



# **Downtown Brooklyn**

## Eds and Meds :: Planning Framework

**Brooklyn Community Board 2 Land Use Committee** | January 18<sup>th</sup>, 2023



Background

## Context area

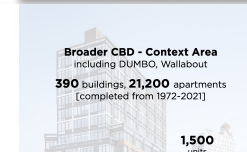
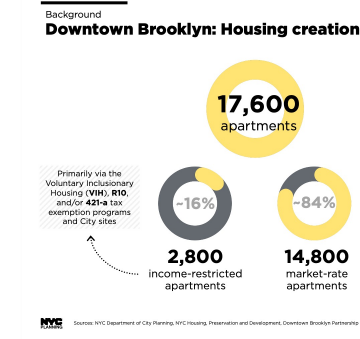
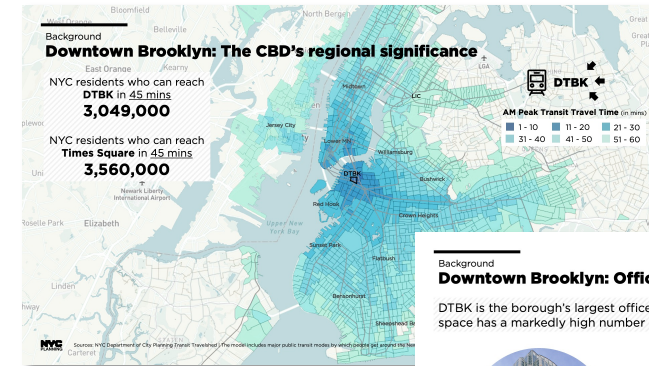
Long Island University - Brooklyn [LIU]  
The Brooklyn Hospital Center [TBHC]





## What we shared [Nov 2022]

- **Downtown Brooklyn's regional significance**
- **Jobs and the economy**
  - Public sector and private sector jobs
- **Housing and income-restricted housing creation**
- **Recent growth and market trends**
  - Institutional expansions  
→ Education, cultural, healthcare
- **LIU and TBHC - existing conditions**
- **Eds and Meds :: Planning Framework**
  - Planning goals and deliverables, project timeline





---

# **Downtown Brooklyn**

## Eds and Meds :: Planning Framework



Background

## LIU and TBHC: Areas east of Flatbush Avenue

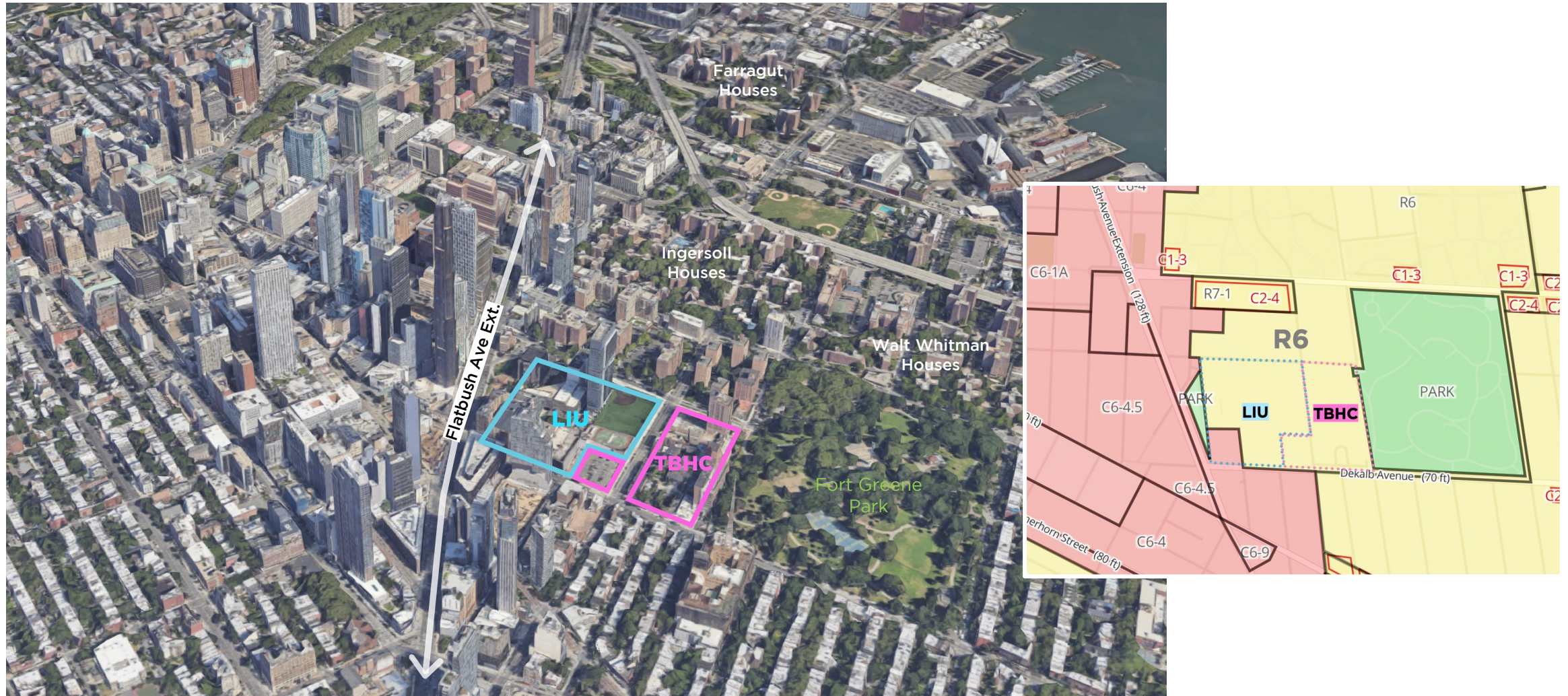


(Approx. 4 city blocks / 15 acres total)



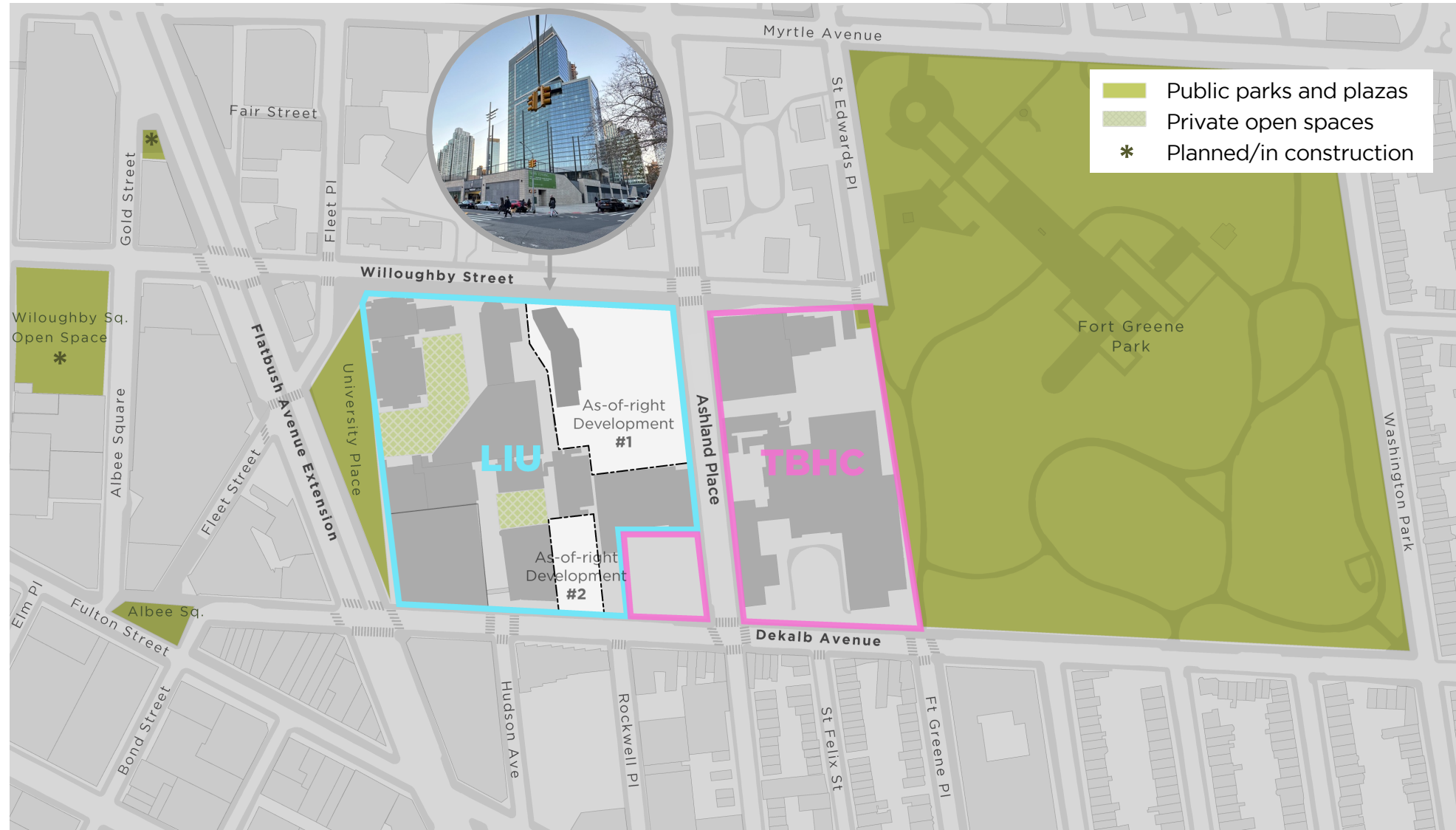


# LIU and TBHC: Areas east of Flatbush Avenue





# LIU and TBHC: Existing conditions and phased redevelopment





## 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

**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)** and the Department of Education **(DOE)**
- Department of Housing Preservation and Development **(HPD)**
- Department of Health and Mental Hygiene **(DOHMH)**
- Health and Hospitals Corporation **(H&H)**
- Department of Homeless Services **(DHS)**
- Department of Environmental Protection **(DEP)\***



## Focus areas / scales

1. Areas **east of Flatbush Avenue** along the **Ashland Pl – Navy St corridor**
  - The LIU and TBHC campuses and immediate vicinity
  - NYCHA communities
2. The **Downtown Brooklyn “core”**
3. The **greater CBD area** including neighboring job centers – **DUMBO** and the **Brooklyn Navy Yard**

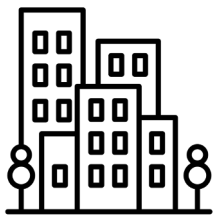
+ DTBK’s regional significance and related considerations as appropriate





## Focus areas / scales

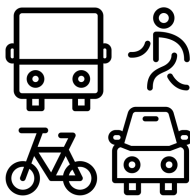
**Place-based** and **programmatic recommendations** on topics including but not limited to:



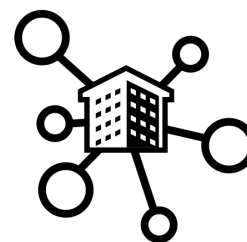
Land use and  
urban design  
principles



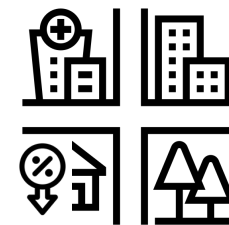
Opportunities  
at city-owned  
properties



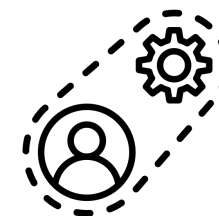
Public realm,  
transit, and  
mobility



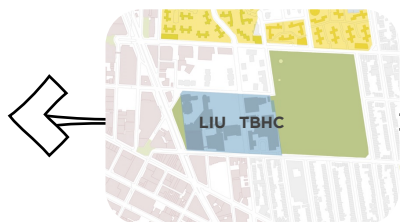
Strengthened  
connections  
with NYCHA



Infrastructure,  
public health,  
and housing



Jobs and  
workforce  
development



**Site-specific:**  
LIU-TBHC and  
surroundings



**Broader geography:**  
Planning for current and longer-term  
neighborhood needs and anticipated growth



## Land use and urban design principles

- Ensure redevelopment plans account for **site-specific conditions** and are responsive to **key frontages**
- Work with private applicants to ensure **close coordination** across both campuses
- Facilitate site planning strategies that improve **overall connectivity** and **better integrate** campus superblocks with the surrounding context

Land use and urban design



City-owned properties



Public realm, transit, mobility



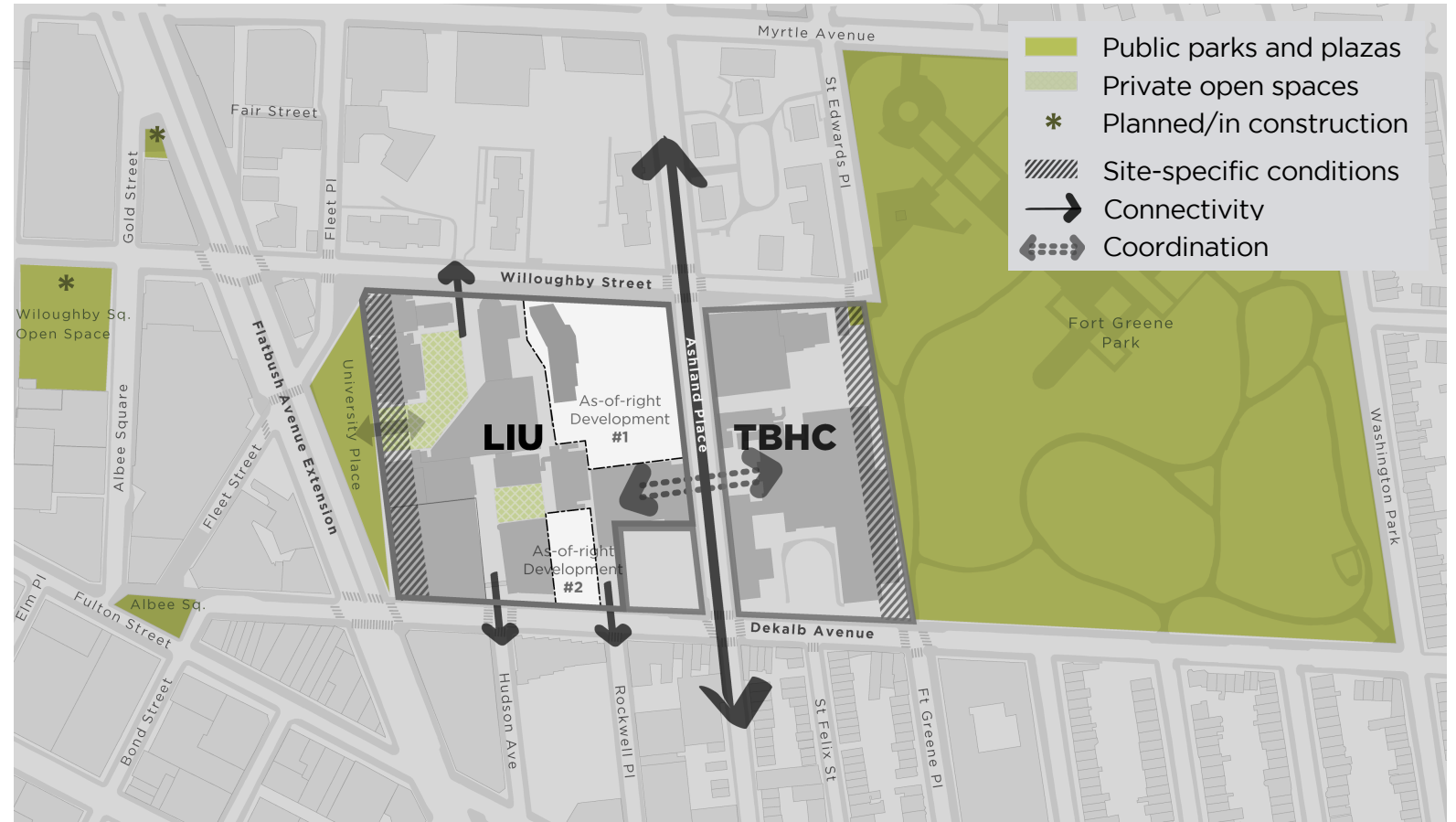
Connections With NYCHA



Infrastructure housing, health



Jobs and workforce





# Land use and urban design principles

Land use and urban design



City-owned properties



Public realm, transit, mobility



Connections With NYCHA



Infrastructure housing, health



Jobs and workforce



**1. Enlivening** the Flatbush Ave frontage

## Key corridors

↔ North-south

↔ East-west



**2. Improving the streetscape experience** and overall **connectivity**



**3. Responding to grading considerations**



**4. Views to Prison Ship Monument**



Eds and Meds: Planning framework

# Land use and urban design principles

## 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

Land use and urban design



City-owned properties



Public realm, transit, mobility



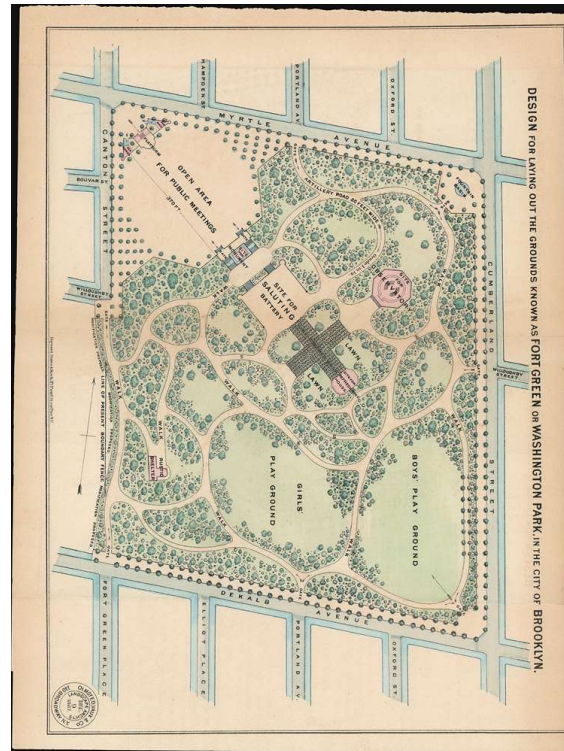
Connections With NYCHA



Infrastructure housing, health



Jobs and workforce



Olmsted schematic vision (1867)



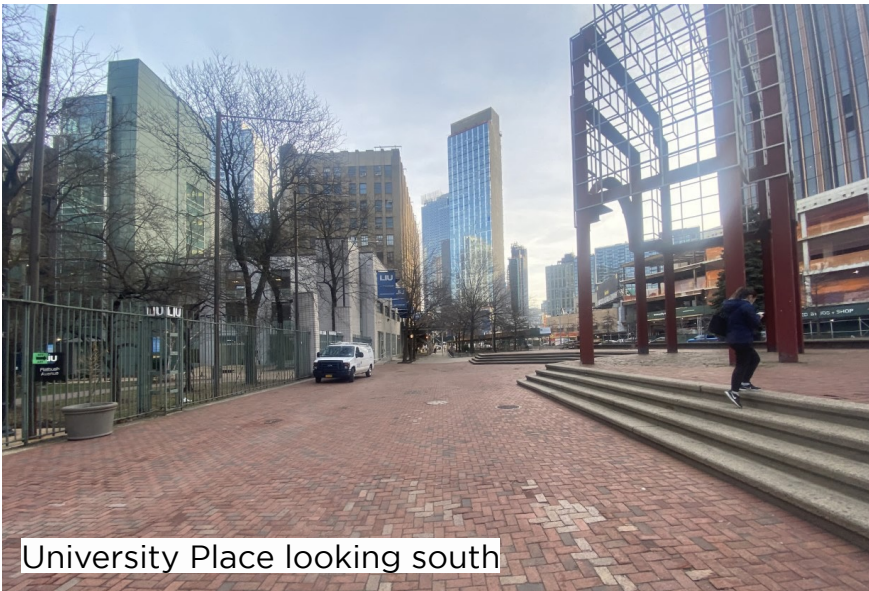
Aerial view (1924)



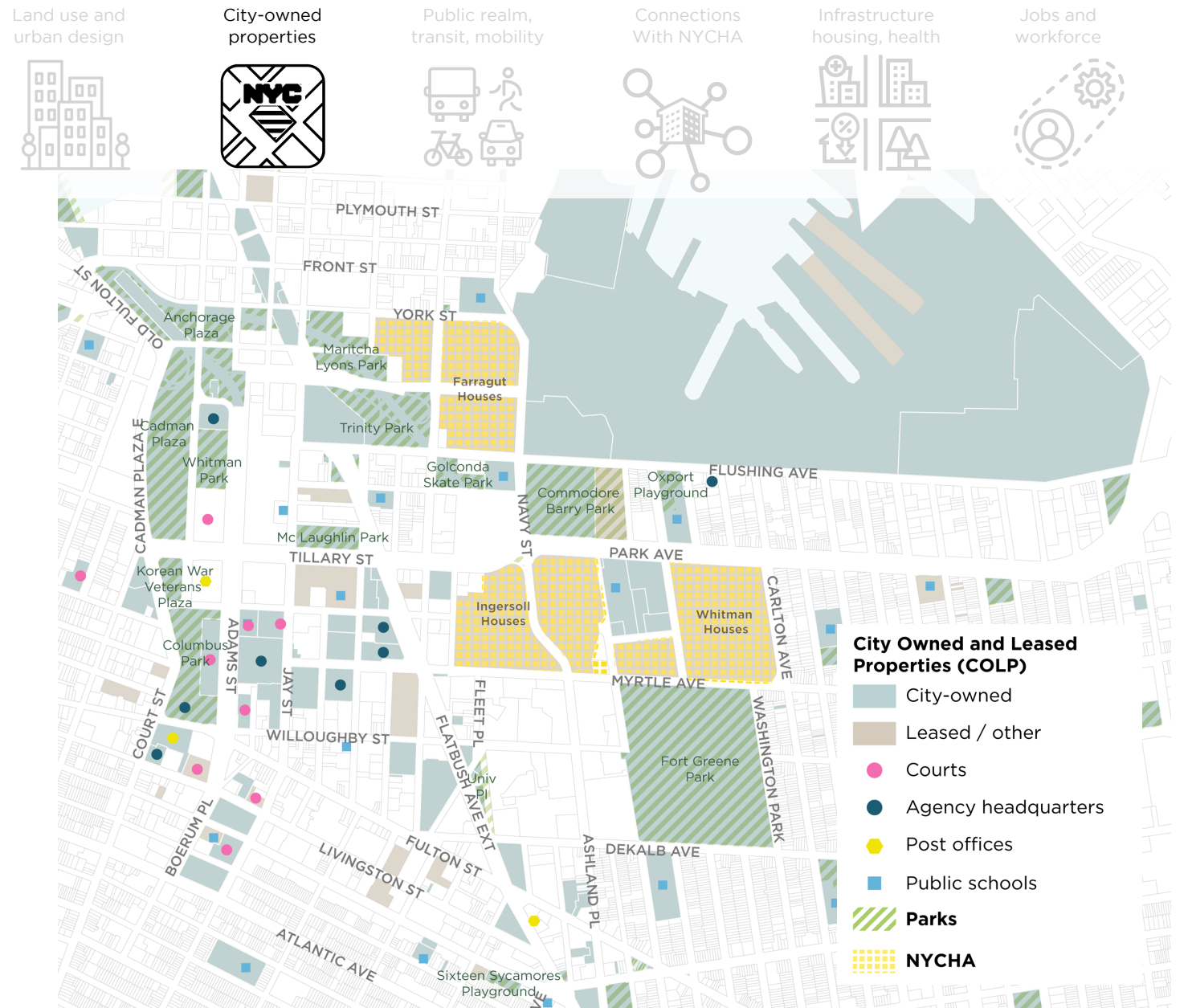
# Opportunities at city-owned properties

## 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





Eds and Meds: Planning framework

# Public realm, transit, and mobility

## Fleet Place – Willoughby Street intersection

- Explore **potential improvements to this key intersection** as part of future planning for this frontage in **coordination with City agencies.**



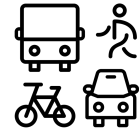
Land use and urban design



City-owned properties



Public realm, transit, mobility



Connections With NYCHA



Infrastructure housing, health



Jobs and workforce



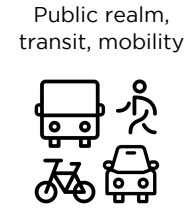
Fleet Place at Flatbush Ave Ext. and University Place looking north



# Public realm, transit, and mobility

## Ashland - Navy Corridor

- Study **potential public realm improvements** along this important corridor **in connection with active DOT projects** and building on ongoing efforts



Related efforts

## Ongoing City-led projects and planning efforts

### Ashland Place and Navy Street Protected Bike Lanes

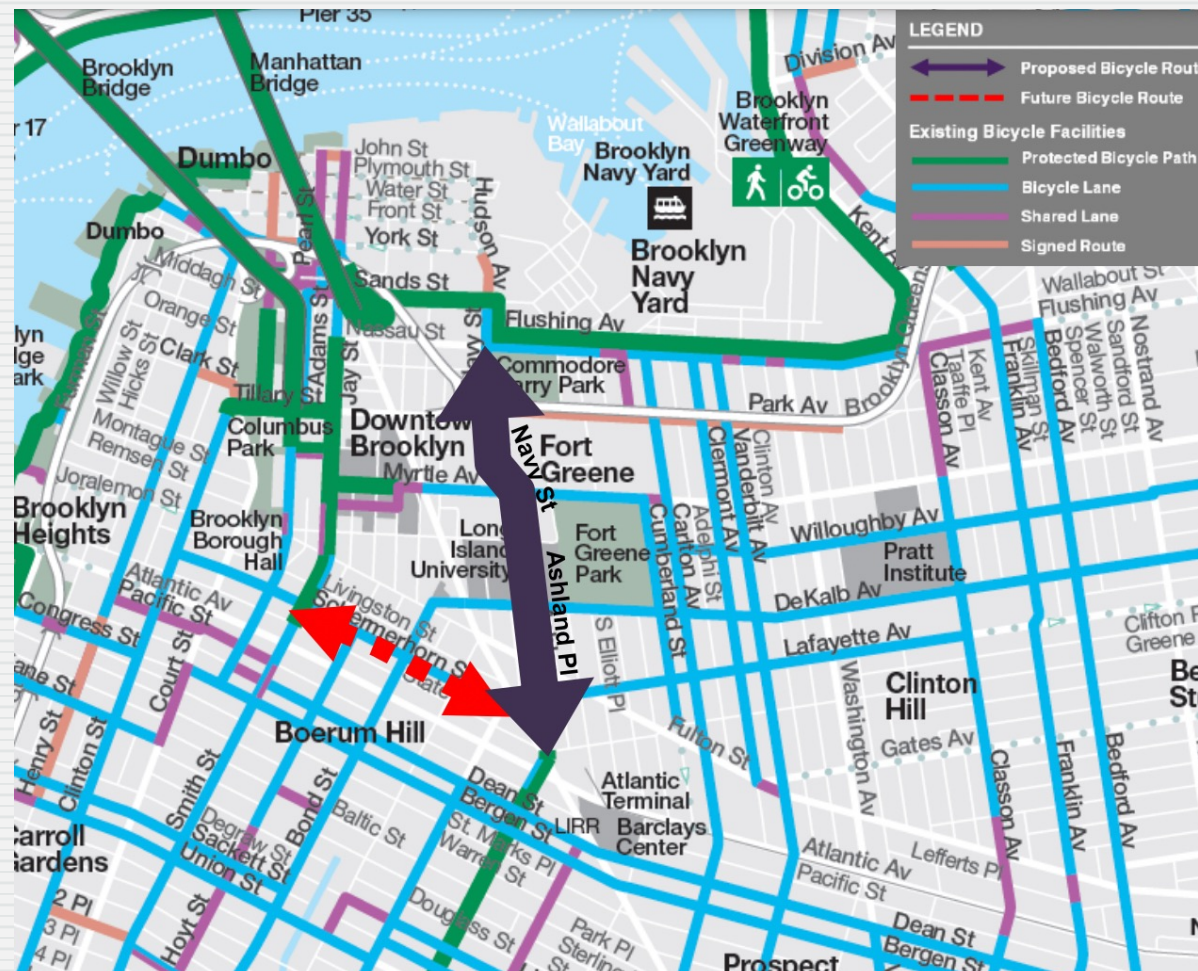
Lead agency: DOT

#### Status:

Ongoing discussions with planned implementation for 2023



Chrystie Street, Manhattan – Example of a protected bike lane



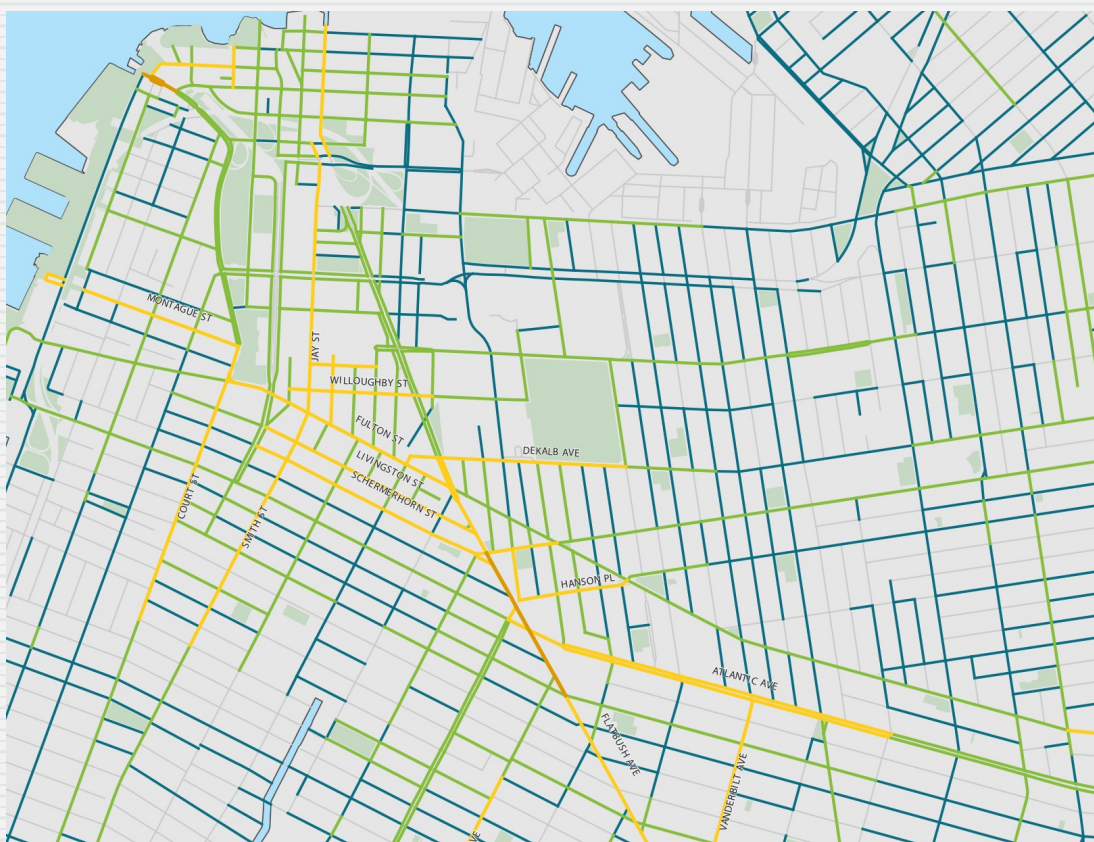


Related efforts

# Ongoing City-led projects and planning efforts

## DOT 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



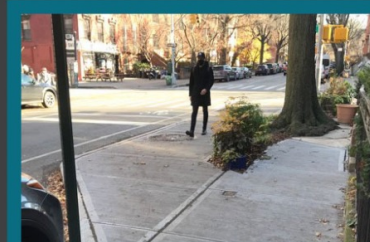
### Regional Corridor

- 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



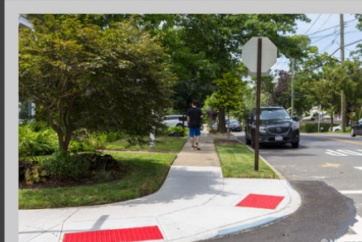
### Neighborhood Corridor

- 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

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





# 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, transit, mobility



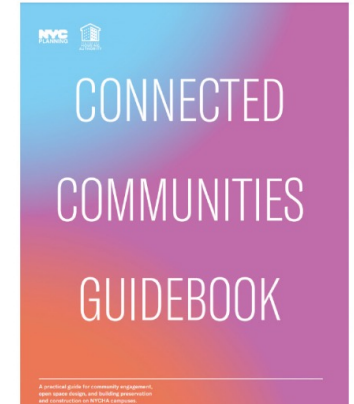
Connections With NYCHA



Infrastructure housing, health



Jobs and workforce



# Strengthened connections with NYCHA communities

Land use and urban design



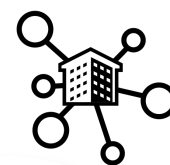
City-owned properties



Public realm, transit, mobility



Connections With NYCHA



Infrastructure housing, health



Jobs and workforce



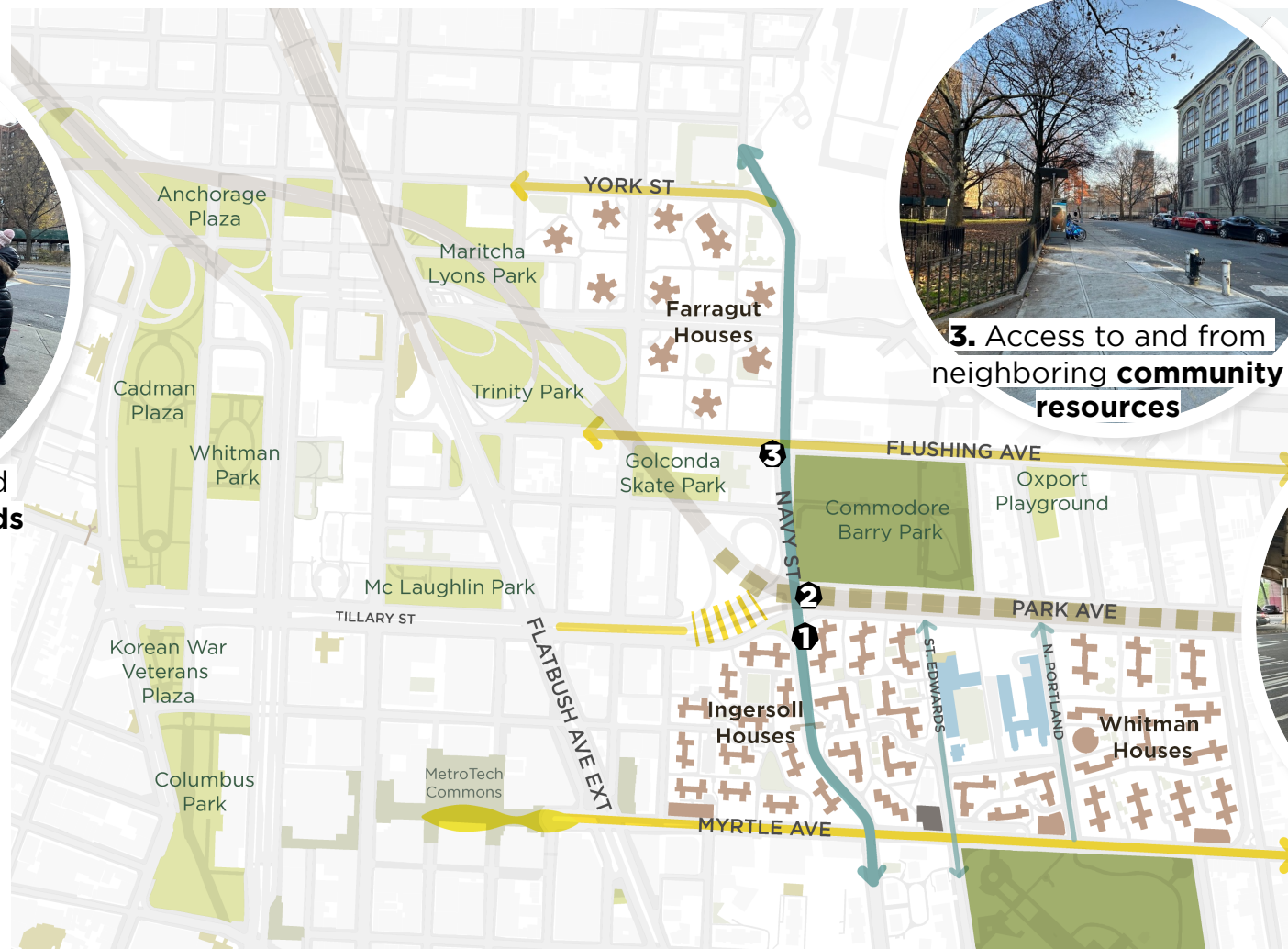
**1. Ease of mobility and pedestrian safety needs**

## Key corridors

↔ North-south

↔ East-west

■ ■ ■ Elevated portion of the BQE along NYCHA



**3. Access to and from neighboring community resources**



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



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

#### Park Avenue – Navy Street

##### Improvements

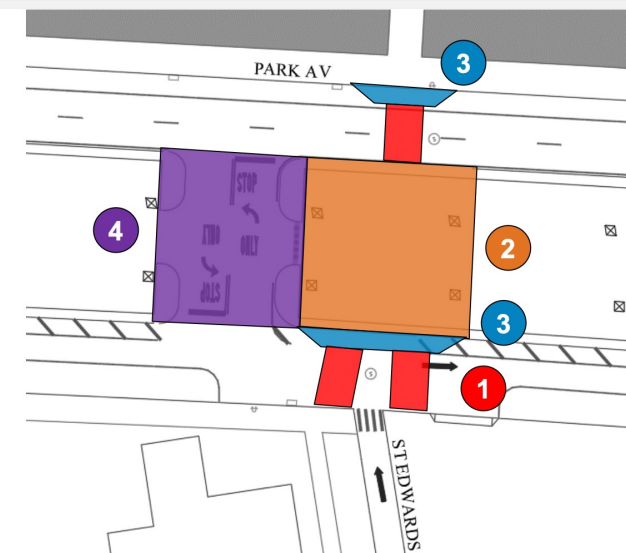
1. Close western slip lane
2. Close eastern slip lane
3. Add bus bulb for B62 bus stop
4. Reconstruct degraded sidewalks
5. Build out two-way bike lane as grade separated



#### Park Avenue – St Edwards

##### Improvements

1. Add all crosswalks
2. Create walkable pedestrian area under BQE with pedestrian scale lighting
3. Add curb extensions to shorten crossings
4. Relocate parking to existing turn-around area



---

Related efforts

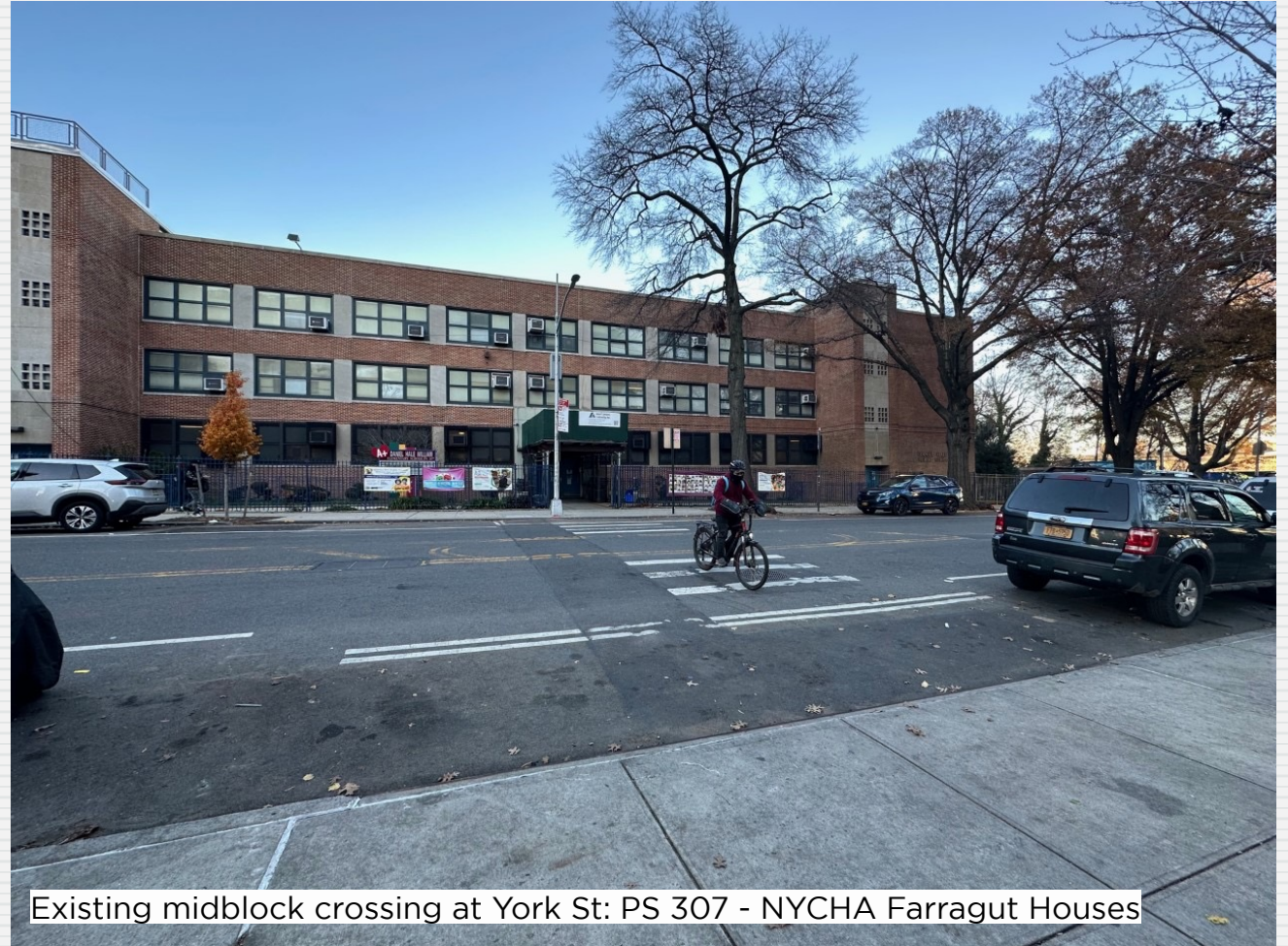
## Ongoing City-led projects and planning efforts

### 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



# Infrastructure, public health, and housing

Land use and urban design



City-owned properties



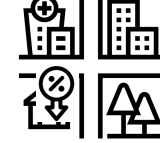
Public realm, transit, mobility



Connections With NYCHA



Infrastructure housing, health



Jobs and workforce



- Work closely with partner agencies to monitor and evaluate **current and future neighborhood needs** including:
  - **Housing, affordable housing, and supportive services**
  - **Open space**
  - **Schools and education**
  - **Public health and social services**
  - **Other neighborhood-serving uses**
  - **Transit and Infrastructure**



# Jobs and workforce development

- Prepare and connect Brooklyn residents and in particular, local NYCHA communities to **good-paying jobs in the CBD.**
- Promote **access to education and jobs in emerging or established fields** such as healthcare, education, Tech, Arts, Media, and Information (TAMI), institutional, and government sectors, among others.

Land use and urban design



City-owned properties



Public realm, transit, mobility



Connections With NYCHA



Infrastructure housing, health

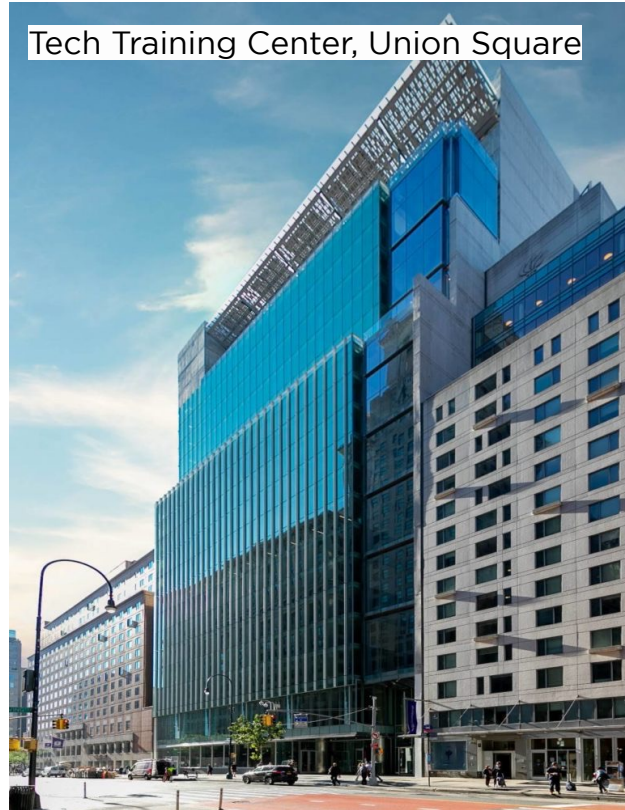


Jobs and workforce

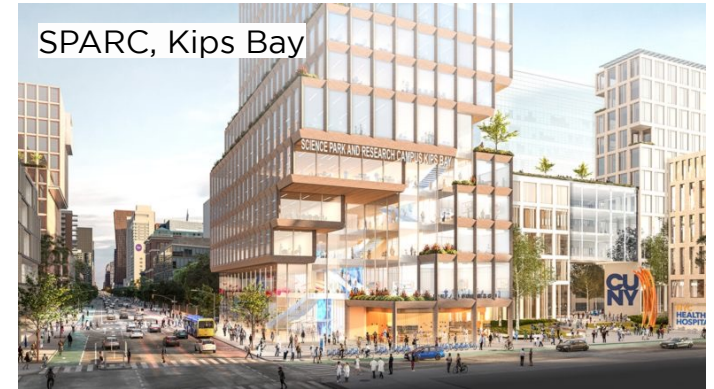


## Recent NYC examples – Workforce and Economic Development Projects

Tech Training Center, Union Square



SPARC, Kips Bay



Taystee Lab, East Harlem





## **Requests for additional information** [Nov 2022]

- **Map of city-owned properties** (included in the Appendix)
- **Affordable housing in Downtown Brooklyn – AMIs served** (in progress)
- **Income data for Public and Private sector jobs**
  - Information on wages by sectors

---

## Measuring economic activity by industry and occupation

Terminology used in the presentation and in data gathering exercises

### Businesses employ workers

- When we talk about the number of jobs somewhere, we mean **the number of employees**
  - We classify **businesses by industry sector** to categorize business types
- .... and **count jobs by industry** → **Office-based**, **Institutional**, **Industrial**, **Local Services** etc.

### Workers within a business have different occupations

- **Within a business**, there are **different kinds of jobs, or “occupations”**
  - For example, a hotel – part of the accommodations sector – employs managerial staff, cleaning staff, receptionists, food service workers, etc.



Income data for Public vs. Private sector jobs

## Public sector jobs



**62,000 public sector jobs**  
located in or headquartered

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

The **public sector** plays an important role in the  
CBD, highlighting the neighborhood's significance  
as **Brooklyn's civic hub**



Income data for Public vs. Private sector jobs

## Public sector jobs

Downtown Brooklyn employs **public sector workers in a variety of occupations**



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



Transit workers



CUNY and  
public education



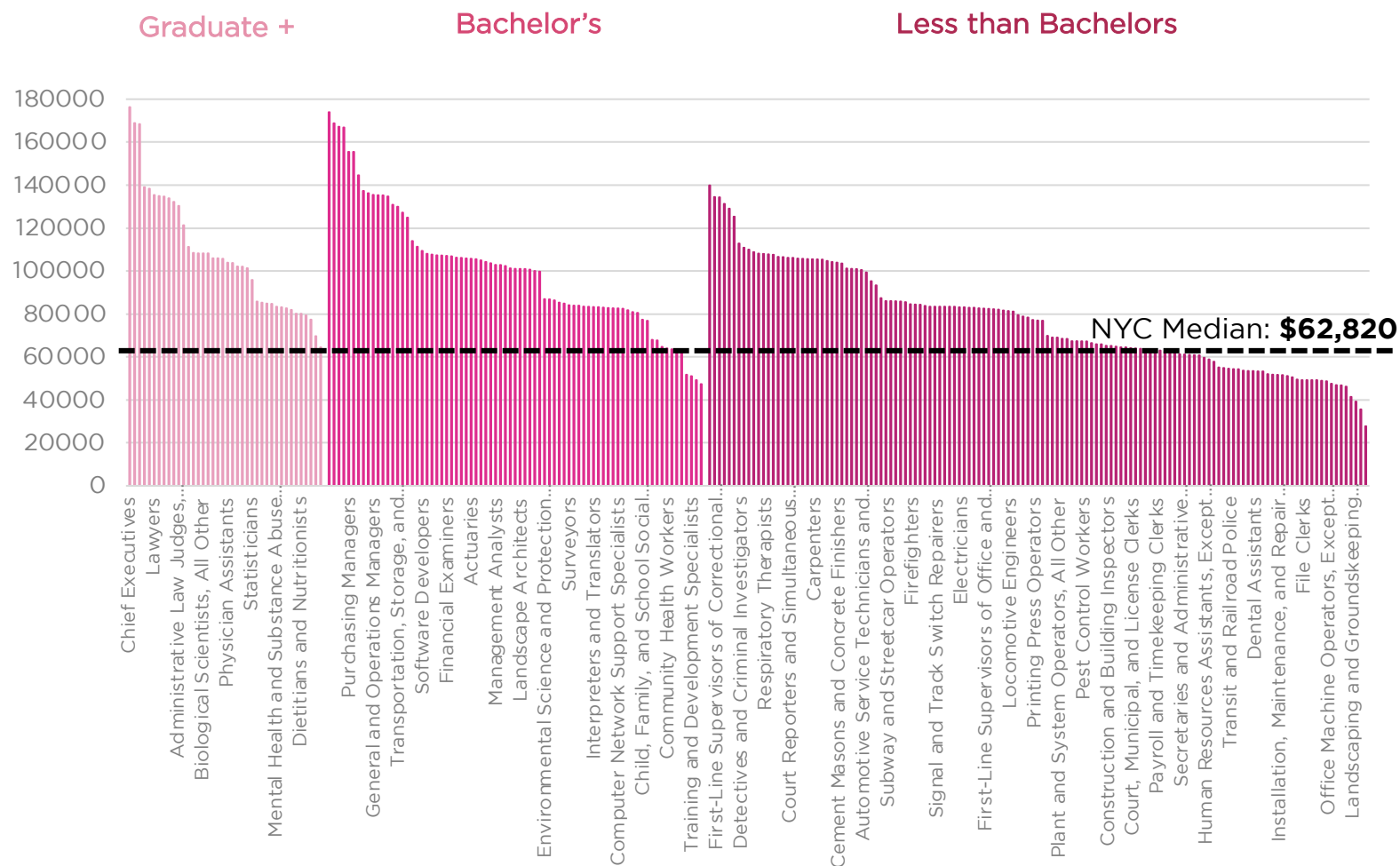
Parks, other City  
services



Income data for Public vs. Private sector jobs

## Public sector wages




- **~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**



Income data for Public vs. Private sector jobs

# Public sector wages

Wide range of occupations offer a variety of wage opportunities for different educational backgrounds

Occupation		Median Wage	Educational Requirement
 Courts	Bailiff	\$84,000	High School Equivalent
	Paralegals and Legal Assistants	\$65,000	Associate’s Degree or Vocational School
	Lawyer	\$136,000	Graduate School
 Offices	Payroll and Timekeeping Clerks	\$63,000	Associate’s Degree or Vocational School
	Customer Service Reps	\$65,000	High School Equivalent
	Data Entry Keyers	\$55,000	High School
 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



Income data for Public vs. Private sector jobs

## Private sector jobs



**64,000 private sector jobs**

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

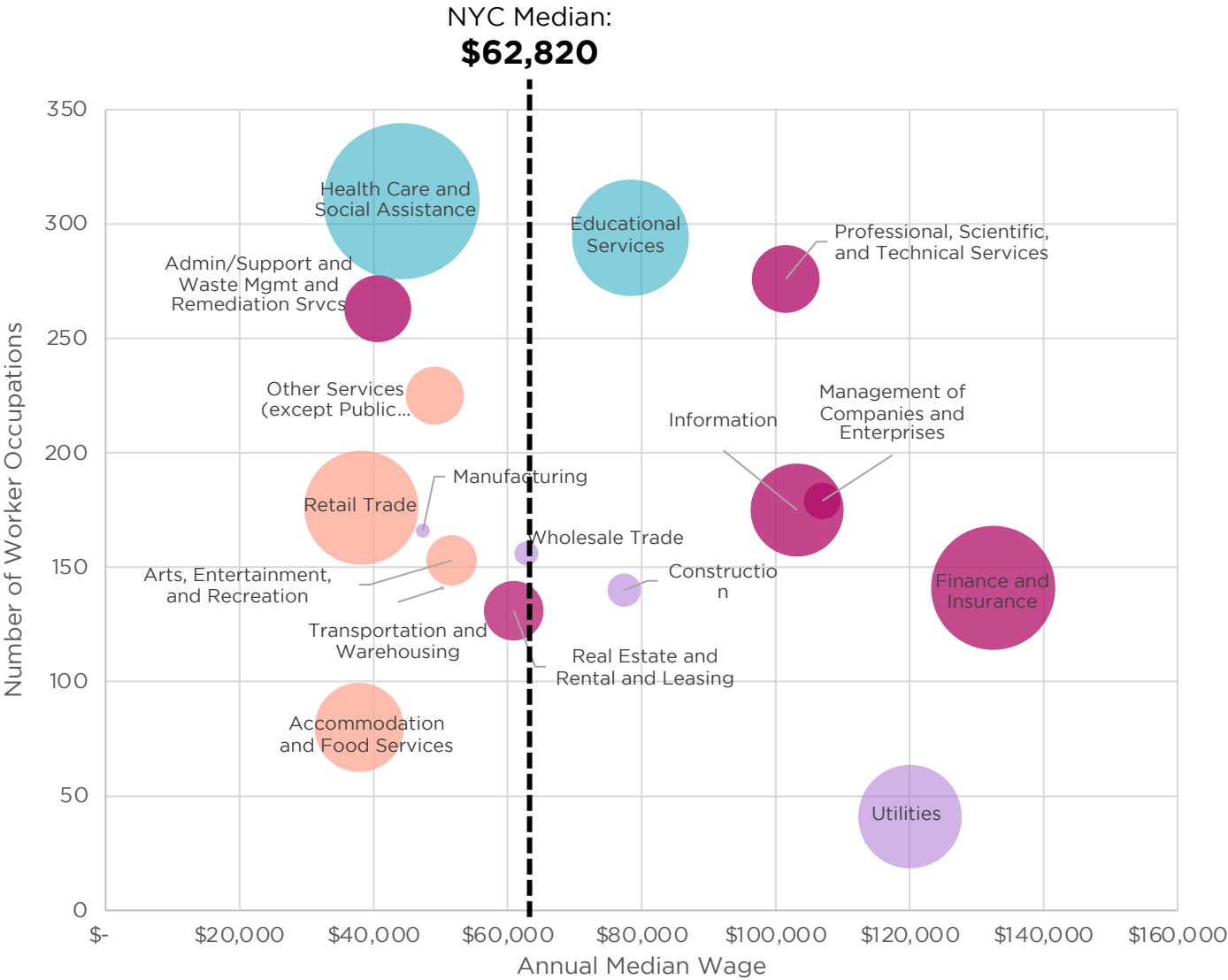
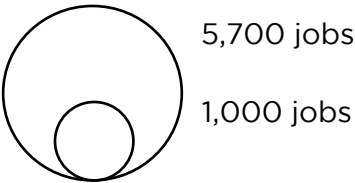
Nearly **30%** of all private sector jobs are in  
the **educational** and **healthcare** fields.



Income data for Public vs. Private sector jobs

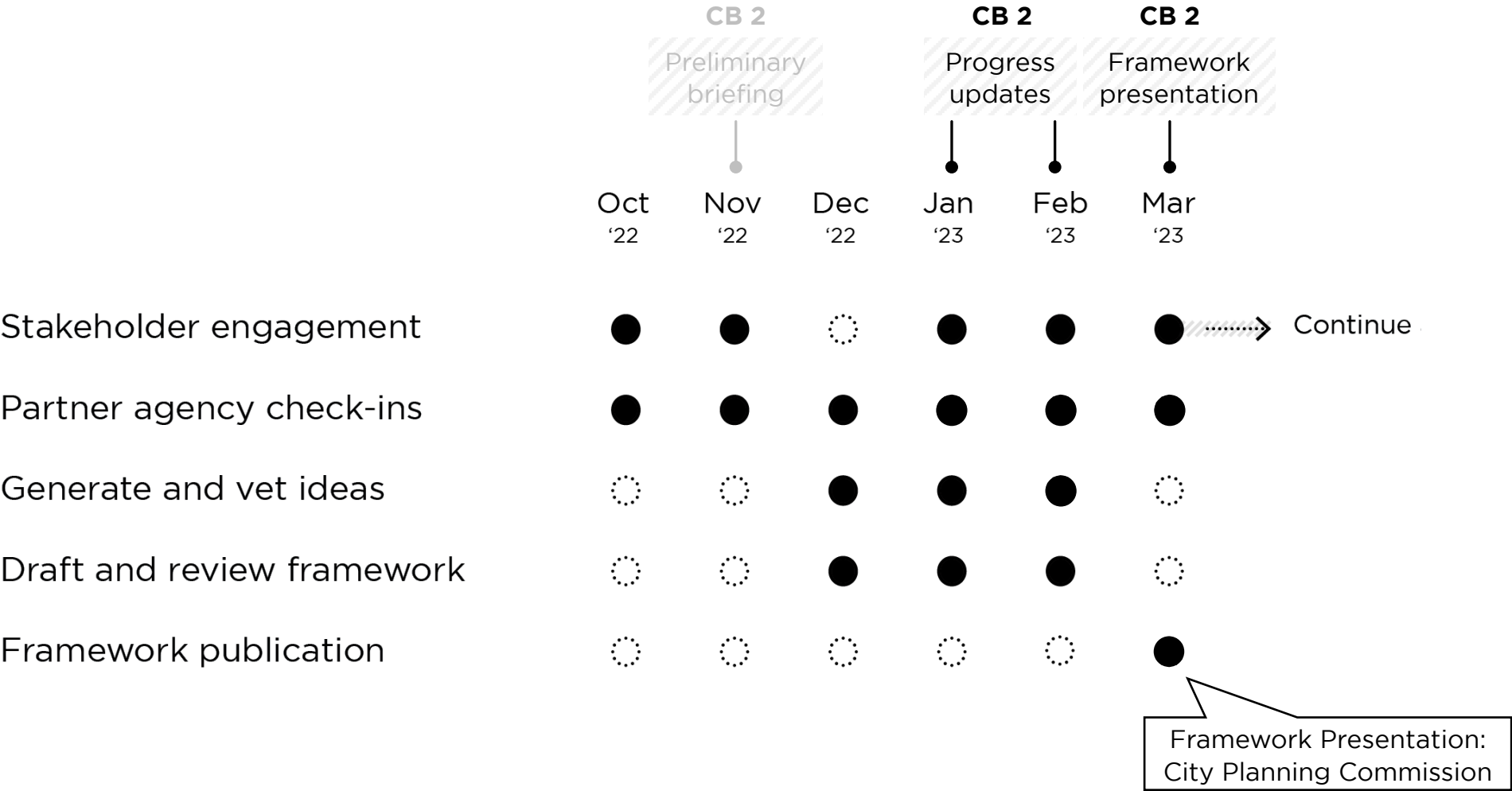
# Private sector wages

Office-based  
Institutional  
Industrial  
Local Services





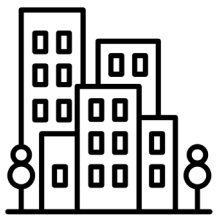
# Tentative timeline



## Questions and discussion

**+** Other topics and ideas?

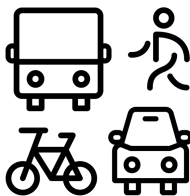
**Place-based** and **programmatic recommendations** on topics including but not limited to:



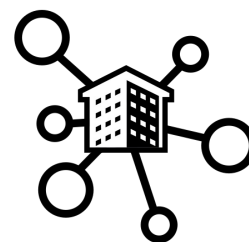
Land use and urban design principles



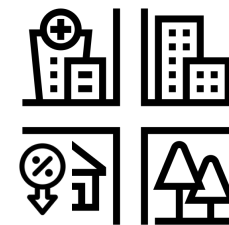
Opportunities at city-owned properties



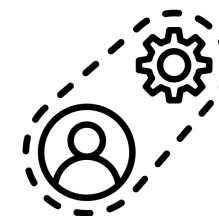
Public realm, transit, and mobility



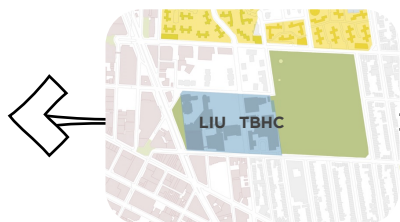
Strengthened connections with NYCHA



Infrastructure, public health, and housing



Jobs and workforce development



**Site-specific:**  
LIU-TBHC and surroundings



**Broader geography:**  
Planning for current and longer-term neighborhood needs and anticipated growth





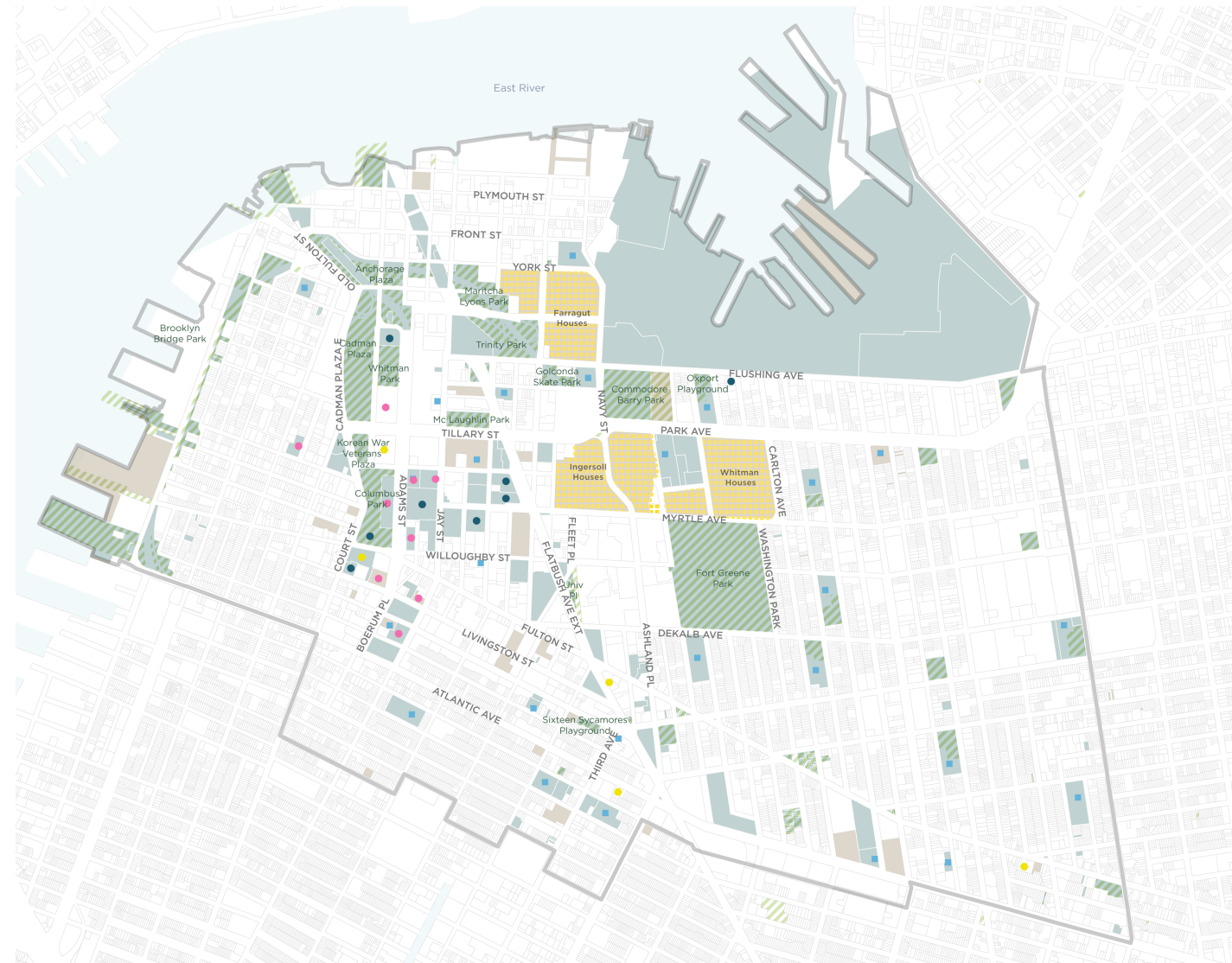
# Appendix I

# Community Board 2 Executive Committee | Introductory Meeting

## Requests for additional information [Nov 2022]

### City Owned and Leased Properties (COLP)

- City-owned
- Leased / other
- Courts
- Agency headquarters
- Post offices
- Public schools
- Parks
- NYCHA





---

## Appendix II





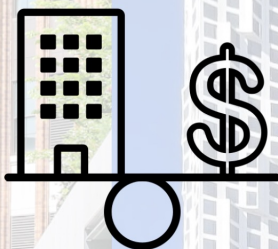
**Downtown Brooklyn: a transformed, vibrant, mixed-use neighborhood**



## Background **Quick facts**



**17,000 +**  
housing units



**2,800 +**  
income-restricted



**89,000 +**  
jobs



**59,000 +**  
residents



**11 +**  
higher ed campuses



**2,400 +**  
hotel rooms



**40 +**  
arts orgs.



**15 +**  
parks and plazas



# Downtown Brooklyn: Jobs and the economy

The **public sector** dominates the central business district’s employment figures, underscoring the neighborhood’s role and significance as **Brooklyn’s civic hub**

**89,000** total jobs  
**27,000** private sector jobs  
**62,000** public sector jobs

DTBK job shares over time	2018	2019	2020	2021
Private sector	36%	34%	31%	<b>30%</b>
Public sector	64%	66%	69%	<b>70%</b>

	% of jobs Private sector	% of jobs Public sector
DTBK	<b>30%</b>	<b>70%</b>
BK	85%	15%
NYC	87%	13%



Background

## Downtown Brooklyn: Jobs and the economy

In the last ~twenty years, notable growth has occurred in the **office, TAMI\***, **local services**, and **institutional** sectors

**89,000** total jobs

**27,000** private sector jobs

**62,000** public sector jobs

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

\*Tech, Arts, Media and Information



Educational  
services  
**3,100+**



Healthcare and  
social asst.  
**5,700+**



Background

# Downtown Brooklyn: The CBD's regional significance

NYC residents who can reach  
**DTBK** in 45 mins

**3,049,000**

NYC residents who can reach  
**Times Square** in 45 mins

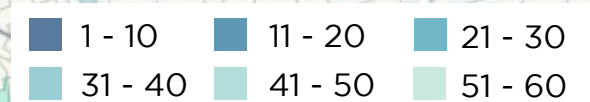
**3,560,000**



**DTBK**



**AM Peak Transit Travel Time (in mins)**

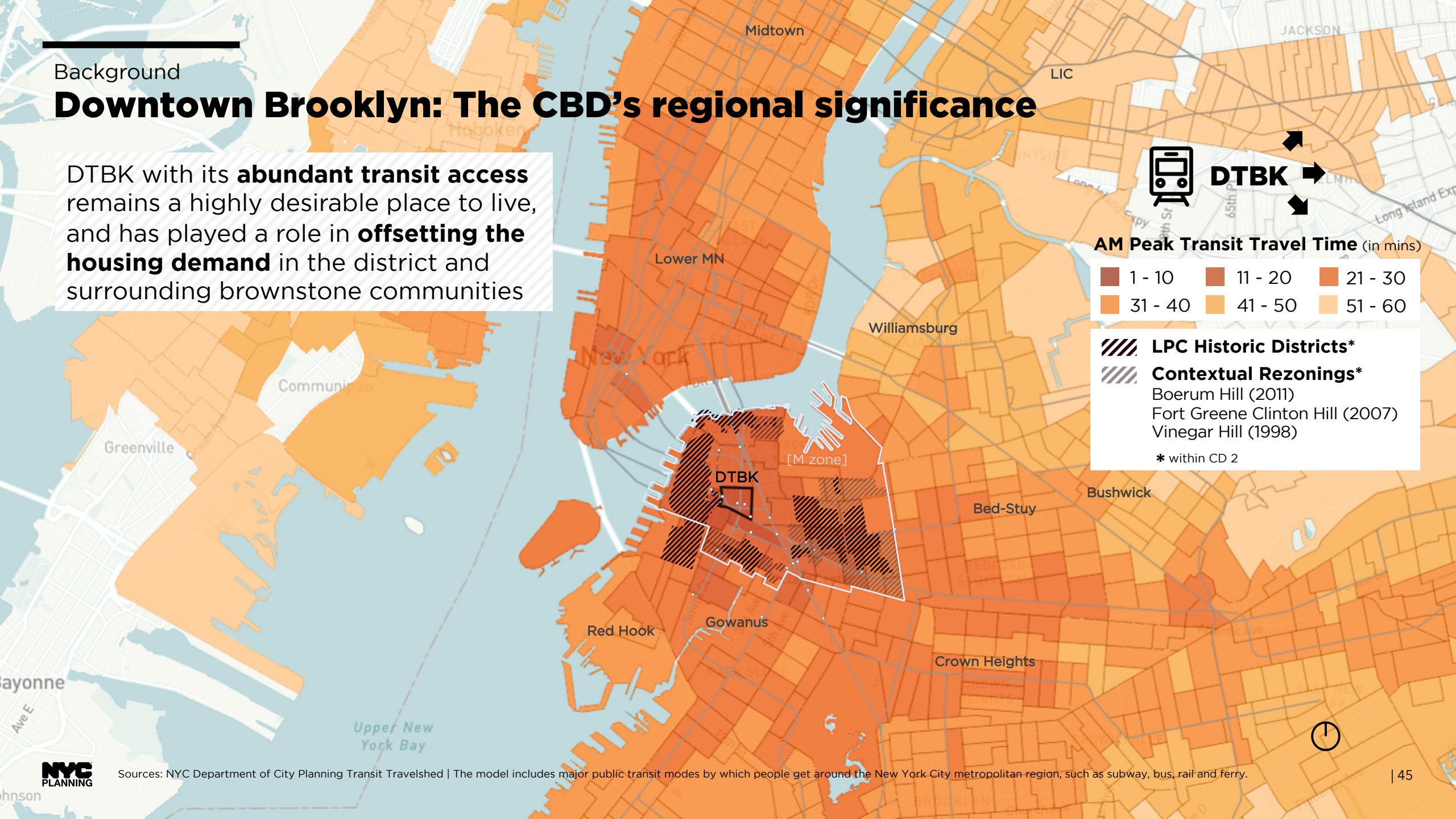




## Background

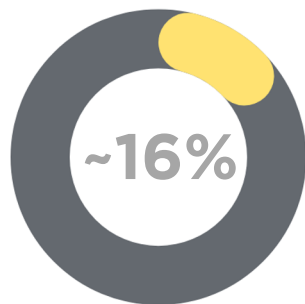
# Downtown Brooklyn: The CBD's regional significance

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





# Downtown Brooklyn: Housing creation

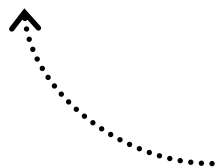


**2,800**  
income-restricted  
apartments



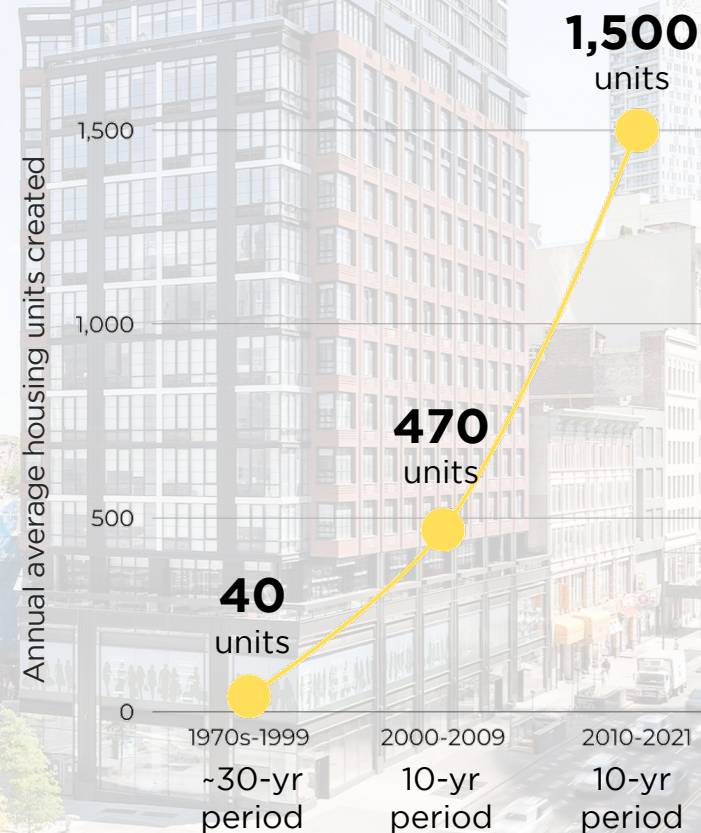
**14,800**  
market-rate  
apartments

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



## Broader CBD - Context Area including DUMBO, Wallabout

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





## Downtown Brooklyn: Office and non-residential market

DTBK is the borough's largest office cluster with **24 million sf** of office space -- Non-residential space has a markedly high number of **government, education, non-profit, and healthcare** tenants



**State of New York**

12 MetroTech Center  
**99,000 sf**



**Jewish Child Care Assoc.**

57 Willoughby Street  
**67,000 sf**



**Ms. Foundation for Women**

1 Willoughby Square  
**11,000 sf**

## Downtown Brooklyn: Institutional growth | Healthcare

DTBK's **healthcare institutions** are expanding their presence in the neighborhood, while **forging cross-borough partnerships** (NYU Langone, New York Blood Center, Mount Sinai etc.)



**Brooklyn Health Center**

620 Fulton Street  
**67,000 sf**



**NYU Dentistry**

City Point  
**15,000 sf**



**Brooklyn Cancer Center**

86 Fleet Place  
**10,000 sf**



## Downtown Brooklyn: Institutional growth | Culture

The **Cultural District's** 40+ arts organizations anchored by the Brooklyn Academy of Music have continued to flourish and help foster **a vibrant arts and culture scene**



**Brooklyn Academy of Music**



**300 Ashland Plaza**



**Theater for a New Audience**

## Downtown Brooklyn: Institutional growth | Education

DTBK is poised to cultivate a **meaningful talent pipeline** for the CBD and surrounding job centers including **DUMBO** and the **Brooklyn Navy Yard**



**CUNY CityTech**

285 Jay Street  
**365,000 sf**



**St. Francis College**

181 Livingston Street  
**255,000 sf**



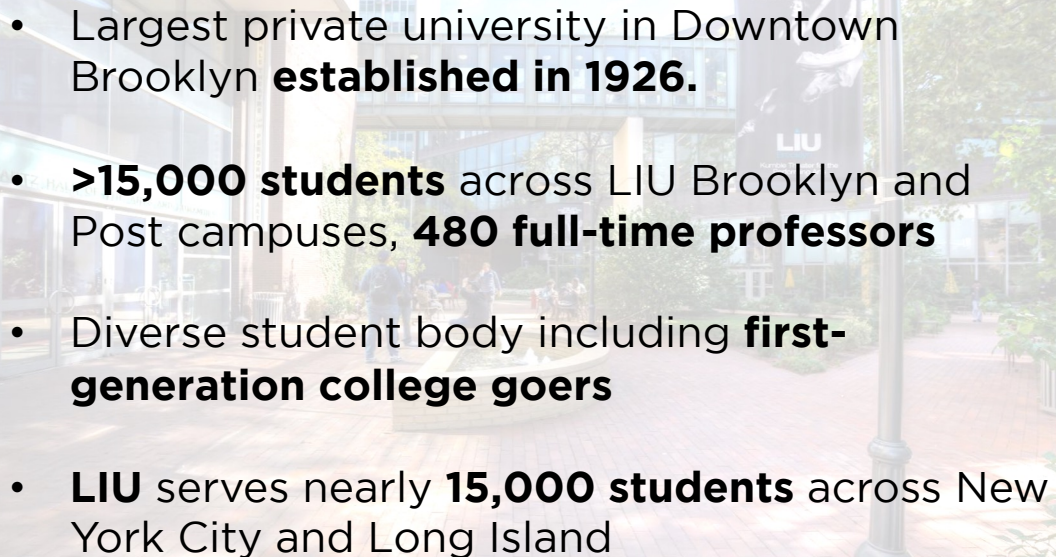
**NYU**

3 MetroTech  
**350,000 sf**

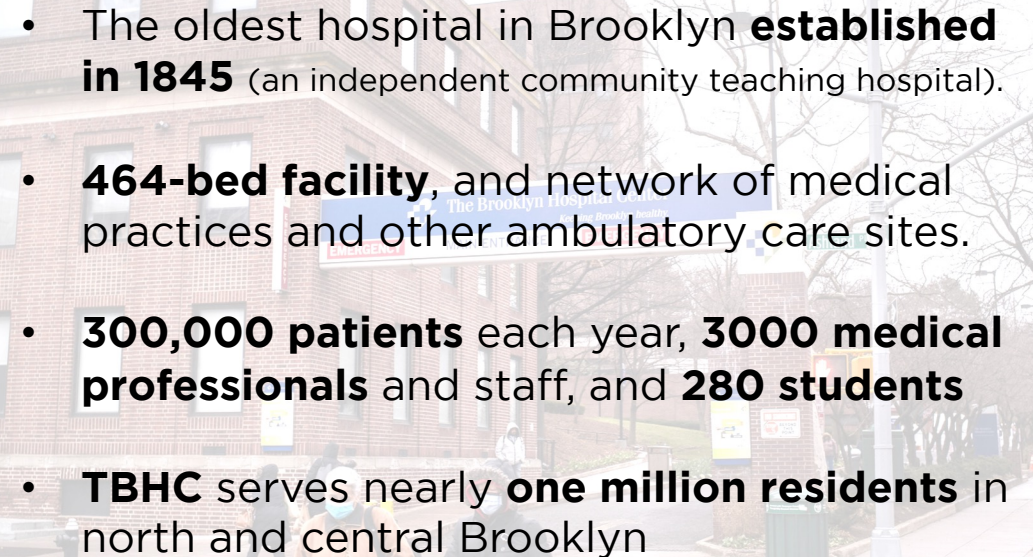


## LIU and TBHC: Overview

### LIU

- 
- Largest private university in Downtown Brooklyn **established in 1926.**
  - **>15,000 students** across LIU Brooklyn and Post campuses, **480 full-time professors**
  - Diverse student body including **first-generation college goers**
  - **LIU** serves nearly **15,000 students** across New York City and Long Island

### 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

# LIU and TBHC: Existing conditions





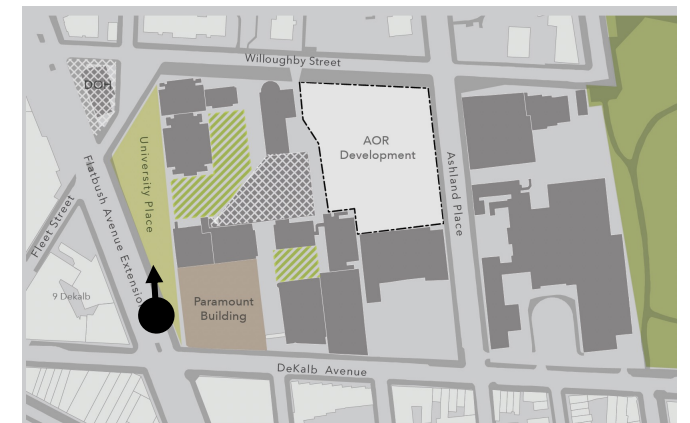
## Background

# LIU and TBHC: 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





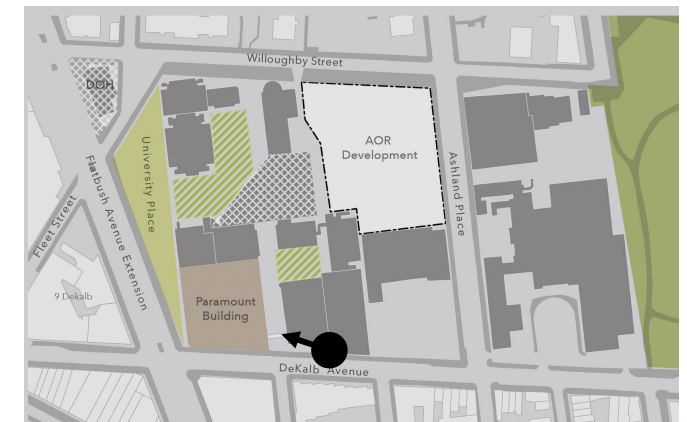
## Background

# LIU and TBHC: Existing conditions



LIU Entrance on Hudson Ave - DeKalb Avenue looking west

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





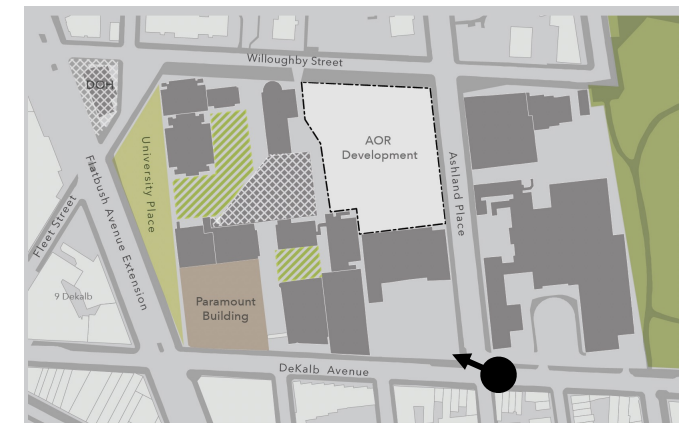
## Background

# LIU and TBHC: 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.



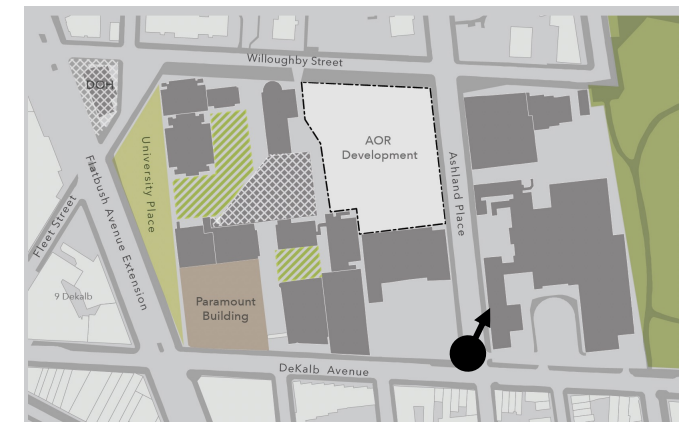


## LIU and TBHC: Existing conditions



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

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



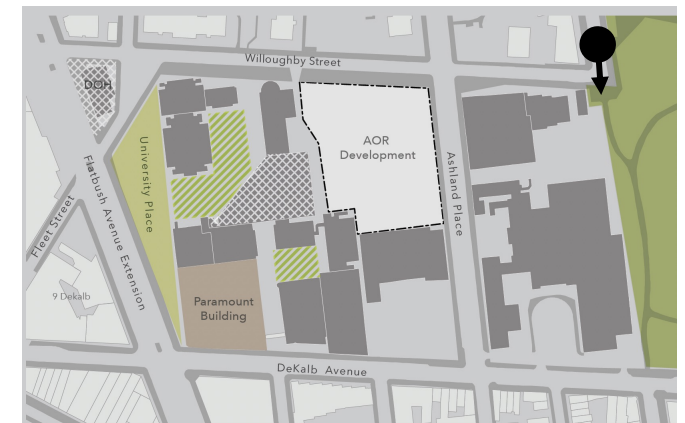


## Background

# LIU and TBHC: Existing conditions



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



# LIU and TBHC: Existing conditions





# LIU and TBHC: Phased redevelopment



---

# **Downtown Brooklyn**

## Eds and Meds :: Planning Framework



## Overarching objectives

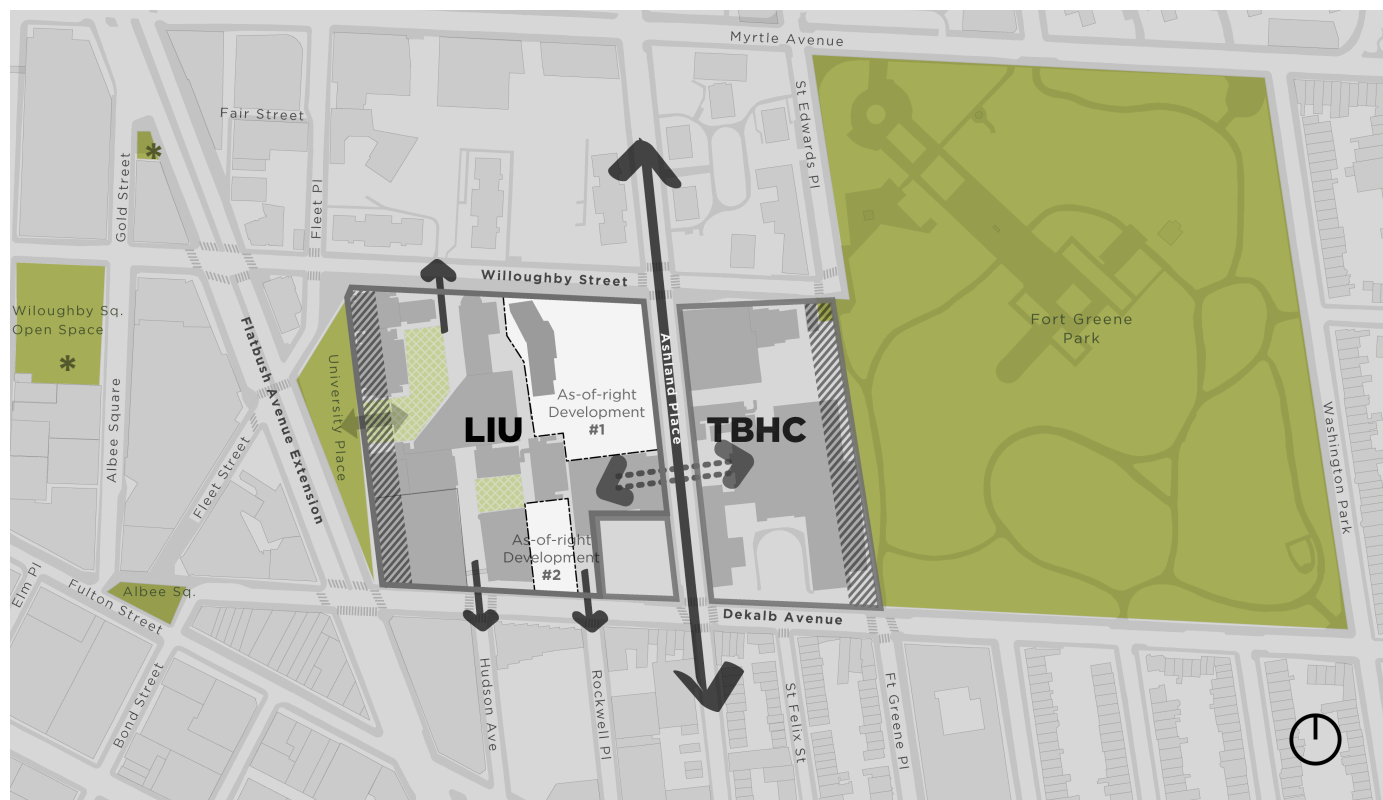
- **Grow Downtown Brooklyn's anchor institutions** and help them advance their long-term planning efforts to invest in new and expanded facilities, services, programs, and jobs.
- **Express the City's commitment to the ongoing success of Brooklyn's Central Business District** and communicate guiding 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.

## Goals and deliverables

1. Establish **land use and urban design principles** to guide future private developments
2. Discuss **planning goals for physical and programmatic interventions**, with a focus on connecting communities to good-paying jobs, **workforce development** and bolstering the eds+meds pipeline
3. Explore strategies to **strengthen ties** specifically with neighboring **NYCHA residents**
4. Identify opportunities to **leverage City-owned assets** to facilitate public realm improvements, affordable housing, and job growth.

- Public parks and plazas
- Private open spaces
- Planned/in construction
- Site-specific conditions
- Connectivity
- Coordination





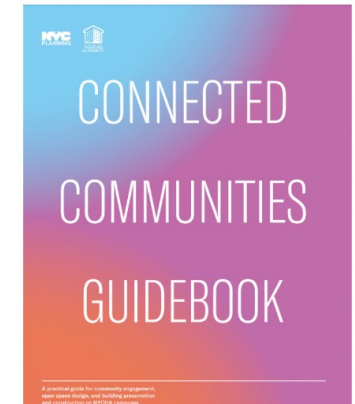
## Goals and deliverables

1. Establish **land use and urban design principles** to guide future private developments
2. Discuss **planning goals for physical and programmatic interventions**, with a focus on connecting communities to good-paying jobs, **workforce development** and bolstering the eds+meds pipeline
3. Explore strategies to **strengthen ties** specifically with neighboring **NYCHA residents**
4. Identify opportunities to **leverage City-owned assets** to facilitate public realm improvements, affordable housing, and job growth.



## Goals and deliverables

1. Establish **land use and urban design principles** to guide future private developments
2. Discuss **planning goals for physical and programmatic interventions**, with a focus on connecting communities to good-paying jobs, **workforce development** and bolstering the eds+meds pipeline
3. Explore strategies to **strengthen ties** specifically with neighboring **NYCHA residents**
4. Identify opportunities to **leverage City-owned assets** to facilitate public realm improvements, affordable housing, and job growth.





## Goals and deliverables

1. Establish **land use and urban design principles** to guide future private developments
2. Discuss **planning goals for physical and programmatic interventions**, with a focus on connecting communities to good-paying jobs, **workforce development** and bolstering the eds+meds pipeline
3. Explore strategies to **strengthen ties** specifically with neighboring **NYCHA residents**
4. Identify opportunities to **leverage City-owned assets** to facilitate public realm improvements, affordable housing, and job growth



University Place