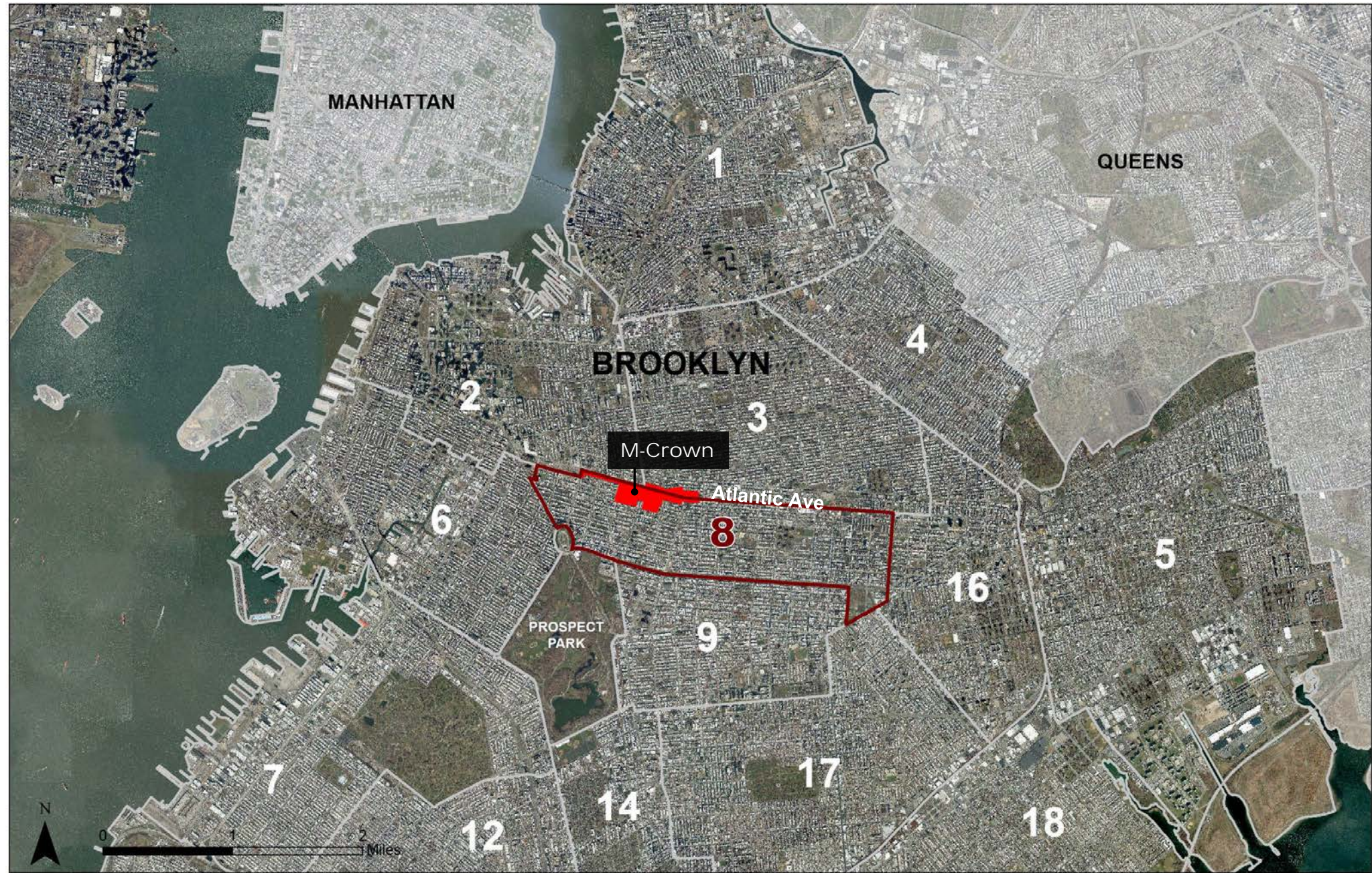




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Location



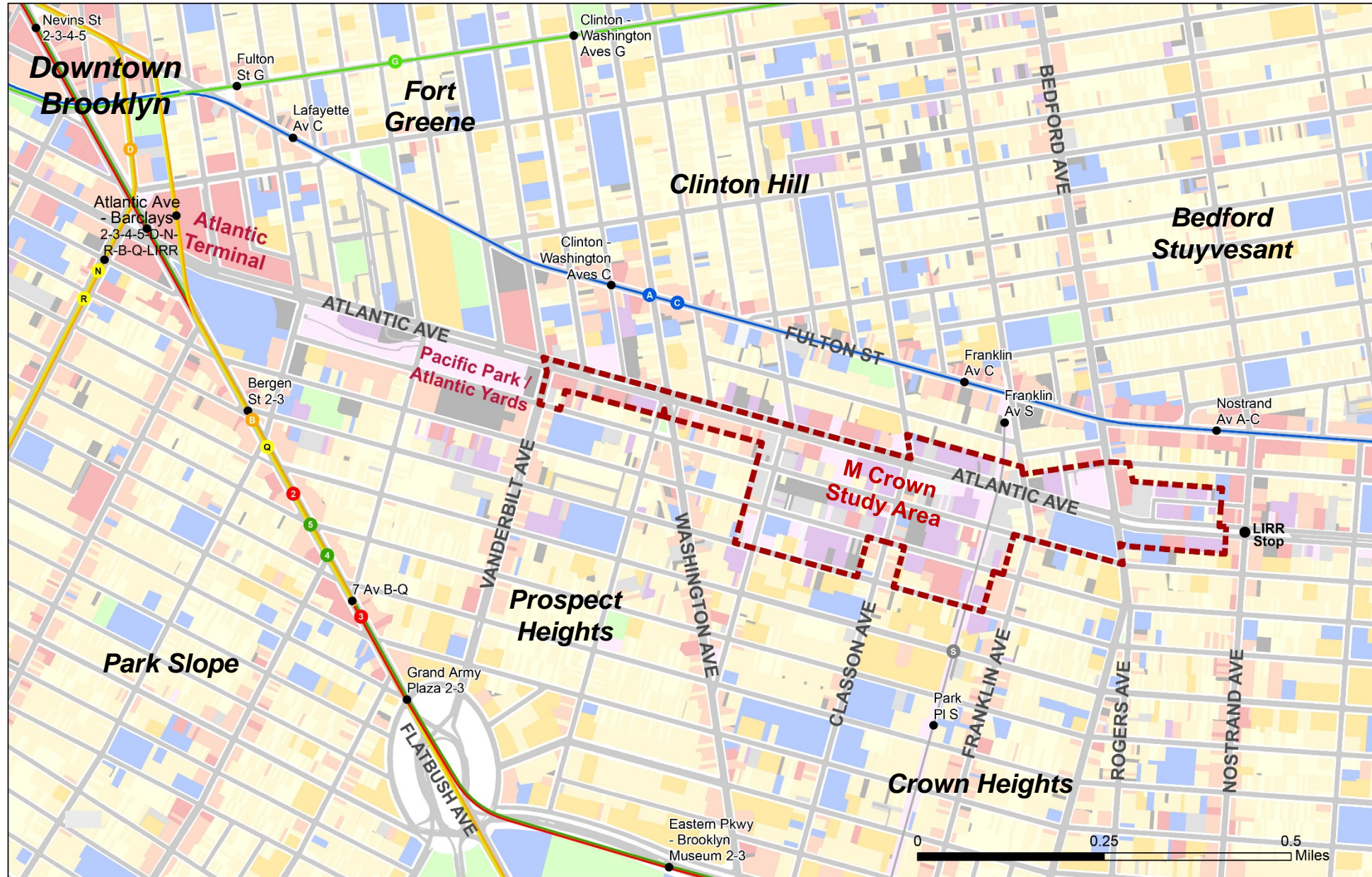
Borough-wide Context

M-Crown is part of a network of transit accessible employment nodes in Brooklyn



- Subway stations
- LIRR stations

Neighborhood Context





View of Atlantic Ave looking east (1895)



View of Atlantic Ave looking east near Classon Ave (1905)



View of Atlantic Ave and Grand Ave (1941)



View of Atlantic Ave and Grand Ave (2011)

1924 Aerial Photo



Historically mixed use area with housing interspersed with industrial and commercial uses



1924 Aerial Photo



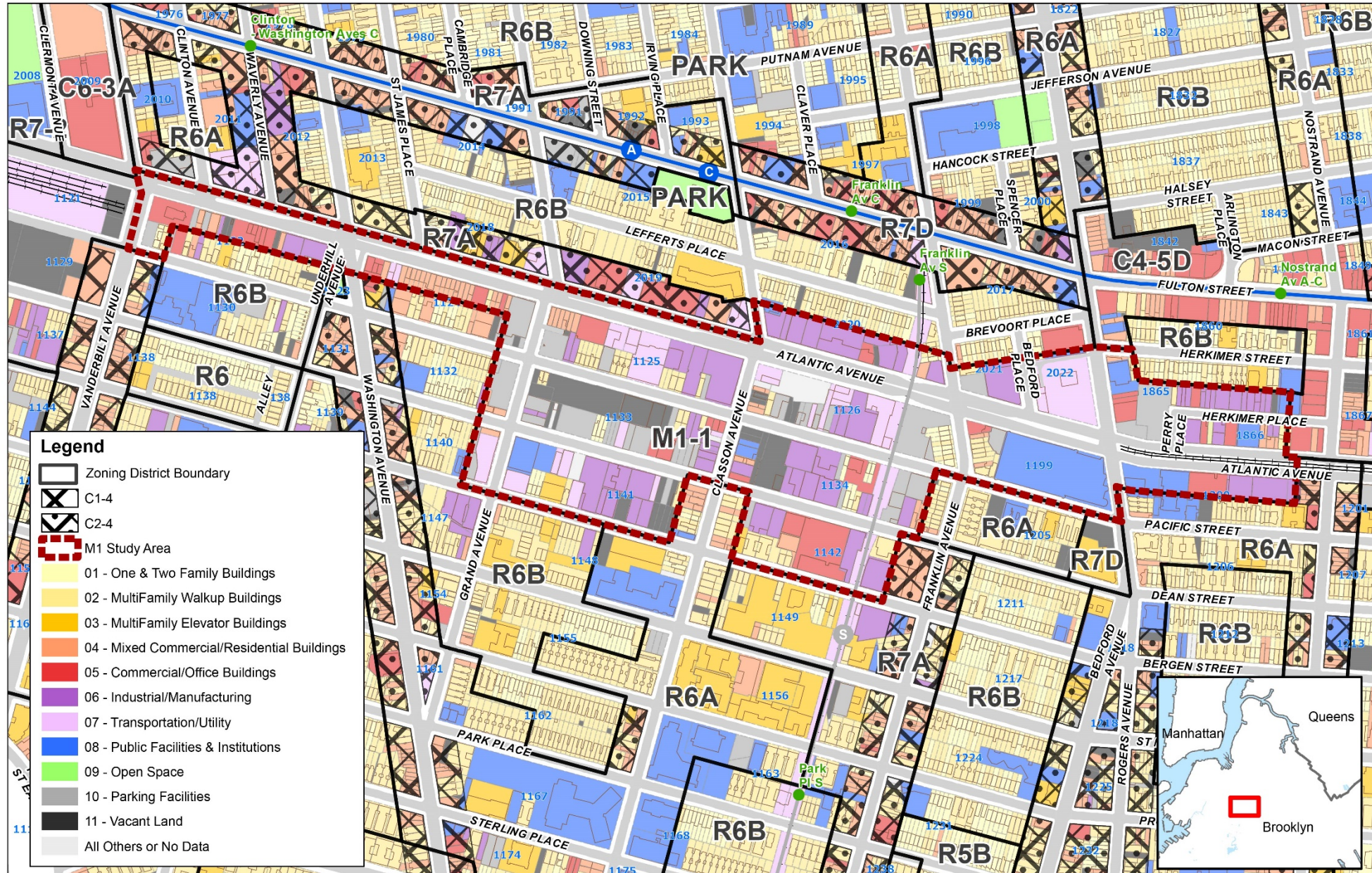


2012 Aerial Photo

Over the past few decades, the area has experienced disinvestment, with a large number of lots used for parking, storage and auto-related uses, while some loft-style buildings have been repurposed and renovated



Land Uses



Atlantic Avenue



View of southeast at corner of Vanderbilt and Atlantic Avenues



View of Atlantic Ave between Franklin and Classon Avenues (Looking southwest)





View of Atlantic Ave at Bedford Ave (looking west)



View of Atlantic Ave at Nostrand Ave (looking west)



Western Mid-Blocks (between Grand Ave and Classon Ave)



View of Dean St
(looking east near
Grand Ave)



View of Pacific St
(looking west towards
Grand Ave)



Eastern Mid-Blocks (between Franklin Ave and Classon Ave)



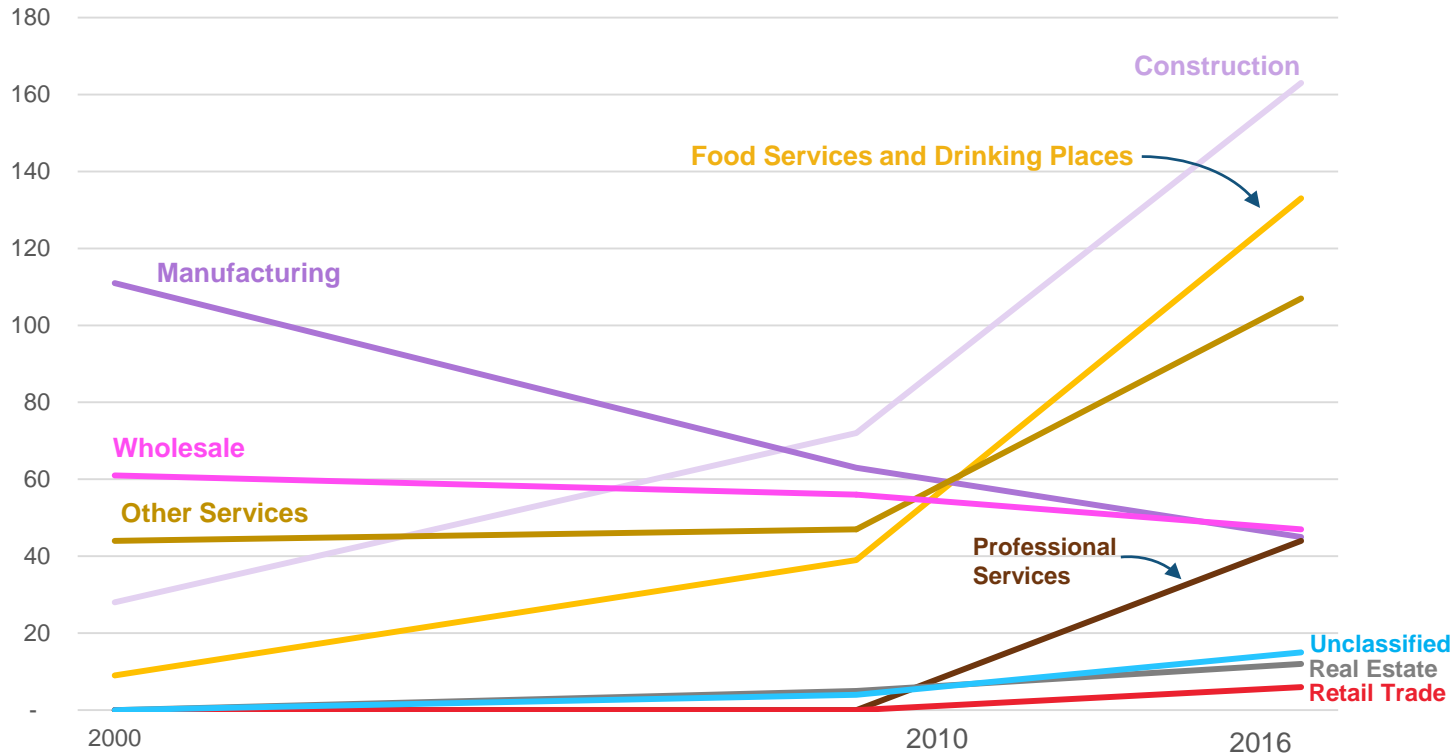
View of Bergen St
(looking east towards
Franklin Ave)



View of Dean St
(looking west towards
Classon Ave)



Private Jobs in Study Area by Sector
(2000 – 2016)



In parallel with citywide and Brooklyn trends, professional services and accommodation/food services are driving local job growth.

Total Jobs: 815

Increasing:

- Food services and drinking places
- Other Services
- Professional Services
- Other Office-based jobs*
- Construction**

Stable:

- Wholesale

Decreasing:

- Manufacturing

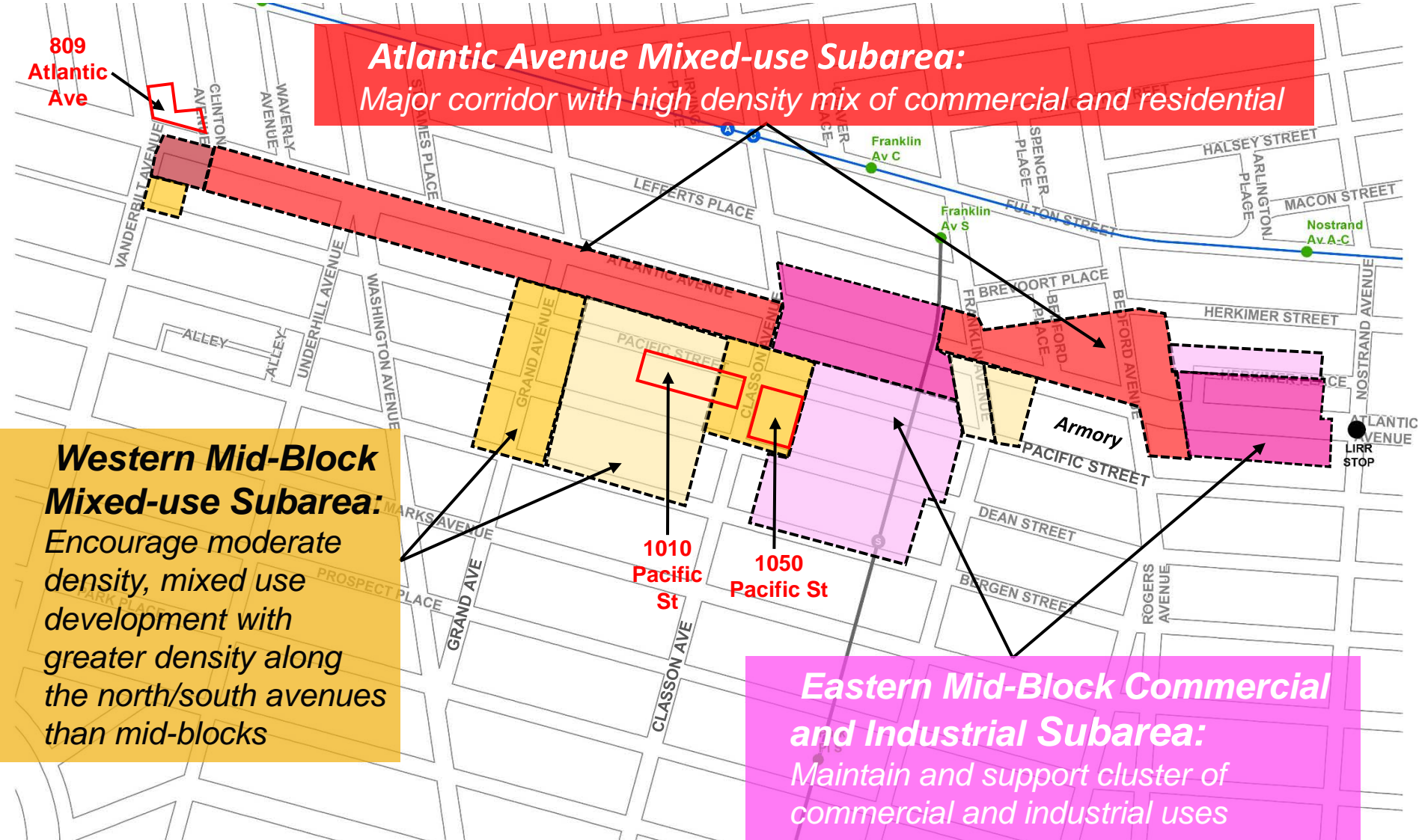
*Self-employed, contractors, coworking space workers, and businesses with a business address listed elsewhere may not be counted in available data.

**Recent construction growth is likely associated with a firm registered in Crown Heights, but with off-site employees.



- Create a shared vision and framework for mixed use development that achieves multiple objectives:
 - Allow greater density in an area with strong public transit access and well-connected to other employment nodes
 - Support new housing with affordable housing opportunities (pursuant to MIH)
 - Promote job-generating uses and clusters of non-residential uses

Draft DCP Land Use Framework





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