

Downtown Brooklyn and Fort Greene

Eds and Meds :: Planning Framework

May 2023

NYC
PLANNING



What is the Eds and Meds Planning Framework's purpose and intent?

- **Proactively planning** with agencies to **develop high level planning goals** and **identify synergies**
- Ensuring that **anticipated growth** is **put in the context of the planning and infrastructure needs** for the broader neighborhood
- Engaging in planning **far in advance of any work to be undertaken** by the City or private parties in the future
- Incorporating key data points and research, **that can serve as a tool for residents and organizations** to use

Framework augments the existing public review process, and will include further opportunities for local communities and stakeholders to share feedback

The Downtown Brooklyn and Fort Greene **“Eds and Meds” Framework** is a **vision for the area’s continued growth** as a **vibrant, 24/7, mixed-use neighborhood** with thriving businesses, institutions, and more opportunities for housing.



Background

Long Island University - Brooklyn [LIU]
The Brooklyn Hospital Center [TBHC]



BK Bridge Park

DUMBO

Farragut Houses

Brooklyn Navy Yard

Commodore Barry Park

Flatbush Ave

Ingersoll Houses

Cumberland

Walt Whitman Houses

Downtown Brooklyn

LIU

TBHC

Fort Greene Park

Background

Focus areas / scales

 The **greater Central Business District (CBD): Downtown Brooklyn** and neighboring job centers – **DUMBO** and the **Brooklyn Navy Yard**

 The **Downtown Brooklyn core area** (~the Special District)

Areas **east of Flatbush Avenue** along the **Ashland Pl - Navy St** corridor

 The **LIU and TBHC** campuses and immediate vicinity

 **NYCHA communities**

 + Downtown Brooklyn's regional significance and related considerations as appropriate





Historical context

Historical context

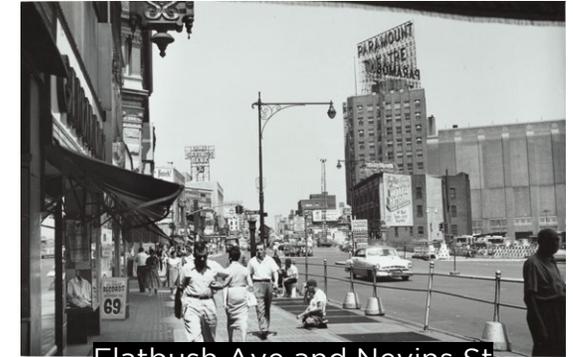
1900's-1950's: Brooklyn's civic center



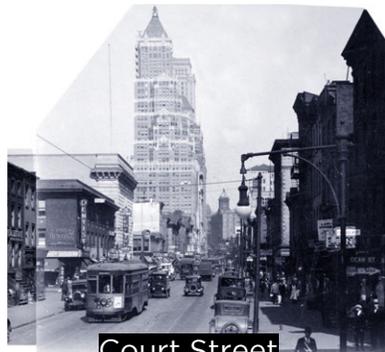
Brooklyn Borough Hall



Court Street skyscrapers



Flatbush Ave and Nevins St



Court Street



Williamsburgh Saving Bank

1848-50s

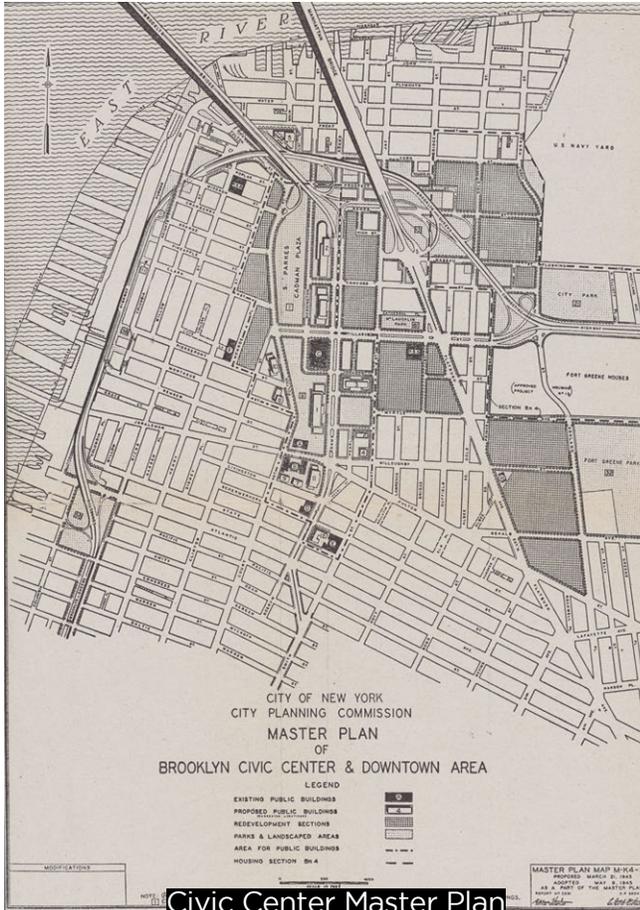
1920s

1927-29

1948

Historical context

1950's-1970's: A changing urban context



Civic Center Master Plan

1945

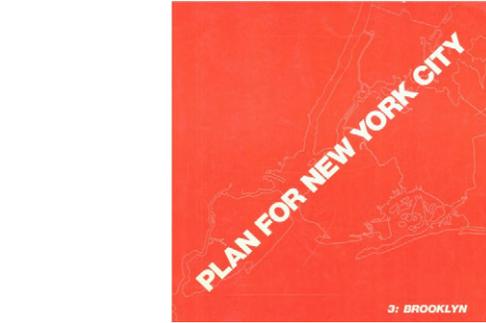


Farragut Houses construction



Cadman Plaza

1947



Plan for New York City

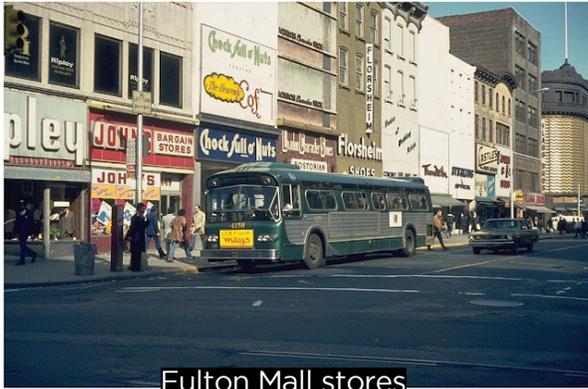
1950's



1969

Historical context

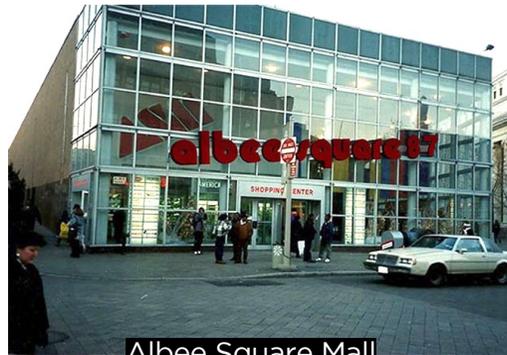
1970's-2000's: Private and public investments



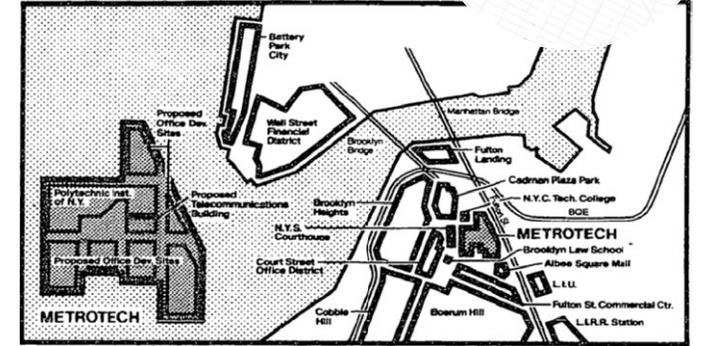
Fulton Mall stores



Fulton Mall Streetscape



Albee Square Mall



MetroTech development plans

1970's

1980's

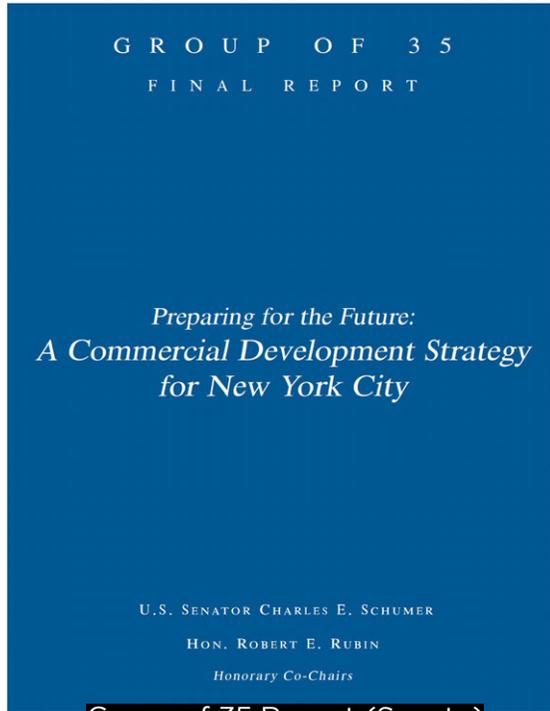
Late 1980's - 2000's

Historical context

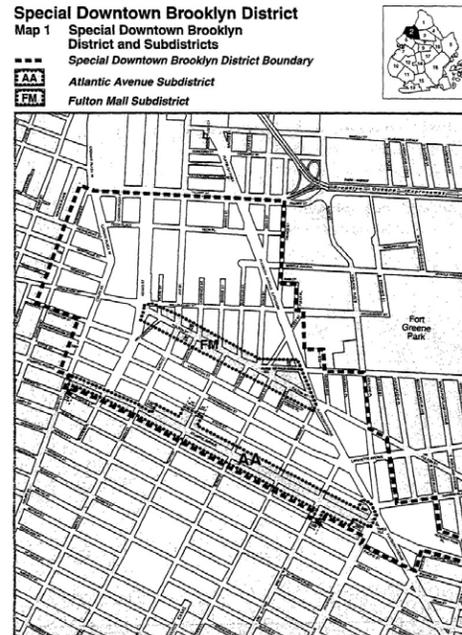
2000's: Concerted efforts to spur development



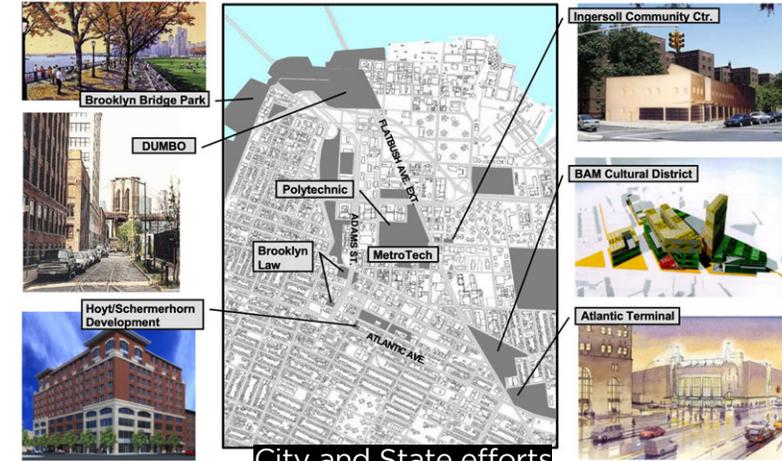
Downtown Brooklyn Rezoning



Group of 35 Report (Senate)



Special Downtown Brooklyn District



City and State efforts

2000's

2001

2004

An aerial photograph of a dense urban skyline, likely New York City, showing a mix of high-rise skyscrapers and older, lower-rise buildings. A large body of water is visible in the background. The text "Recent and planned growth" is overlaid in the center of the image.

Recent and planned growth

Recent and planned growth

The Flatbush Avenue corridor



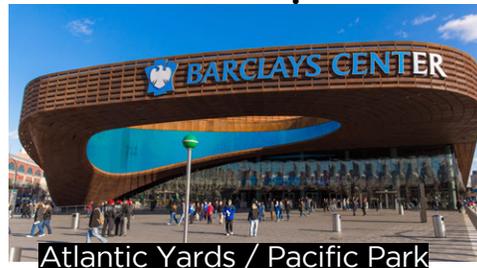
Flatbush - Atlantic Terminal



BAM Cultural District



80 Flatbush



Atlantic Yards / Pacific Park



Flatbush - Ashland Pl



Flatbush - Myrtle Ave

Late 2000s

2010s

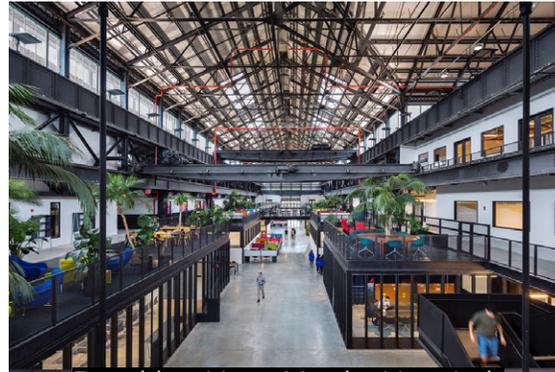
2020s

Recent and planned growth

The greater Central Business District area



DUMBO rezoning and growth



Brooklyn Navy Yard - New Lab



Brooklyn Navy Yard - Master Plan



Brooklyn Bridge Park



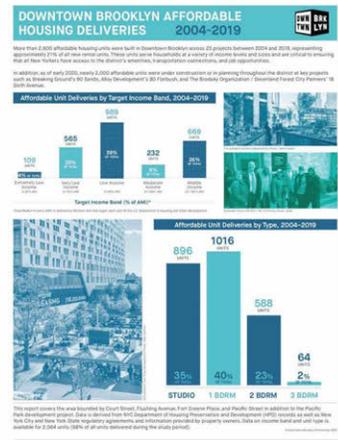
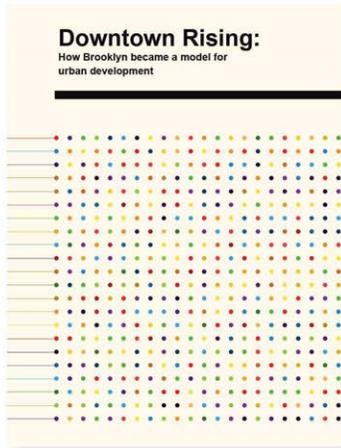
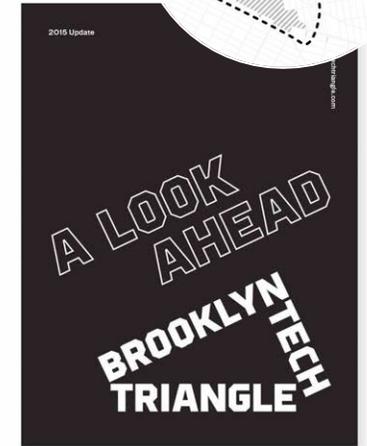
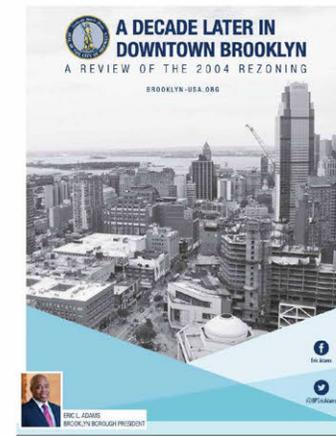
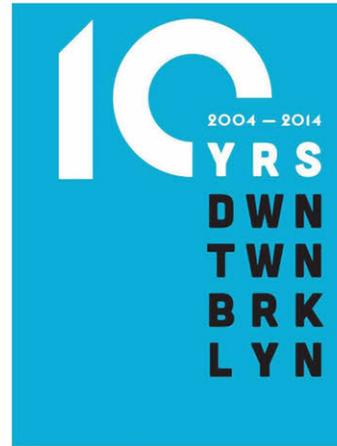
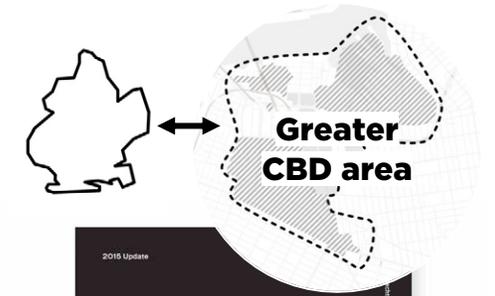
Pacific Park - future phases

Early 2000s - present

Planned growth

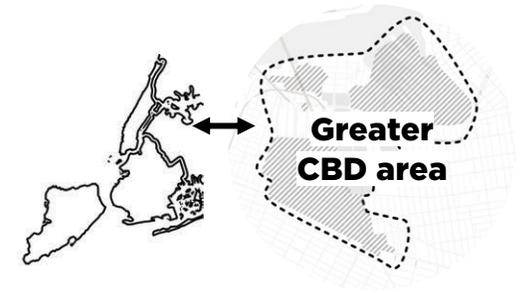
Related efforts and planning context

Reports, vision plans, and policy proposals over the years



Related efforts and planning context

Recent citywide initiatives



Elevate Transit: Zoning for Accessibility



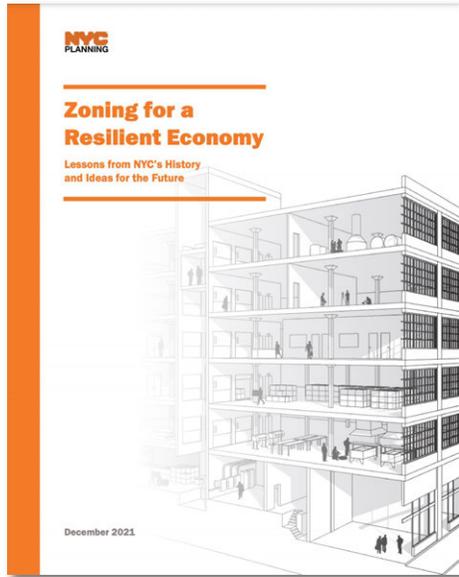
FRESH Food Stores Update



Health and Fitness Text Amendment



Permanent Open Restaurants Text Amendment



Zoning for a Resilient Economy
Dec 2021

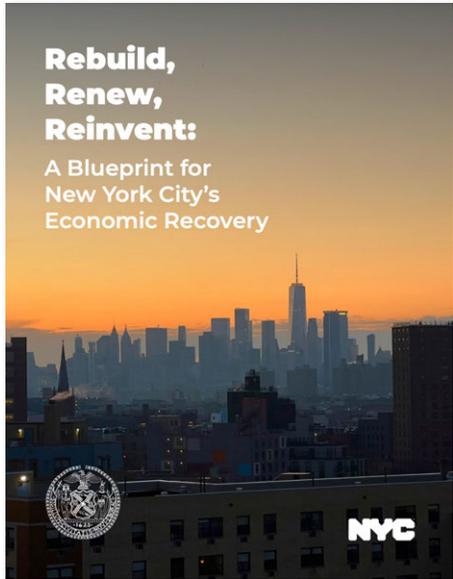
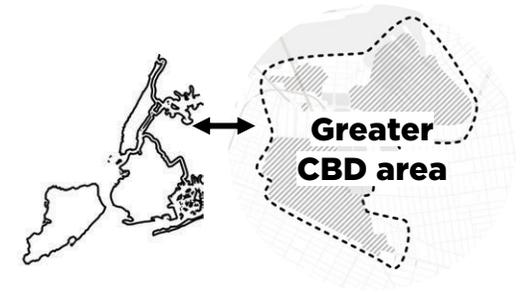
Citywide Text Amendments
Adopted Dec 2021 - Feb 2022



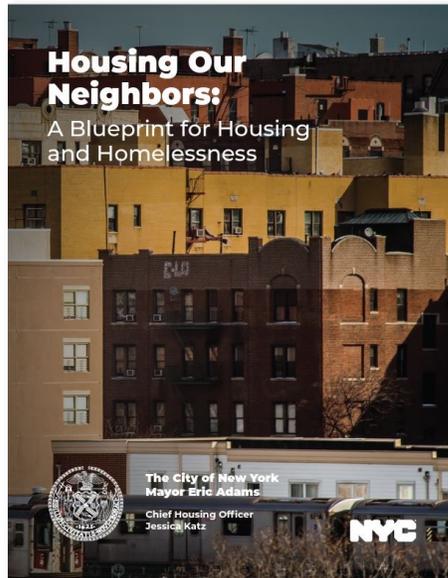
Equitable Development Data Explorer
April 2022

Related efforts and planning context

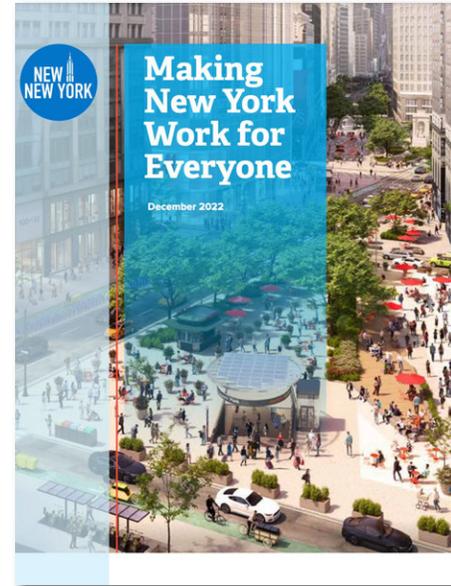
Ongoing citywide initiatives



Rebuild, Renew, Reinvent
March 2022



Housing Our Neighbors
April 2022



New New York
Dec 2022



City of Yes
Ongoing

An aerial photograph of New York City, showing the dense urban landscape of Manhattan and the surrounding areas. The skyline is dominated by numerous skyscrapers, with the Empire State Building and the Freedom Tower being prominent. The city extends to the edges of the frame, with a mix of high-rise buildings and lower-density residential areas. The sky is blue with scattered white clouds. A thick black horizontal bar is located in the top left corner of the image.

Transit access and regional context

Transit access and regional context

Accessible locally, and regionally

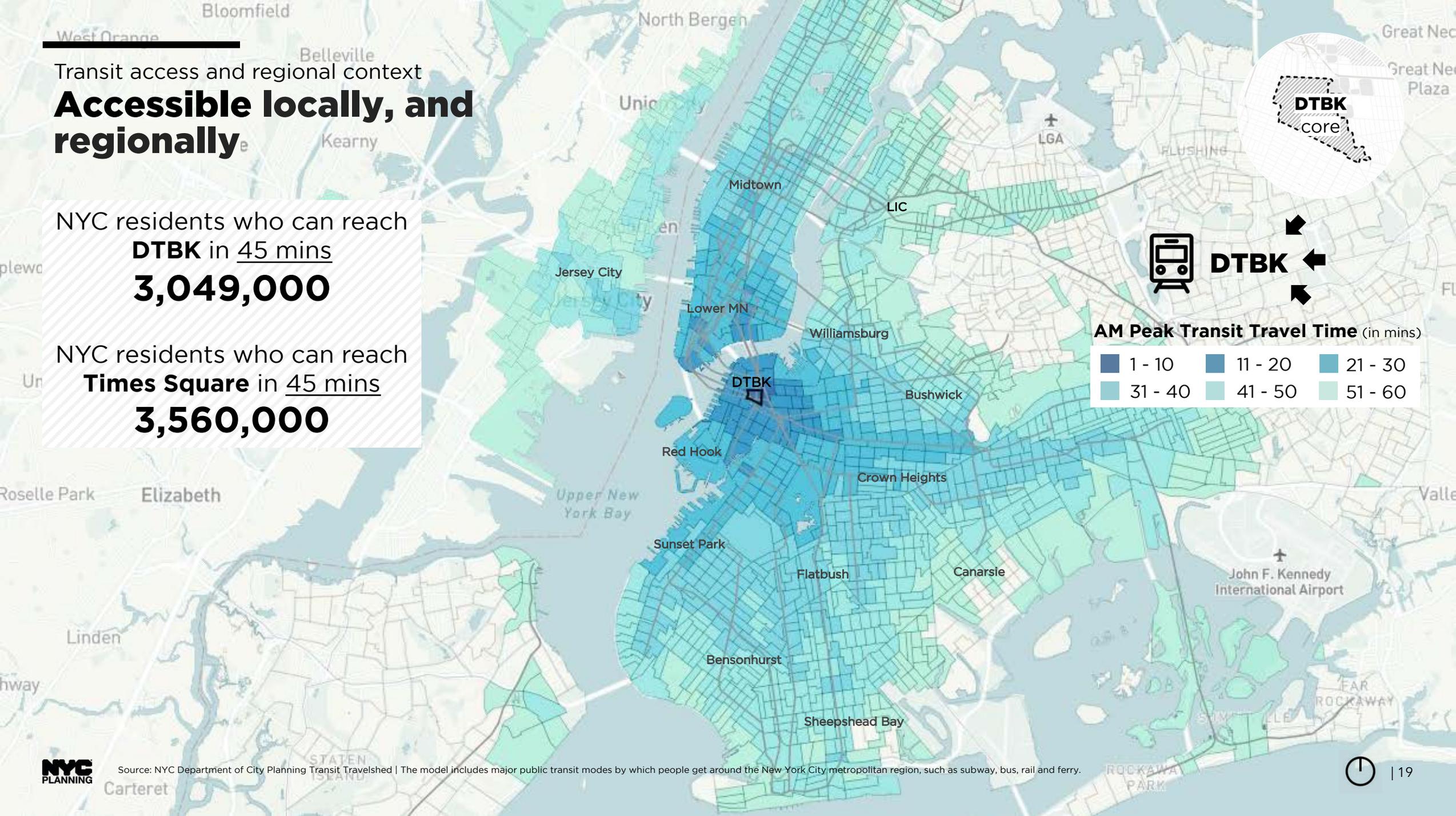


Transit access and regional context

Accessible locally, and regionally

NYC residents who can reach **DTBK** in 45 mins
3,049,000

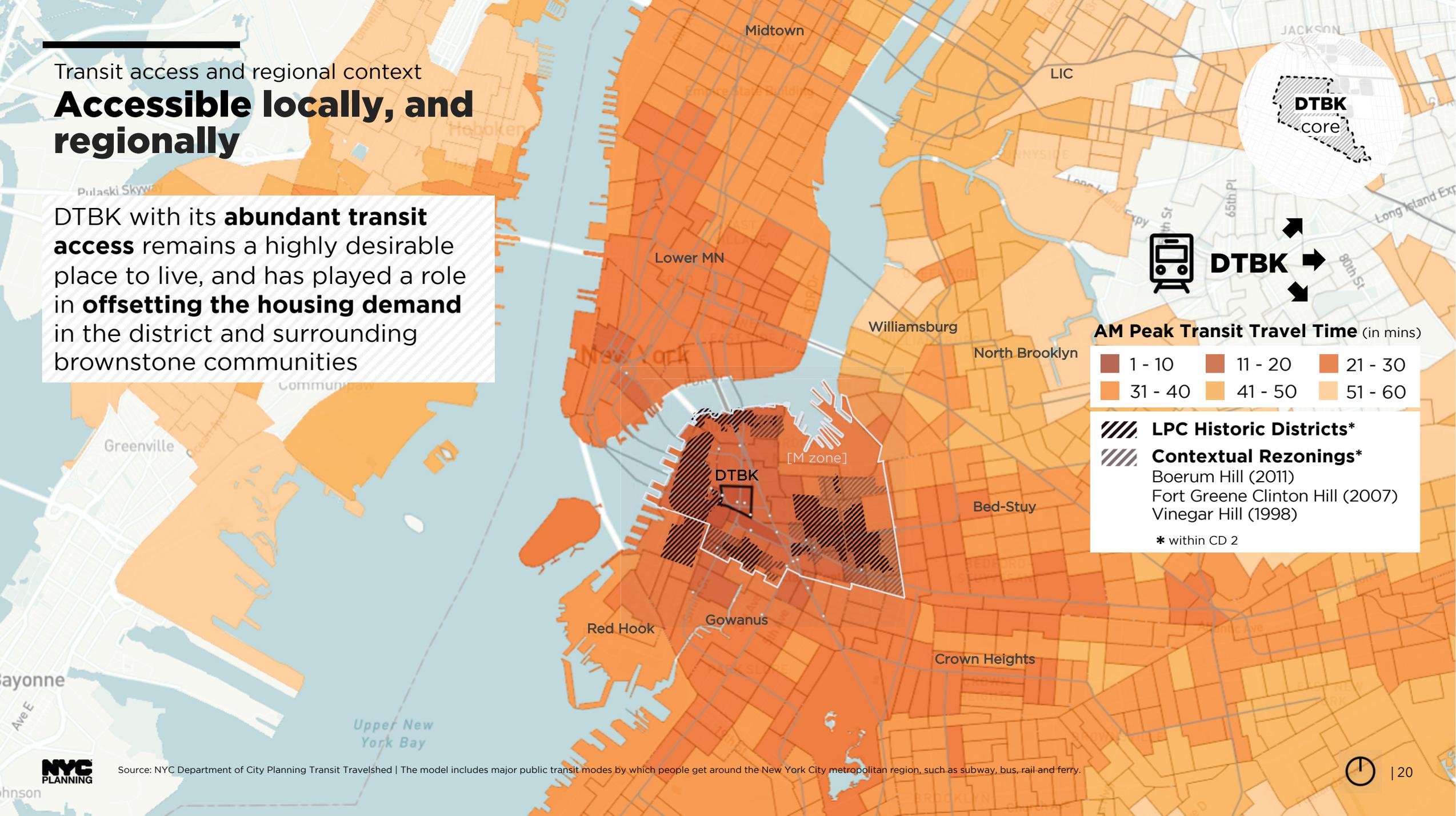
NYC residents who can reach **Times Square** in 45 mins
3,560,000



Transit access and regional context

Accessible locally, and regionally

DTBK with its **abundant transit access** remains a highly desirable place to live, and has played a role in **offsetting the housing demand** in the district and surrounding brownstone communities



Source: NYC Department of City Planning Transit Travelshed | The model includes major public transit modes by which people get around the New York City metropolitan region, such as subway, bus, rail and ferry.

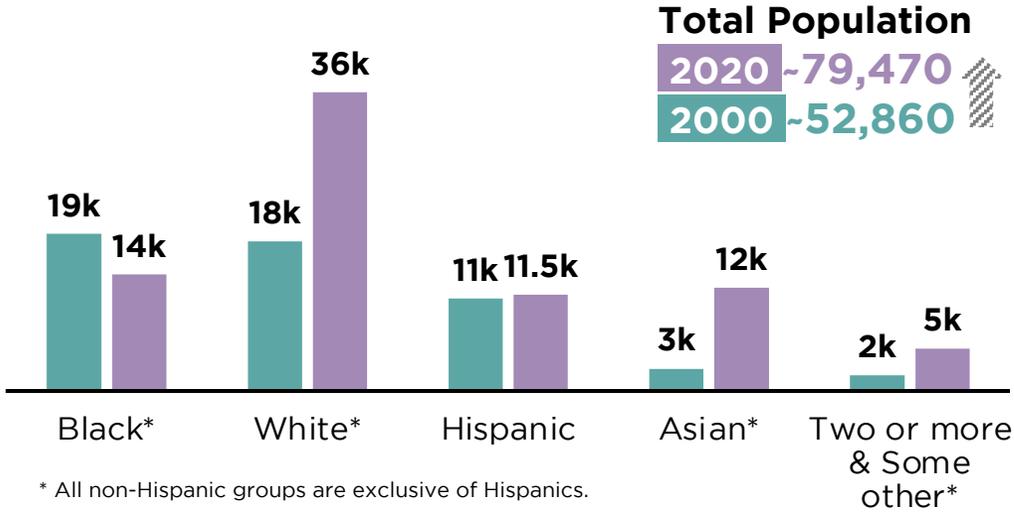
An aerial photograph of a city skyline at dusk. The sky is a deep blue, and the city lights are beginning to glow. A prominent, tall, white skyscraper with a grid-like facade is the central focus. To its right, a large, curved building with a warm orange glow is visible. In the background, a body of water is visible, with a bridge spanning across it. The overall scene is a dense urban landscape.

Population and housing

Population and housing

Demographic snapshot

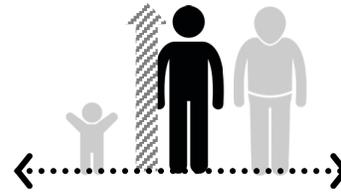
In the **Greater CBD**, the composition of the overall population has shifted, with notable increases in the share of White and Asian populations and a decrease in the share of the Black population.



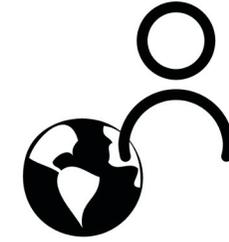
Greater CBD area which includes the DTBK core, Bridge Plaza, DUMBO, Vinegar Hill, Wallabout and portions of Fort Greene

Race and Ethnicity (2000 and 2020)

Increase in population ages **25 to 44 years**



Age



21% foreign-born

Place of birth



Brooklyn

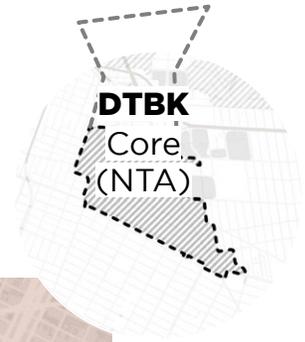
The Greater CBD

NYCHA

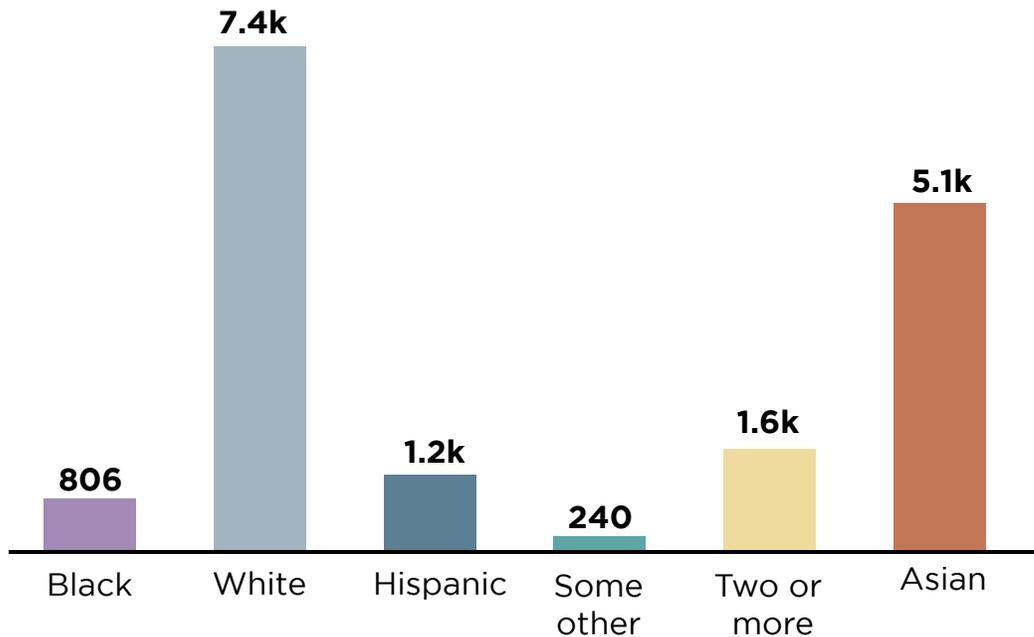
Household median income

Population and housing

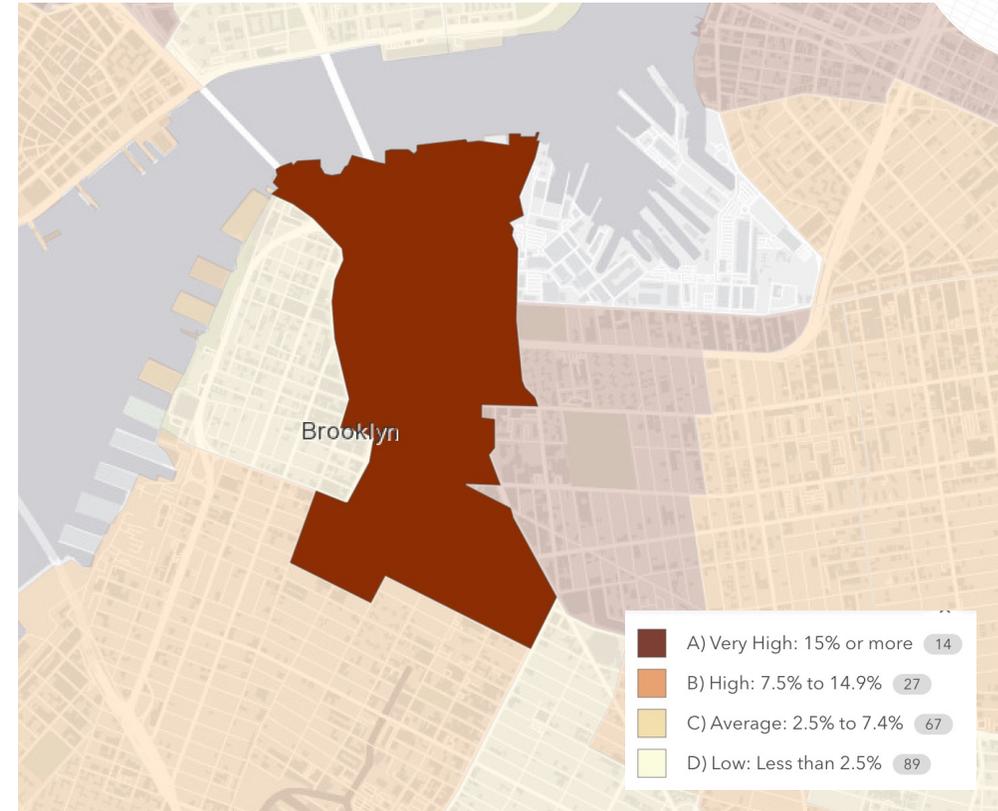
Demographic snapshot



In the **Neighborhood Tabulation Area (NTA)** which includes Downtown Brooklyn, the composition of the overall population has shifted, however, all race and ethnicity groups saw increases in absolute numbers.



Race and Ethnicity
(2010 to 2020)



Downtown Brooklyn is one of the neighborhoods that experienced the highest amount of net new construction between 2010 and 2020.

Population and housing

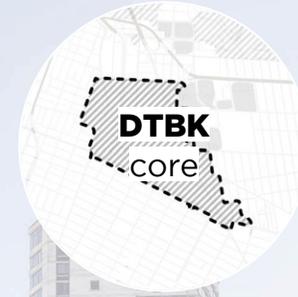
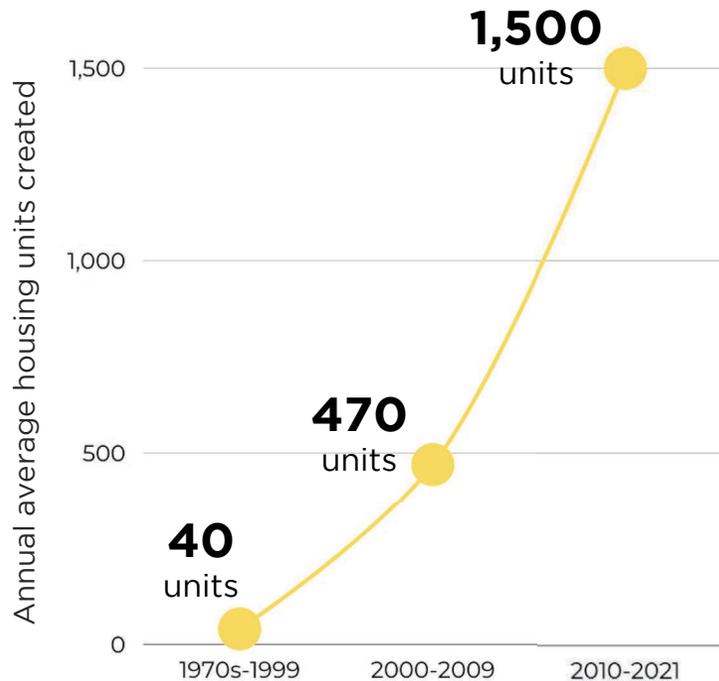
New housing construction



Greater CBD area

including DUMBO, Wallabout

390 buildings, **21,200** apartments
[completed from 1972-2021]



Downtown Brooklyn

(DTBK core area only)

17,600
apartments

Primarily via the Voluntary Inclusionary Housing (VIH), R10, and/or 421-a tax exemption programs and City sites



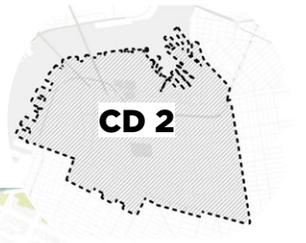
2,800
income-restricted
apartments



14,800
market-rate
apartments

Population and housing

Income-restricted housing: Mandatory Inclusionary Housing



A total of **12 projects** have been mapped with Mandatory Inclusionary Housing (MIH) in **Community District 2**.



- MIH area within CD 2
- MIH area outside CD 2
- Inclusionary housing designated area
- Special Downtown Brooklyn District
- Community District 2

Population and housing

Income-restricted housing: NYCHA communities

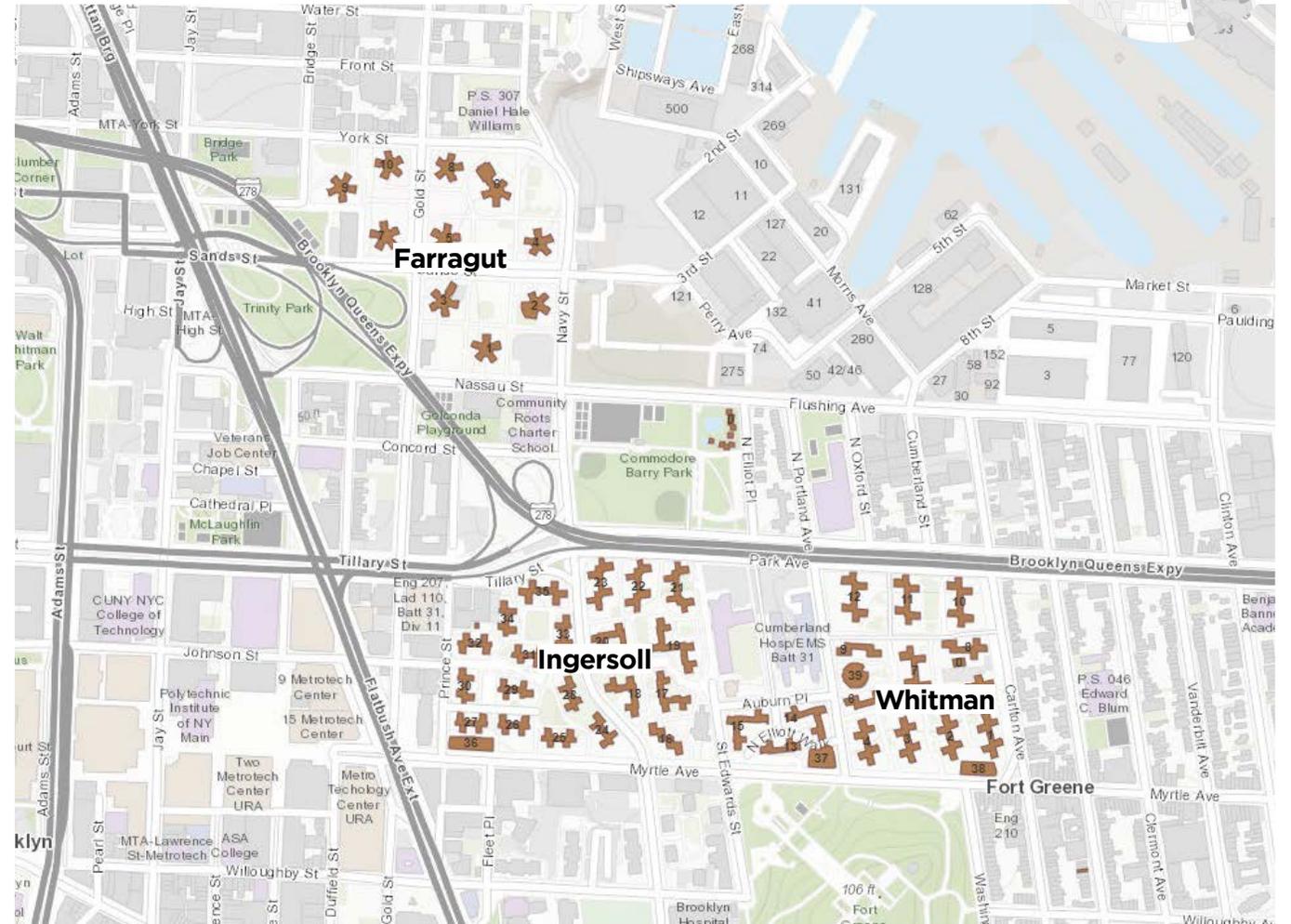


Ingersoll Houses: 1,840 apartments

Farragut Houses: 1,390 apartments

Whitman Houses: 1,659 apartments

A total of **4,889** apartments across three NYCHA developments constructed in the **1940-1950s**.





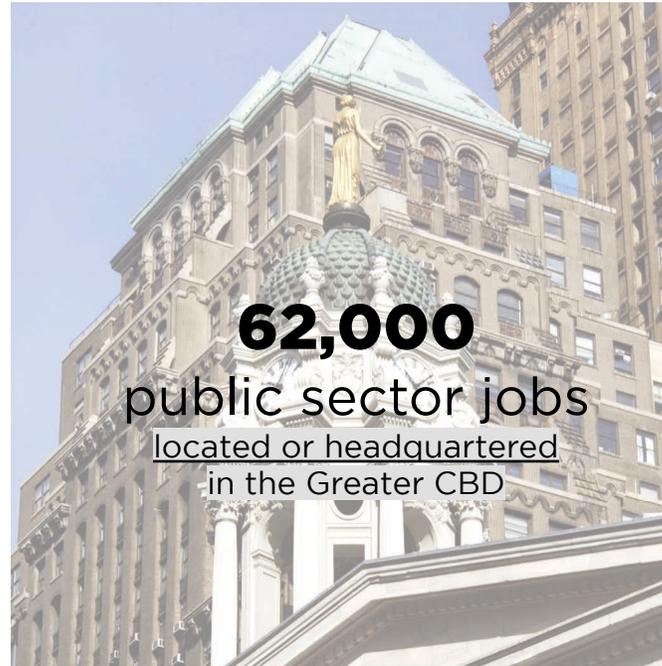
Jobs and the economy

The largest CBD outside of Manhattan



~126,000 total jobs

in the greater Downtown
Brooklyn area including DUMBO
and BK Navy Yard

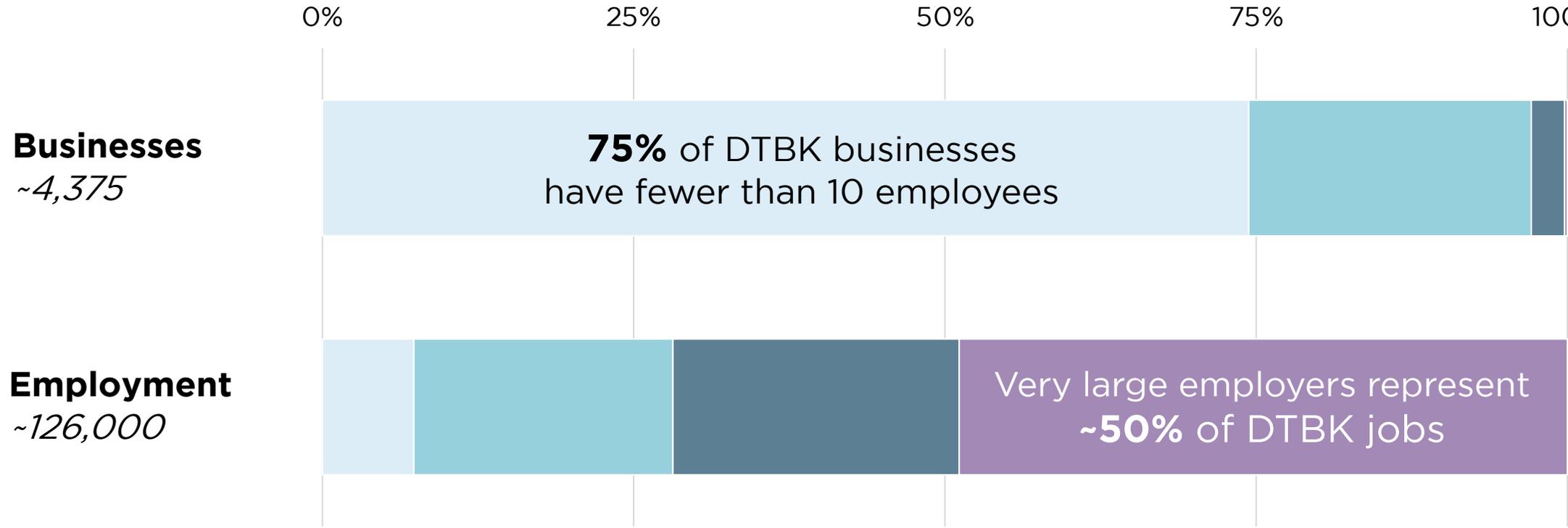


The **public sector** plays a
considerable role -- DTBK is
Brooklyn's civic hub



Nearly **30%** of private sector
jobs are in the **educational**
and **healthcare** fields.

An ecosystem of businesses, small and large



75% of DTBK businesses have fewer than 10 employees

Very large employers represent **~50%** of DTBK jobs

of Employees: 1-9 10-99 100-999 1000+

Average size: 25 employees

Industry clusters and hubs of employment



Greater
CBD area



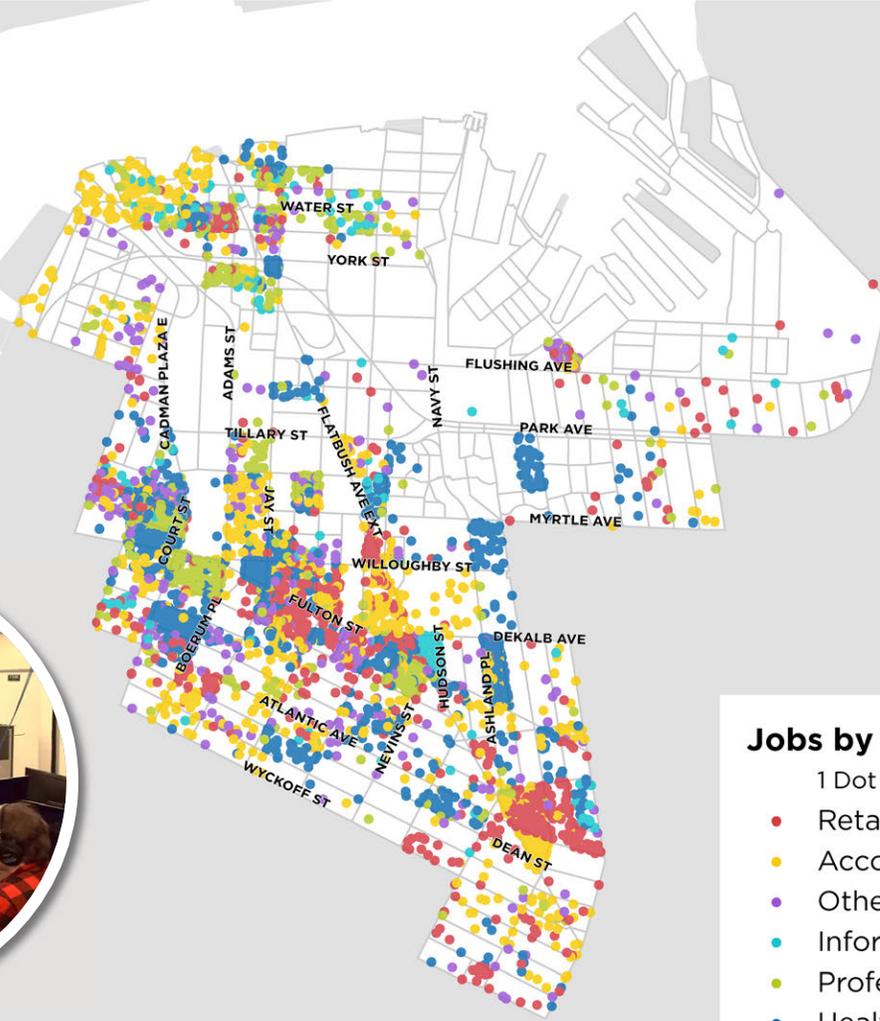
Retail

Stores along Jay St



Information

Ark Media



Healthcare

Housing Works Health Center



Accommodation

Ace Hotel

Jobs by Sector (2019)

1 Dot = 10

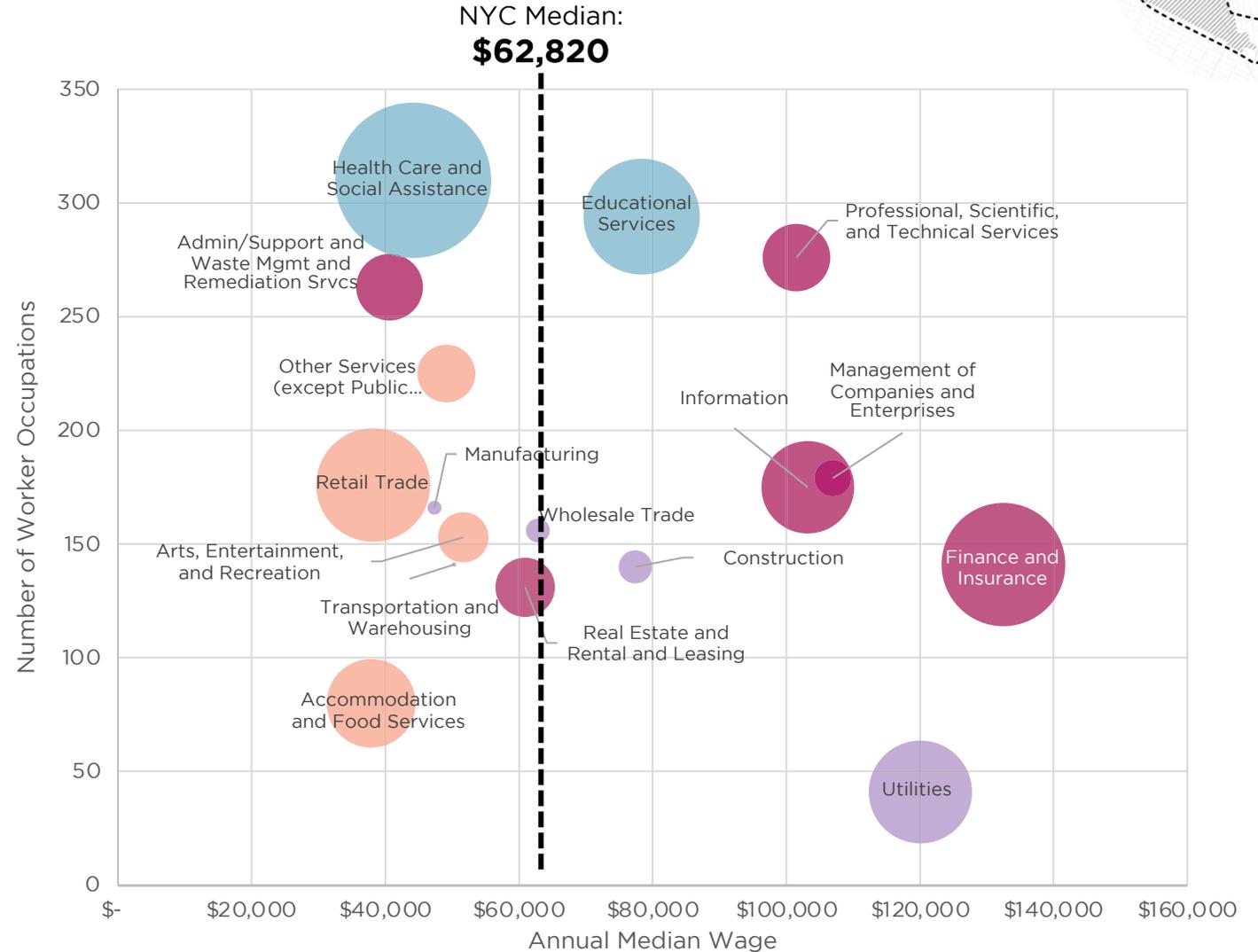
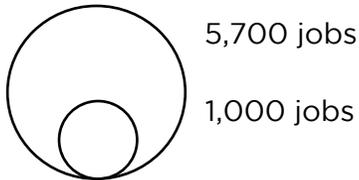
- Retail
- Accommodation & Food Services
- Other Services
- Information
- Professional, Science & Technical
- Health Care & Social Assistance

Industry sectors and economic opportunity



Office-based
Institutional
Industrial
Local Services

Private sector jobs



Jobs and the economy

An important hub of government jobs

Public sector employs **workers** in a **variety of occupations**



Courts & local safety
Brooklyn Borough Hall
Offices and local
agency admin
headquarters



Transit workers



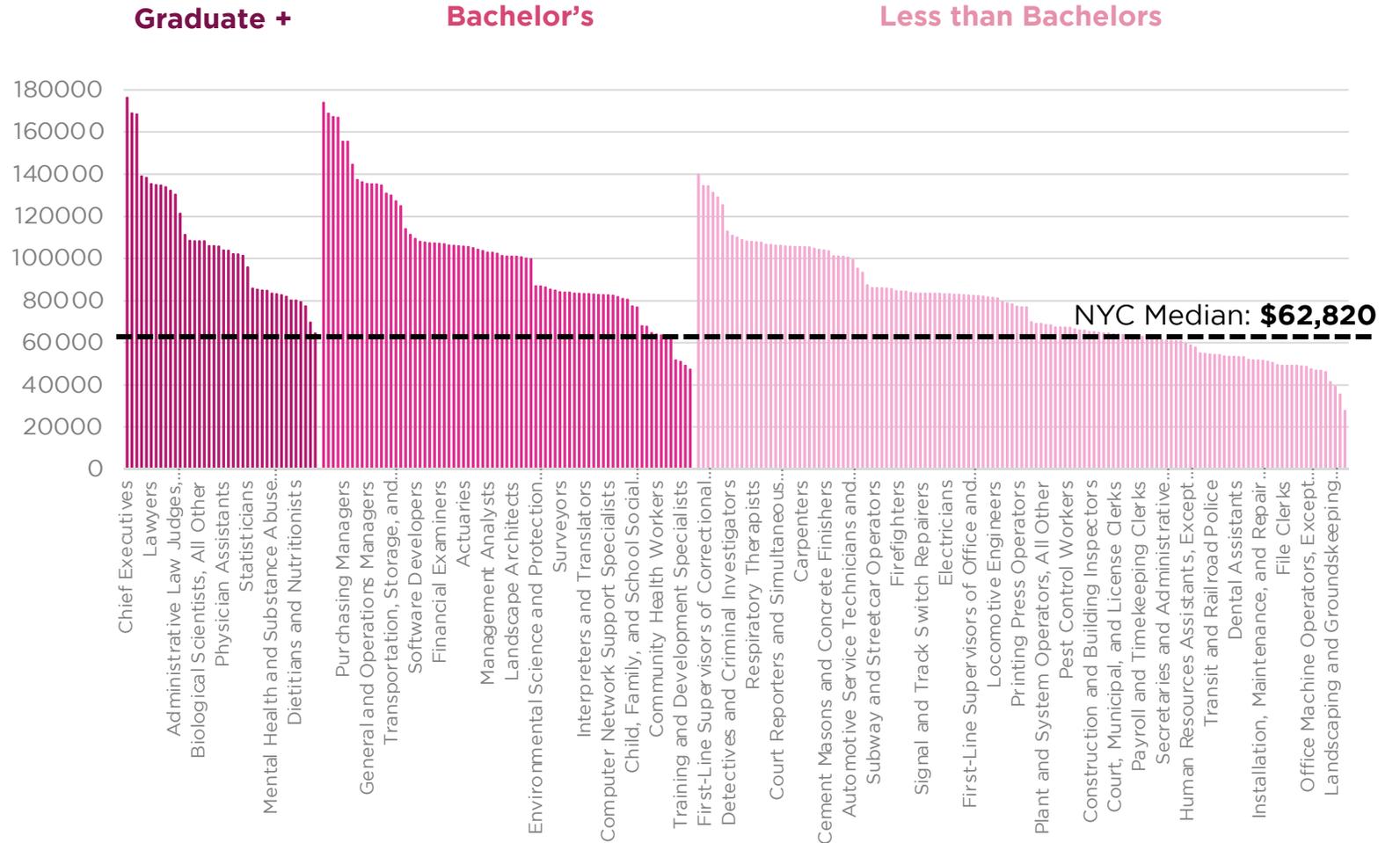
CUNY and
public education



Parks, other City
services

An important hub of government jobs

- **~250 occupations** in Public Administration
- **Median annual wages** range from **\$173k** for Chief Executives to Childcare Workers at **\$27k**
- Occupations span typical educational requirements, a **Bachelor's Degree+** more likely to earn **above city median wages**



An important hub of government jobs



A variety of wage opportunities for workers with different educational backgrounds

NYC Median:
\$62,820

		Occupation	Median Wage	Educational Requirement
 Courts		Paralegals and Legal Assistants	\$65,000	Associate's Degree or Vocational School
		Bailiff	\$84,000	High School Equivalent
		Lawyer	\$136,000	Graduate School
 Offices		Data Entry Keyers	\$55,000	High School
		Payroll and Timekeeping Clerks	\$63,000	Associate's Degree or Vocational School
		Customer Service Reps	\$65,000	High School Equivalent
 Transport		Computer and Information Systems Managers	\$167,000	Bachelor's
		Bus Drivers, Transit, and Intercity	\$86,000	High School Equivalent
		Dispatchers, Except Police, Fire, and Ambulance	\$106,000	High School Equivalent

A substantial office district



The **borough's largest office cluster**, the greater CBD area has attracted several private firms ranging from **larger established firms** to **smaller nascent firms**



Gimlet Media
Pioneer Building



Etsy Headquarters
Dumbo Heights



Propel, FX Collaborative
1 WSO



Boston Consulting Group
Empire Stores

Jobs and the economy

A key destination for retail and shopping



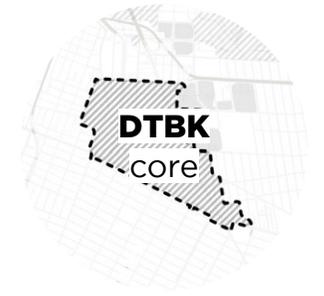
Jobs and the economy

Home to a vibrant cultural district

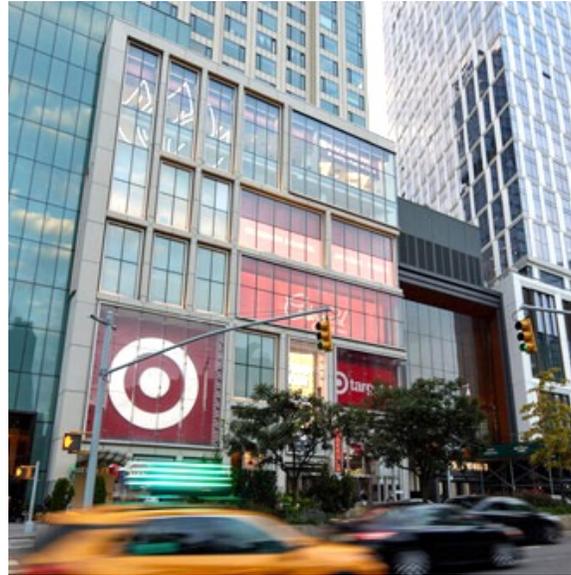


Jobs and the economy

A critical cluster of institutional hobs: Healthcare



Brooklyn Health Center
620 Fulton Street



NYU Dentistry
City Point



Brooklyn Cancer Center
86 Fleet Place

Jobs and the economy

A critical cluster of institutional hobs: Education



CUNY CityTech
285 Jay Street



St. Francis College
181 Livingston Street



NYU
3 MetroTech

Jobs and the economy

A healthy, resilient, and unique combination of uses that enables a thriving daytime population





The mix of uses, clusters of economic activity, robust housing and institutional presence, exceptional transit access, and NYC-based workforce, have aided in the greater CBD area's resiliency from the pandemic.

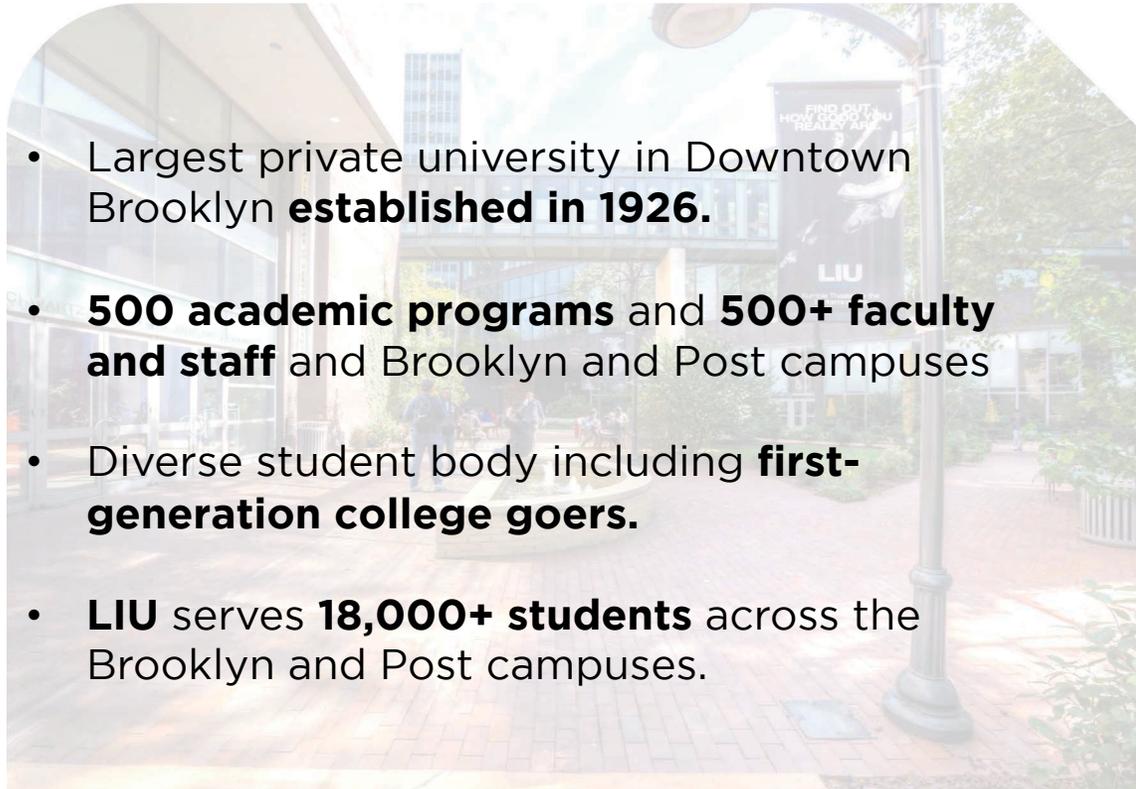
An aerial photograph of Lower Manhattan, New York City, taken at dusk. The image shows a dense urban landscape with numerous skyscrapers and buildings. The sky is a mix of blue and orange, indicating the time is either early morning or late evening. In the foreground, the prominent clock tower with a golden dome is visible. The title "The LIU and TBHC campuses" is overlaid in large, bold, black text across the center of the image. A thick black horizontal bar is located in the top left corner.

The LIU and TBHC campuses

The LIU and TBHC campuses

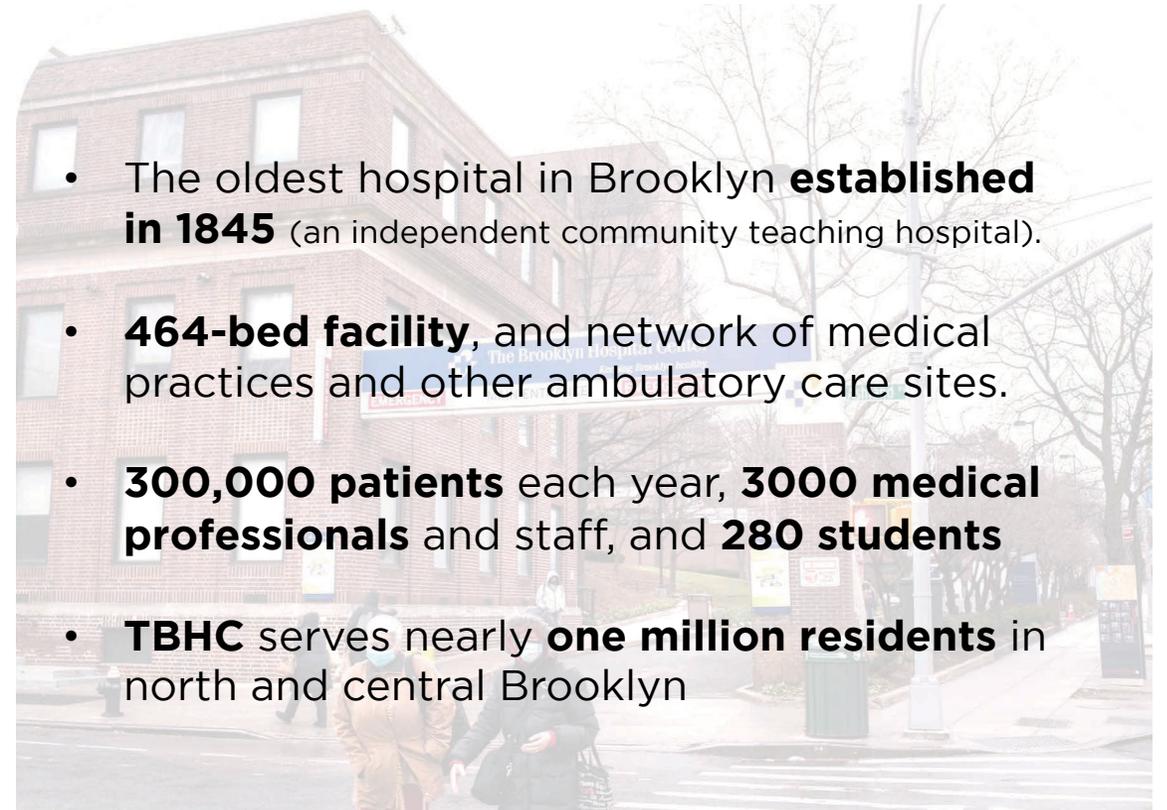
Background

LIU



- Largest private university in Downtown Brooklyn **established in 1926.**
- **500 academic programs** and **500+ faculty and staff** and Brooklyn and Post campuses
- Diverse student body including **first-generation college goers.**
- **LIU** serves **18,000+ students** across the Brooklyn and Post campuses.

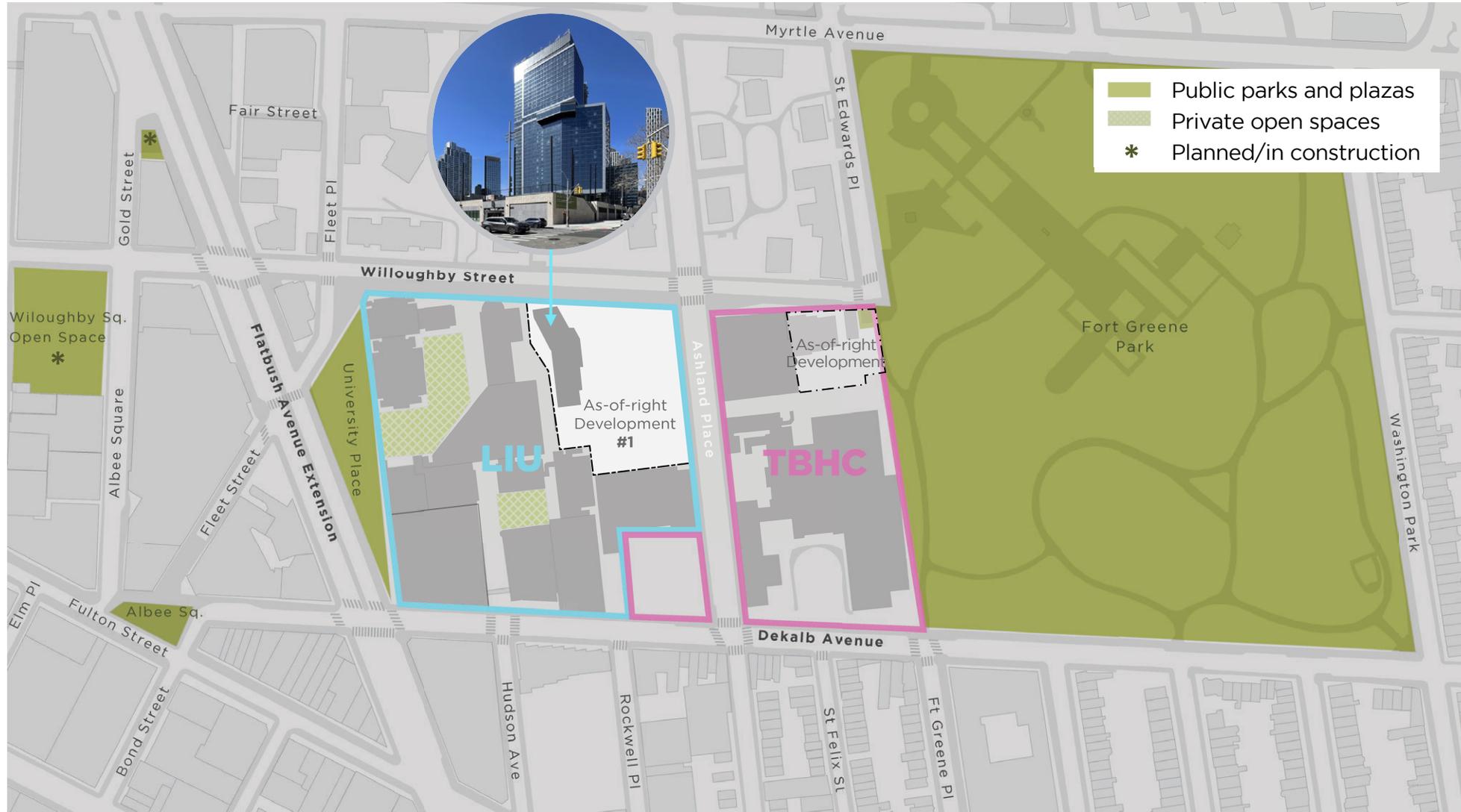
TBHC



- The oldest hospital in Brooklyn **established in 1845** (an independent community teaching hospital).
- **464-bed facility**, and network of medical practices and other ambulatory care sites.
- **300,000 patients** each year, **3000 medical professionals** and staff, and **280 students**
- **TBHC** serves nearly **one million residents** in north and central Brooklyn

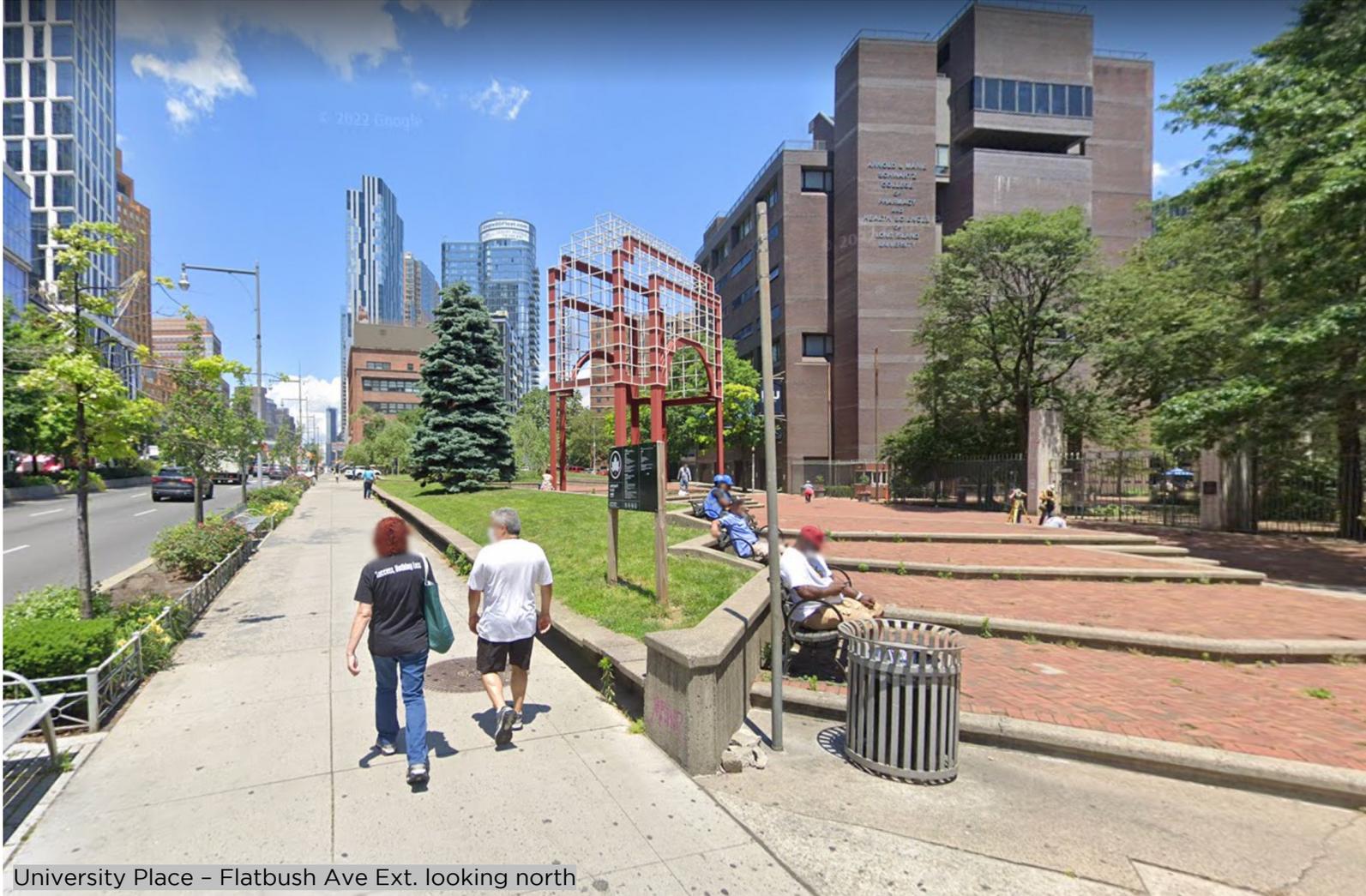
The LIU and TBHC campuses

Existing conditions



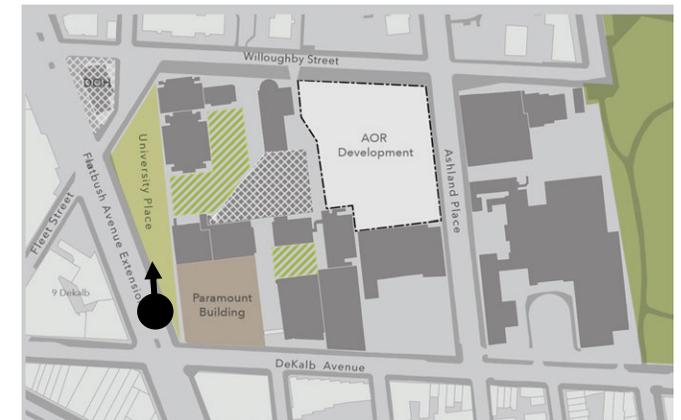
The LIU and TBHC campuses

Existing conditions



University Place - Flatbush Ave Ext. looking north

The LIU campus has frontage along University Place, a city-owned public space, and is adjacent to a major thoroughfare, Flatbush Avenue Extension



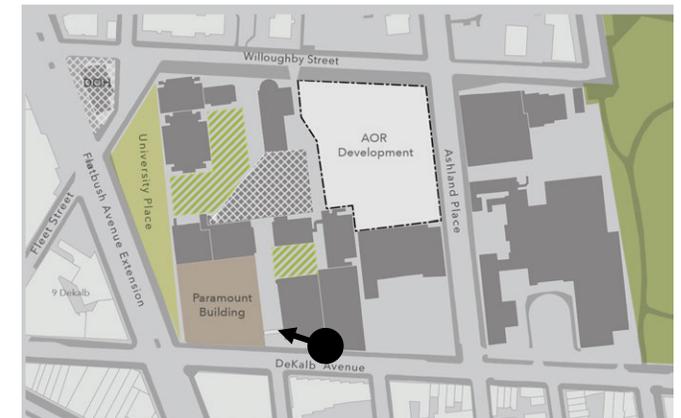
The LIU and TBHC campuses

Existing conditions



LIU Entrance on Hudson Ave - DeKalb Avenue looking west

DeKalb Avenue is one of two key east-west corridors bordering the the campuses (DeKalb Ave to the south and Willoughby St to the north)



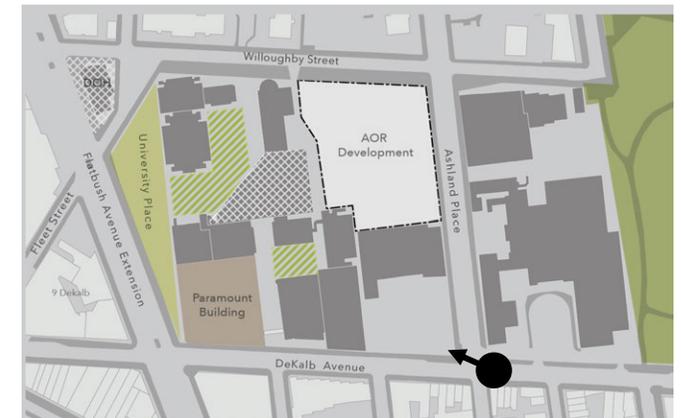
The LIU and TBHC campuses

Existing conditions



TBHC Parcel on LIU block - Corner of DeKalb Ave and Ashland Place looking west

Ashland Place is an important north-south corridor and bike route. It connects to the nearby public housing communities a few blocks north of the campuses.



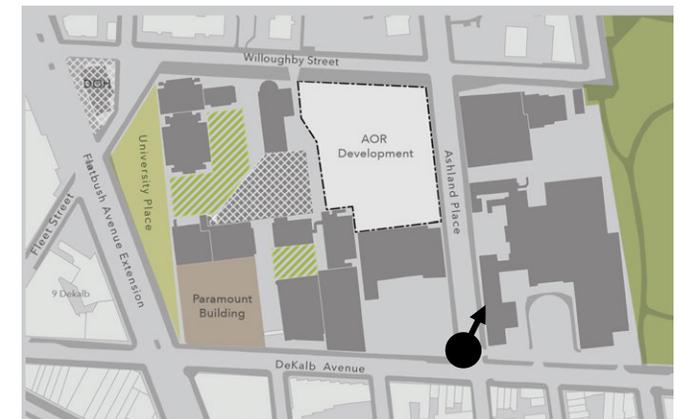
The LIU and TBHC campuses

Existing conditions



TBHC Entrance - Corner of DeKalb Ave and Ashland Place looking east

Ashland Place and DeKalb Avenue are lined with entrances to the two campuses serving a range of uses (hospital vehicular access, LIU's athletic facilities, parking, back of house areas etc.)



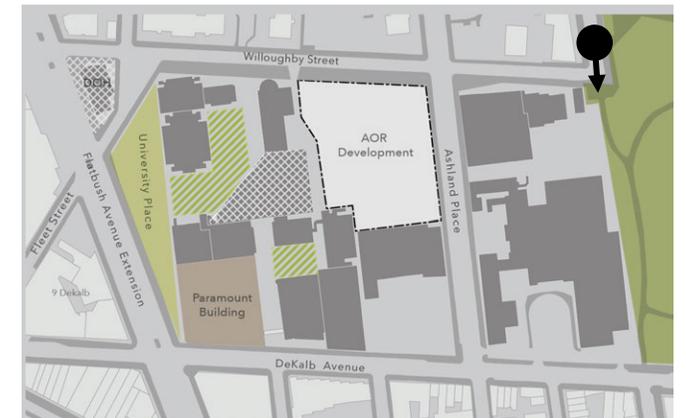
The LIU and TBHC campuses

Existing conditions



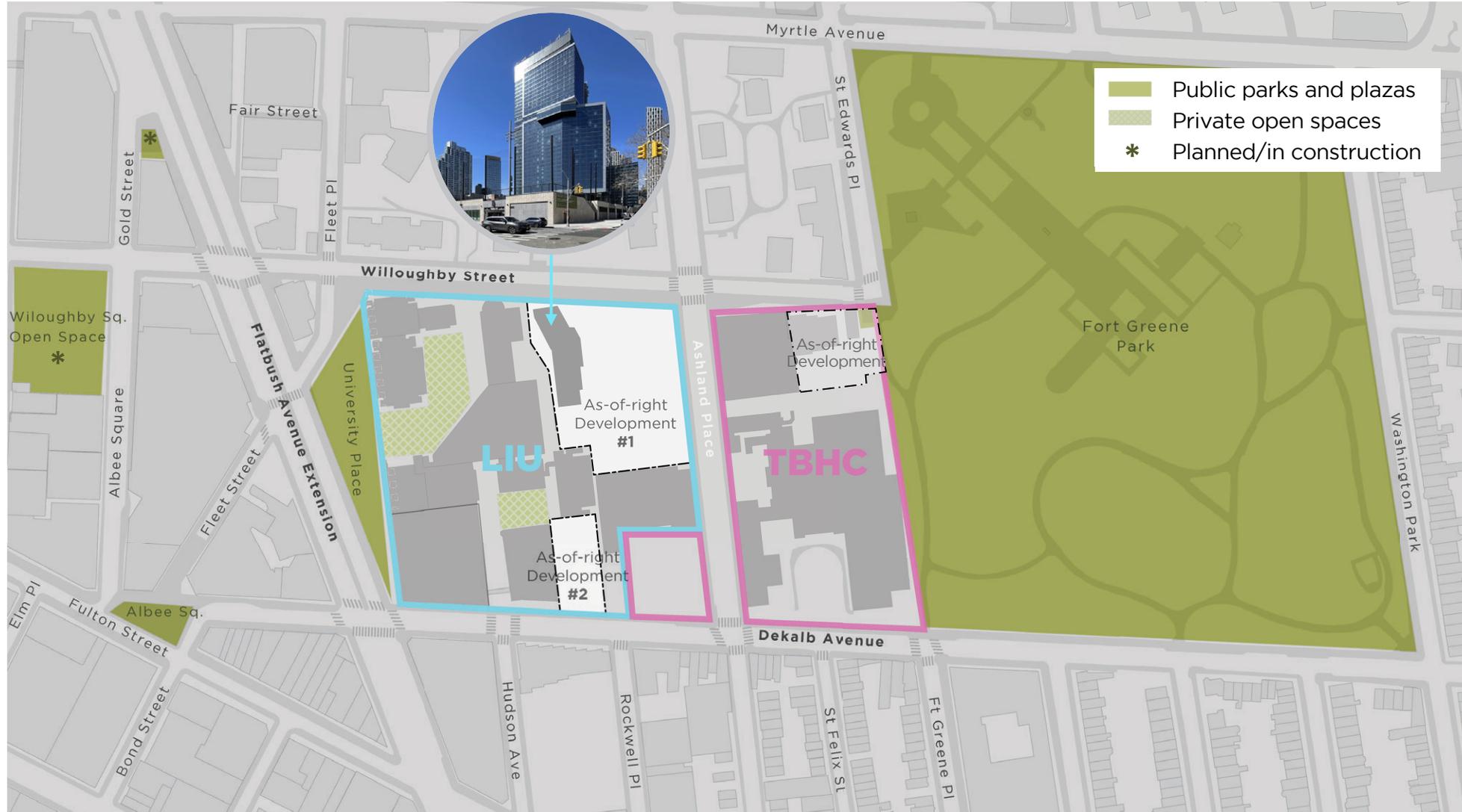
Fort Greene Park adjacency – Corner of St. Edwards and Willoughby Street looking south

The TBHC campus abuts Fort Greene Park. There are changes in grading along this interface with the park.



The LIU and TBHC campuses

Existing conditions



The LIU and TBHC campuses

Areas east of Flatbush Avenue

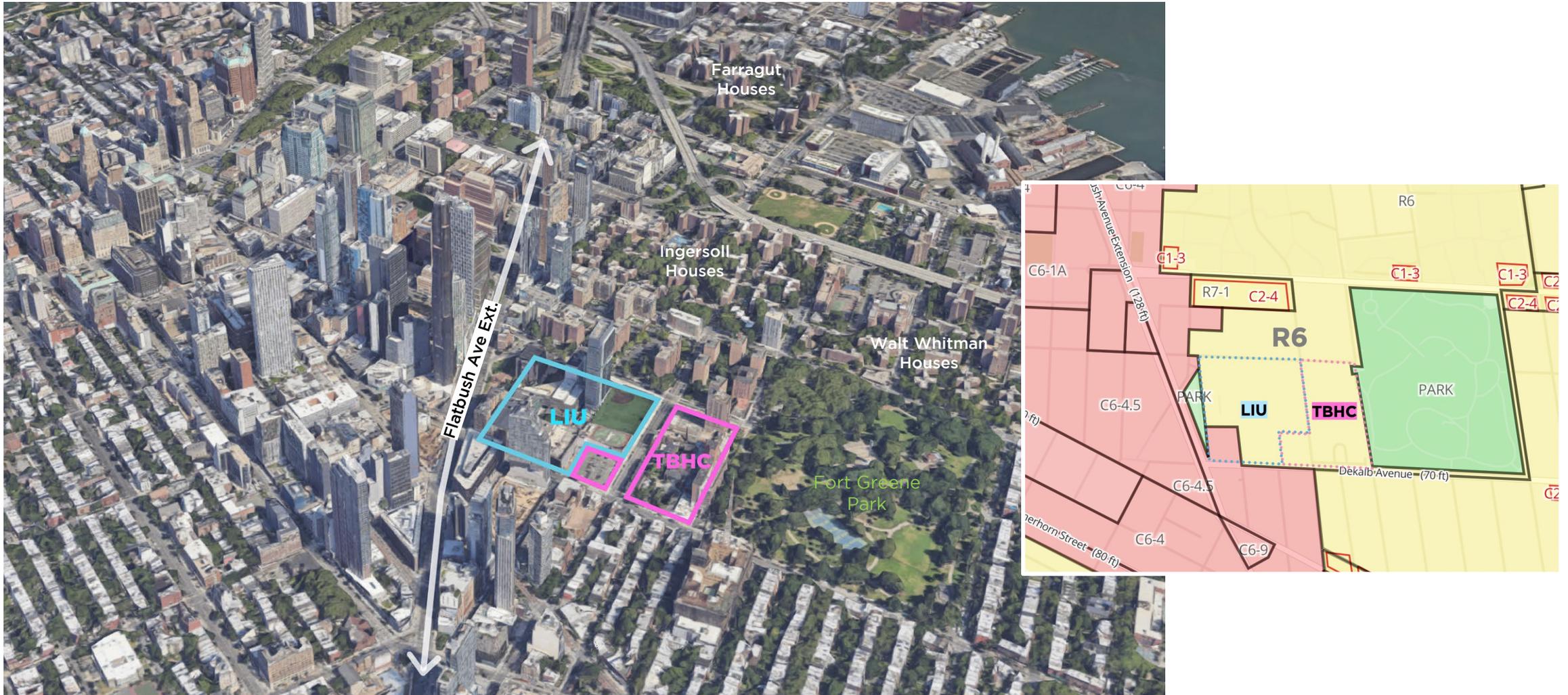


(Approx. 4 city blocks / 15 acres total)



The LIU and TBHC campuses

Areas east of Flatbush Avenue



Downtown Brooklyn and Fort Greene

Eds and Meds :: Planning Framework

Overarching objectives

- **Grow Downtown Brooklyn's anchor institutions** and help them advance their long-term planning efforts to invest in new and expanded facilities, services, programs, and jobs.
- **Express the City's commitment to the ongoing success of Brooklyn's Central Business District** and communicate guiding principles to help shape private development proposals and public investments.
- **Build on recovery efforts to better connect Brooklyn residents to their CBD** and its growing healthcare, education, and office-based job sectors.

Framework recommendations will inform **advanced planning** and **interagency coordination efforts** to help shape future developments.

Interagency coordination and outreach efforts

Ongoing and **planned coordination** with agencies including:

- Economic Development Corporation (**EDC**)
- New York City Housing Authority (**NYCHA**)
- Department of Parks and Recreation (**Parks**)
- Department of Transportation (**DOT**)
- Department of Design and Construction (**DDC**)
- Department of Citywide Administrative Services (**DCAS**)
- Metropolitan Transportation Authority (**MTA**)
- School Construction Authority (**SCA**)
- Department of Housing Preservation and Development (**HPD**)
- Department of Health and Mental Hygiene (**DOHMH**)
- NYC Health and Hospitals (**H+H**)
- Department of Homeless Services (**DHS**)
- Department of Environmental Protection (**DEP**)

Preliminary outreach and **briefings** with **community stakeholders** including:

- Brooklyn Community Board 2
- NYCHA Resident Association Leaders at Farragut, Ingersoll and Whitman Houses
- Cumberland Community Advisory Board
- LIU and TBHC representatives
- Council Member Hudson
- Council Member Restler
- Brooklyn Borough President

Background

Focus areas / scales

 The **greater Central Business District (CBD): Downtown Brooklyn** and neighboring job centers – **DUMBO** and the **Brooklyn Navy Yard**

 The **Downtown Brooklyn core area** (~the Special District)

Areas **east of Flatbush Avenue** along the **Ashland Pl – Navy St** corridor

 The **LIU and TBHC** campuses and immediate vicinity

 **NYCHA communities**

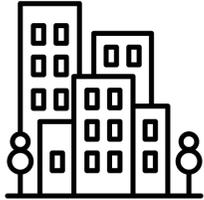
 + Downtown Brooklyn's regional significance and related considerations as appropriate



Focus areas / scales

Place-based and **programmatic recommendations** on topics including but not limited to:

Land use and urban design



City-owned properties



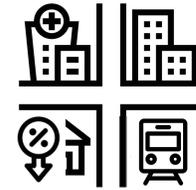
Public realm and connectivity



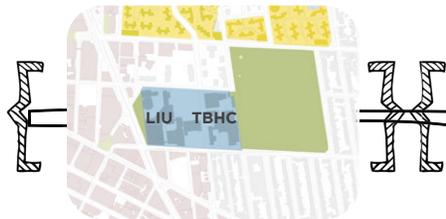
Connections with NYCHA



Infrastructure housing, health



Jobs and workforce



Site-specific:
LIU-TBHC and surroundings



The Greater CBD area:
Planning for current and longer-term neighborhood needs and anticipated growth

Land use and urban design principles

Land use and urban design



City-owned properties



Public realm and connectivity



Connections with NYCHA



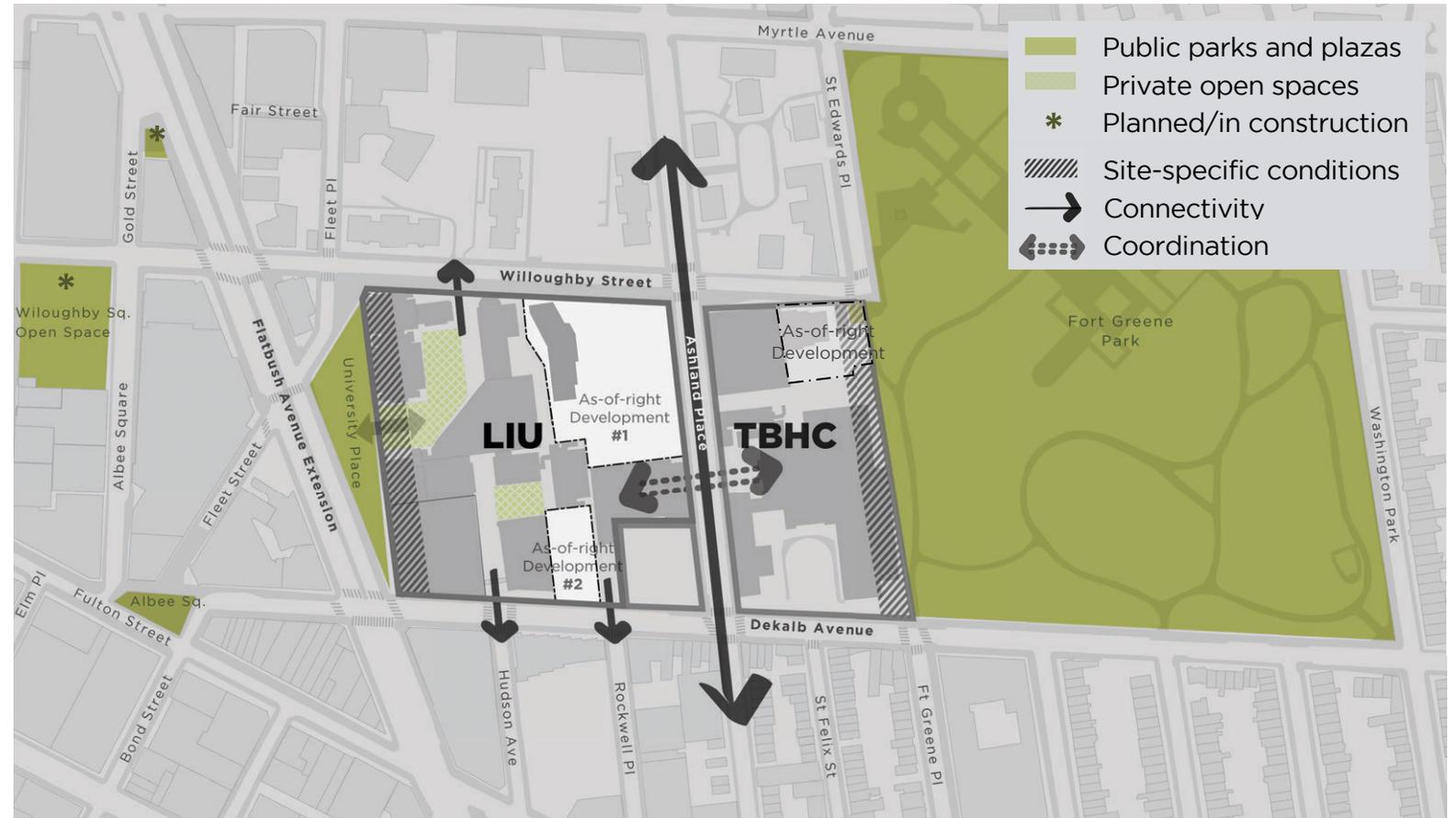
Infrastructure housing, health



Jobs and workforce



- Facilitate the development of **coordinated plans** that consider short-term and long-term goals
- Ensure that redevelopment plans account for **site-specific conditions** and are responsive to **key frontages**
- Facilitate site planning strategies that improve **overall connectivity** and better integrate the institutions with the surrounding context



Eds and Meds: Planning framework

Land use and urban design principles

Land use and urban design



City-owned properties



Public realm and connectivity



Connections with NYCHA



Infrastructure housing, health



Jobs and workforce



1. Enlivening the Flatbush Ave frontage



3. Responding to grading considerations



2. Improving the streetscape experience and overall connectivity



4. Views to Prison Ship Monument

Key corridors

↔ North-south

↔ East-west

Eds and Meds: Planning framework

Land use and urban design principles

Land use and urban design



City-owned properties



Public realm and connectivity



Connections with NYCHA



Infrastructure housing, health



Jobs and workforce

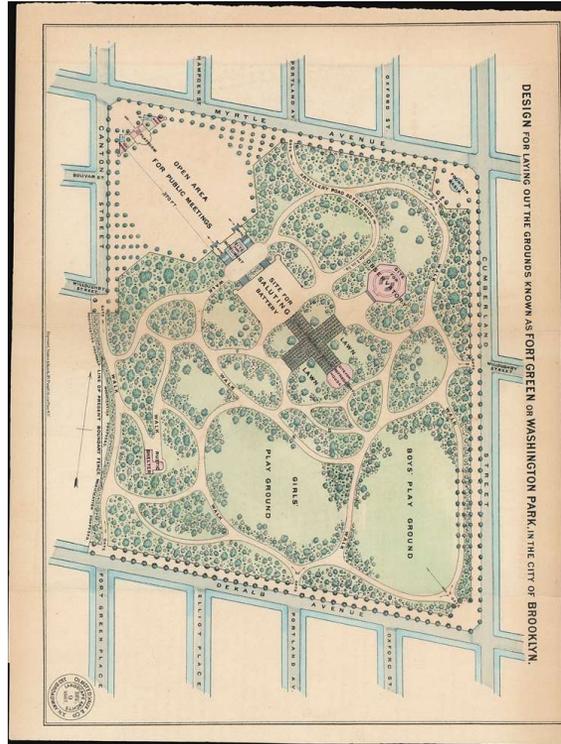


Fort Greene Park:

Active coordination occurring between City agencies to plan for this important frontage along the landmarked park



Existing conditions: TBHC - Fort Greene Park interface



Olmsted schematic vision (1867)



Aerial view (1924)

Eds and Meds: Planning framework

Land use and urban design principles

Land use and urban design



City-owned properties



Public realm and connectivity



Connections with NYCHA



Infrastructure housing, health



Jobs and workforce



Fort Greene Park:

Active coordination occurring between City agencies to plan for this important frontage along the landmarked park



Existing conditions: TBHC – Fort Greene Park interface



Typical sidewalk condition – DeKalb Avenue frontage

Land use and urban design principles

Land use and urban design



City-owned properties



Public realm and connectivity



Connections with NYCHA



Infrastructure housing, health

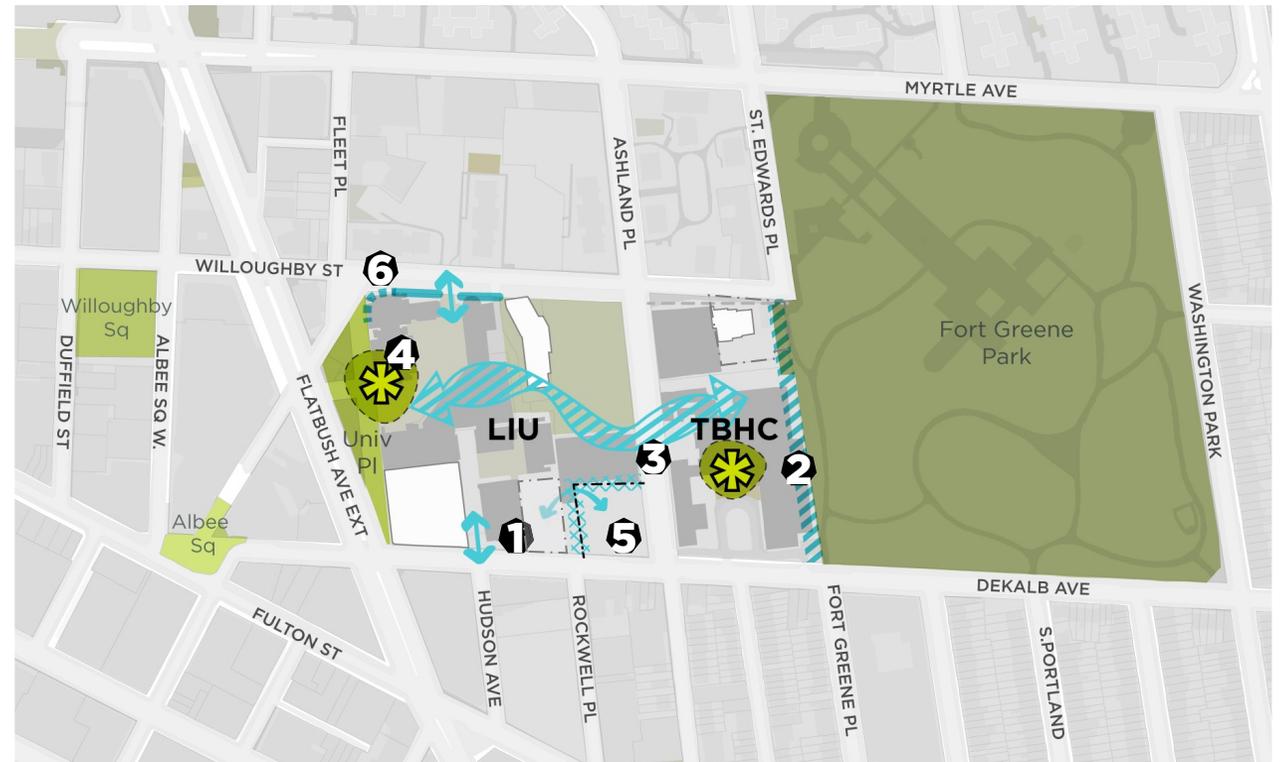


Jobs and workforce



Guiding principles for site planning

1. Explore ways to **improve connectivity and the interface** between the campuses and surrounding streets
2. Connect Willoughby St to DeKalb Ave through the creation of a **new publicly-accessible connection**
3. Study strategies to improve **east-west connectivity** where feasible (physical or visual)
4. Identify **open space opportunities** at optimal locations, informed by the proposed uses
5. At shared lot lines, maintain **sufficient setbacks and clearances**
6. Ensure **strong street walls** at key frontages, and **allow flexibility** where appropriate



Land use and urban design principles

Land use and urban design



City-owned properties



Public realm and connectivity



Connections with NYCHA



Infrastructure housing, health



Jobs and workforce



Encourage high quality urban design while accounting for essential site planning considerations



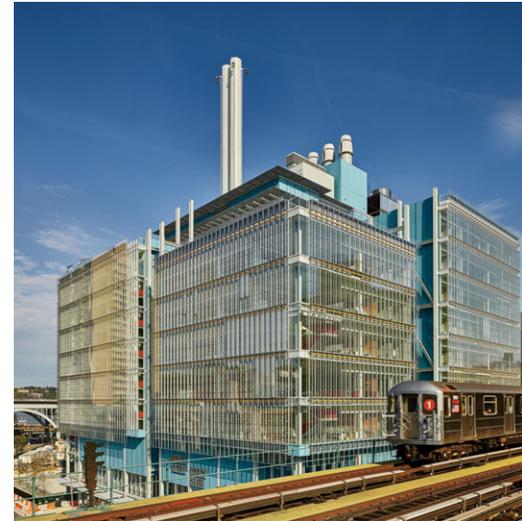
Mix of uses

Academic, healthcare, housing and affordable housing, commercial, retail, services, other



Spatial needs

Floorplate sizes, floor-to-ceiling heights, base heights, stacking of uses, egress / cores - elevators and stairs



Operational needs

Mechanical and ventilation needs for specific uses (labs etc.), loading, other logistics and operations



Open space

Public space, streets and circulation, terraces and rooftop recreation space, private open space

Land use and urban design principles

Land use and urban design



City-owned properties



Public realm and connectivity



Connections with NYCHA



Infrastructure housing, health



Jobs and workforce



Support a balanced mix of uses across the two campuses

- Explore opportunities for flexible and fit out spaces for office, healthcare, educational, retail, entertainment, food service uses etc.
- Incorporate retail in a variety of sizes (small-scale and destination retail)
- Identify opportunities for community uses such as schools, day cares, senior facilities, spaces for youth and teens, recreation, and flexible gathering spaces.
- Facilitate the creation of housing including income-restricted housing
- Support the institutional growth by facilitating the creation of “step-out” and/or other specialized spaces (e.g. learning spaces, incubators, medical offices, labs.)



FLATBUSH AVENUE

FORT GREENE PARK



Enhanced mix
activate and relate
to Flatbush Ave
corridor

Institutional mix
expand eds+meds
uses, new housing
and job space

Park transition
edge condition
tailored to respond
to the park

Eds and Meds: Planning framework

Land use and urban design principles

Land use and urban design



City-owned properties



Public realm and connectivity



Connections with NYCHA



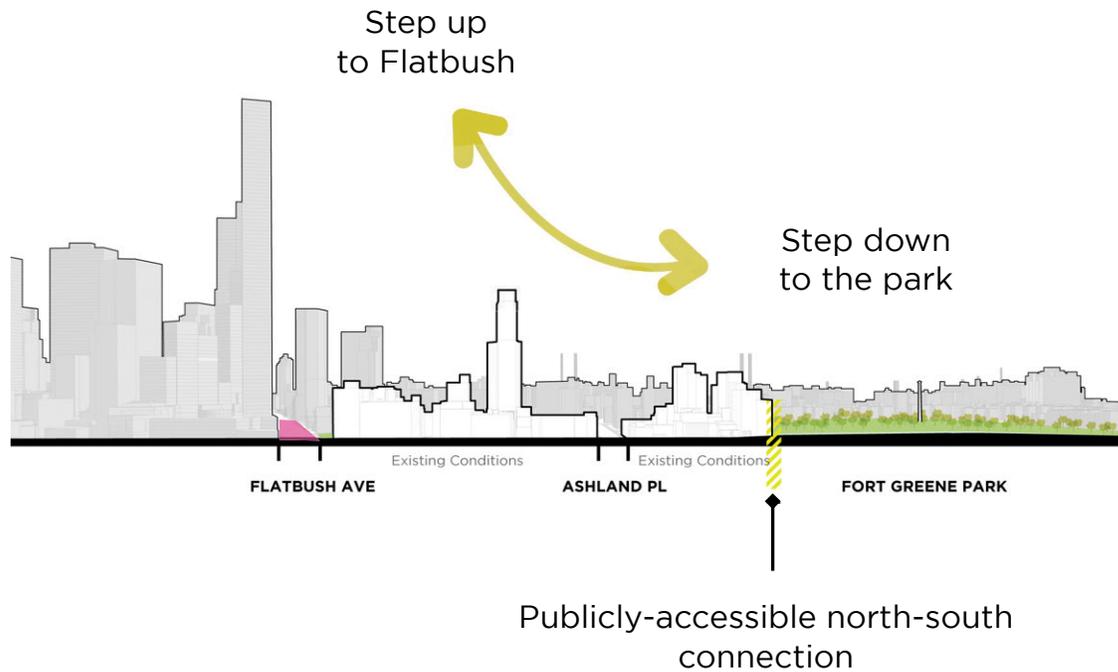
Infrastructure housing, health



Jobs and workforce



Promote thoughtful urban design and massing strategies



Land use and urban design principles

Land use and urban design



City-owned properties



Public realm and connectivity



Connections with NYCHA



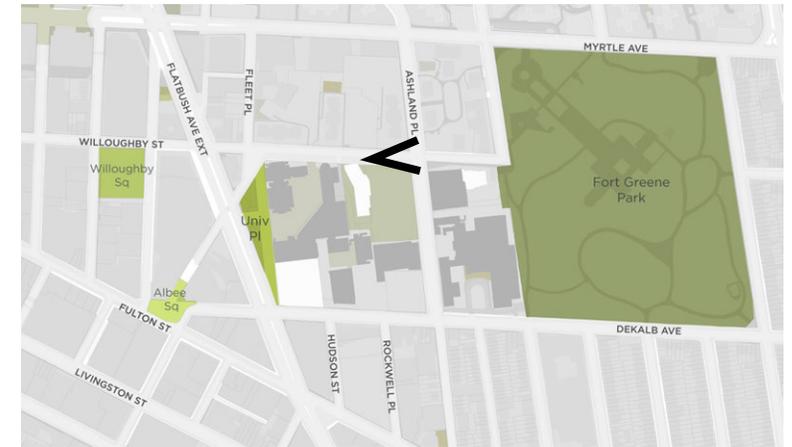
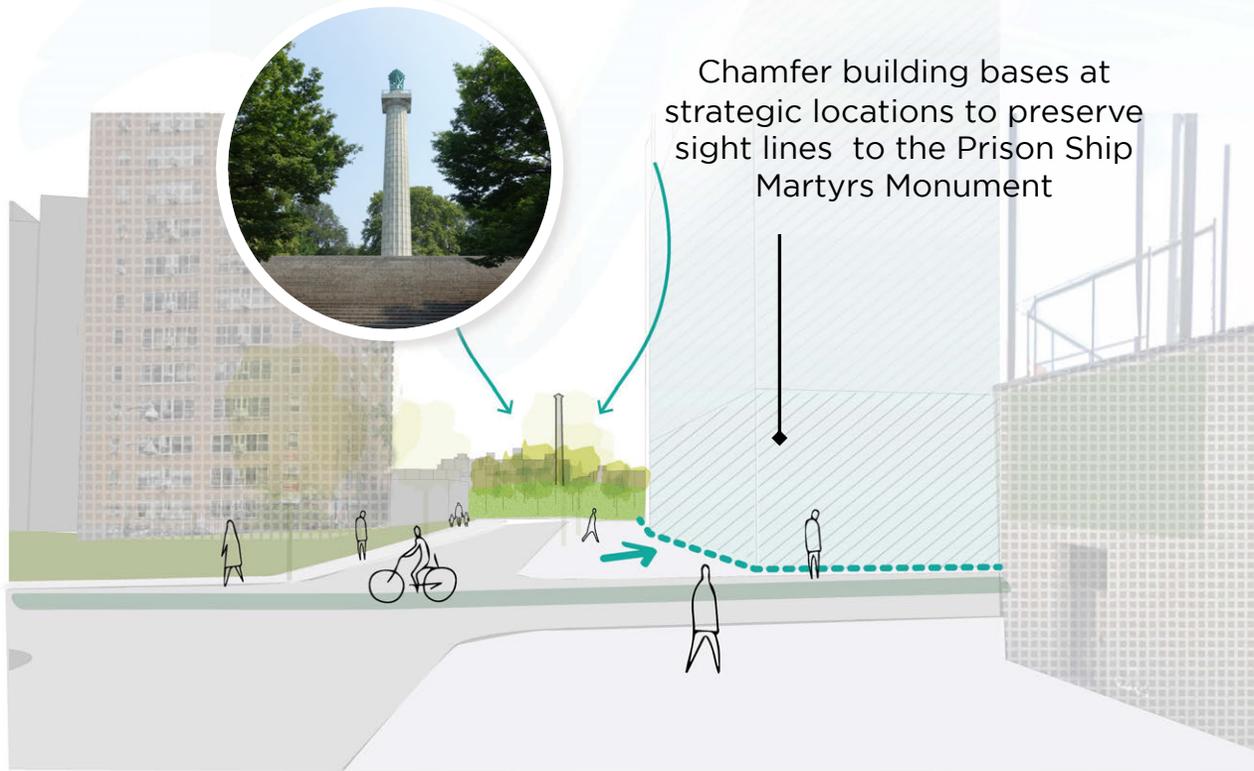
Infrastructure housing, health



Jobs and workforce



Promote thoughtful urban design and massing strategies



Land use and urban design principles

Land use and urban design



City-owned properties



Public realm and connectivity



Connections with NYCHA



Infrastructure housing, health



Jobs and workforce

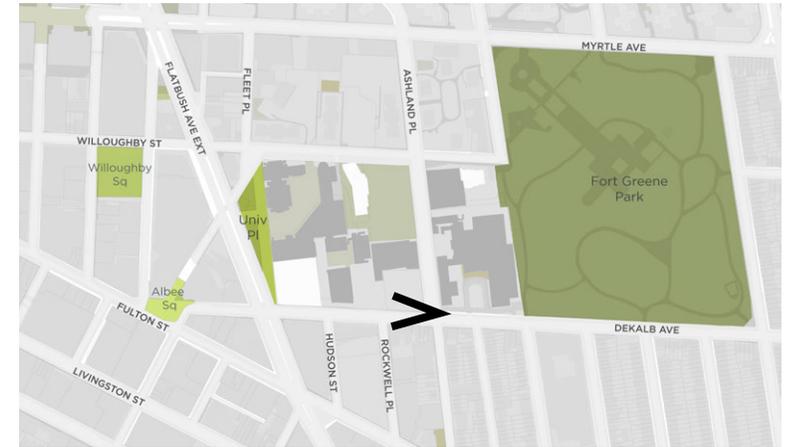


Promote thoughtful urban design and massing strategies

Support streetscape activation with transparency, multiple entrances, retail and non-residential ground floor uses along key street frontages



Set back buildings to ensure generous sidewalks and an improved public realm with street trees, planting, and seating



Land use and urban design principles

Land use and urban design



City-owned properties



Public realm and connectivity



Connections with NYCHA



Infrastructure housing, health



Jobs and workforce



Promote thoughtful urban design and massing strategies



Transparency



Screening



Materiality



Massing/bulk



Articulation



Proportions



Ensure that future developments relate to the neighboring context, particularly with the design of building bases and how they meet the street



City-owned properties

Understand the long-term needs of publicly-owned facilities and identify opportunities on City sites to facilitate open space, affordable housing, and job space

Land use and urban design



City-owned properties



Public realm and connectivity



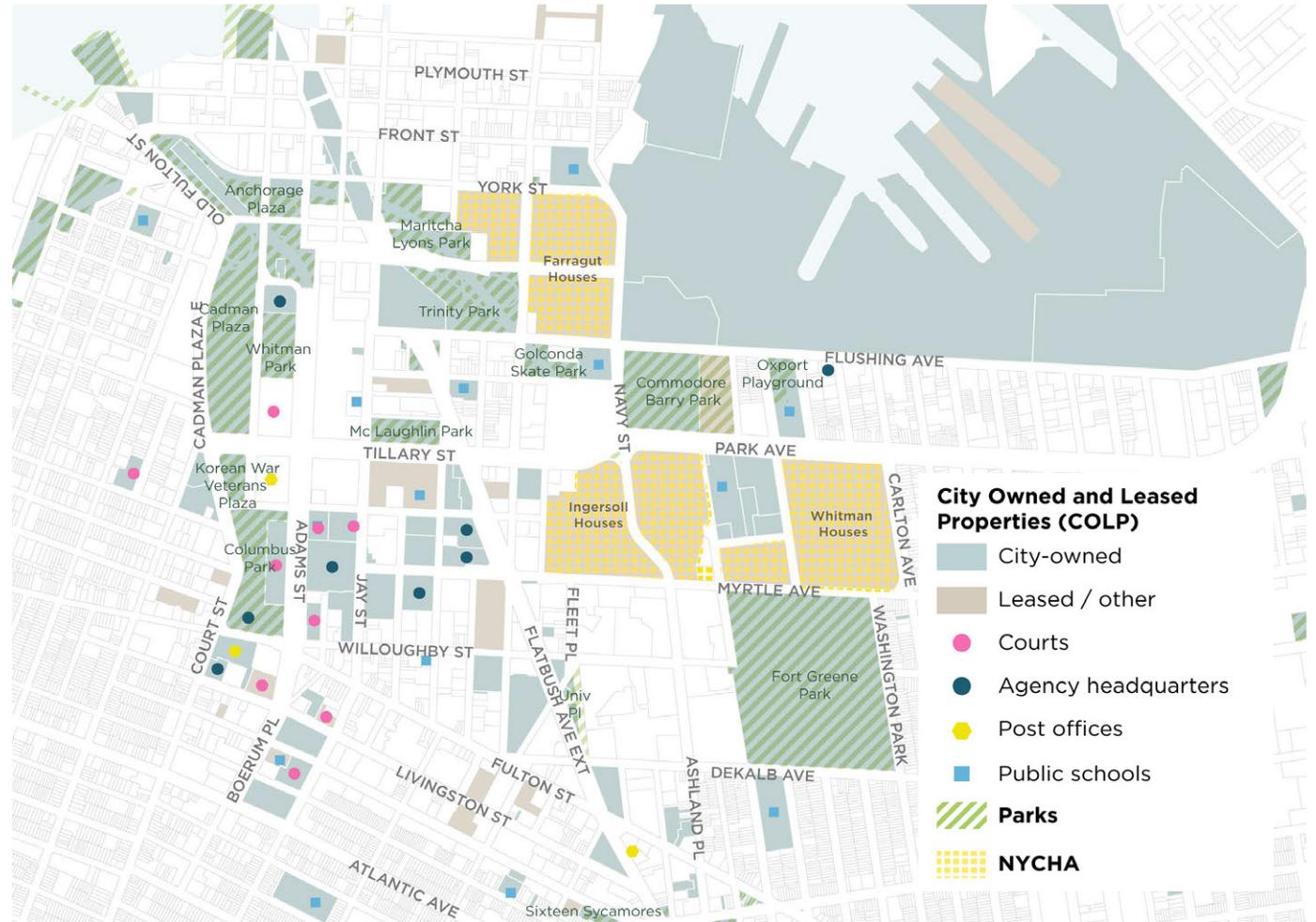
Connections with NYCHA



Infrastructure housing, health



Jobs and workforce



Eds and Meds: Planning framework

City-owned properties

Land use and urban design



City-owned properties



Public realm and connectivity



Connections with NYCHA



Infrastructure housing, health

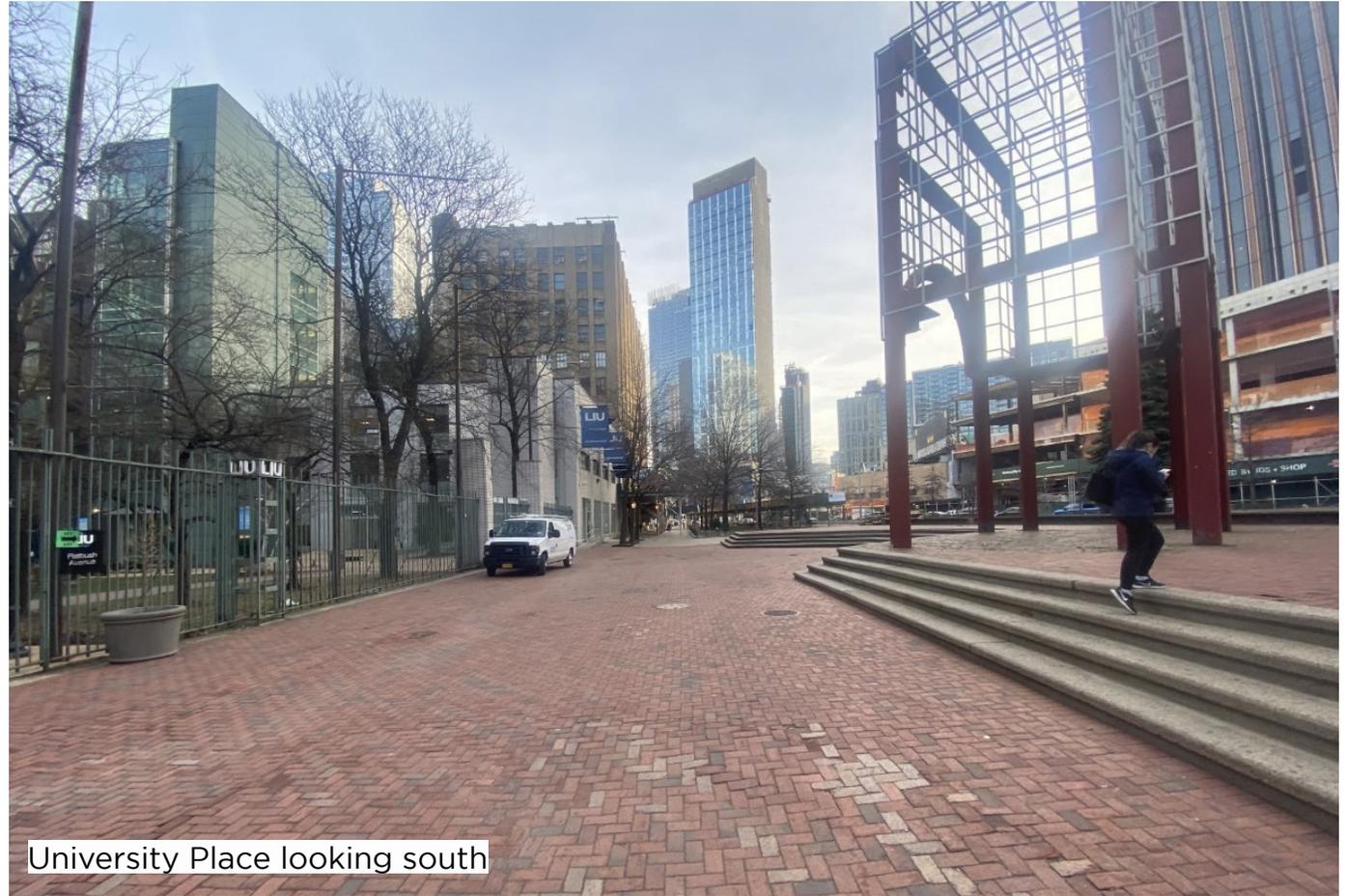


Jobs and workforce



University Place

Work with Parks and LIU to create a **world-class gateway** along Flatbush Ave with particular consideration for the design of **future developments** along this major thoroughfare



University Place looking south

City-owned properties

Land use and urban design



City-owned properties



Public realm and connectivity



Connections with NYCHA



Infrastructure housing, health



Jobs and workforce

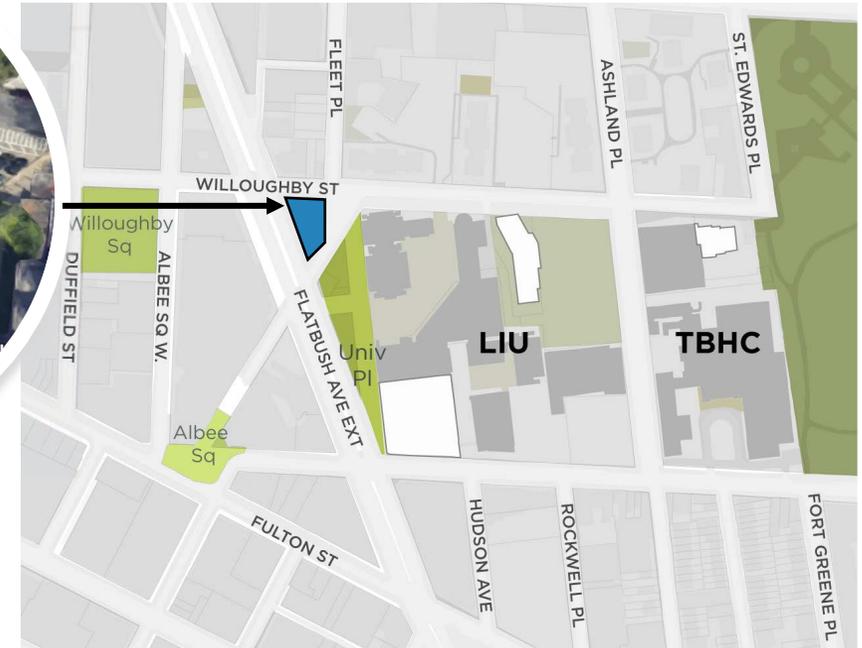


Fort Greene Health Clinic

295 Flatbush Avenue Extension

Support a City facility that provides a range of vital health services that are easily accessible to residents of Downtown Brooklyn and neighboring communities

- Work with the Department of Mental Health and Hygiene and partner agencies to plan for the long-term needs of the City clinic and on-site programs.
- Identify ways to support and potentially expand available services in the future.
- Explore opportunities for co-location within the planned growth at nearby anchor institutions including the clustering with other non-profit service providers.



City-owned properties

Land use and urban design



City-owned properties



Public realm and connectivity



Connections with NYCHA



Infrastructure housing, health



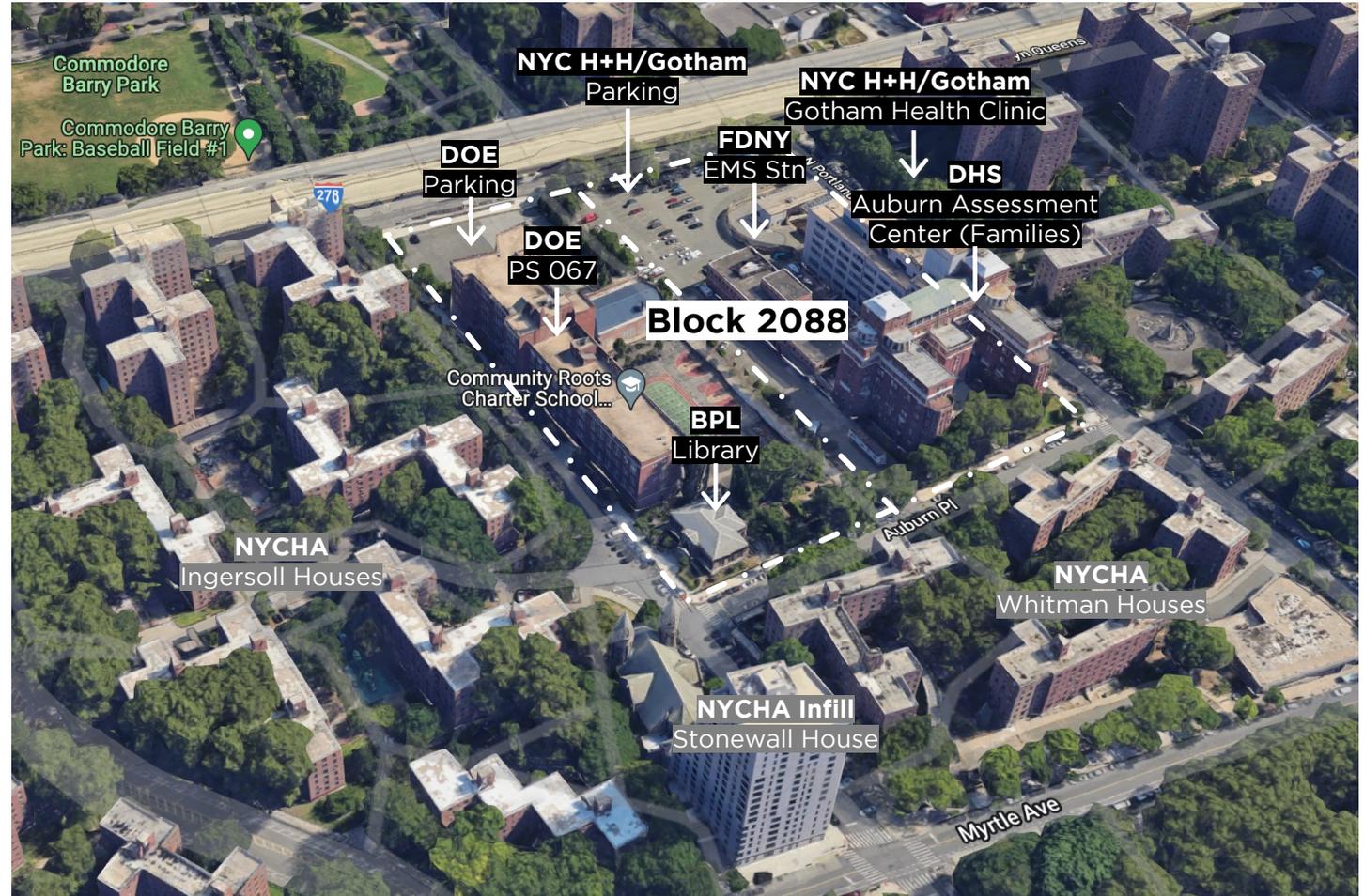
Jobs and workforce



NYC Health and Hospitals

Support the continuity of healthcare and critical neighborhood services

Significant City-owned block consisting of **important existing community-serving uses** including a health clinic, school, library, a family shelter, and supportive services -- *for further study and evaluation together with partner agencies and local stakeholders*



Public realm and connectivity

Land use and urban design



City-owned properties



Public realm and connectivity



Connections with NYCHA



Infrastructure housing, health



Jobs and workforce



Study potential public realm improvements in connection with active DOT and Parks projects and build on ongoing efforts



1. Sidewalk experience and circulation

3. Street configuration and safety

2. East-west connectivity and crossings

4. Multiple users/modes with varying needs

Related efforts

Ongoing City-led projects and planning efforts

Ashland Place and Navy Street Protected Bike Lanes

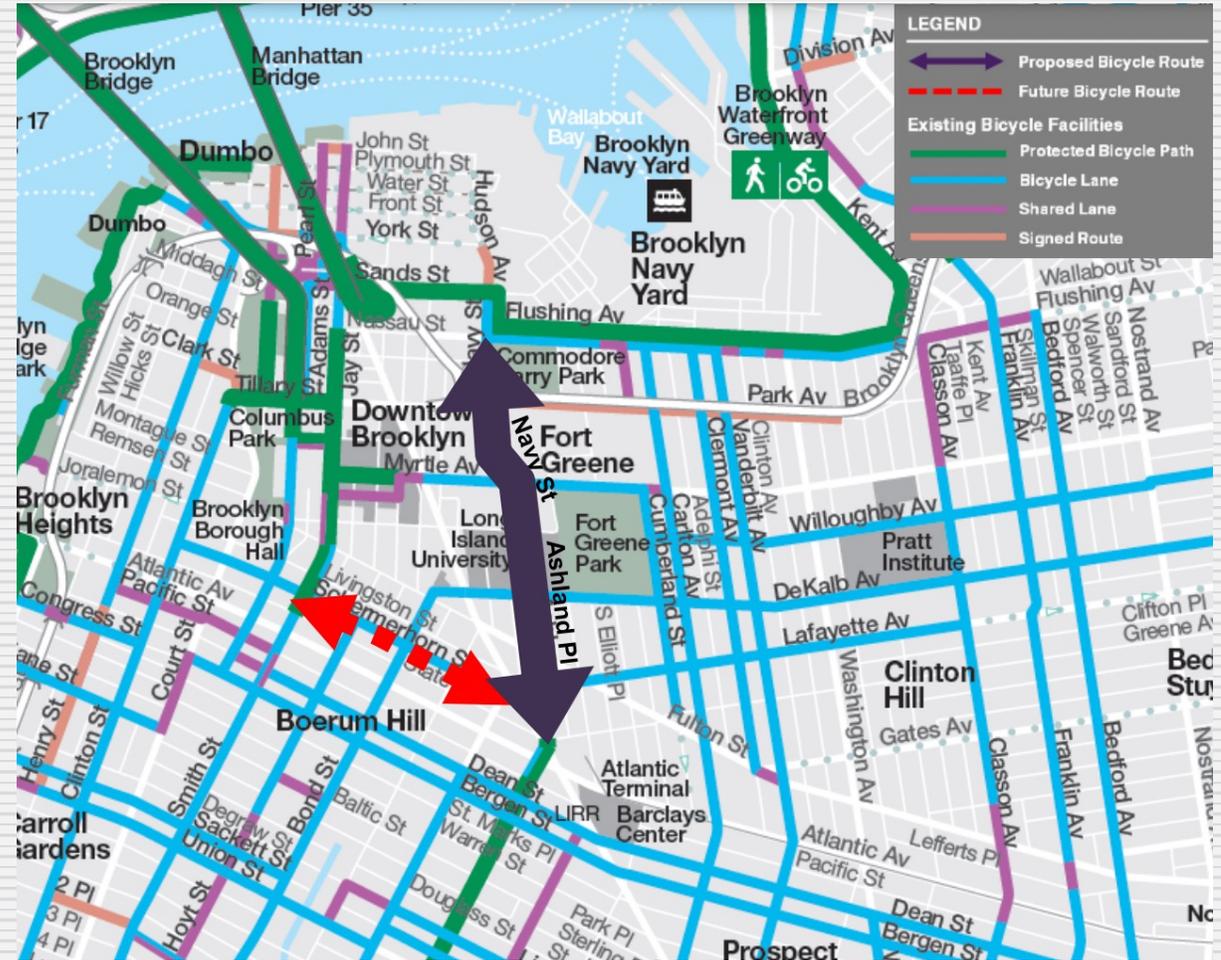
Lead agency: DOT

Status:

Ongoing discussions with planned implementation for 2023



Chrystie Street, Manhattan - Example of a protected bike lane



Public realm and connectivity

Land use and urban design



City-owned properties



Public realm and connectivity



Connections with NYCHA



Infrastructure housing, health



Jobs and workforce



Facilitate the creation of additional open space resources to serve existing residents, workers, and visitors, as well as new populations expected as a result of anticipated growth.



Anchorage Plaza

Public realm and connectivity

Land use and urban design



City-owned properties



Public realm and connectivity



Connections with NYCHA



Infrastructure housing, health



Jobs and workforce



Emily Warren Roebling Plaza

New open spaces

Facilitate the creation of new public spaces, plazas, playgrounds, and active recreation facilities.

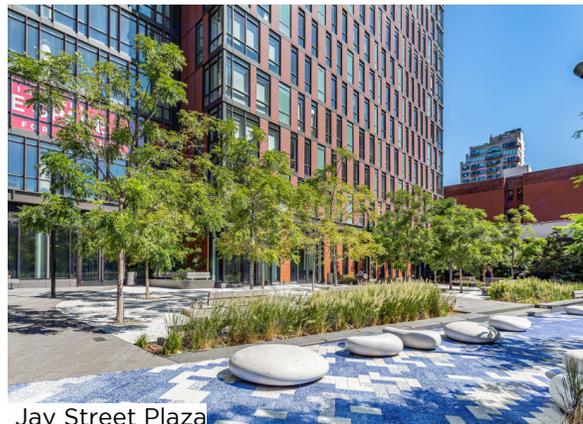
Evaluate potential for open spaces on city-owned properties and facilities.



PS 213 - School yard

City-owned properties

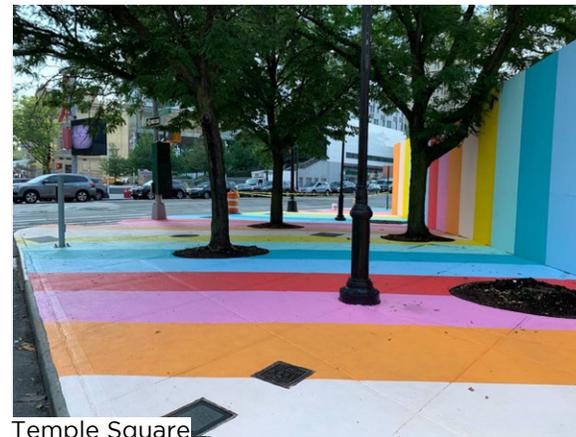
Identify opportunities for new and/or expanded open spaces at existing city facilities such as school yards, parking areas or underutilized sites



Jay Street Plaza

Opportunities within private developments

Explore creating publicly accessible spaces within private developments through tools such as Privately-owned Public Spaces (POPS) incentive



Temple Square

Plazas and Open Streets

Work with partner agencies to identify ways to maximize open space by looking at potential interventions within streets such as through the DOT Open Streets or Plaza program.

Public realm and connectivity

Land use and urban design



City-owned properties



Public realm and connectivity



Connections with NYCHA



Infrastructure housing, health



Jobs and workforce



Evaluate needs at existing parks and open spaces to inform future investments



Oracle Playground

Related efforts

Ongoing City-led projects and planning efforts

Commodore Barry Park

Lead agency: Parks

Status:

Active project

Current phase:

- Comfort station reconstruction
- Lighting for ball fields
- Reconstruction of paths and sidewalks
- Synthetic turf field
- Fencing

Future phase:

Reconstruct large asphalt multi-purpose play and other improvements to northwestern section of the park



Public realm and connectivity

Land use and urban design



City-owned properties



Public realm and connectivity



Connections with NYCHA



Infrastructure housing, health



Jobs and workforce



Oxport Playground

Enhance existing open spaces particularly near NYCHA

Together with partner agencies, coordinate investments to enhance existing open spaces, particularly those in proximity to NYCHA communities.



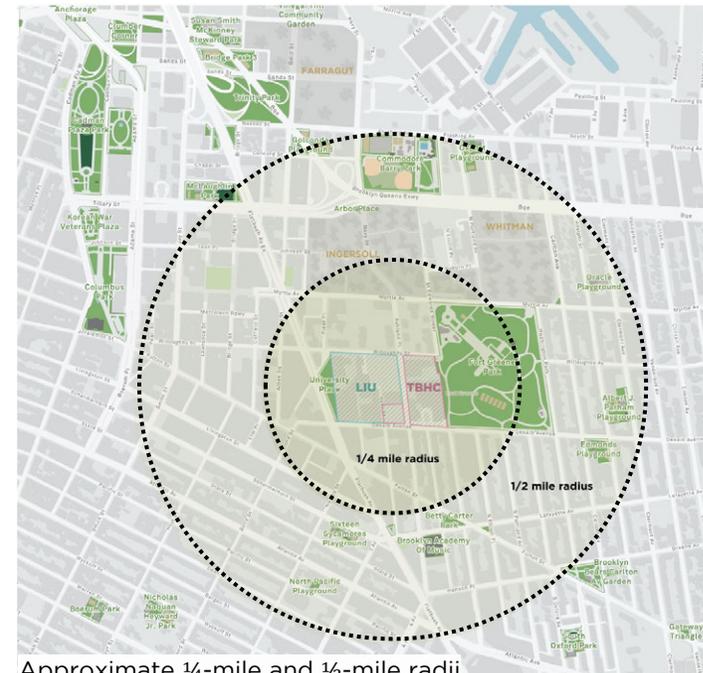
Albert J. Parnham Playground

Evaluate unmet needs and identify improvements

Work with Parks to identify unmet needs and specific improvements that could be made to existing parks and public spaces in the greater CBD area.

Plan for anticipated growth

Engage in an advanced planning effort with Parks to inform private redevelopment proposals and associated environmental review/analyses



Approximate 1/4-mile and 1/2-mile radii

Public realm and connectivity

Land use and urban design



City-owned properties



Public realm and connectivity



Connections with NYCHA



Infrastructure housing, health



Jobs and workforce



Connect public spaces and community resources through a safe and vibrant street and open space network



NYCHA Ingersoll Houses

Public realm and connectivity

Land use and urban design



City-owned properties



Public realm and connectivity



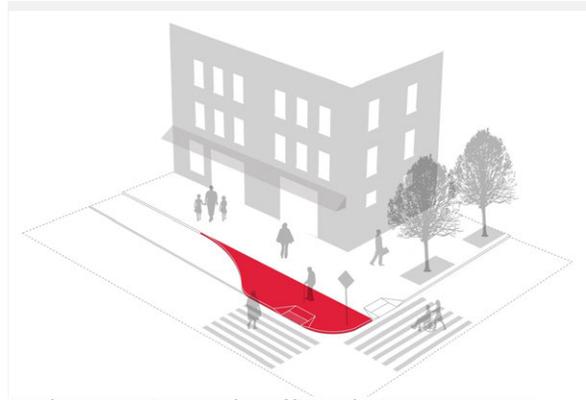
Connections with NYCHA



Infrastructure housing, health



Jobs and workforce



Curb extension and traffic calming measures

Pedestrian safety

Prioritize pedestrian enhancements that address accessibility needs of users of varying ages and abilities such as people with mobility impairments. Consider school routes and needs of parents with strollers accessing parks or other neighborhood amenities.

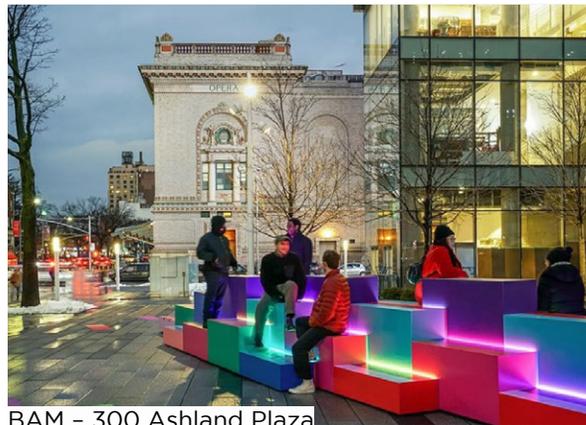


Hoyt Street streetscape enhancements

Streetscape improvements

Identify opportunities to work with property owners and developers to facilitate streetscape improvements across the CBD.

Coordinate with the Downtown Brooklyn Partnership to implement their public realm vision and toolkit where feasible.



BAM - 300 Ashland Plaza

Public art and programming

Incorporate public art and cultural programming to enliven streets and foster ongoing efforts by BIDs and local organizations.



Street tree at Albee Square West

Street trees and green infrastructure

Increase tree canopy cover throughout the neighborhood and investigate potential locations for green infrastructure projects by collaborating with partner agencies

Public realm and connectivity

Land use and urban design



City-owned properties



Public realm and connectivity



Connections with NYCHA



Infrastructure housing, health



Jobs and workforce



Navy Street near Ingersoll Houses

Sidewalk infrastructure

Identify key streets and corridors to prioritize pedestrians based on existing sidewalk conditions, key origins or destinations, transit nodes, and current/future population densities.



Willoughby Street - Hoyt Street Station

Transit assets and nodes

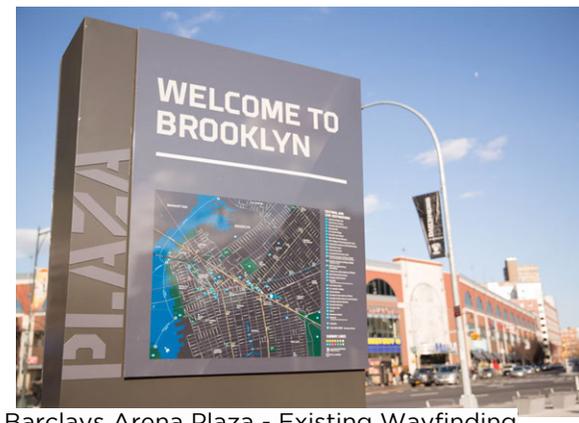
Improve overall connectivity to and from the excellent transit assets in the CBD by identifying key corridors and investing in streetscape enhancements around transit nodes.



Schermerhorn Street bike lane

Bike infrastructure

Improve and enhance key intersections and corridors to ensure safe use by bicyclists.



Barclays Arena Plaza - Existing Wayfinding

Wayfinding and signage

Improve wayfinding and signage throughout the neighborhood. Work with local organizations and Business Improvement Districts (BIDs) to bolster their efforts to create a legible street circulation network.

Public realm and connectivity

Land use and urban design



City-owned properties



Public realm and connectivity



Connections with NYCHA



Infrastructure housing, health



Jobs and workforce



Anticipate and plan for future growth and balance the varying needs of an increasing mix of uses and users



Borough Hall Market

Public realm and connectivity

Land use and urban design



City-owned properties



Public realm and connectivity



Connections with NYCHA



Infrastructure housing, health



Jobs and workforce



Neighborhood Loading Zone

Loading

Balance the vehicular/logistics needs of businesses and institutions and residences with the pedestrianization goals and bicycle infrastructure enhancements.

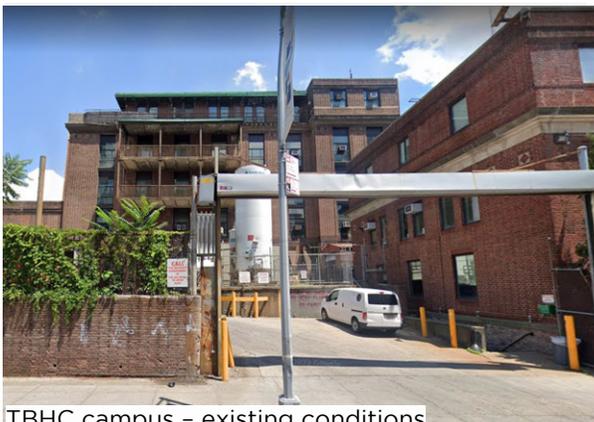
Identify on and off-site loading strategies suited to a dense, urban, central business district context



Willoughby Street

Quality of life

Explore a coordinated approach with partner agencies to enhance the streetscape and address quality of life and sidewalk mobility issues by accounting for day-to-day street functions including trash collection, vendors, deliveries, etc.



TBHC campus - existing conditions

Anchor campuses: circulation and operational needs

Evaluate the current and future needs at Downtown Brooklyn institutions to account for campus-specific operational requirements such as sporting events, emergency or ambulance access etc.



Myrtle Ave

Ground floor uses

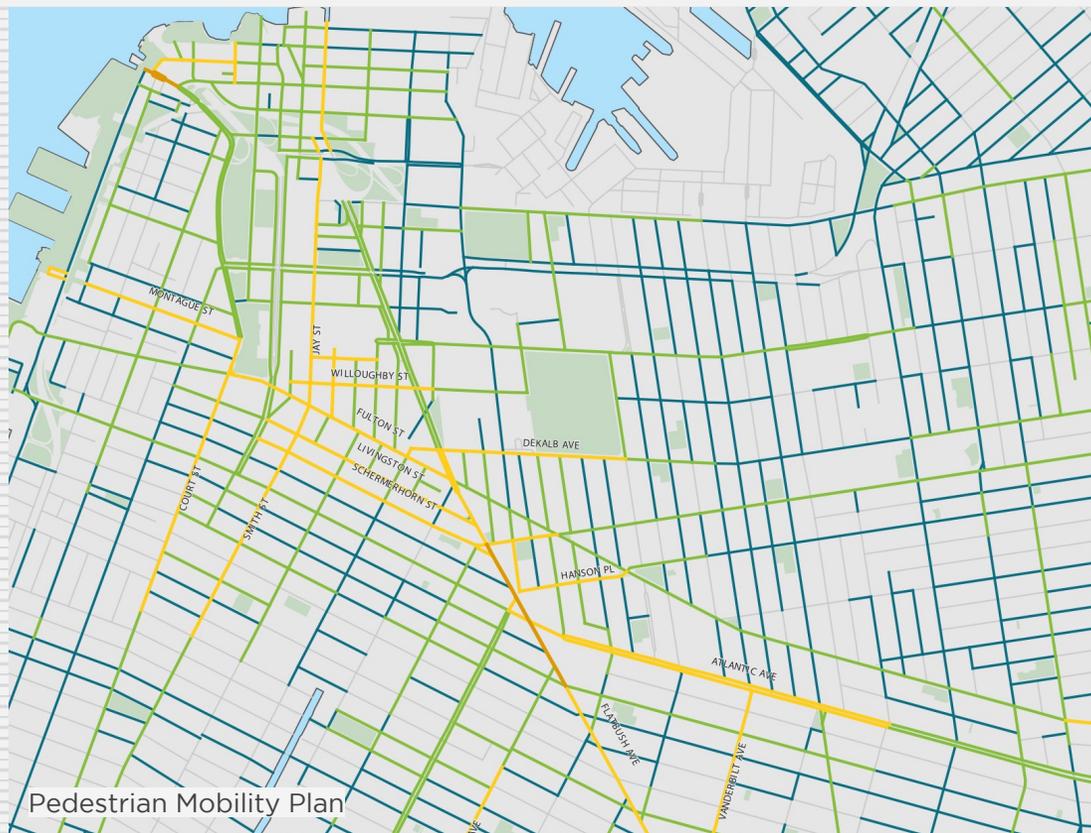
Through citywide efforts such as City of Yes - Economic Opportunity, ensure a wider range of uses are allowed within mixed-use buildings. Increase zoning flexibility to limit vacancies while promoting active streetscapes and retail uses at key locations where appropriate.

Related efforts

Ongoing City-led projects and planning efforts

Pedestrian Mobility Plan

Lead agency: DOT



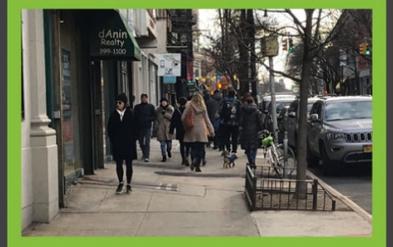
Global Corridor

- Streets that have large crowds of people moving in many directions
- High concentration of pedestrian destinations that draw people from around the world
- Extremely wide sidewalks with tree pits recommended
- Comprises less than 0.5% of city roads



Regional Corridor

- Streets that have crowds of people passing each other
- Concentration of pedestrian destinations or large-scale attractions that draw people from around the region
- Wide sidewalks with tree pits recommended
- Comprises about 2.5% of city roads



Neighborhood Corridor

- Streets that have small groups of people passing each other
- Consistent pedestrian destinations, such as neighborhood business districts or large schools or parks
- Generous sidewalks with tree pits recommended
- Comprises roughly 12% of city roads



Community Connector

- Streets that have individuals passing one another or small groups
- Residential streets that connect to nearby destinations such as small parks or schools
- Standard sidewalks with tree pits recommended
- Comprises about 25% of city roads



Citywide Baseline

- Streets that have low pedestrian volumes with infrequent passing
- Typically residential streets with no widespread pedestrian generators
- Basic ribbon sidewalk with tree lawn considered sufficient
- Makes up roughly 60% of city roads

Eds and Meds: Planning framework

Strengthened connections with NYCHA communities

- Explore strategies to **strengthen connections with neighboring NYCHA communities** – physical as well as programmatic
- Support **recent and ongoing planning efforts** focused on Farragut, Whitman, and Ingersoll Houses **led by NYCHA** and/or **partner agencies**
- Engage **NYCHA resident leaders and residents** to inform neighborhood needs and planning for the CBD as a whole

Land use and urban design



City-owned properties



Public realm and connectivity



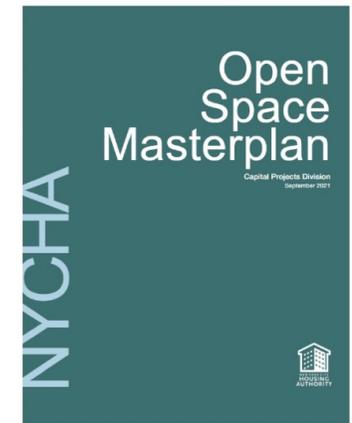
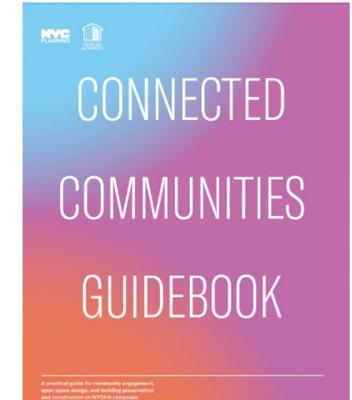
Connections with NYCHA



Infrastructure housing, health



Jobs and workforce



Eds and Meds: Planning framework

Strengthened connections with NYCHA communities

Land use and urban design



City-owned properties



Public realm and connectivity



Connections with NYCHA



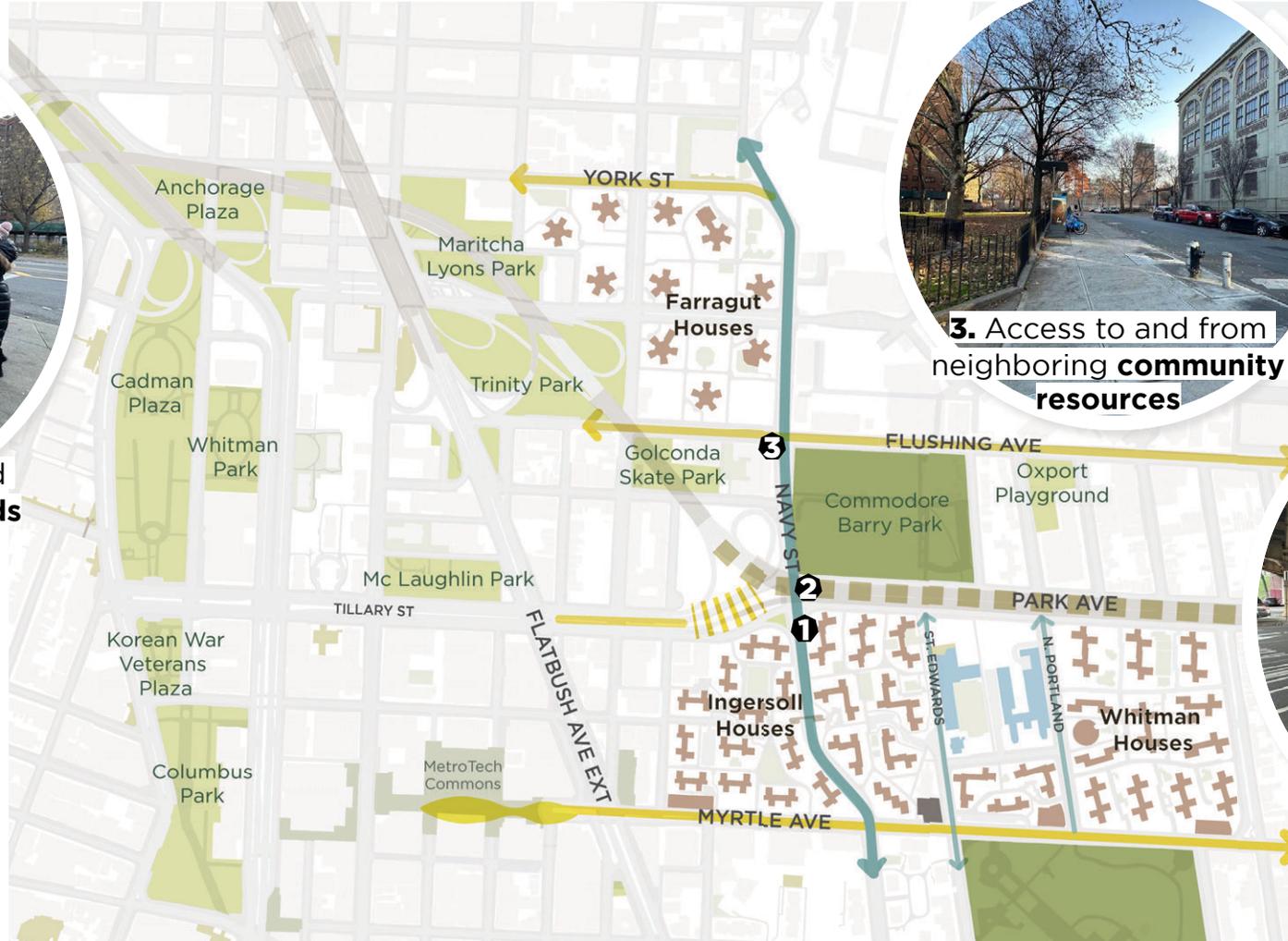
Infrastructure housing, health



Jobs and workforce



1. Ease of mobility and pedestrian safety needs



3. Access to and from neighboring community resources



2. Connections across the open space network, parks, and playgrounds

Key corridors

↔ North-south

↔ East-west

--- Elevated portion of the BQE along NYCHA

Related efforts

Ongoing City-led projects and planning efforts

Park Avenue - Ingersoll Safety Improvements Project

Lead agencies: DOT and DDC

Status:

Upcoming capital improvements

- Slip lane closures
- Pedestrian safety improvements
- Replacement of degraded sidewalks
- B62 existing bus stop relocation and new bus bulb
- Improved crossings to Commodore Barry Park



Related efforts

Ongoing City-led projects and planning efforts

DCP Midblock Crossings Opportunity Study - NYCHA

Lead agency: DCP (in coordination with DOT)

Status:

In early stages – existing conditions review in progress. Requires further evaluation and feasibility studies in consultation with DOT.



Existing midblock crossing at York St: PS 307 - NYCHA Farragut Houses

Eds and Meds: Planning framework

Infrastructure, housing, public health

Land use and urban design



City-owned properties



Public realm and connectivity



Connections with NYCHA



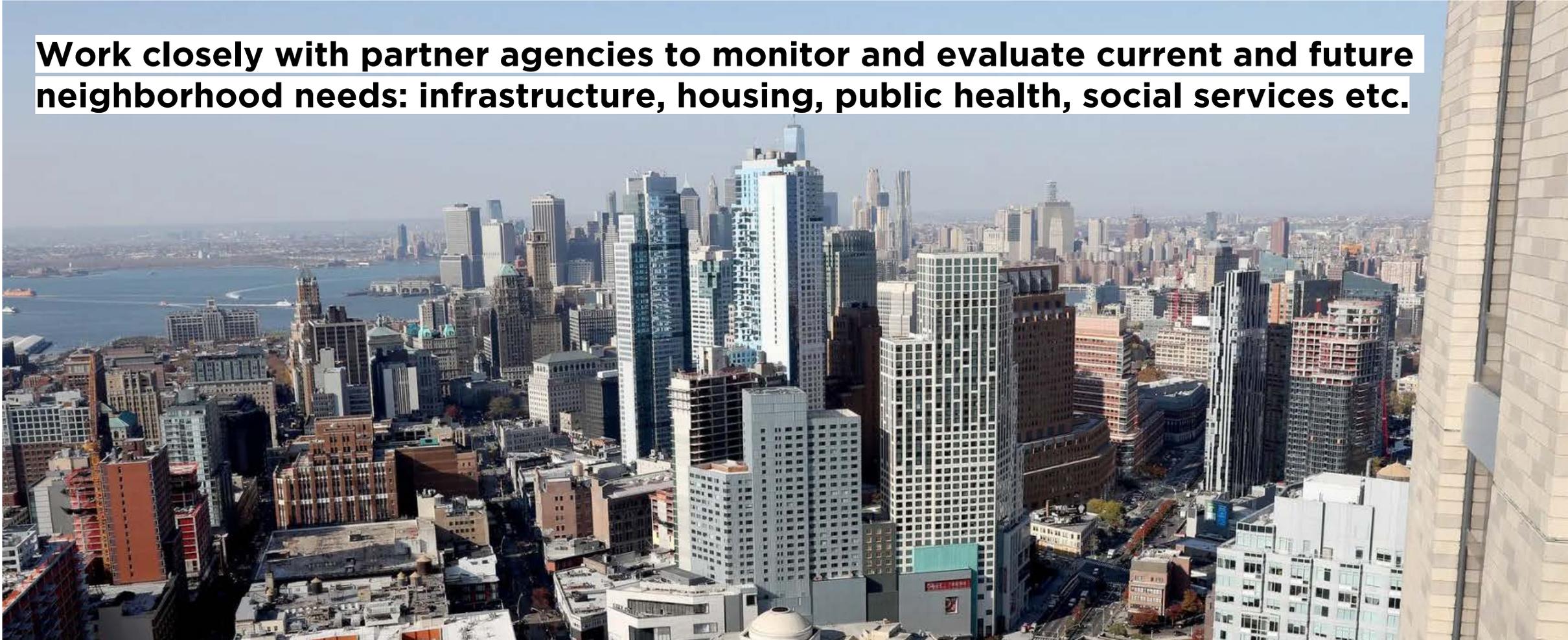
Infrastructure housing, health



Jobs and workforce



Work closely with partner agencies to monitor and evaluate current and future neighborhood needs: infrastructure, housing, public health, social services etc.



Infrastructure, housing, public health

Infrastructure: Transit

Land use and urban design



City-owned properties



Public realm and connectivity



Connections with NYCHA



Infrastructure housing, health



Jobs and workforce



Hoyt-Schermerhorn Street Station

Station improvements

Work with MTA to identify subway stair widenings, elevators, new entrance needs and other station enhancement projects for stations servicing the CBD.

Explore opportunities to facilitate improvements through private sites via Zoning for Accessibility

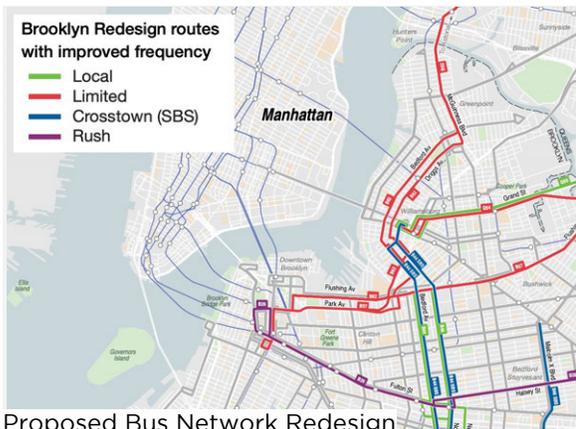


Atlantic Terminal

Cross-borough connections and regional linkages

Work with MTA to monitor ridership of the Long Island Railroad (LIRR) “Scoot” service with the Grand Central Madison Service.

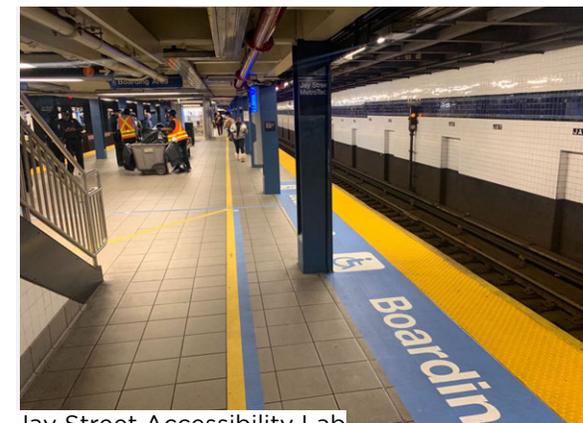
Support implementing the **Atlantic Ticket** as a permanent ticket option.



Proposed Bus Network Redesign

Bus Network Redesign

Collaborate with the MTA and DOT on improving bus service reliability, frequency, and reach by adding new connections, evaluating stop spacing, and implementing more direct routes per the [Brooklyn Bus Network Redesign Plan](#).



Jay Street Accessibility Lab

Pilot projects

Explore opportunities for pilot projects in Downtown Brooklyn stations (such as the Jay Street Accessibility Station Lab)

Eds and Meds: Planning framework

Infrastructure, housing, public health

Land use and urban design



City-owned properties



Public realm and connectivity



Connections with NYCHA



Infrastructure housing, health



Jobs and workforce



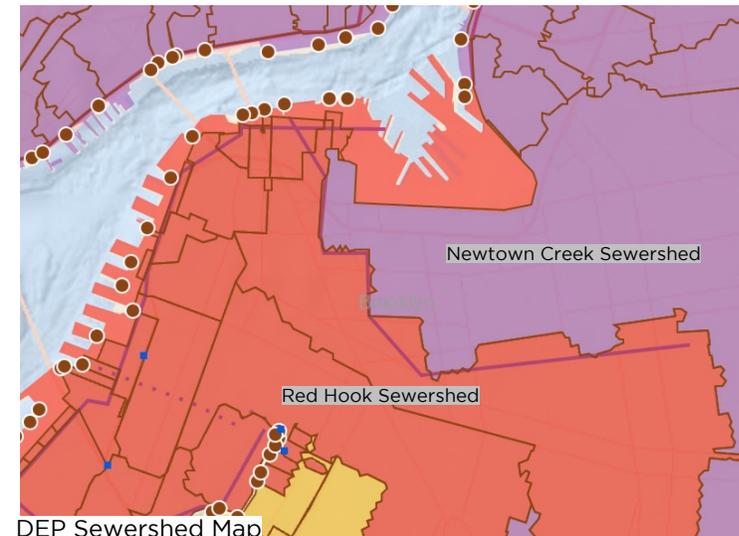
Infrastructure: Schools, Sewer infrastructure, City services

Schools: Coordinate the School Construction Authority (SCA) to better understand current and future school seat needs (including regarding the prospective campus rezonings) and evaluate school utilization across Community District 2 on an ongoing basis.

Infrastructure, emergency services, and utilities: Work closely with relevant agencies such as DEP, FDNY, Con Ed, DoITT to flag major redevelopment proposals proactively plan for future growth and inform public and private infrastructure investments.



Khalil Gibran High School and new 350-seat Elementary School



DEP Sewershed Map

Infrastructure, housing, public health

Land use and urban design



City-owned properties



Public realm and connectivity



Connections with NYCHA



Infrastructure housing, health



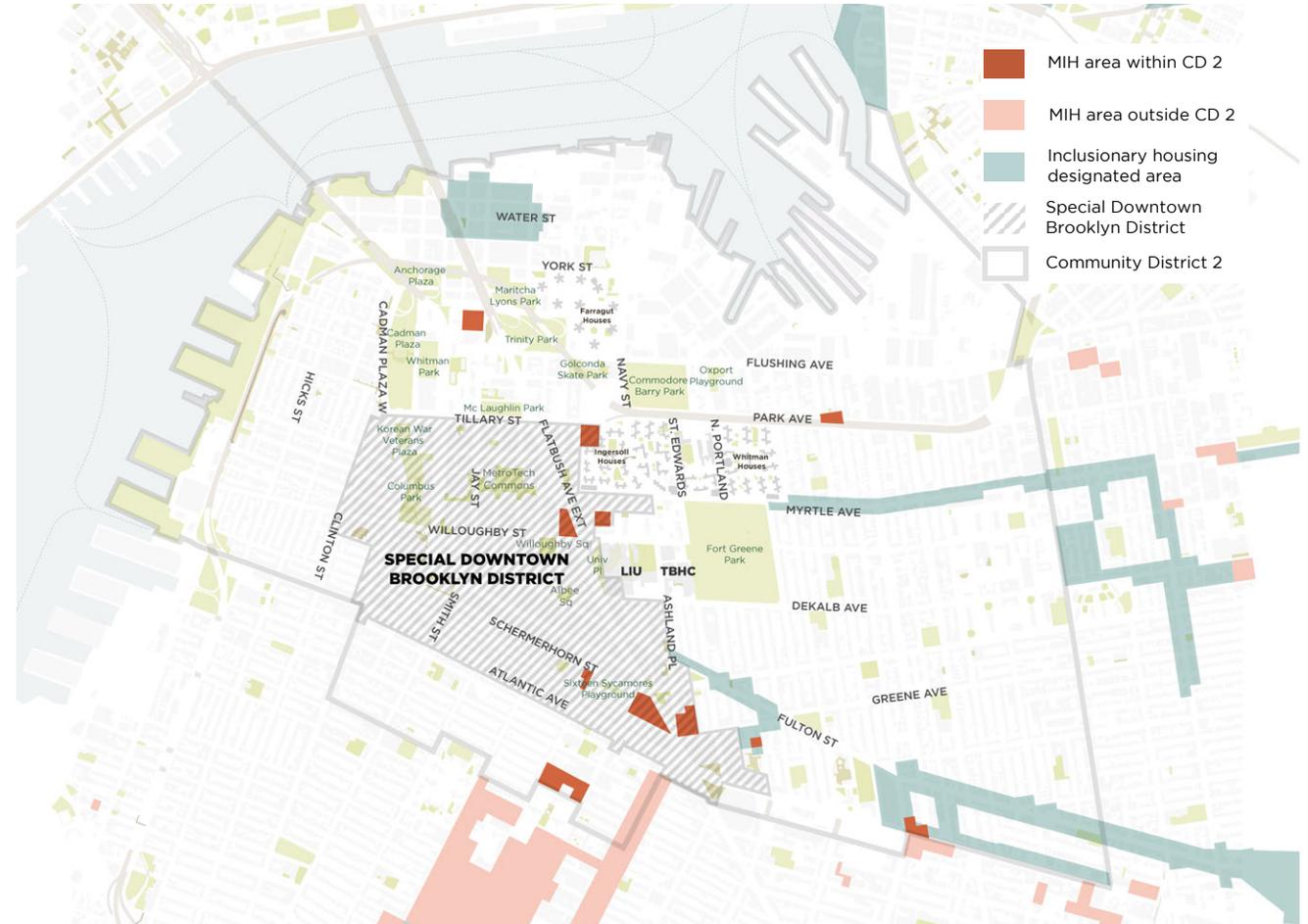
Jobs and workforce



Housing including affordable housing, and tenant protection

Study potential land use changes for the Special Downtown Brooklyn District

- Explore opportunities to map **Mandatory Inclusionary Housing (MIH)** to require the creation of permanently income-restricted housing.
- Update Downtown Brooklyn's **Voluntary Inclusionary Housing (VIH)** program to increase its effectiveness at producing affordable housing and support an economically equitable, diverse, and integrated neighborhood
 - Identify any **other zoning incentives which may conflict** with utilization of the VIH program.
- Increase overall housing capacity, including supporting efforts pertaining to the removal of the **State's residential Floor Area Ratio cap of 12.0**
- Understand how the proposed **City of Yes - Housing Opportunity text amendment** will create new housing opportunities in the neighborhood.



Infrastructure, housing, public health

Land use and urban design



City-owned properties



Public realm and connectivity



Connections with NYCHA



Infrastructure housing, health



Jobs and workforce



Housing including affordable housing, and tenant protection

City-owned sites

Review City-owned properties and study redevelopment opportunities to facilitate affordable housing.

Address a range of affordable housing needs, including for low-income families, seniors, and formerly homeless individuals.



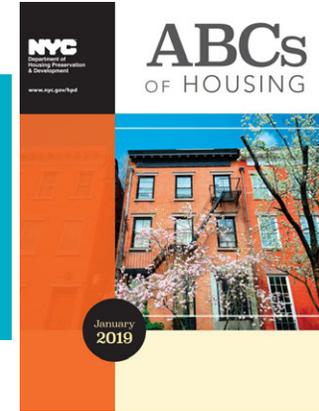
City-owned and leased properties



90 Sands Street - Supportive housing

Affordable housing programs

Explore the role that the Department of Housing Preservation and Development (HPD) programs could play in broadening and deepening affordability.



Tenant Protection programs

Tenant protection

Identify any opportunities to strengthen and preserve existing affordable housing units, to help keep residents in their homes.



Connoly residence hall - LIU

Dorms, student and staff housing

Identify opportunities for facilitating dorms and/or staff housing for students, workers, researchers and trainees in the growing institutional sector.

Infrastructure, housing, public health

Public health and social services

Land use and urban design



City-owned properties



Public realm and connectivity



Connections with NYCHA



Infrastructure housing, health



Jobs and workforce



Fort Greene Health Clinic

Bolster the healthcare and social services network

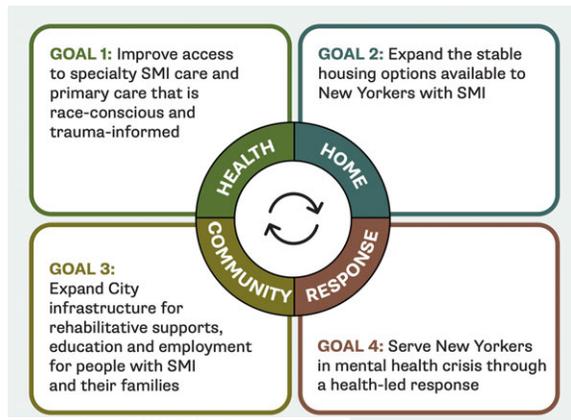
Work with partner agencies to increase access to healthcare and social services including mental health, maternal health, recovery, and supportive services. Promote the siting of these essential services in transit-rich locations.



Brooklyn Health Center

New healthcare and social services space

Explore how future developments can accommodate space for health facilities and services oriented towards preventative care and addressing prevalent clinical, mental, and behavioral health concerns



Mental Health Plan - DOHMH

Mental health support and care

Work with DOHMH to build on ongoing [City-led efforts](#) and policies focused on addressing mental health needs in NYC communities, with particular attention to children and teens



FRESH program

Access to healthy food

Expand healthy food options to help improve overall health outcomes through programs such as FRESH aimed at incentivizing grocery stores that provide a full range of grocery products including fresh meat, fruit and vegetables.

Infrastructure, housing, public health

Sustainability

Land use and urban design



City-owned properties



Public realm and connectivity



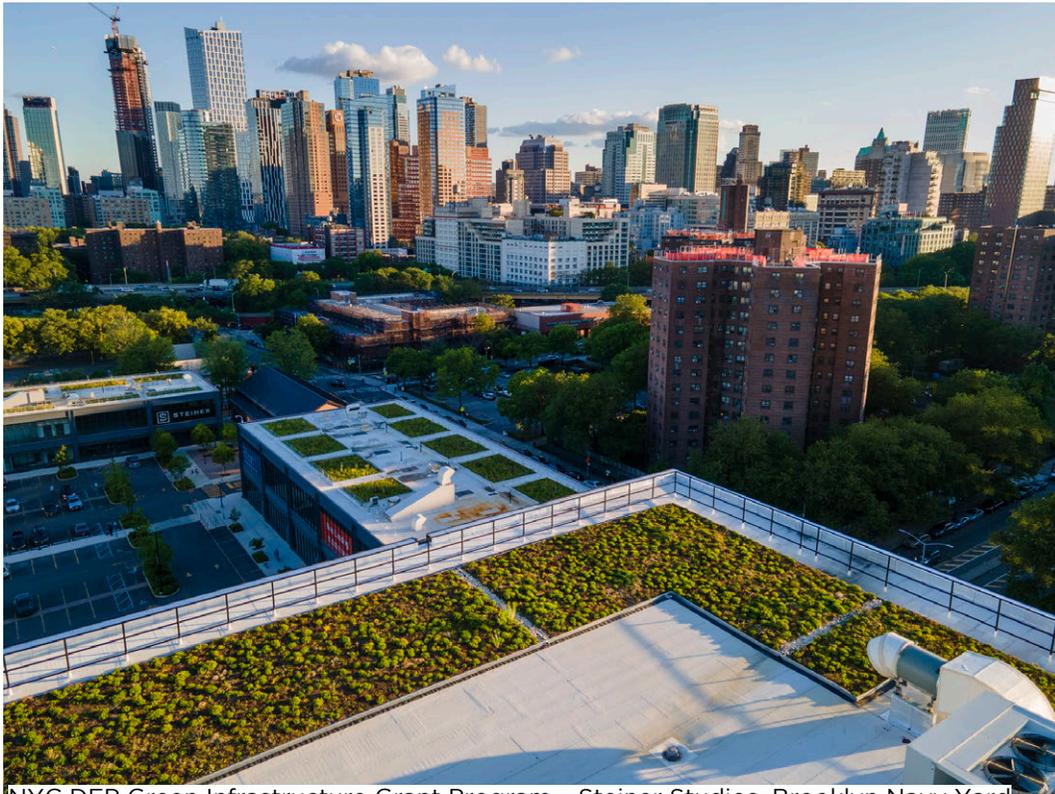
Connections with NYCHA



Infrastructure housing, health



Jobs and workforce



NYC DEP Green Infrastructure Grant Program – Steiner Studios, Brooklyn Navy Yard

Support City-led initiatives that the advance goals of Local Laws 92, 94, and 97 of 2019 to expand green roofs and solar roofs and reduce greenhouse gas emissions in accordance with the Climate Mobilization Act.

City of Yes (Carbon Neutrality): Explore how the proposed citywide text amendment is applicable and build on these related effort to facilitate development that supports a renewable energy grid, clean and efficient buildings, and electric vehicle growth in the greater CBD area.

Transit-oriented development: Leverage Downtown Brooklyn’s excellent transit access to maximize opportunities for transit-oriented development to help reduce car ownership rates, vehicle miles travelled, and emissions.

Jobs and workforce development

Land use and urban design



City-owned properties



Public realm and connectivity



Connections with NYCHA



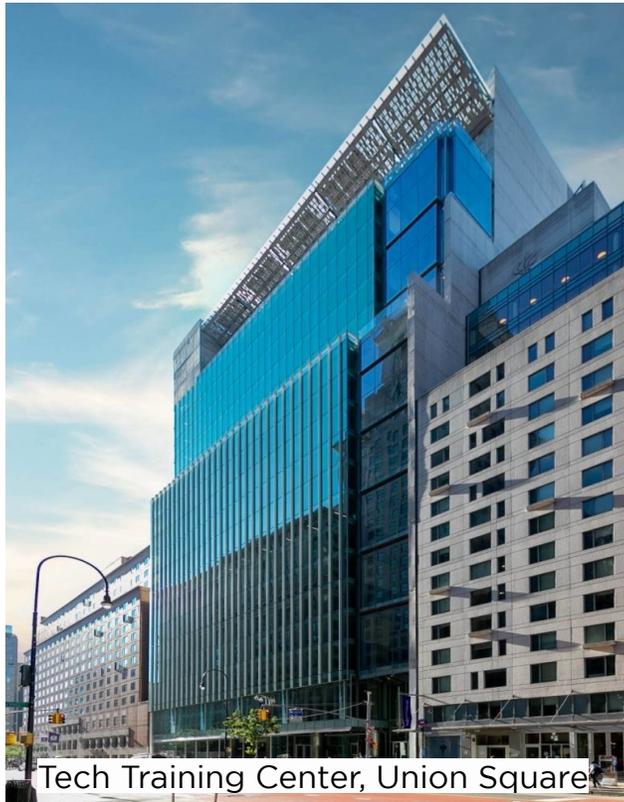
Infrastructure housing, health



Jobs and workforce



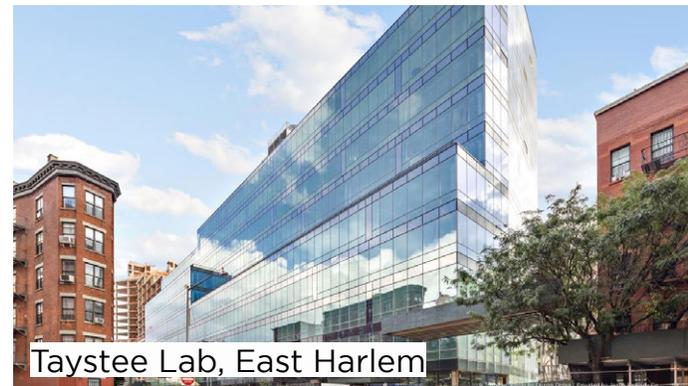
Prepare and connect Brooklyn residents, and in particular neighboring NYCHA communities, to educational resources and good-paying jobs in the CBD.



Tech Training Center, Union Square



SPARC, Kips Bay



Taystee Lab, East Harlem

Recent NYC examples:
Workforce and economic
development projects

Jobs and workforce development

Land use and urban design



City-owned properties



Public realm and connectivity



Connections with NYCHA



Infrastructure housing, health



Jobs and workforce



Brooklyn Navy Yard STEAM Center

Training and internships

Connect adults and youth to employment-related and educational resources.

Expand internship and job placement programs through a combination of public investment and private partnerships.

Public Health AmeriCorps:

NYCHA Health Corps



NYCHA Health Corps

NYCHA Health Initiatives

Work with NYCHA to explore opportunities with local educational and medical institutions to expand community programming focused on health equity to serve residents of Farragut, Ingersoll, and Walt Whitman.



Children's Academy, Health is Wealth Fair

Community programming

Support existing programs and examine ways to pair physical campus expansion efforts with new and expanded programs that benefit the community



NYC Public Health Laboratory

New non-residential space

Support the creation of new job space at the anchor institution campuses and across the CBD that can accommodate existing, nascent, and expanding businesses that can foster employment opportunities.

Timeline

