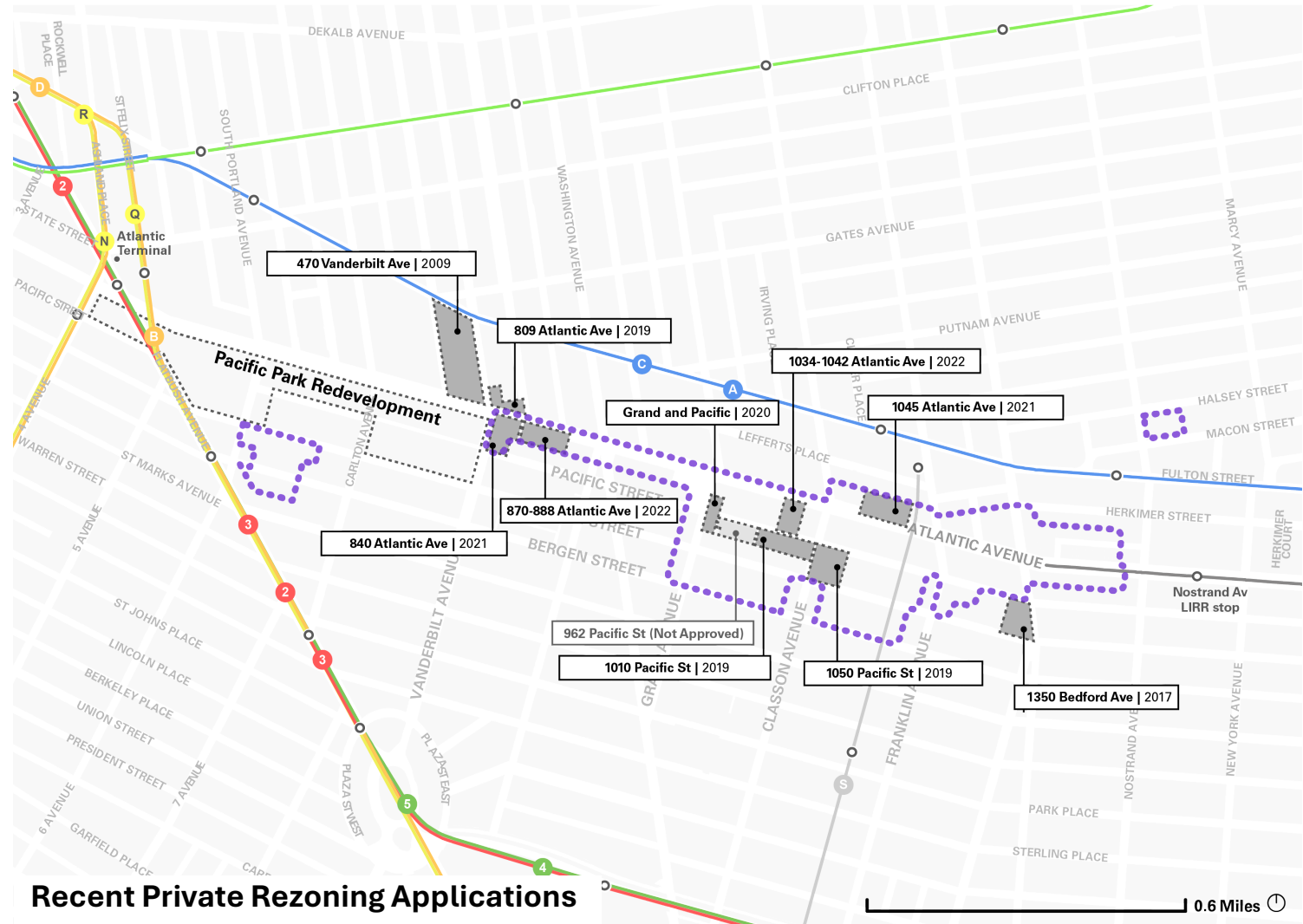
Private Applications

Applications within AAMUP + year of approval

- 2019** 1010 Pacific St (M1-4/R7A)
1050 Pacific St (R7A/C2-4)
- 2020** Grand and Pacific (R7D/C2-4)
- 2021** 840 Atlantic Ave (C6-3A, C6-3X)
1045 Atlantic Ave (C6-3A)
- 2022** 870 Atlantic Ave (C6-3A)
1034 Atlantic Ave (C6-3A, R7A/C2-4)
- 2024** FRESH applications

Other applications within a block of AAMUP

- 2009: 470 Vanderbilt Ave
- 2017: 1350 Bedford Ave
- 2019: 809 Atlantic Ave



Recent Private Rezoning Applications



Background

Location

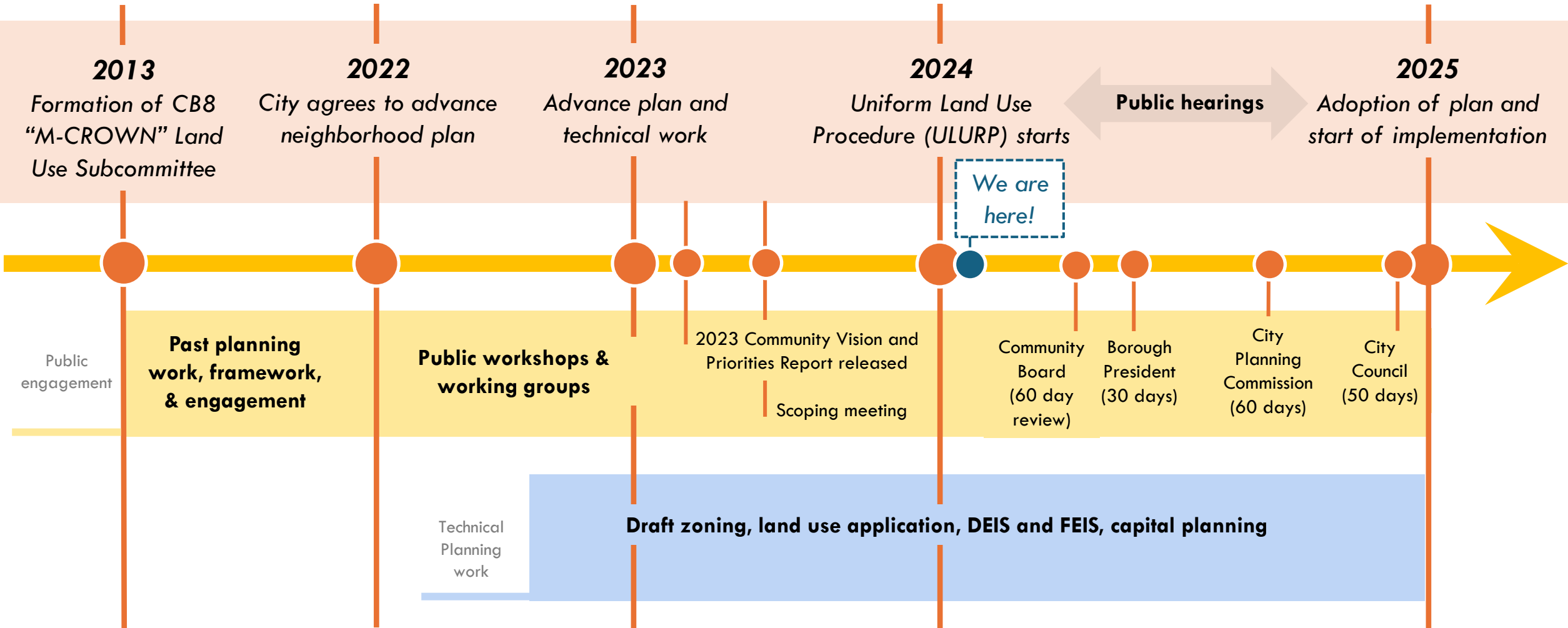
- **Community Districts 3 and 8**
- Represented by: **Council Members Crystal Hudson & Chi Ossé**
- Project area:
 - 21 full or partial blocks
 - **Primary area:** Industrially zoned (M1-1) section of Atlantic Ave between Vanderbilt Ave to the west and Nostrand Ave to the east
 - **Non-contiguous areas:**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

MANHATTAN

QUEENS



Process and Timeline



Historic Context

Atlantic Avenue and Nostrand Avenue | 1910

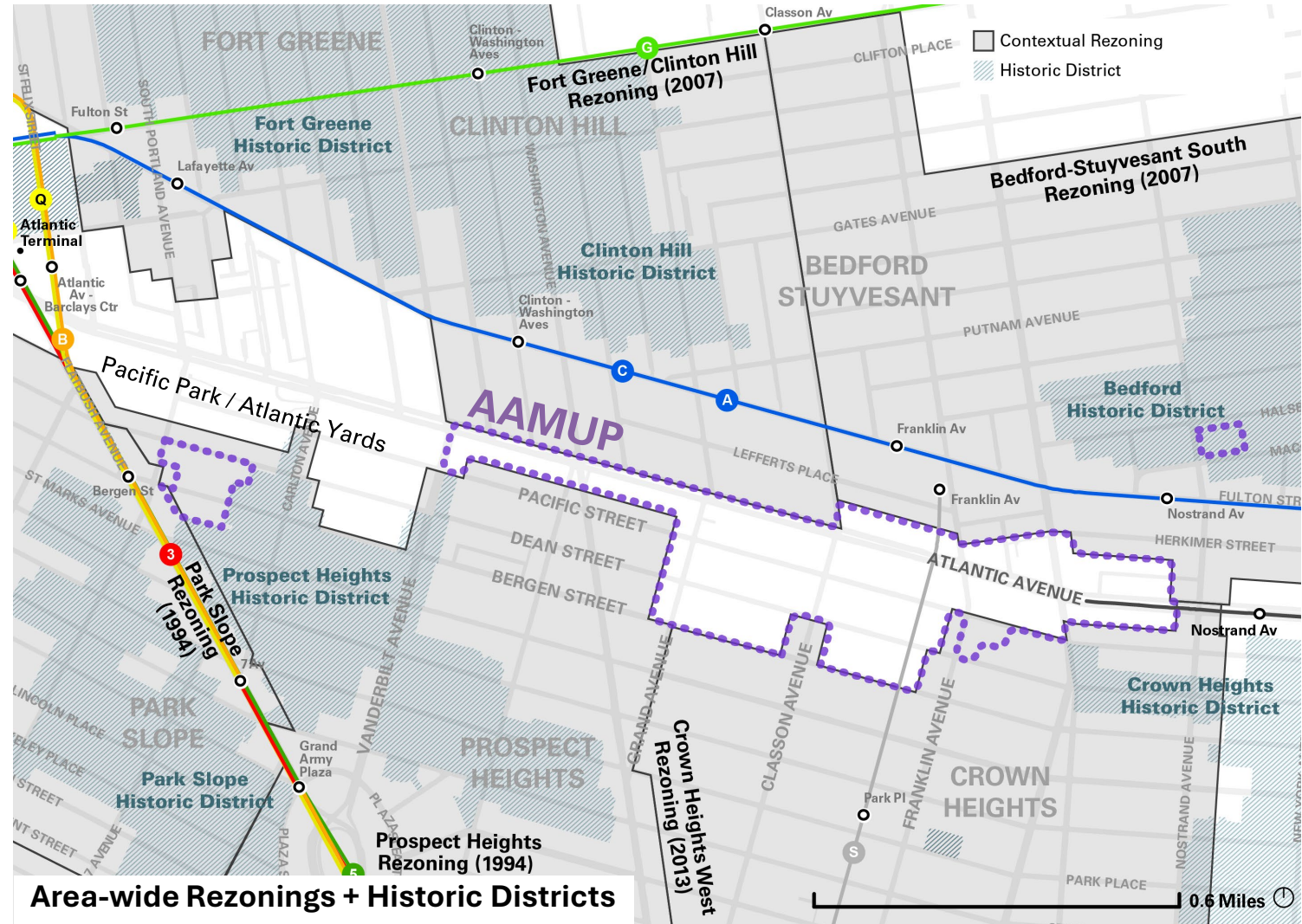


Source: NY Digital Culture of Metropolitan New York

- **1800s/early 1900s:** Freight railway along Atlantic Avenue spurs business growth
- **Early 1900s:** Freight rail removed and passenger rail relocated below ground (LIRR)
- **1961:** M1-1 zoning designated as part of citywide zoning update
- **1970s:** Population declines 29% within a quarter mile of AAMUP (130,452 to 95,163)
- **1980s-2010s:** During the 1980s, population increases by 11% (106,090), remains stable, then during the 2010s increases by 15% (119,021)

Neighborhood Context

- Access to public transit and major job hubs
- 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



Development Trends Since 1961

Gas station at Atlantic Ave and Bedford Ave



Offices at 1000 Dean St



Self-storage along Atlantic Ave and Underhill Ave



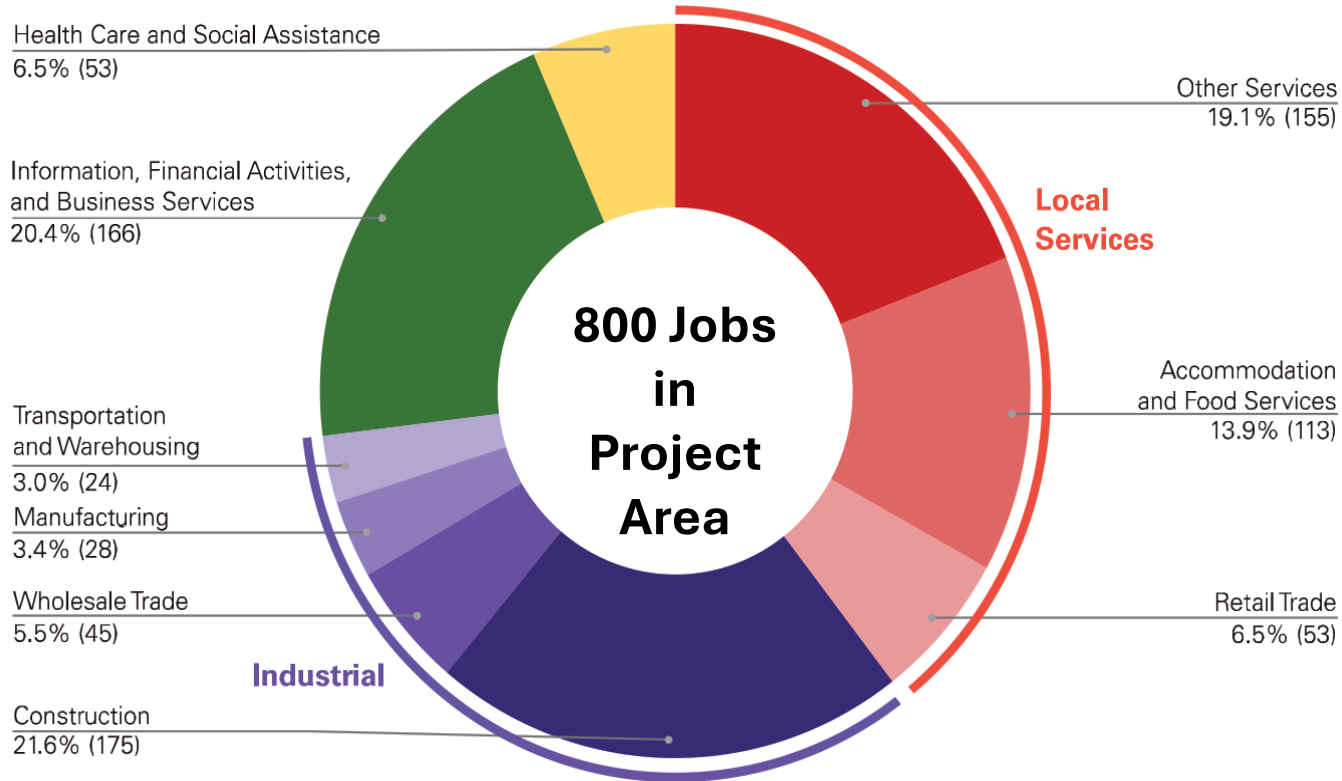
Auto repair on Classon Ave and Dean St



Bus parking on Grand Ave and Pacific St

Business and Job Trends

Project Area Employment by Industry, 2022



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



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

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



Recent Outreach & Community Priorities

CB 8 M-CROWN Resolutions and 2018 DCP Land Use Framework

Original CB 8 M-CROWN Resolution (2015)

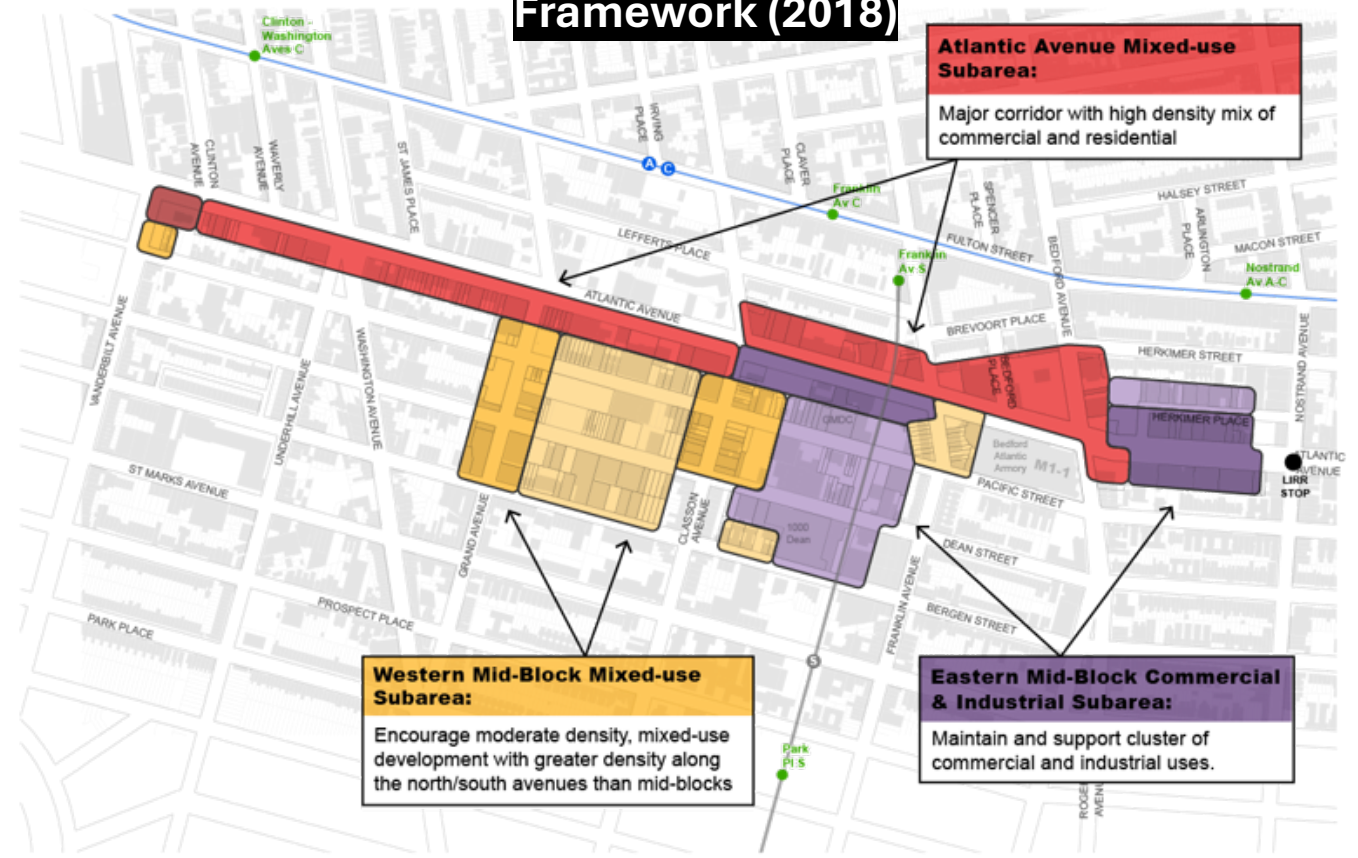
Community Board 8 Housing Committee
Draft Resolution Requesting Study for Rezoning
February 5, 2015

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

1

DCP Land Use Framework (2018)



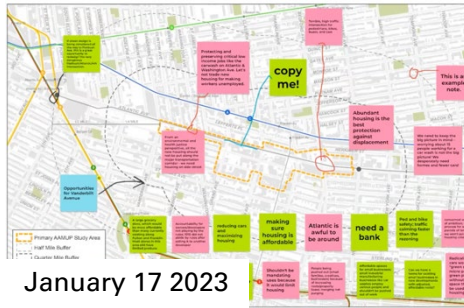
Core AAMUP Outreach and Engagement

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

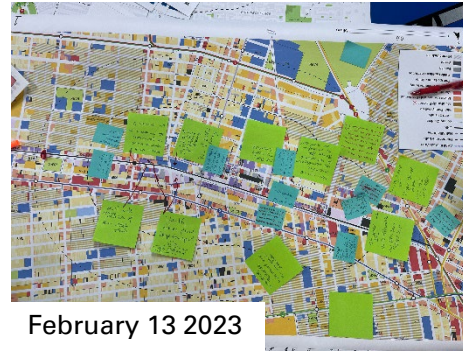
Public Workshops

Room 11 - Discussion Notes



January 17 2023

Land Use, Density, Housing WG



February 13 2023

Open Space, Streetscape, Infra WG

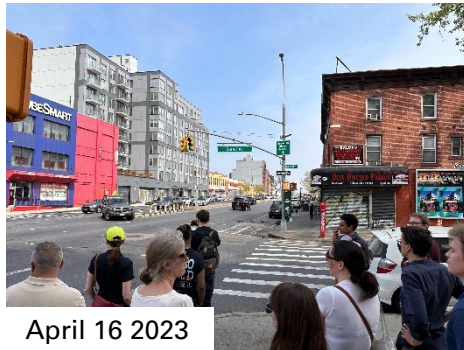


February 16 2023

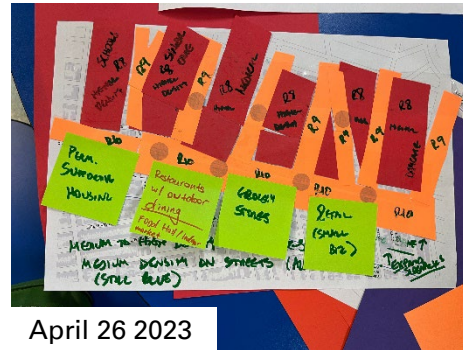
Econ Dev, Human Capital, Services WG



February 15 2023



April 16 2023



April 26 2023



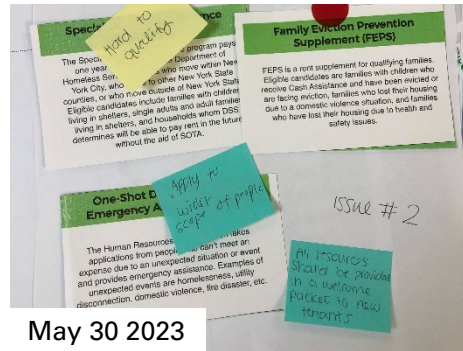
April 27 2023



April 20 2023



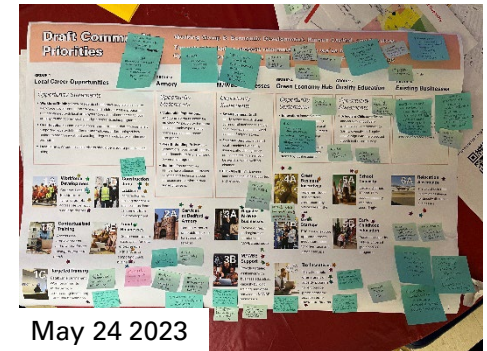
May 8 2023



May 30 2023



May 22 2023

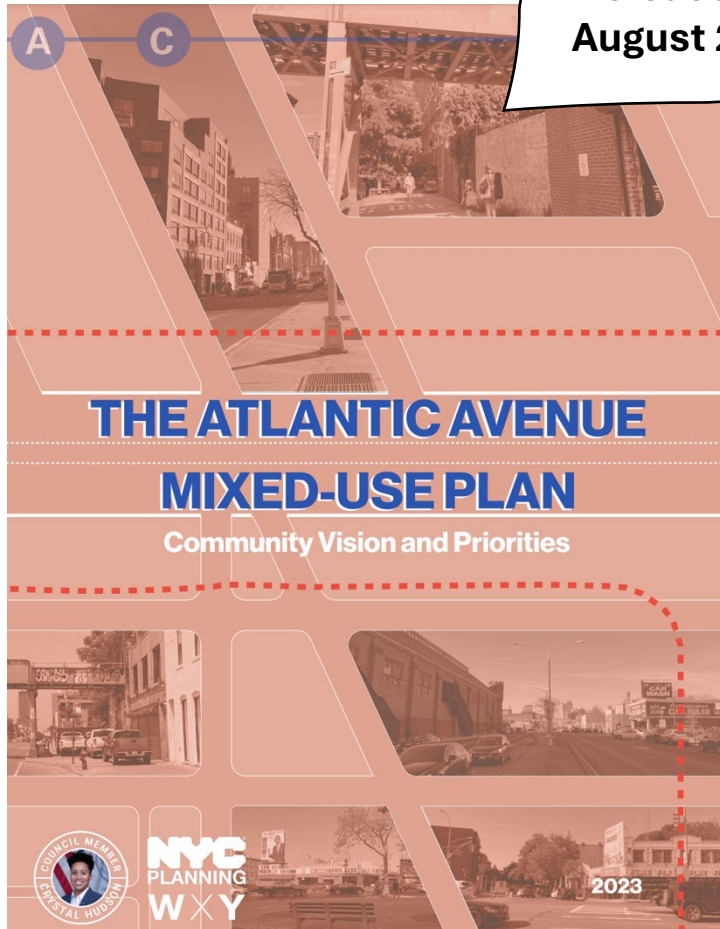


May 24 2023

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

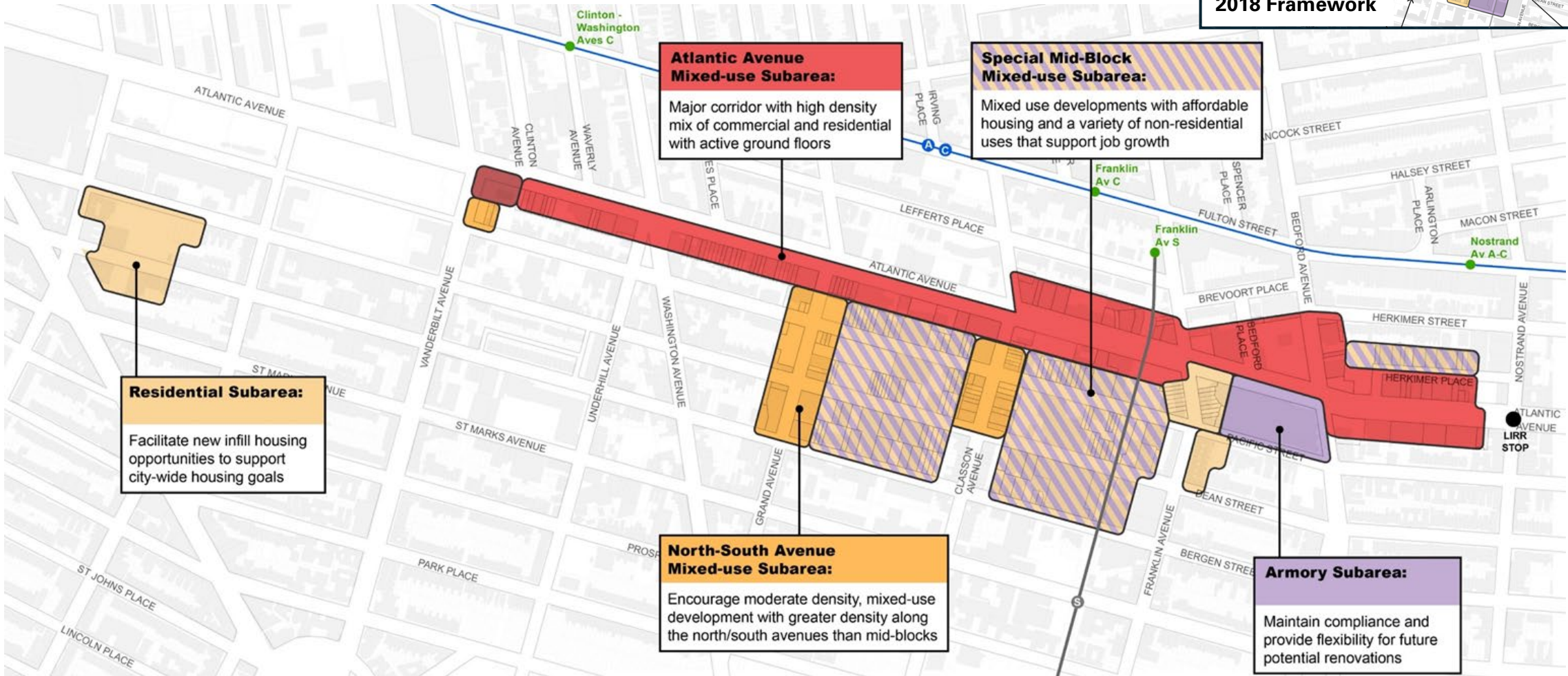


Coordinated street plan with new open space or improvements to existing parks

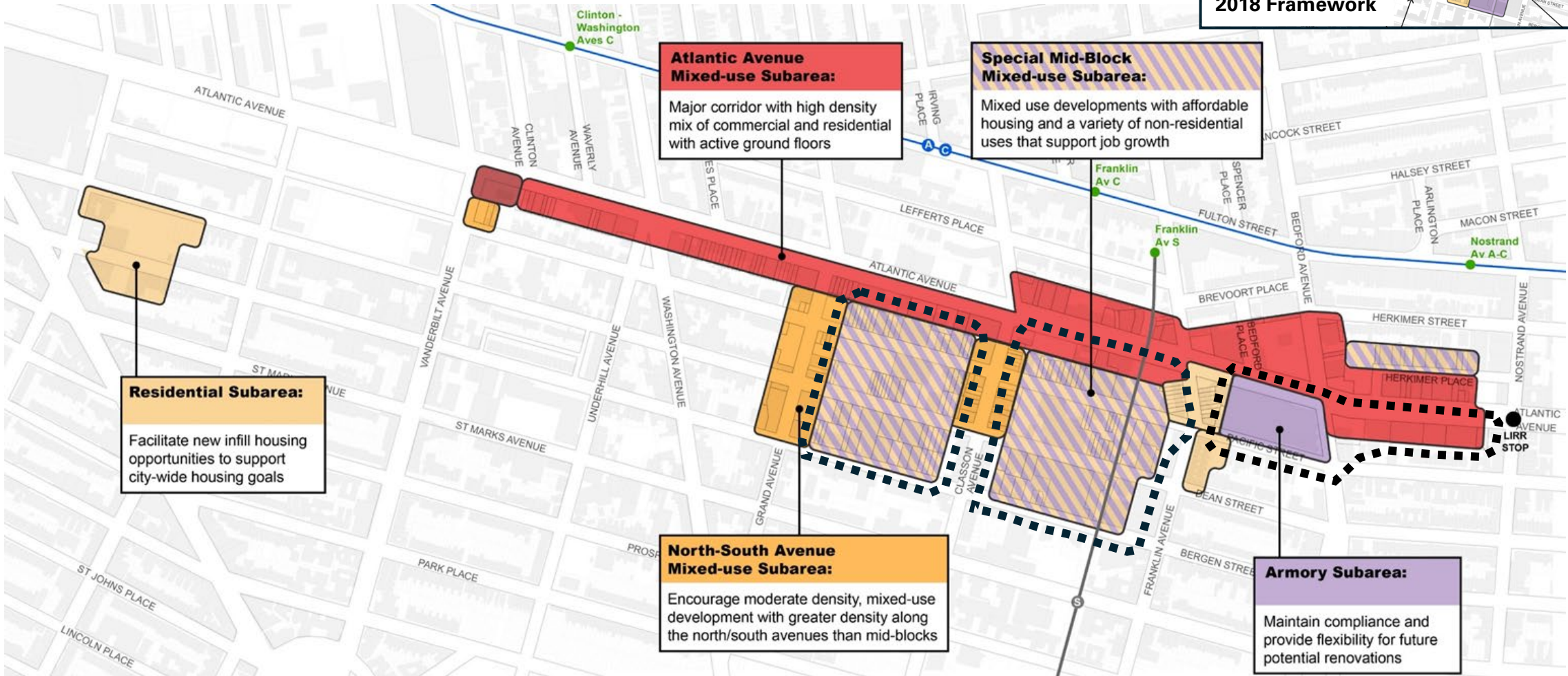


Job training and business support, while re-activating the Bedford Atlantic Armory

Revised Framework - Summer 2023



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

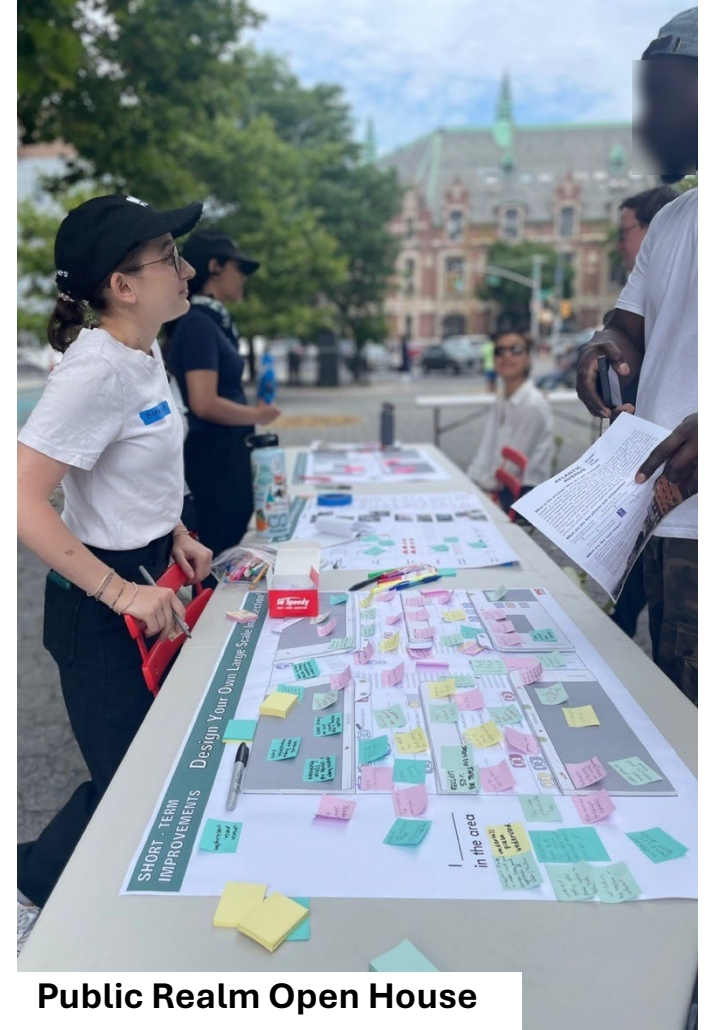
Ongoing Steering Committee Meetings



Business Round Table



Vision Sketches with Public



Public Realm Open House

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)

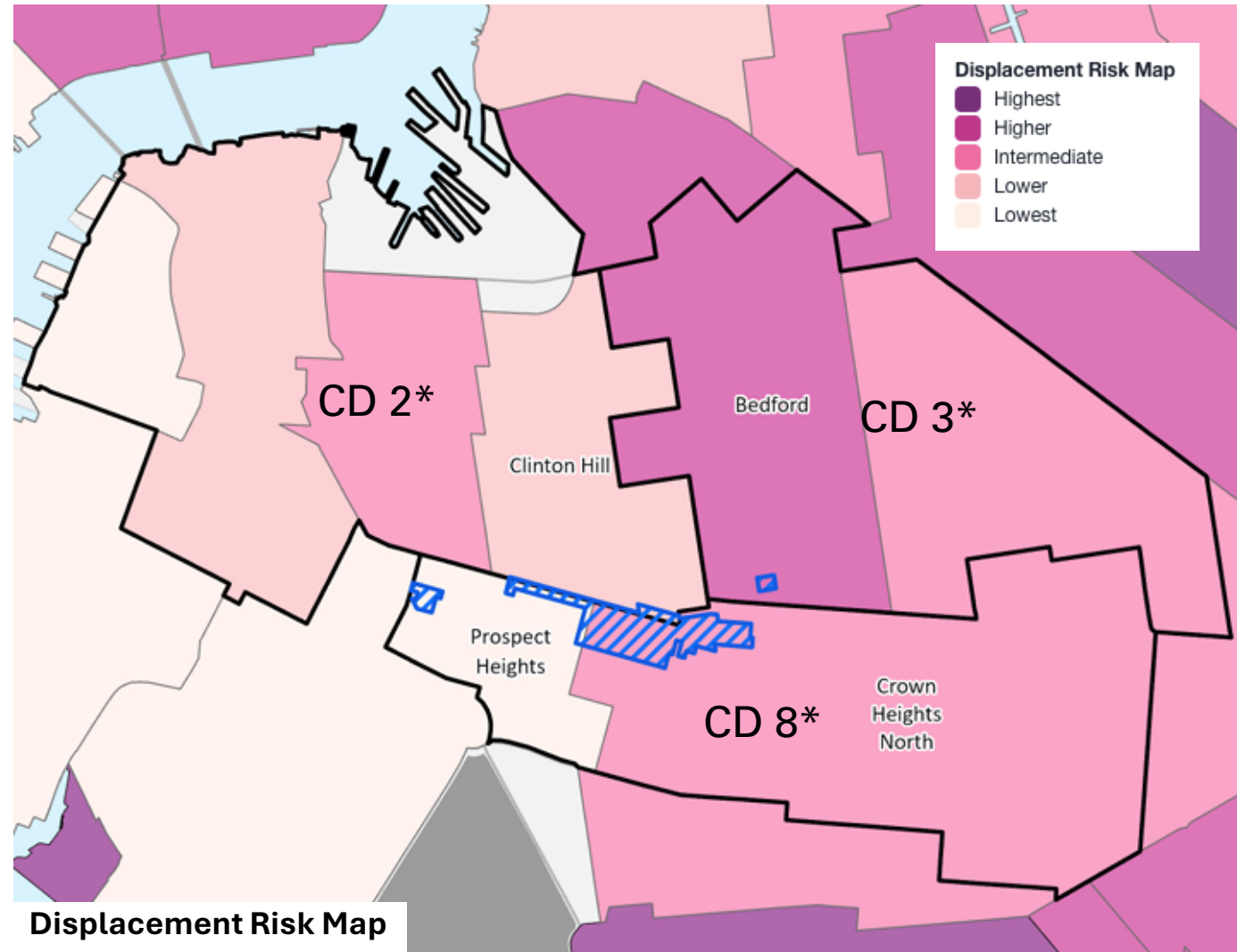
Housing Conditions

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

Market Conditions

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

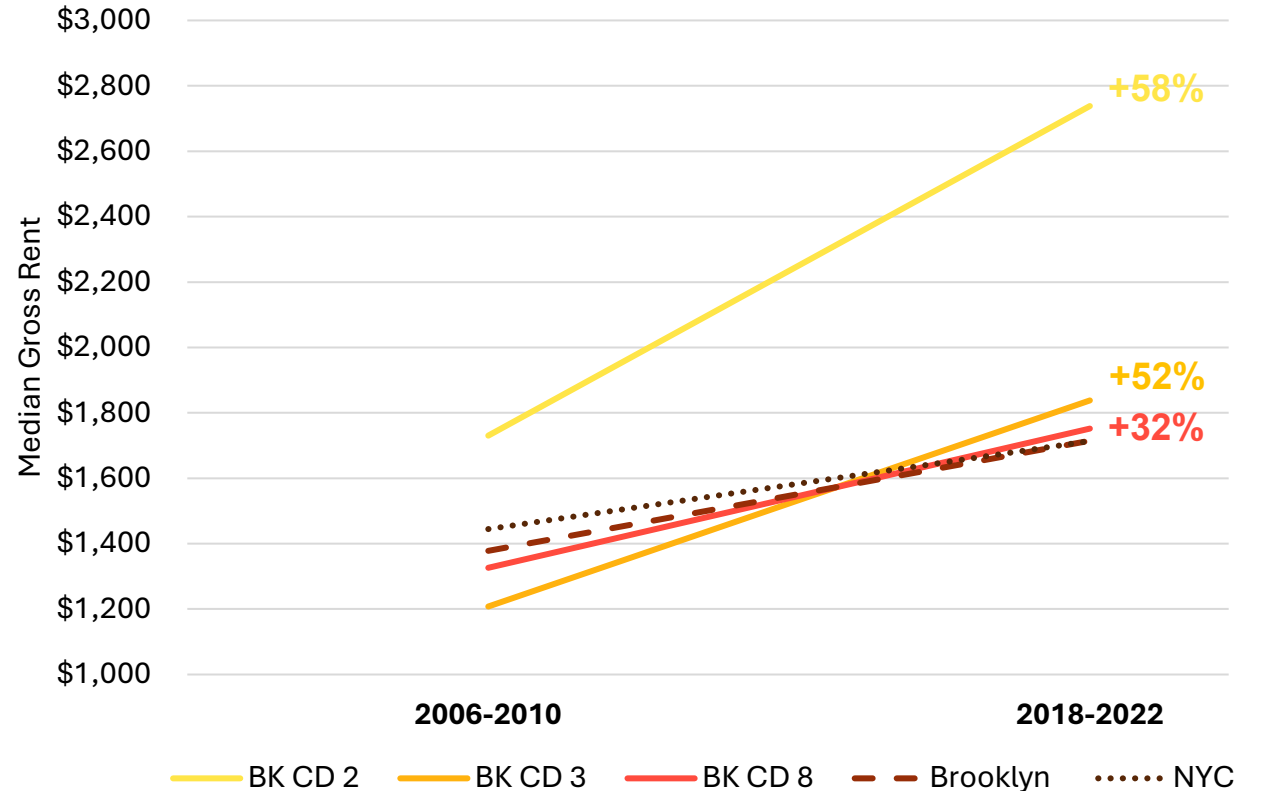
*Public Microdata Use Area (PUMA), which approximates boundaries of a community district



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 2006 - 2010, 2018 - 2022, Community District Tabulation Area (CDTA)

Neighborhood Plan Proposal



ATLANTA
AVENUE

MIXED
USE
PLAN

Proposal

RESTAURANT

2/11/18 pg 1/30

PLANNING

With Interagency Coordination



Housing Preservation & Development



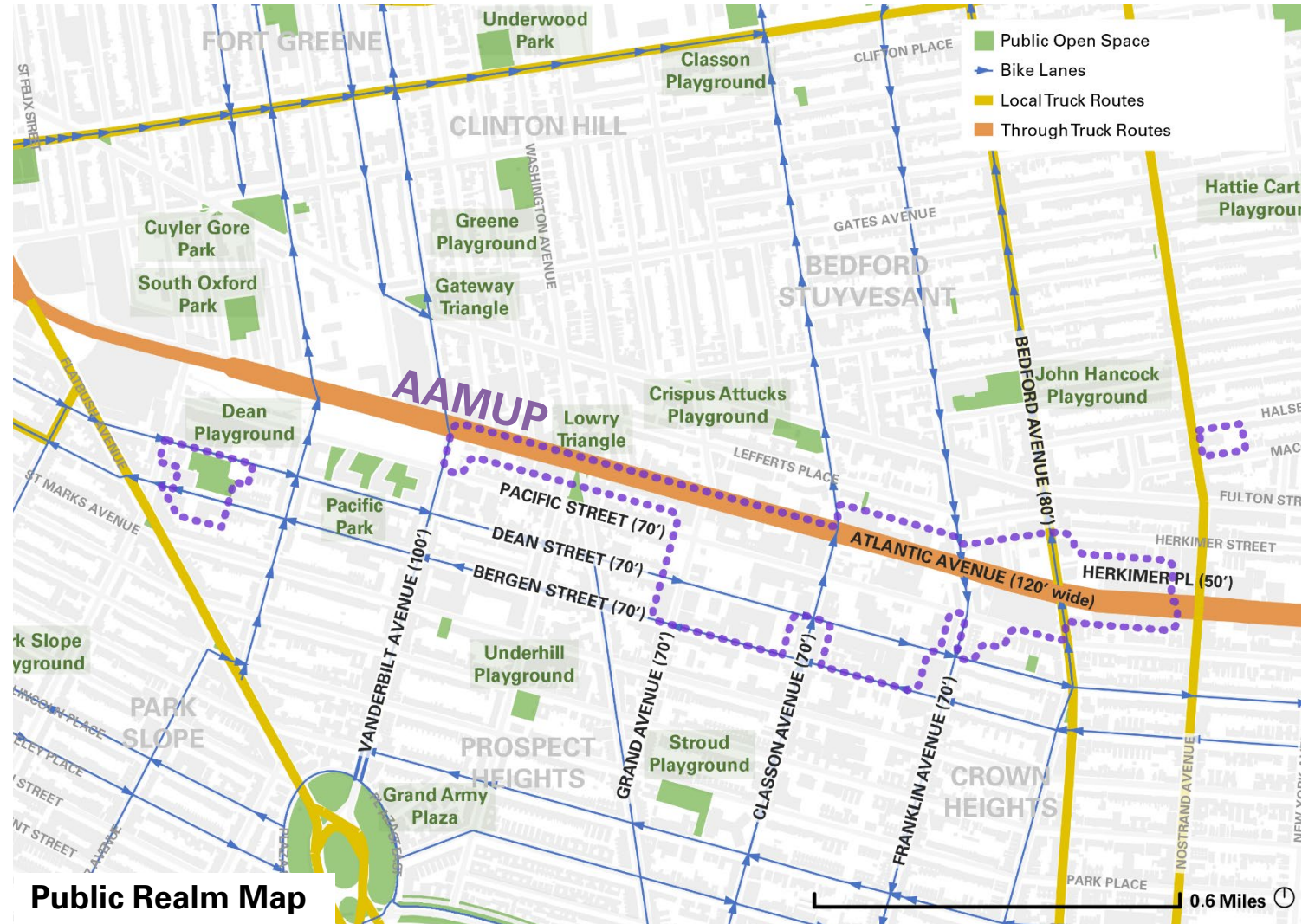
NYC Parks



Streets, Parks and Public Realm Conditions

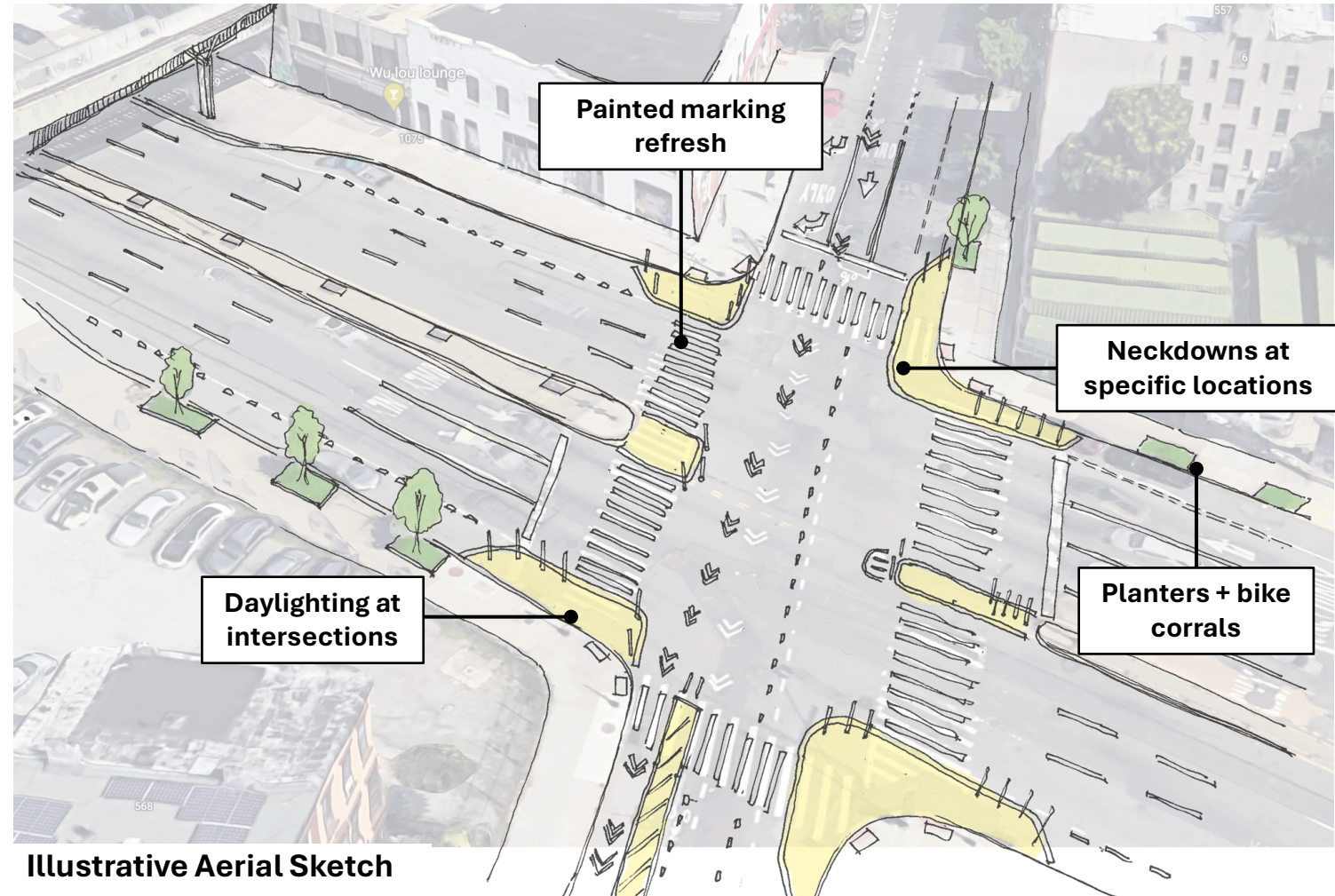
Street widths:

- 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 Investments: Streets

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

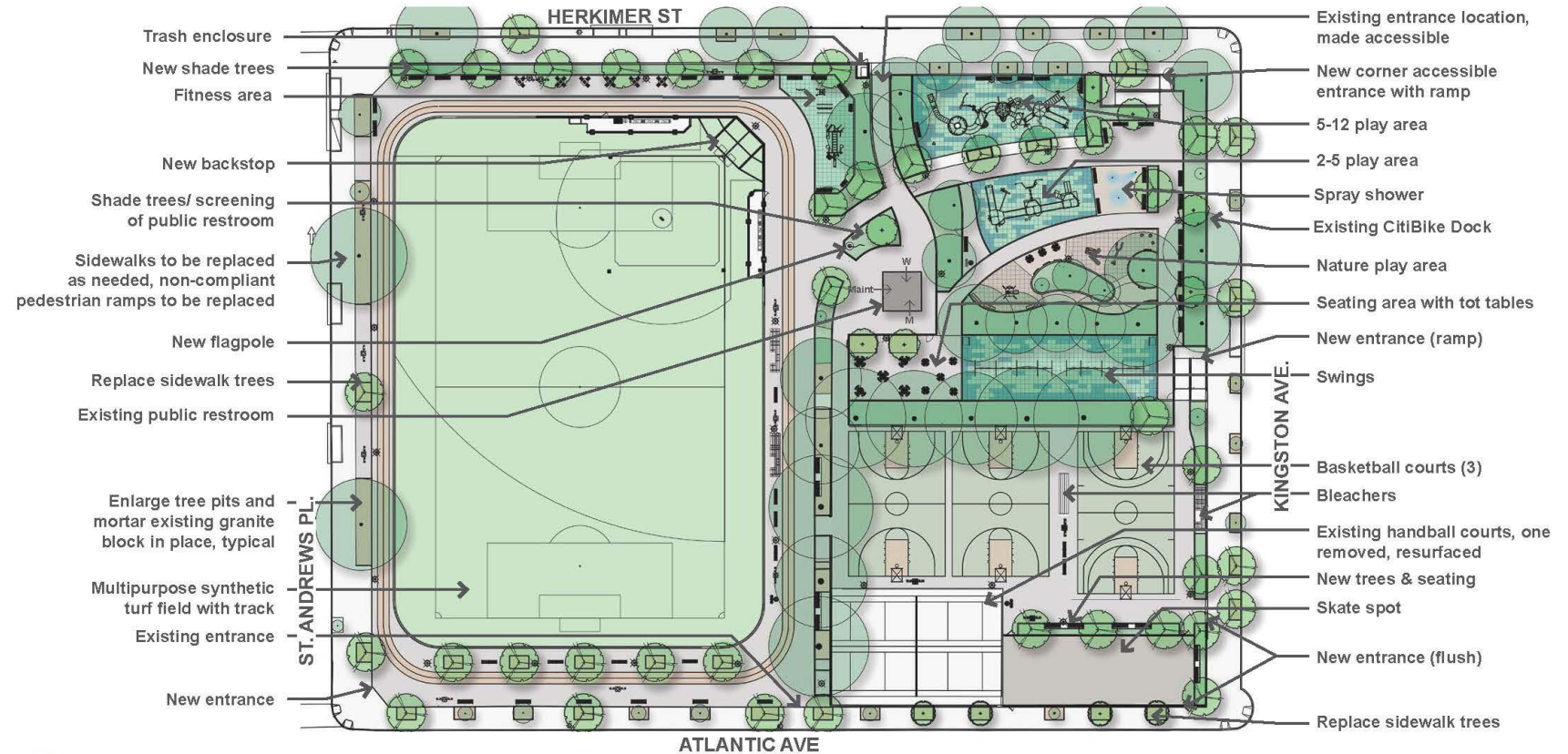


Public Realm and Infrastructure Investments: Open Space

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

\$24.2M full park renovation:

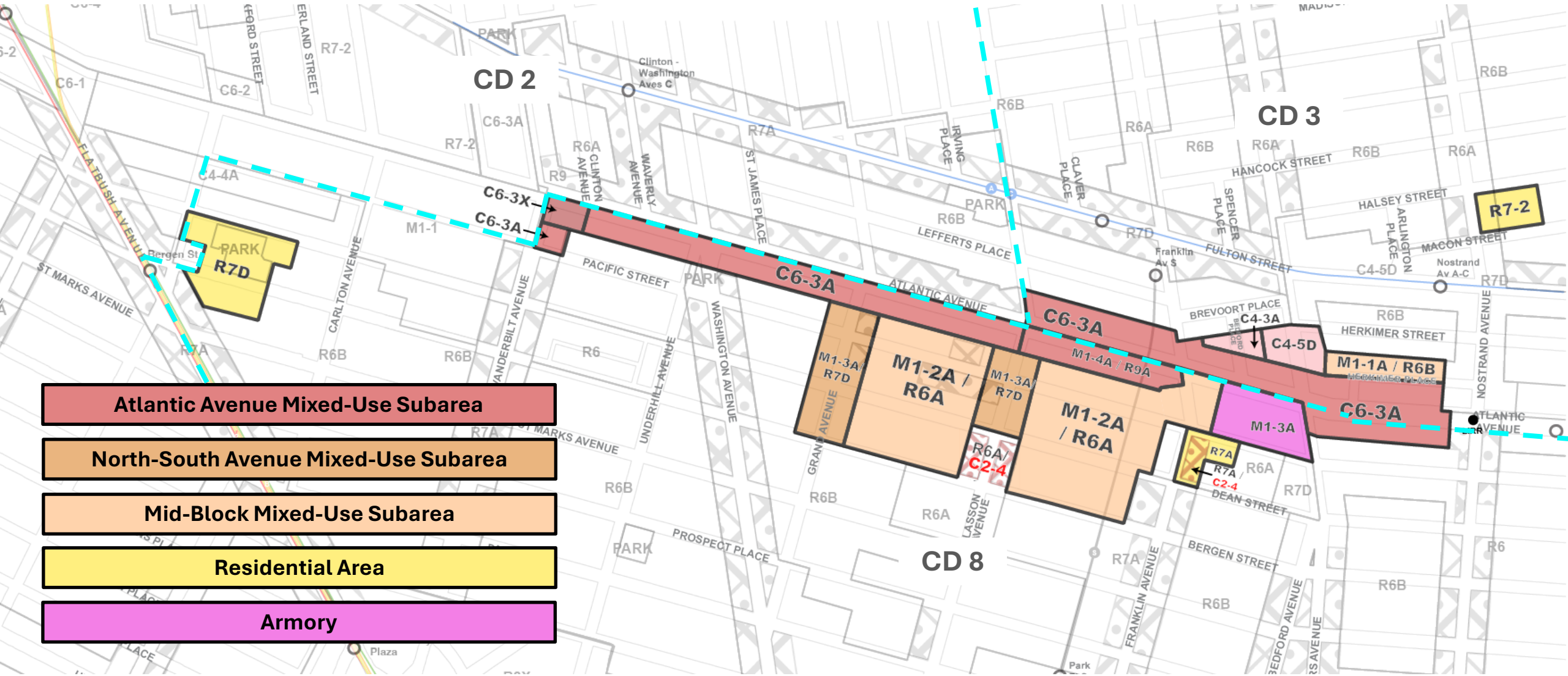
- Announced Sept 2023
- \$13M - SEED fund managed by DCP
- \$11.2M - NYC Parks' Community Parks Initiative
- Construction anticipated to begin in 2026



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



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 articulation**



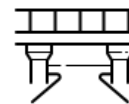
Require **non-residential ground floor uses** on along major corridors



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)



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

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:

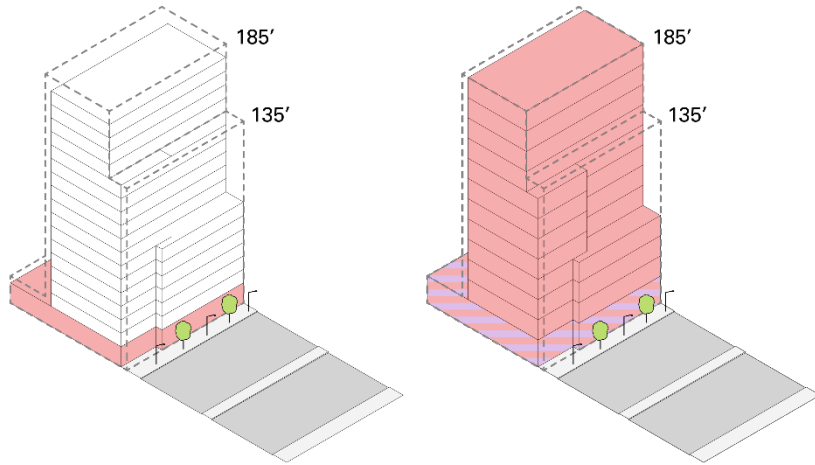
Promote high density mix of housing and other types of commercial uses with active ground floors and improved streetscape

Illustrative future vision of Atlantic Avenue looking west

Zoning Proposal: Atlantic Avenue

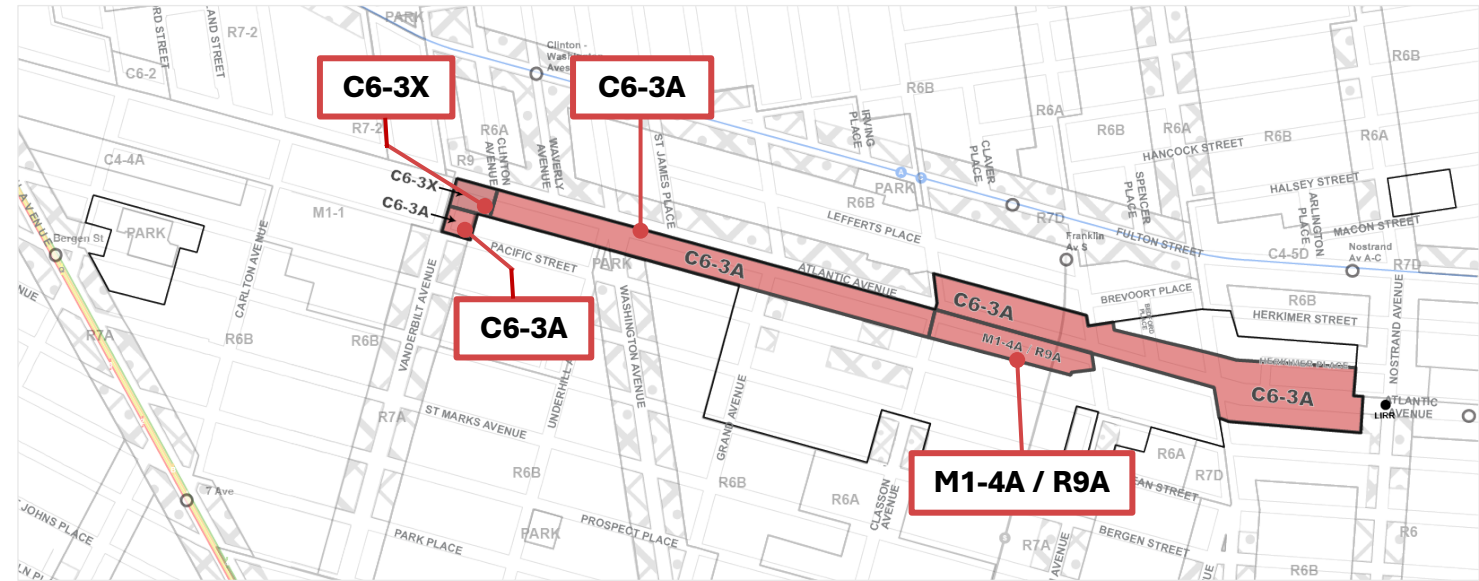
Existing Zoning: M1-1*

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

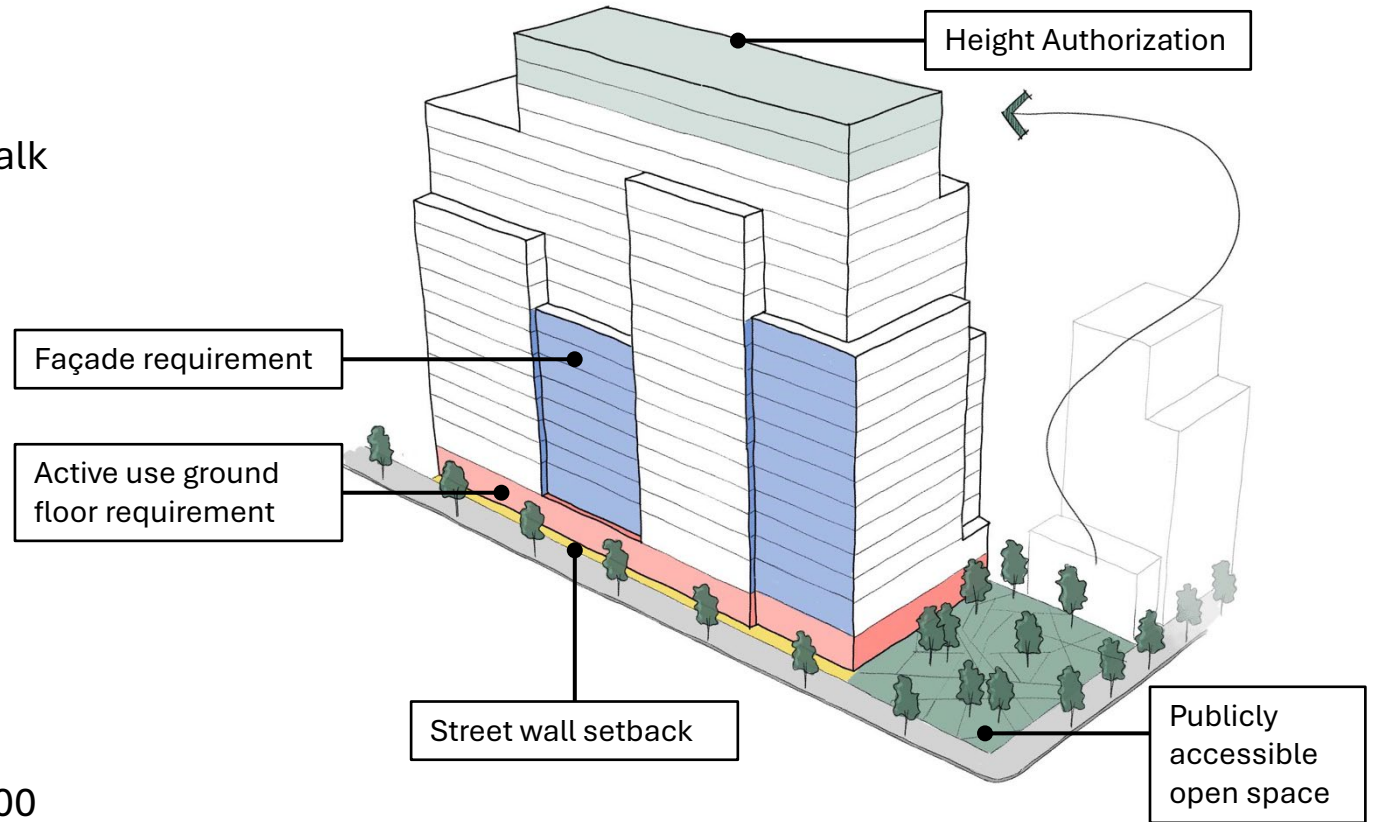
Special District: Atlantic Ave Summary

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

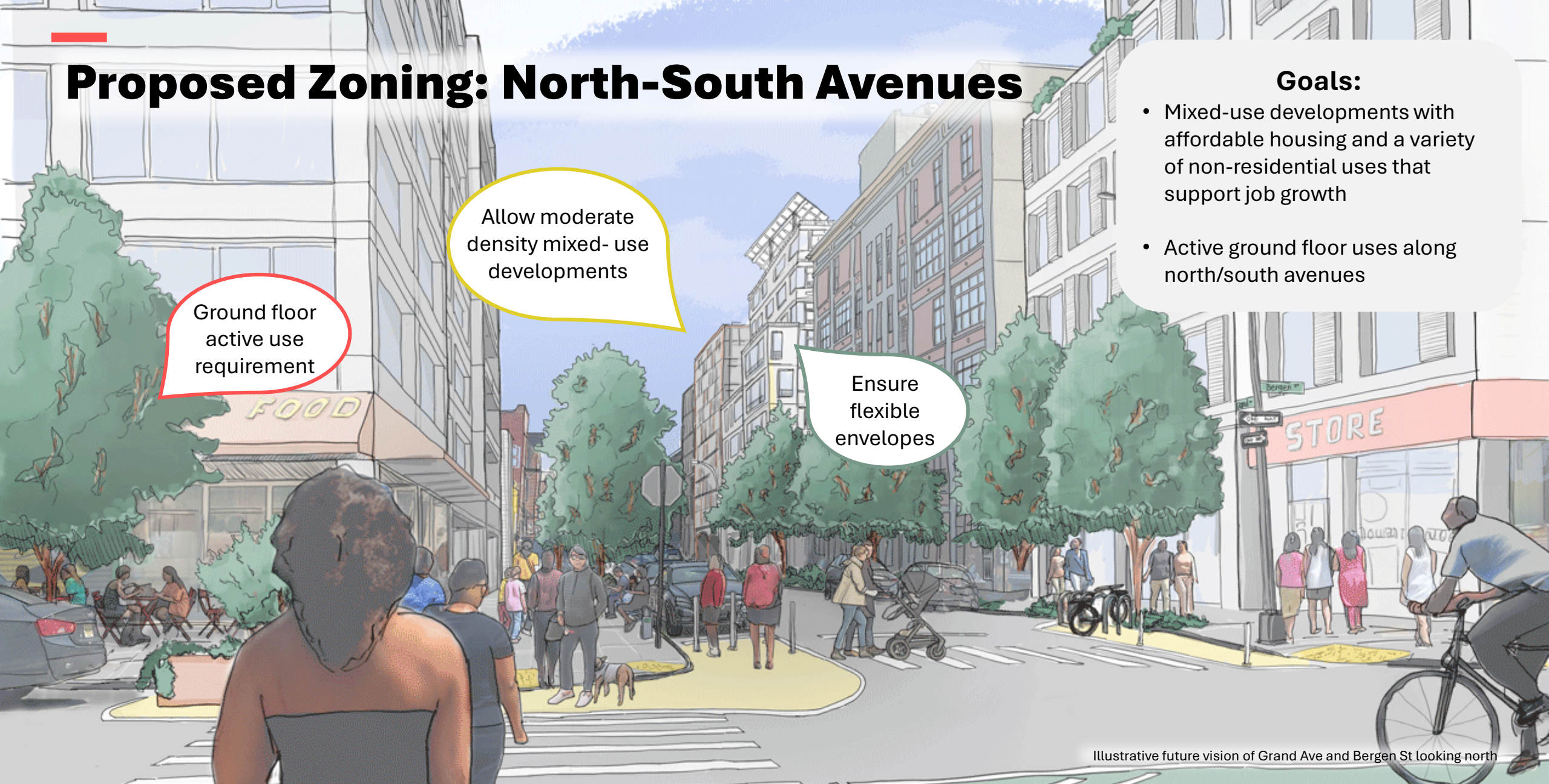
Corner lots provide more lot coverage flexibility

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

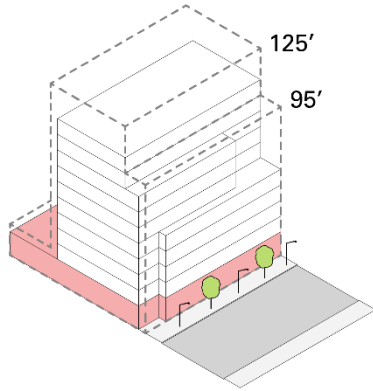
- Goals:**
- Mixed-use developments with affordable housing and a variety of non-residential uses that support job growth
 - Active ground floor uses along north/south avenues

Illustrative future vision of Grand Ave and Bergen St looking north

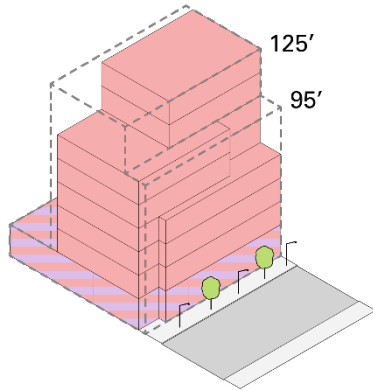
Zoning Proposal: North / South Avenues

Existing Zoning: M1-1*

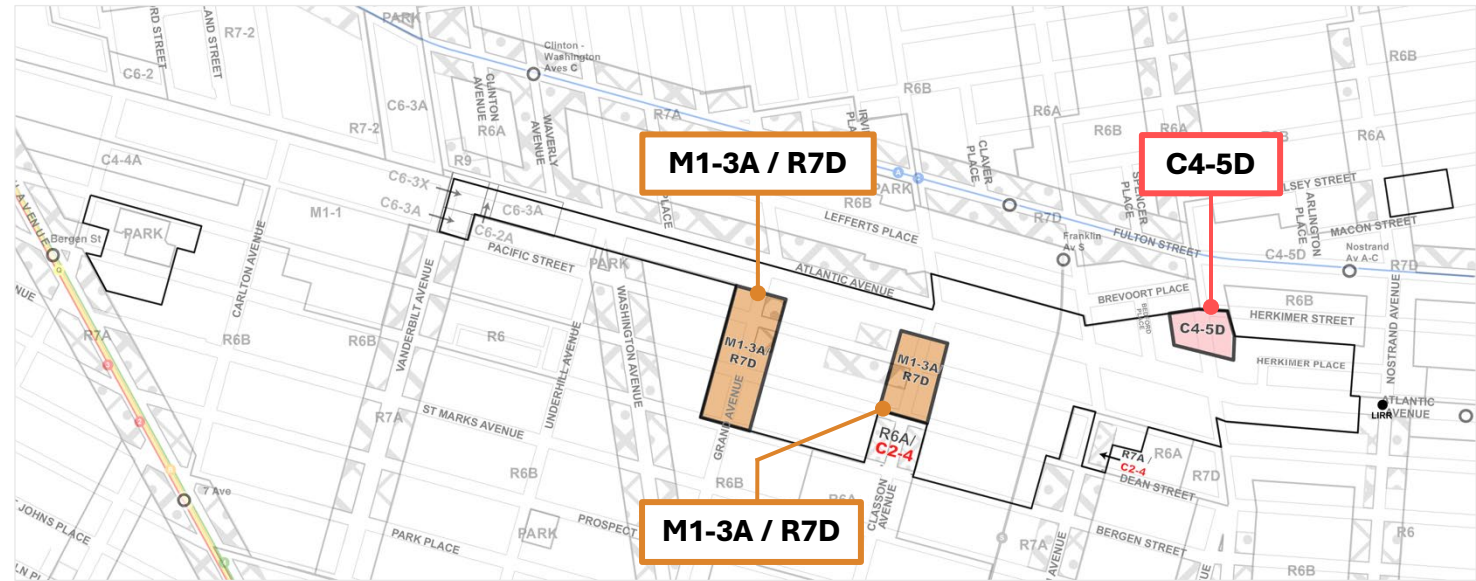
Proposed Zoning: M1-3A / R7D, C4-5D, C2-4 overlay



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

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

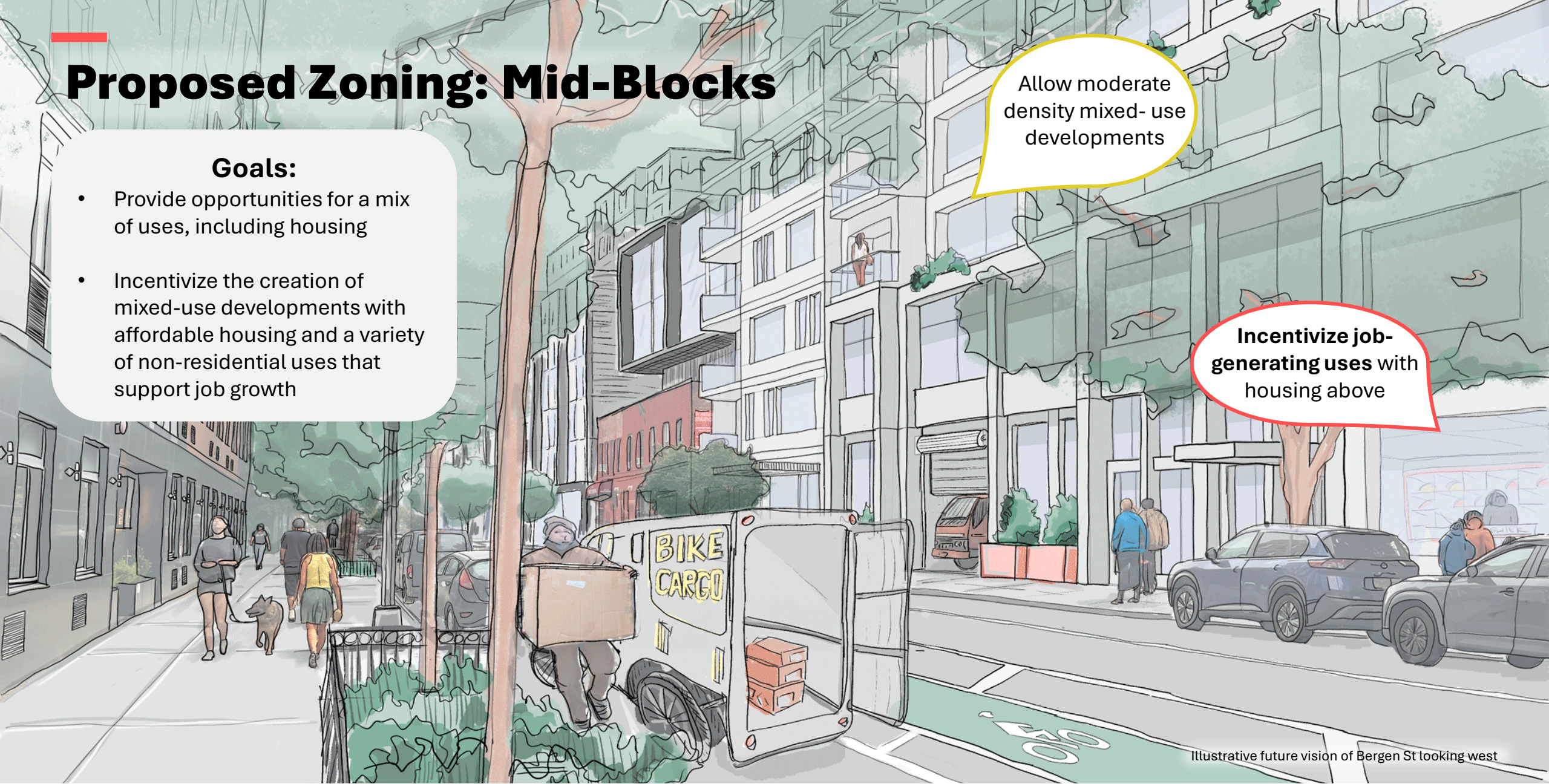
Proposed Zoning: Mid-Blocks

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



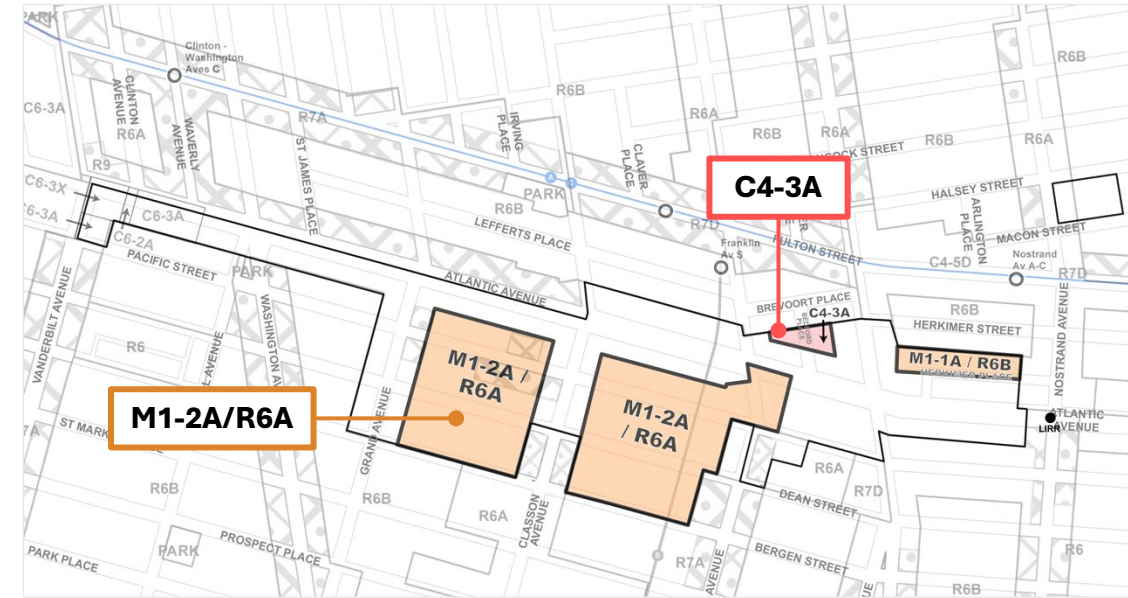
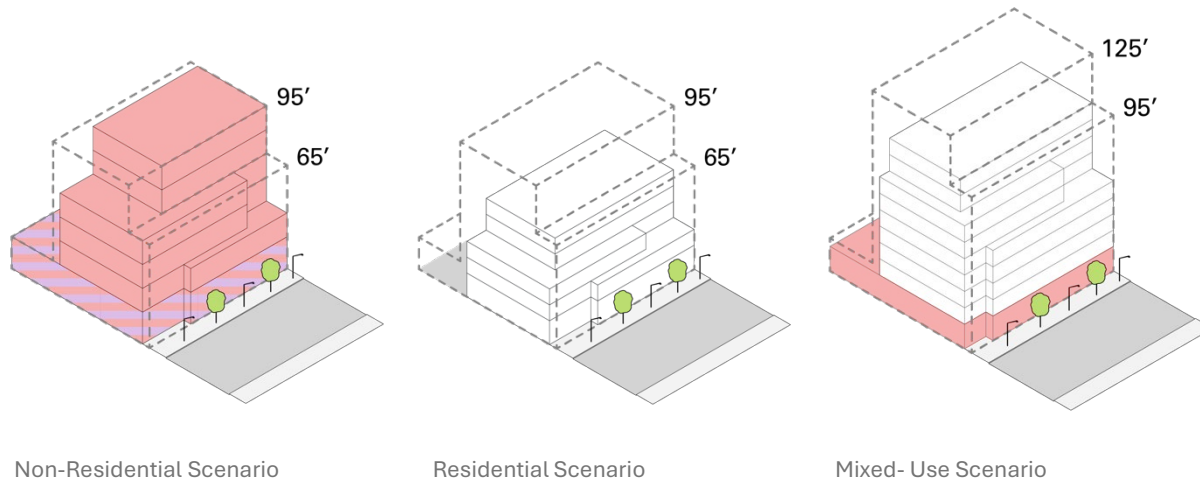
Illustrative future vision of Bergen St looking west

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

Bedford-Atlantic Armory



Bedford-Atlantic Armory

Zoning Proposal: Bedford-Atlantic Armory

Existing Zoning: M1-1

Proposed Zoning: M1-3A

Context:

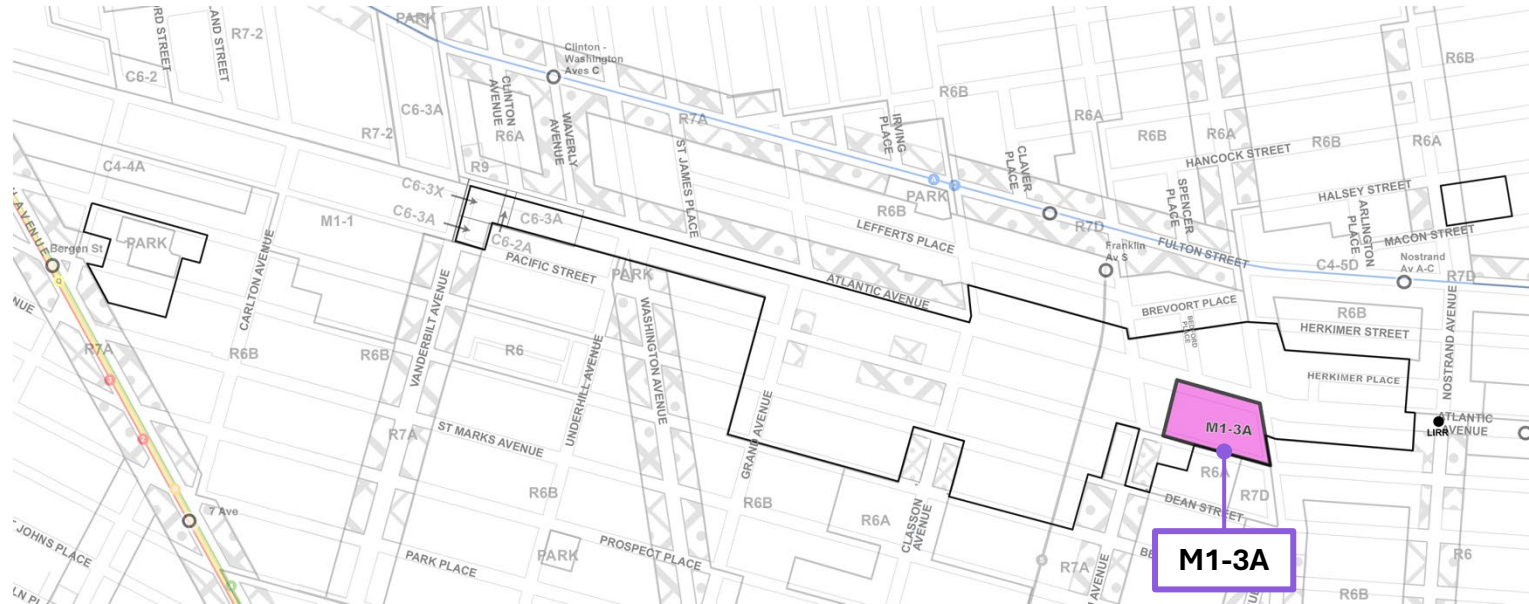
- Bedford Atlantic Armory (LPC designated landmark)
- Building is non-compliant with zoning

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'

Economic and Workforce Development

Goal: Require or encourage a mix of uses across the AAMUP geography, reinforcing AAMUP as a local job hub, while supporting current and future businesses

Zoning-based Proposal

- **Ground floor use requirement** for commercial, industrial or community facility uses along Atlantic Ave, Grand Ave and Classon Ave
- **Strong zoning incentive** within mid-block areas (1.1 FAR in R6A/M1-2A areas) to promote 1-2 floors of space for commercial, industrial and community facility uses
- **More flexibility to mix residential and industrial uses** if environmental and safety protections are met

Capital or Program-based Considerations

- Opportunities at the Bedford Atlantic Armory and other public facilities
- Advisors to support existing businesses and promote MWBEs
- Job recruitment, workforce training and wraparound services for jobseekers

Residential Areas



1034 Pacific St

Zoning Proposal: Residential Areas

Existing Zoning: R6B, R6A

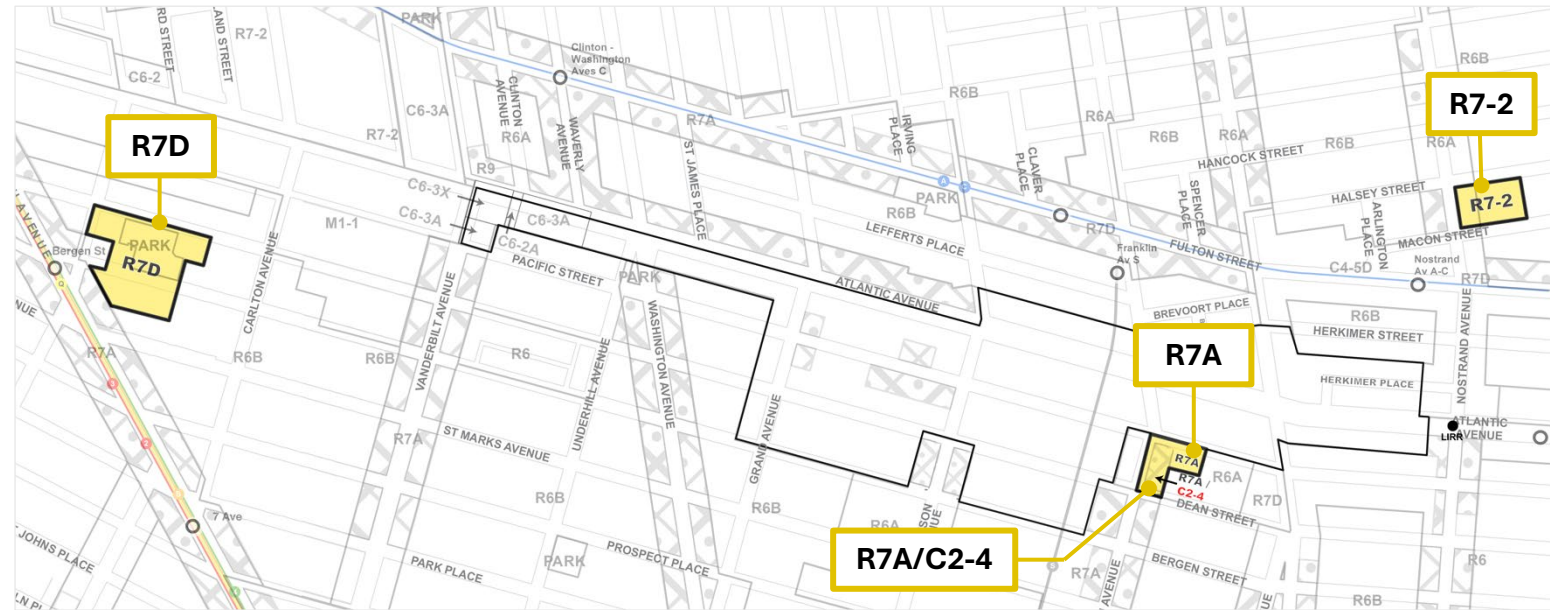
Proposed Zoning: R7D, R7A, R7-2, R7A/C2-4

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'

AAMUP Housing Strategies

Creating new affordable homes

Financing affordable housing on public and private sites

Administering zoning and tax incentives

Preserving affordability

Protecting tenants and supporting homeowners

Preserving existing affordable housing

What does affordable mean?



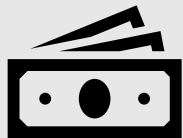
**30% of income
on rent**

Recommended household spending on housing



**Rent
increase
protection**

Protection from sudden rent increases that may cause financial hardship or displacement



**Income
restriction**

Income-based eligibility that aims to ensure that affordable homes go to households that need them

Creating new affordable housing

HPD builds rent stabilized, income-restricted housing on both public & private property

- **100% Affordable – City financed**
 - City-owned property ➡ affordable housing developers through a Request for Proposals process
 - Private property owners can approach HPD for financing if they want to build affordable housing
- **Mixed Income – Privately financed**
 - HPD supports the creation of income-restricted units as part of privately financed developments through loans and tax incentives



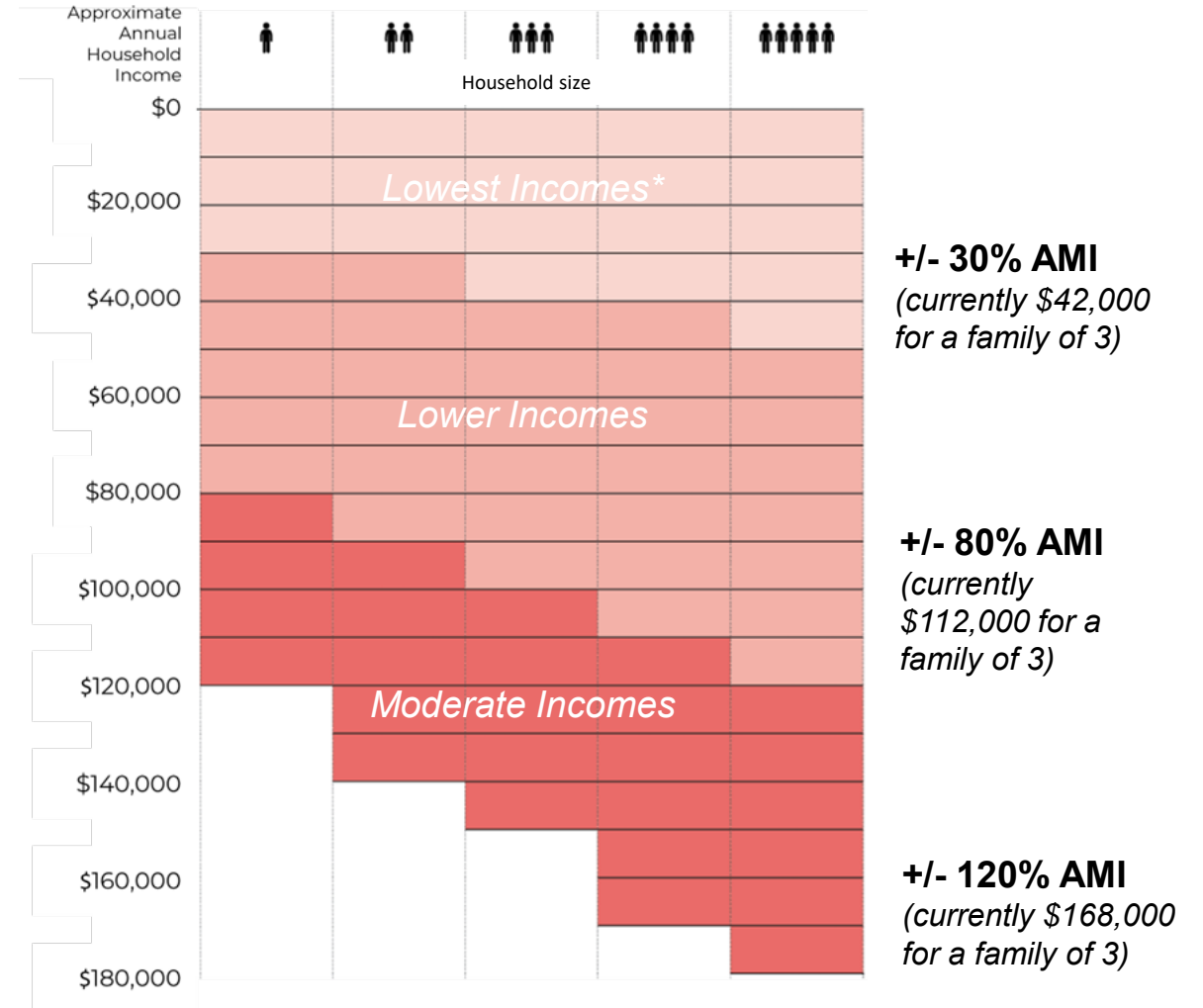
Weeksville Place (1559 Prospect Place)
100% affordable rental building with 45 apartments

How are affordable rents and eligible incomes determined?

- Income limits (or AMIs) are set at the federal level each year by U.S. Housing and Urban Development (HUD)
- HPD mostly finances projects for households earning up to 80% AMI (111,840 for a family of three)
- Income eligibility is related to household size

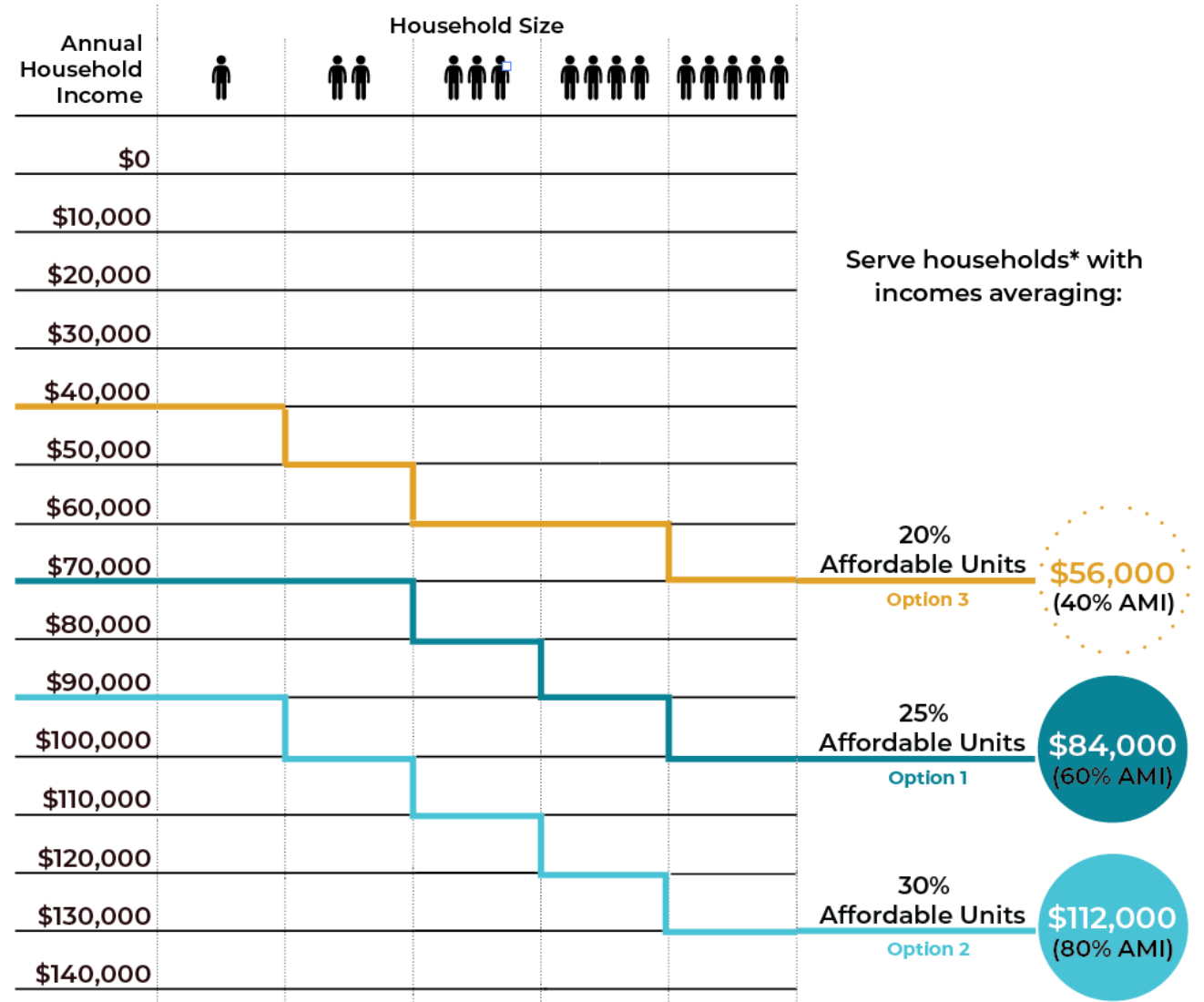
**15% of units in HPD-financed buildings are reserved for lowest income households coming from shelter*

Approximate income limits for HPD's financing programs
(2024 HUD Income Limits)



What is Mandatory Inclusionary Housing (MIH)?

- MIH creates new, permanently affordable apartments that can only be rented to families that earn a certain amount of income
- MIH requires that 20-30% of units be permanently affordable for low- and moderate-income New Yorkers
- MIH housing is administered by HPD and distributed the housing lottery
- Apartments have regulated rents and income eligibilities



*Rents and incomes are examples based on a three-person household (2024 HUD Income Limits)

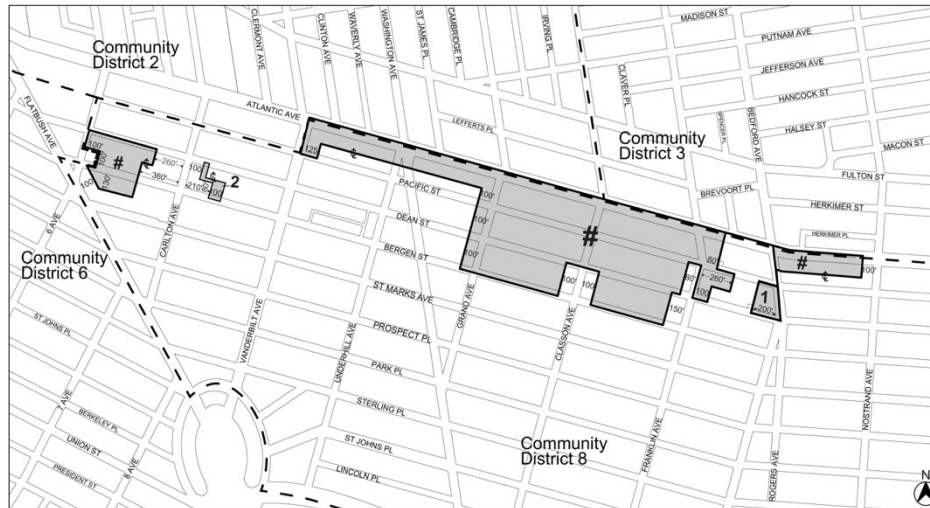
Zoning Text Amendment: Mandatory Inclusionary Housing (MIH)

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

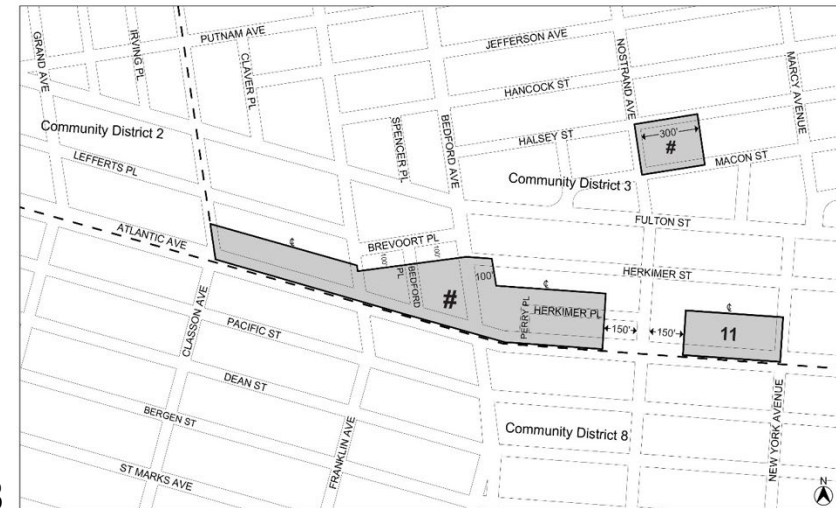
- Third application of MIH in a Brooklyn neighborhood study (East New York and Gowanus)
- ~1,055 MIH units on private sites, plus 381 units at 100% affordable developments

CD 8



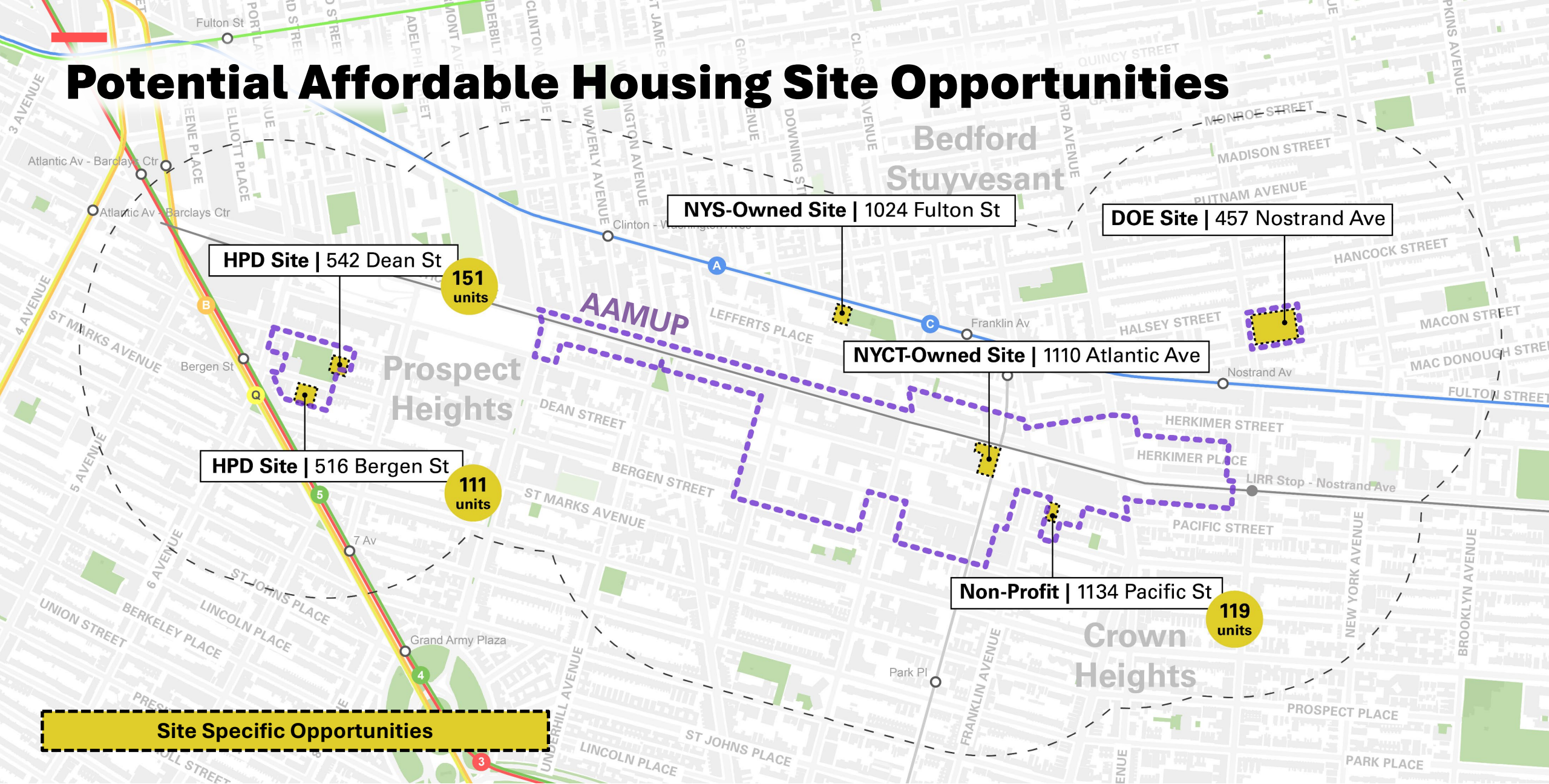
- - Community District Boundaries
 Mandatory Inclusionary Housing Program area
 Area 1 – 7/20/17 MIH Program Option 1
 Area 2 – 1/31/18 MIH Program Option 1
 Area # – [date of adoption] MIH Program Option 1, Option 2 and Option 3

CD 3



- - Community District Boundaries
 Mandatory Inclusionary Housing Program area
 Area 11 – 5/16/24 MIH Program Option 1 and Deep Affordability Option
 Area # – [date of adoption] MIH Program Option 1, Option 2 and Option 3

Potential Affordable Housing Site Opportunities



Site Specific Opportunities

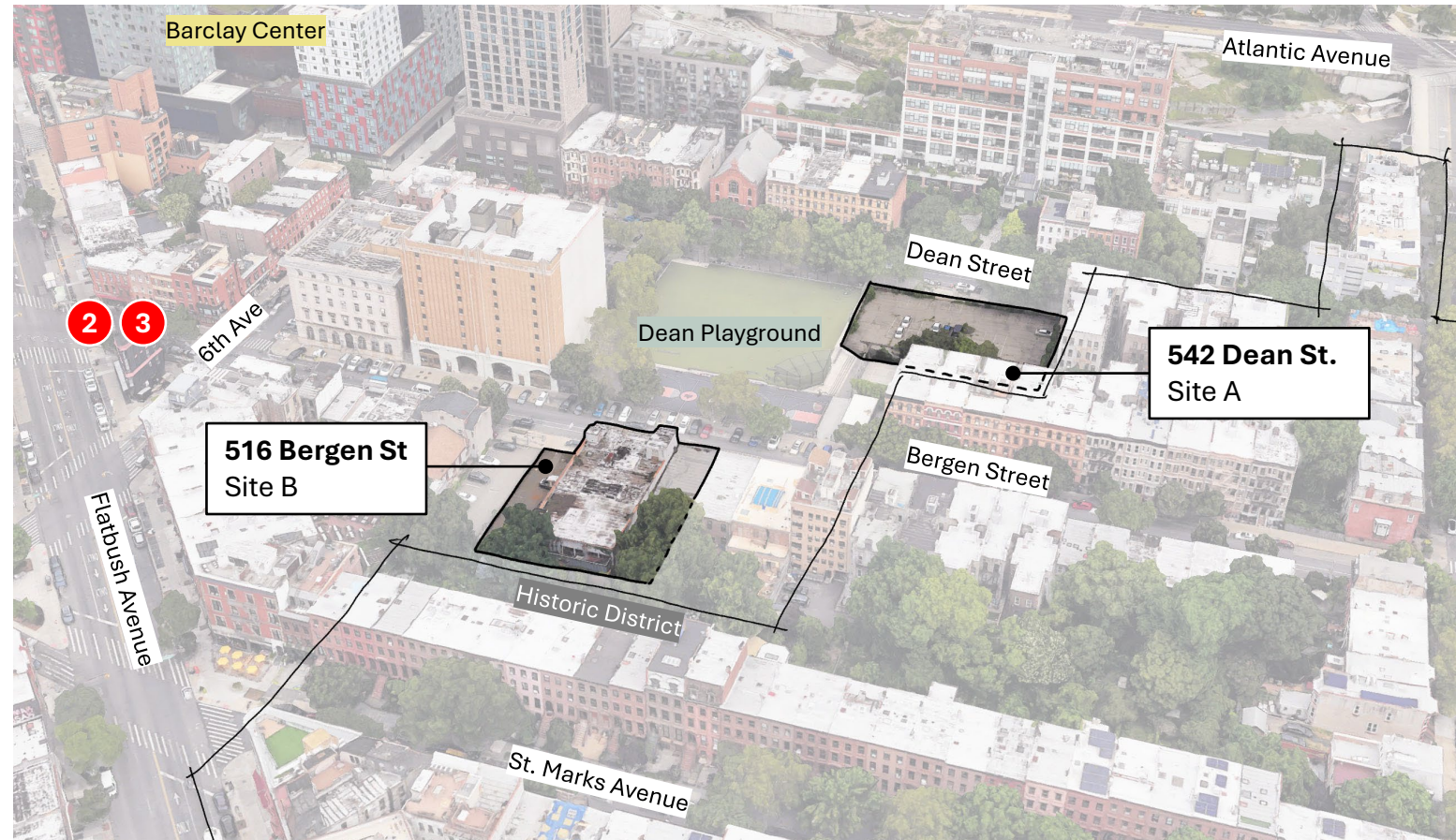
HPD-Owned Sites

542 Dean Street (Site A):

- Vacant city-owned site that currently has HPD parking

516 Bergen Street (Site B):

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



Aerial view of proposed sites

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

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.



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

Non-Profit Owned Site: 1134 -1142 Pacific St



- 100% affordable
- 119 units

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:

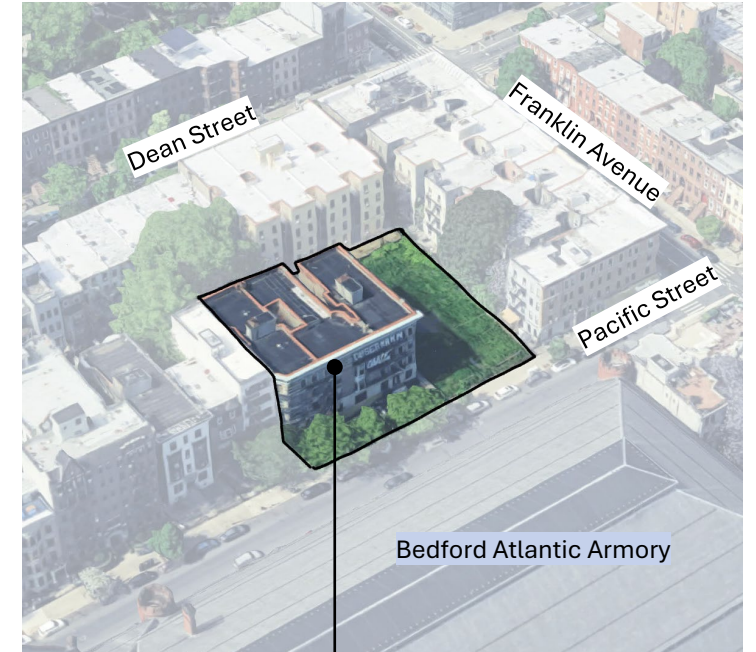
- Acacia Network, Dattner Architects

Proposal:

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



Illustrative rendering of proposal, facing southwest



1134 - 1142 Pacific Street
Vacant building and lot

MTA Site: 1110 Atlantic Avenue

Background:

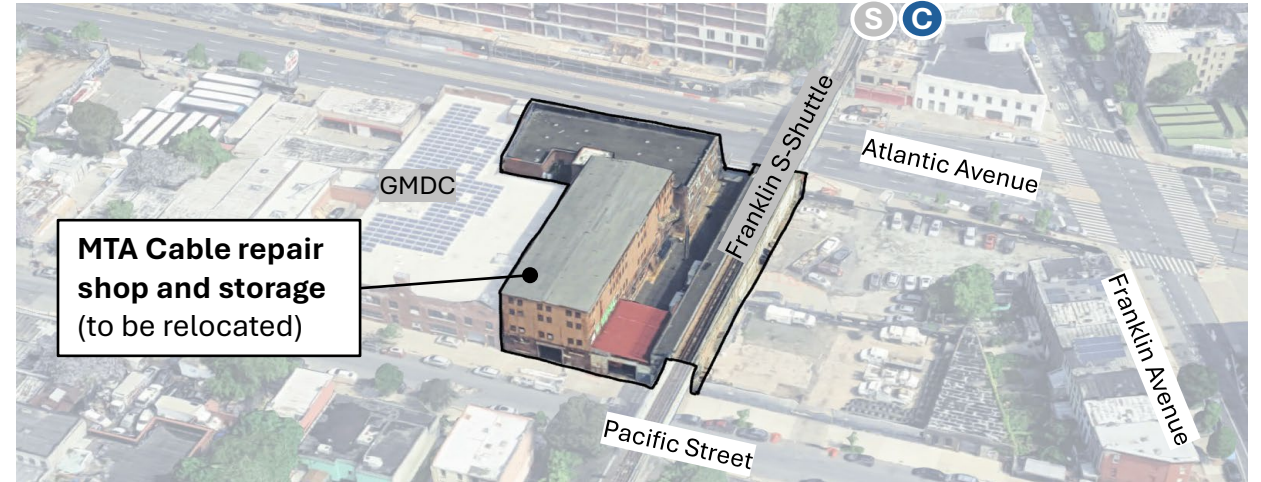
- City-owned, leased by NYC Transit Authority
- MTA uses anticipated to be relocated

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



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:

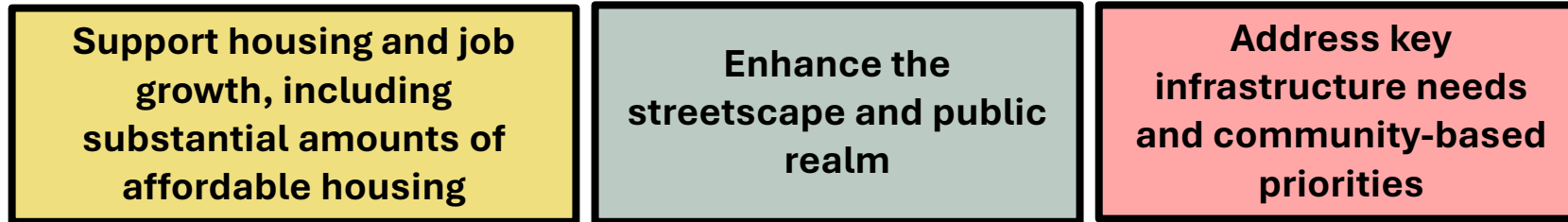
- Invest \$10M in the 1:1 Homeowner Help Desk
 - One-stop shop for NYC homeowners (outreach, marketing, and 1:1 housing and legal counseling)
 - Strategy identified during the Bed-Stuy Housing Plan engagement
- Relaunch program to support low or no interest home repair loans (HomeFix 2.0)
- Homeowner Education- Homeowner Handbook, Guide for Homeowners online resource



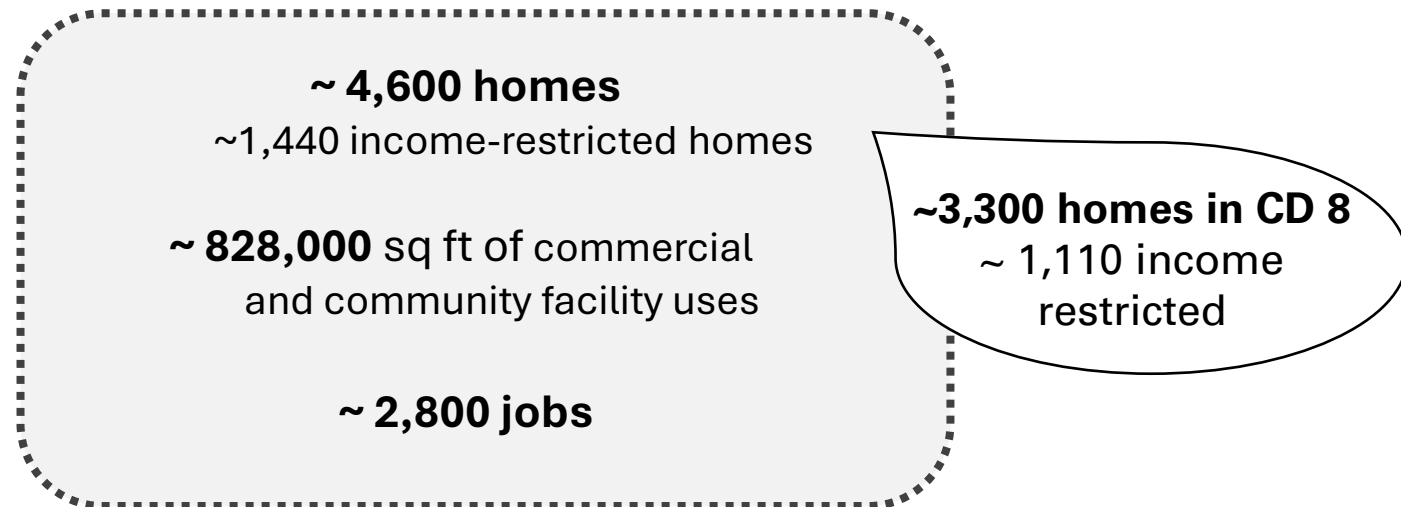
Homeowner Help Desk

Source: NYC Department of Housing, Preservation, and Development

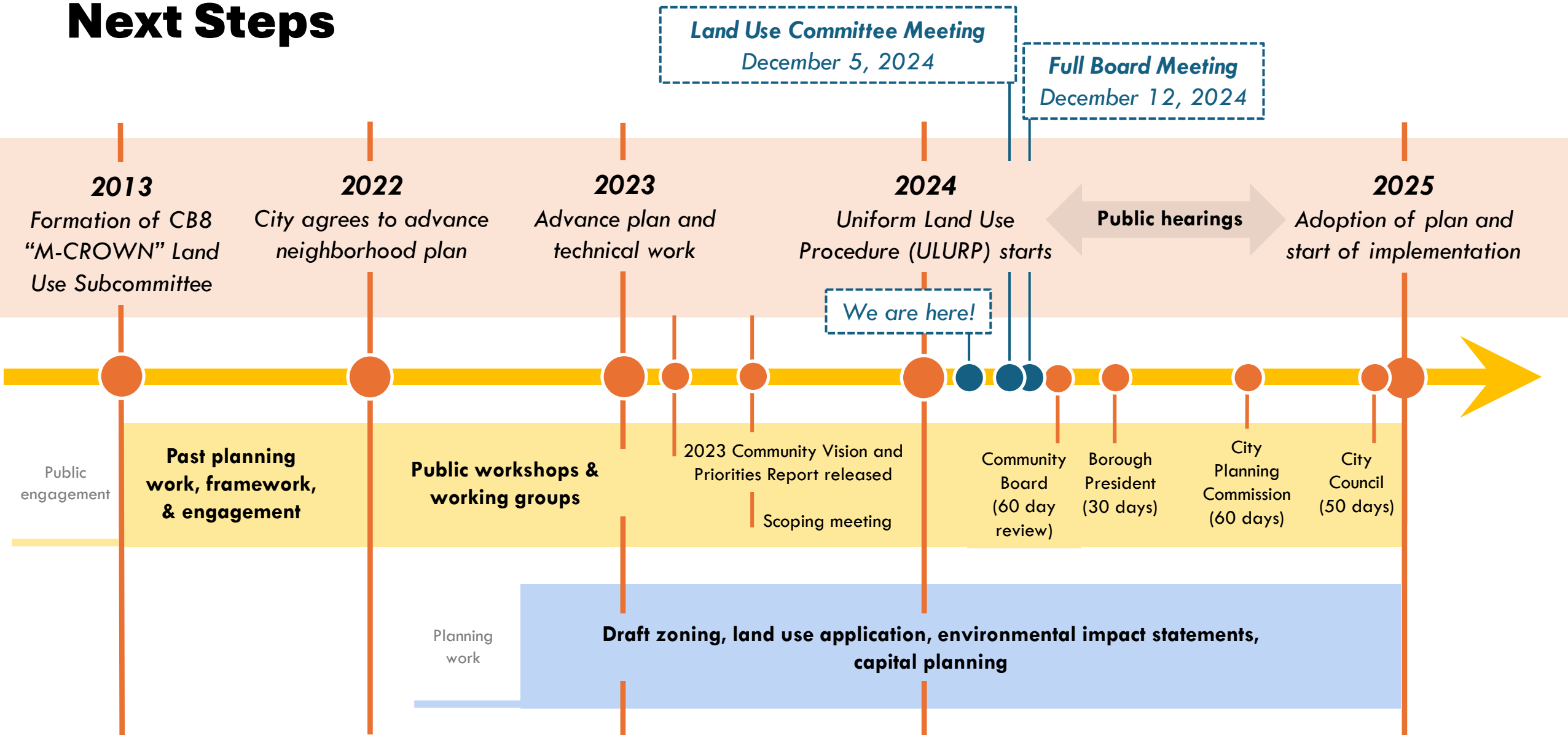
The Atlantic Avenue Mixed Use Plan is an opportunity to re-envision an industrially-zoned area in Central Brooklyn with a holistic plan to:



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



Next Steps



Thank you!

Questions?

Resources:

- **AAMUP:** www.nyc.gov/atlanticavenue
 - Presentations, land use application, DEIS, and other background materials
- **Department of City Planning:** www.planning.nyc.gov
- **NYC Charter** [NEW YORK CITY CHARTER \(amlegal.com\)](http://www.amlegal.com)