

The **City of Yes Atlantic Avenue Mixed-Use Plan** is a community-led proposal to bring **housing, commercial and industrial jobs, infrastructure improvements, and other investments** to Atlantic Avenue and its neighboring blocks in Crown Heights and Bedford-Stuyvesant.

This initiative builds upon nearly a **decade of planning work** led by Brooklyn’s Community Board 8, known as the M-CROWN (Manufacturing, Commercial, Residential Opportunities for a Working Neighborhood) study.

Existing Conditions

Despite its prominence, the stretch of Atlantic Avenue running from Vanderbilt Avenue to Nostrand Avenue remains **vastly underutilized**, especially when compared to the thriving residential neighborhoods surrounding it.

Current zoning rules, mostly unchanged since 1961, **prevent new housing and limit job growth** despite the area’s proximity to mass transit, retail, schools, parks, arts and cultural institutions, and more.



Source: DCP. Photos of existing conditions along Atlantic Avenue. [Click for hi-res version.](#)

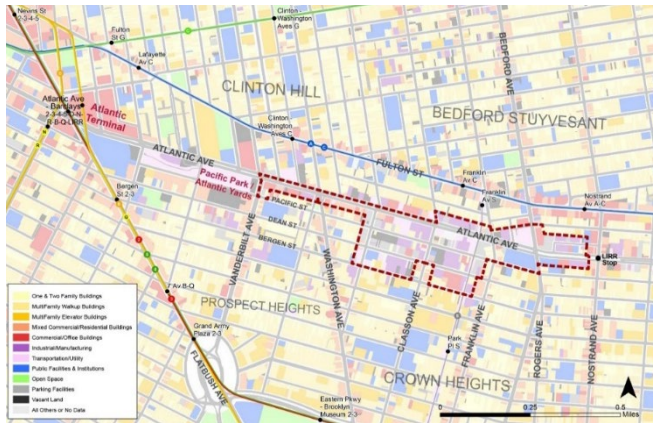
A Mixed-Use Neighborhood

The Atlantic Avenue Mixed-Use Plan aims to transform this area into a **mixed-use neighborhood** to support a shared vision of **housing and job growth**.

- **Mixed-use zoning** would allow multiple, different uses side-by-side or in the same building.
- Examples of mixed-use may be a building with ground floor shops and apartments above, or a building with light manufacturing, art studios, and offices.

The Plan would **allow housing** to be built in appropriate locations along Atlantic Avenue and adjacent blocks, including **permanently affordable housing** through the city’s [Mandatory Inclusionary Housing](#) program, as well as a mix of **commercial, community facility, and industrial uses**. It would update restrictive and outdated industrial districts as well to allow businesses to grow and relocate to the neighborhood.

Together, these changes will provide opportunities to **thousands of Brooklynites to live and work** in a **thriving neighborhood** near mass-transit, open space, and many other amenities.



Source: DCP. Map outlining the boundaries of the Atlantic Avenue Mixed-Use Plan and neighborhood context. Click for hi-res version.

Infrastructure

As part of this planning work, DCP and city agency partners will work with the community to help identify **infrastructure investments** for the neighborhood.

- For example, one of the widest streets in the borough, Atlantic Avenue is currently car-centric and unwelcoming to New Yorkers on foot or on bike.
 - This plan aims to create **more pedestrian-friendly streets** with **traffic-calming measures** to make sure these blocks are safe for everyone to navigate.

Working with Council Members Crystal Hudson and Chi Osse, Public Engagement Process has begun:

In order to support the upcoming outreach process and develop community-based priorities, the City hired WXY, an independent facilitator.

- The facilitator will lead the larger community planning workshops and three theme-based working groups on economic development, infrastructure, and land use/housing.
- It also leads the Steering Committee, which first met Dec. 1 and will meet monthly to help support the process and shape the Plan’s priorities related to housing, land use, small businesses, open space, transportation, urban design, and more.
 - The Steering Committee includes representatives from Community Boards 2, 3, and 8, local organizations, and other key neighborhood stakeholders.

The **first public meeting** on the Atlantic Avenue Mixed-Use Plan will take place in **January**, followed by topic-based working groups, with details to be published on nyc.gov/engage in the coming weeks.

This upcoming six-month public envisioning process for Atlantic Avenue will result in a community-based report that will directly inform land use actions and infrastructure investments for the final plan.

The Atlantic Avenue Mixed-Use Plan is tentatively scheduled to begin the city’s formal public review process in **2024**.