Atlantic Avenue Mixed-Use Plan (AAMUP) **Draft Zoning Discussion**

September 6, 2023

Atlantic Avenue Mixed-Use Plan (AAMUP) Draft Zoning Discussion

Thank you so much for attending! We appreciate your time and feedback.

If you are having difficulty hearing us, call in at this number: +1 (213) 338 8477

After the presentation, if you would like to speak, we ask that you please raise your hand. Please do not unmute yourself until we call on you to speak.

If you have any questions, please put them into the ZOOM Q&A function.

Please tell us your name, pronouns and relationship to AAMUP in the chat!



- Opening remarks
- What is a neighborhood plan?
- Historic context and why act now?
- Recent planning and outreach
- Draft zoning proposal
- Next steps and other Neighborhood Plan components
- Q&A





Atlantic Avenue Mixed-Use Plan (AAMUP) Draft Zoning Discussion

Opening Remarks from:

- 1. Council Members Crystal Hudson and Chi Ossé
- 2. Department of City Planning Executive Director: Edith Hsu-Chen















What do you think is part of a neighborhood plan? 45 Responses







What guides a Plan?	What topics are covered?	What are the tools to achieve a Plan?
Community Priorities	Zoning & Land Use	Land Use Actions
Outreach and feedback	Urban Design	Capital Investments
Local & Citywide Goals	Housing	Public Realm Improvements
Existing Conditions	Streets & Open Space	Programmatic Investments
	Jobs & Economic Development	Coordination with community & agencies
	Schools & City Services	



What are we talking about today?





Neighborhood Planning Process





 Develop key priorities and framework for holistic plan (land use, housing, jobs and economic development, open space, transportation, community resources, and other expense/capital needs)

- Release final application and draft EIS
- ULURP (Community Board, Borough President, City Planning Commission, and City Council)

Background and History



Atlantic Avenue seen from Bedford Avenue, looking north with the armory on the left, circa 1910. Source: NY Digital Culture of Metropolitan New York 11

1/1

Where is the Atlantic Avenue Mixed-Use Plan?





Location Snapshot

- Located along Atlantic Avenue in Central Brooklyn in Community Districts 3 and 8 to the north of Prospect Park
- Situated in industrially zoned ٠ area between Crown Heights, Bedford Stuyvesant, Fort Greene, Clinton Hill, and **Prospect Heights**



Atlantic Avenue and its surrounding area





Atlantic Avenue is one of Brooklyn's most important eastwest corridors, connecting Downtown Brooklyn to Queens and Long Island.

However, the area's current industrial zoning rules prevent new housing and limit job growth despite the area's great connectivity.

As a result, a mix of vacant lots, self-storage, and auto shops characterize Atlantic Avenue today.





Rail-Based Development





Left Railway crossing at Atlantic and Bedford Avenues Right Atlantic Avenue and Nostrand Source: NY Digital Culture of Metropolitan New York

At the end of the 19th century, a railway along Atlantic Avenue connected the farms of Long Island to Brooklyn's industrial waterfront. Many industrial businesses flourished along Atlantic Avenue and surrounding blocks.

Car-centric Development



Left Atlantic and Carlton Avenues, looking north Right Cars and Streetcars on Atlantic Avenue Source: NY Digital Culture of Metropolitan New York

In the early 1900s, as **the railway moved underground** and **car use skyrocketed** – gas stations, repair shops, warehouses, and distributors concentrated along Atlantic Avenue.

1860s - 1900s

1900s - 1960s



Historic Context – Atlantic Avenue



1961 Zoning



M1-1 Zoning

- Intended for low density, autodependent areas
- No new residential permitted
- 1.0 Floor Area Ratio (FAR) for industrial and commercial uses
- 1 parking space required for every 300 sf of commercial and 1000 sf of industrial

Population Change within the Context Area



Historic Population Trends of US Census overlapping within 0.25 Mile of AAMUP Source: US Census

Atlantic Avenue was designated "M1-1" in 1961 – a district that does not allow new housing to be built and with low permitted density and a high amount of parking...

1961

...leading to disinvestment and population loss in the context area – the population **decreased by 29% in the** 1970s, coinciding with population loss citywide and an **increase in vacant lots** and parking around Atlantic Avenue.

1960s - 1980s





Further Population Changes



Atlantic Avenue and Surrounding Areas



Left Atlantic and Carlton Avenues, looking north Right Cars and Streetcars on Atlantic Avenue Source: NY Digital Culture of Metropolitan New York

This part of Atlantic Avenue has seen **little new development** in recent decade, except for the adaptive reuse of former industrial buildings. Today, a mix of vacant lots, self-storage, and auto shops characterize the area.

Historic Population Trends of 0.25 Mile Context Area Source: American Community Survey

The population **increased by 11% in the 1980s** partly due to immigration. The population stabilized in the 1990s and early 2000s, which coincided with contextual rezonings. During 2010s, the population increased, putting pressure on current housing and raising prices.

1970s – Present

Present





Based on the history, what do you think the current uses are? 55 Responses







- 1. Local and citywide housing shortage and affordability crisis
- 2. Part of network of areas with strong access to **public transit and major employment nodes**
- 3. Surrounding neighborhoods have been "contextually" rezoned, **limiting capacity for growth**, coupled with Historic Districts.
- Current zoning (M1-1) is outdated and has resulted in many vacant lots, warehouses, and parking
- 5. Build upon **community-driven planning process** to develop a coordinated, holistic plan



Housing costs are too high for most New Yorkers



There aren't enough available homes



Maintaining quality housing is expensive



Limited housing and neighborhood choice

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Rent Burdened Households

Over 50% of Brooklyn

residents spend 30% or

more of their income on

CB 8 and CB 3 residents

shoulder a larger rent

burden compared to

adjacent community

•

•

rent.

districts.

- 22% 24% 30% 31% 32% 19% 25% 14% 22% 23% 59% 54% 51% 47% 47% BK CB 2 BK CB 3 BK CB 8 Brooklyn NYC
 - Severely Burdened: Over 50% of income spent on rent
 Burdened: 30-50% of income spent on rent
 Not Burdened: Under 30% of income spent on rent



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Race/Hispanic Origin within the Context Area

Census Tracts overlapping within a quarter mile radius of AAMUP



US Census



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City of Yes Housing Opportunity



city of diversity city of affordability city of neighbors city of housing opportunity city of families

The Housing Opportunity text amendment aims to create **more housing** and **more types of housing** in every neighborhood in NYC

The second

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- Contraction

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Dean Street looking west towards Grand Ave



1163 Atlantic Avenue at the corner of Atlantic Ave and Perry Pl

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Recent Housing Growth in and around the AAMUP area



Context Area Population**2000**: 103,138(U.S. Census)**2020**: 119,021



Map of new units built (e.g. granted CO) or active permit applications from 2000-2023 located in Census Tracts within a half mile of AAMUP



Pacific Park (units constructed as of June 2023): **3,212** units

Draft Zoning Discussion





2013 Crown Heights West Rezoning adopted

Subsequent formation of C8 "M-Crown" Land Use Subcommittee



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Original CB 8 Resolution adopted







2015

2018

Crown Heights West Rezoning adopted

Subsequent formation of C8 "M-Crown" Land Use Subcommittee

- Original CB 8 Resolution adopted
- **2016** Department of City Planning (DCP) engagement begins
 - DCP released Land Use Framework



Three subareas to reflect housing needs and job growth goals





2013 Crown Heights West Rezoning adopted Subsequent formation of C8 "M-Crown" Land Use Subcommittee 2015 Original CB 8 Resolution adopted 2016 Department of City Planning (DCP) engagement begins 2018 DCP released Land Use Framework 2019 **Revised CB 8 Resolution adopted** 2020 Pandemic – Virtual outreach continues

Continued Outreach and Engagement

Community Board 3 & 8 Land Use

Affordable Housing w/ HPD

Citywide Trends and Neighborhood Demographic and Population

Intro to Urban Design

Urban Design approach to Density







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Letter from Council Member Crystal Hudson, elected officials and (Winter/Spring) stakeholders requesting a Plan & City response **committing to advance** a Plan

Coordination with **Council Member** and **City Council Land Use team** on an (Spring/Summer) engagement plan, including facilitator to support outreach process



2022

2013

2015

2016

2018

2019

2020

2022

2023



Crown Heights West Rezoning adopted Subsequent formation of C8 "M-Crown" Land Use Subcommittee Original CB 8 Resolution adopted Department of City Planning (DCP) engagement begins DCP released Land Use Framework **Revised CB 8 Resolution adopted** Pandemic – Virtual outreach continues (Winter/Spring) Letter from Council Member Crystal Hudson, elected officials and stakeholders requesting a Plan & City response committing to advance a Plan Coordination with **Council Member** and **City Council Land Use team** on an (Spring/Summer) engagement plan, including facilitator to support outreach process 9 Steering Committee meetings, 3 sessions of 3 topic-based (Winter/Spring) working groups (9 total) and 3 community planning workshops - Land Use, Density and Housing - Economic Development, Human Capital and Services - Open Space, Streetscape and Infrastructure Draft Zoning Discussion



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AAMUP Community Vision and Priorities



- Create new permanent deeply affordable housing by allowing increased density along Atlantic avenue and surrounding side streets and preserve existing affordable housing in the larger area
- 2. Institute **zoning parameters that facilitate a mixed-use community** to support existing and new residents with access to jobs and services within walking distance.
- 3. Plan, fund, and implement **a coordinated street plan** including a clear and expeditious timeline that centers a comprehensive redesign of Atlantic Avenue to improve safety, strengthen amenities for all users, and address environmental concerns.
- 4. Create new open spaces with greenery and recreation opportunities and improve existing parks in the surrounding area to address the current lack of parks and public space.
- 5. Invest in **job training and business development** to expand career pathways that are accessible to existing residents without a college degree and prioritize Black-owned and M/WBE businesses as well as those that pay a living wage.
- 6. Activate the underutilized space in the Bedford Atlantic Armory with new community amenities that support the inhabitants of the existing men's shelter as well as the broader community.


How many AAMUP community engagements did you attend?





Land Use and Zoning Feedback

What we heard during outreach as a response to the M-CROWN framework and feedback from the report:







Land Use and Zoning Feedback

Outreach responses to the 2018 **MCROWN** framework resulted in a revised Framework

The colors here reflect the subareas above, creating a new mixed-use subarea.

Atlantic Avenue **Mixed-use Subarea:**

Major corridor with high density mix of commercial and residential with active ground floors

Special Mid-Block Mixed-use Subarea:

Mixed use developments with affordable housing and a variety of non-residential uses that support job growth

North-South Avenue Mixed-use Subarea:

Encourage moderate density, mixed-use development with greater density along the north/south avenues than mid-blocks











Zoning helps to regulate both "what" you can build and "where" you can build it.







Zoning helps to regulate both "what" you can build and "where" you can build it.

Zoning does NOT			
Require 100% affordable housing	Require businesses to locate in a building		
Control aesthetics or architecture	Require the construction of new buildings		
Require existing buildings to change to the new rules			
Result in new buildings where there is no market demand for such buildings	Require a building to only have a certain number of bedrooms		
	Prohibit demolition of buildings		







Features and Goals of the Draft Zoning Proposal





Address Housing Shortage & Support Affordability Needs

- Create opportunities for new housing construction with affordable housing
- Require income-restricted housing through Mandatory Inclusionary Housing (MIH) and support deeper levels of affordability on city-owned sites
- Encourage moderate to high density on key corridors
- Coordination with City-wide text amendment: City of Yes Housing Opportunity



Draft Zoning Discussion



Mixed-Use Neighborhood for Employment & Housing



Urban Design & Public Realm Improvements



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Mixed-Use Neighborhood for Employment & Housing

- Require active ground floor uses on key corridors
- Create an incentive for mid-block job-generating uses with housing above
- Provide envelope flexibility for developments that create a mix of uses
- Coordination with City-wide text amendment: City of Yes Economic Opportunity



Urban Design & Public Realm Improvements



Features and Goals of the Draft Zoning Proposal



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Urban Design & Public Realm Improvements

- Enhance the Atlantic Avenue streetscape for safety and stormwater management
- Require a street wall setback along Atlantic Avenue and Bedford Avenue
- Require bulk envelope modifications for enhanced architecture and to accommodate a variety of uses
- Eliminate off-street parking requirements and update loading regulations
- Balancing the need for housing with existing context

Summary of Draft Zoning Proposal





R7A

R6B

Encourage moderate density, mixed-use development with greater density along the north/south avenues than mid-blocks

Residential Area

Residential developments with affordable housing to align with goals to provide affordable senior and family housing

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R5B





A + PRINCE

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Proposed Zoning: C6-3A (R9A equivalent), M1(5)/R9A

Context:

- Atlantic Avenue: 120-foot-wide corridor with a mix of uses and auto-centric character, but divides neighborhoods to the north (Fort Greene, Clinton Hill, Bedford Stuyvesant) and south (Crown Heights, Prospect Heights)
- Transit-rich: located near subway along Fulton St and with LIRR access at Nostrand Ave

Goal:

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



Zoning Approach	Geography	Zoning District	Residential FAR	Non- Residential FAR	Maximum Base/Building Height	Mixed Use Approach
High Density Commercial District	Atlantic Ave	C6-3A (R9A)	9.0 *	7.5	135'/185'*	Ground Floor
	GMDC & MTA Lot	M1(5) / R9A	9.0 *	5	125'/155' 135'/185' *	Active Use Requirement



Proposed Zoning: C6-3A (R9A equivalent), M1(5)/R9A





Zoning Strategy

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- Higher Density Commercial District with ground floor use requirement
- Special regulations to setback buildings along Atlantic Ave to improve sidewalk, provide bulk flexibility and enhance façade and articulation treatment



- Contraction

Maximize Housing & Affordable Housing

bicycle-friendly area

Proposed Zoning: C6-3A (R9A equivalent), M1(5) / R9A



Atlantic Avenue looking west: Preliminary vision subject to ongoing coordination, analysis, and outreach with DOT, DPR, community members, and other stakeholders

Draft Zoning Discussion





Proposed Zoning: M1(4)/R6A, M1(3)/R6B, C4-3A

Context:

- Mid-blocks between Grand Avenue and Franklin Avenue
- Herkimer Place

Goal:

 Incentivize the creation of mixed-use developments with affordable housing and a variety of nonresidential uses that support job growth



			R7A		R5B	
Zoning Approach	Geography	Zoning District	Residential FAR	Non-Residential FAR	Maximum Base/Building Height	Mixed Use Approach
	Mid-block side street	M1(4) / R6A	3.9 *	4 *	95' / 125' (non- residential & mixed use) 65' / 95' (residential)	Total 5 FAR with non- residential ground floor
Mixed Use District with Preferential Use	Franklin Avenue	M1(4) / R6A	3.9 *	3	65' / 95'	
	Herkimer Place	M1(3) / R6B	2.4 *	3	45' / 65' res. Only - 65' / 95' mixed use	Total 3 FAR with non- residential ground floor
Medium Density Commercial District	Bedford Place	C4-3A (R6A eq)	3.9 *	3.4	65' / 95' *	Ground Floor Active Use Req.



Proposed Zoning: M1(4)/R6A





Proposed Zoning: M1(3)/R6B



Non-Residential

3.0 FAR 3.0 FAR Office / Commercial / CF / Manufacturing





Zoning Strategy

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- Mid-block use preference (1-2 floors) to incentivize a mixed-use building
 - Provide a preference for a higher Non-Residential FAR to encourage a Mixed-Use building in a flexible envelope to allow room for unique, articulated architecture



Special Mixed-Use

0.6 FAR Office / Commercial /

CF / Manufacturing

Incentive

3.0 FAR

2.4 Residential

Proposed Zoning Special Mid-block Mixed-Use





What uses and businesses should be added to the area next to new apartments or within the same building as new apartments?

55 Responses











Proposed Zoning: M1(4)/R7D, C4-5D, C2-4 overlay

Context:

- Grand Avenue, Classon Avenue, Franklin Avenue, and Bedford Avenue are neighborhood connectors with more street-level activity
- Corner lots provide more lot coverage flexibility

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



Zoning Approach	Geography	Zoning District	Residential FAR	Non-Residential FAR	Maximum Base/Building Height	Mixed Use Approach
Mixed Use Corridor District	Grand Avenue and Classon Avenue	M1(4) / R7D	5.6	4	95'/125' (non-residential & mixed use) 95'/125'* (residential)	Ground Floor Active
Medium Density Commercial District	Bedford Avenue	C4-5D	5.6	4.2	95'/125' *	Use Requirement
Commercial Overlays	Classon Avenue and Franklin Ave.	C2-4	n/a	2	Based on residential zoning district	Allow commercial uses where they're non-conforming



Proposed Zoning: M1(4)/R7D, C4-5D





C4-5D

4.0 Commercial / CF

Non-Residential

FAR Breakdown

4.0 Commercial /

Community Facility

Office / Commercial / CF

4.2 FAR



Zoning Strategy

Moderate Density **Mixed Use Districts** with slightly higher density along north/south avenues

Draft Zoning Discussion





Looking southeast from the corner of Atlantic Avenue and Franklin Avenue towards the Bedford Atlantic Armory 61



Proposed Zoning: M1(4)

Context:

- Bedford Atlantic Armory (LPC designated landmark)
- Non-compliant issues related to parking and use

Goals:

- Short-term: bring the Armory into greater compliance with zoning and provide flexibility for potential renovations
- Medium/long-term: Allow for potential future communityorientated uses and explore affordable housing



Zoning Strategy

 Rezone to M1(4) with 4 FAR, adjust parking and loading regulations



Zoning Approach	Geography	Zoning District	Residential FAR	Non-Residential FAR	Maximum Base/Building Height	Mixed Use Approach
Moderate Density Manufacturing District	Bedford Atlantic Armory	M1(4)	N/A	4	95'/125'	N/A







- Contraction

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Proposed Zoning: R7D, R7A

Context:

• Dean St and Bergen St: location of two sites owned by HPD with RFPs for 100% affordable housing near the Dean St Playground and Atlantic Terminal Flatbush

• **Pacific St:** location of proposed affordable housing development at 1134 Pacific St

Goal:

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



Zoning Approach	Geography	Zoning District	Residential FAR	Non-Residential FAR	Maximum Base/Building Height	Mixed Use Approach
Moderate Density	Moderate Density Dean Street and Bergen Street	R7D	5.6	N/A	95'/125'	N/A
Residential District	Pacific St. and Franklin	R7A	5.0 *	N/A	85'/115' *	N/A



Proposed Zoning Residential Area



Proposed Zoning: R7D



- Responsive to key recommendation from the AAMUP ٠ **Community Vision and Priorities**
 - F. Deeply Affordable Housing on Public Sites: Explore every opportunity to construct 100% deeply affordable housing and supportive housing on City and state-owned sites. Sites to explore include:
 - ii. Increase the allowable density above current levels at two HPD sites at 516 Bergen Street and 542 Dean Street to enable the delivery of more deeply affordable housing units.



Location	Α	516 Bergen Street
	В	542 Dean Street
RFP Goals	A &B	 516 Bergen Street (Site A) Create high quality affordable housing that furthers the goals of the Where We Live NYC Plan Provide lower income New Yorkers and families with children opportunities to live in this amenity-rich neighborhood
		 542 Dean Street (Site B) Create high quality affordable housing for seniors Provide publicly accessible open space adjacent to Dean Playground



Proposed Zoning Residential Area



Proposed Zoning: R7A





- 1134-1142 Pacific St
- Former homeless/transitional housing site that is vacant
- Acacia Network (NYC-based nonprofit) is currently working with HPD to develop an affordable housing development between 110-125 total units

115'

85'









1. Engagement preparation

Understand current assets and community priorities through:

- Internal research
- Interagency engagement
- Conversations with the public and elected officials

2. During engagement

Capture potential investment opportunities through:

- Workshops
- Open houses
- Online/Digital engagement
- Collaboration with agency partners

3. Engagement follow-up

Compile a list of investment opportunities and refine scopes to:

• Determine benefits and costs to prioritize projects and inform the ultimate neighborhood plan

Community conversations, interagency engagement, internal research ongoing







A list of **capital and programmatic commitments** associated with neighborhoodscale rezonings, and an annual progress report detailing the status of each initiative.

Organized by the following topics:

- Housing
- Open Space
- Community Resources
- Transportation and Infrastructure
- Economic and Workforce Development



https://www.nyc.gov/site/operations/performance/neighborhood-rezoningcommitments-tracker.page



100% Affordable housing opportunities



Press Release



August 8, 2023

HPD Selects M/WBE-Led Development Team to Convert Parking Lot into Housing for Low-Income, Homeless Seniors in Central Brooklyn

City-owned parking lot to become affordable housing as a part of the Atlantic Avenue Mixed-Use Plan

Screenshot from: NYC HPD website



Location	Α	516 Bergen Street
	В	542 Dean Street
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		 542 Dean Street (Site B) Create high quality affordable housing for seniors Provide publicly accessible open space adjacent to Dean Playground

Continuing to create a vision for Atlantic Avenue



Public Realm Opportunities

Landscape Median Above LIRR easement, raised landscape planters, lighting, seating, and safety refuge

Safety Improvements

Intersection paintings, crossing refuge, daylighting, seating, bulb outs, planters

Street Trees & Landscaping Allowing wider/larger landscape tree beds along the sidewalk

Wider Sidewalks Road diet, remove parking lane, maximize safety, outdoor amenities

Reduce Curb Cuts Remove loading requirements and off-street parking requirements



Atlantic Avenue looking west: Preliminary vision and listed opportunities subject to ongoing coordination, analysis, and outreach with DOT, DPR, community members, and other stakeholders.

Come to our next meeting in Mid-October to learn more!

Parks and Open Space Opportunities

- Explore opportunities for new and existing open space
- Improve tree cover
- Build upon existing planned capital improvements:



Lowry Triangle

- Identify opportunity for improvements to park
- Consider expansion of amenities and landscaping



St. Andrews Playground

- Continue engagement and collaboration with local stakeholders and community board
- Additional amenities: Spray shower, playground, sports courts, restroom, turf field and running track
- Improvements will be funded by the Community Parks Initiative (\$10.5M) and the NYC Strategy for Equity and Economic Development (SEED) Fund (\$13M)



-NYC Parks' Ongoing and Planned Capital Investment



and the second

- Continue ongoing community outreach and interagency coordination on City services, projects and initiatives
- Identify and develop specific capital planning and programmatic investments
- Coordinate with HPD and local stakeholders on affordable housing preservation and tenant support needs
- Advance non-zoning economic and workforce development priorities
- Environmental review
 - Release of Draft Scope of Work (DSOW)
 - Hold Scoping Meeting (Tent. 10/17/2023)



Outreach Opportunities moving forward







What planning topics, issues and priorities should we focus on during the next phase of AAMUP? 50 Responses







Who should we contact for our next in-person event? 44 Responses

Mayor	People who might move to the neighborhood	DOT
Ethel Tyus	those on this call	Block associations, flyers to apartment blogs.
Home owners who have paid taxes for YEARS	Home owners who have paid taxes for YEARS	Home owners who have paid taxes for YEARS





Who should we contact for our next in-person event? 44 Responses

Renters	DOT	Crown Heights Tenant Union	
Market rate renters	people who've been priced out of the neighborhood	LAND owners who have paid taxes for YEARS	
the people who have been here for generations	IMPACCT BROOKLYN	Property Owners	





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LAND OWNERS	Working parents	rent stabilized tenants churches
Crown Height Tenants Assoc.Local public schools	Post fliers in apartment buildings	Vacant Land Owners
Vacant Land Owners	Vacant Land Owners	Vacant Land Owners





Who should we contact for our next in-person event? 44 Responses

Vacant Land Owners

Young renters

just a brief reminder that renters pay property taxes, too, just indirectly

Vacant Land Owners

Transit riders who travel to/through/from the neighborhood. Outreach should be conducted at high-ridership stations for each bus route that intersects the district.

low-income tenants

Vacant Land Owners

Vacant Land Owners

Artists



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Who should we contact for our next in-person event? 44 Responses

Vacant Land Owners	block associations	men in Armory Shelter
elderly homeowners	Tax paying LAND owners	Tax paying renters
Seems like Land Owners	renters	



Q & A Session

Ask questions in two ways:

TYPE – Using the zoom <u>**Q** & A feature</u>

TALK – Using the zoom <u>raise hand feature</u> (threeminute time limit to ask question). You will be called on and able to unmute yourself and turn on your camera when you are called on by the moderator.

Do you have additional questions?

Please contact <u>AtlanticPlan@planning.nyc.gov</u> to contact the DCP Project Team. For other resources and feedback, please contact Council Member Crystal Hudson's Office at <u>District35@council.nyc.gov</u> and 718-260-9191.