

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



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

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

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

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

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

Meeting Agenda

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



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

Opening Remarks from:

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

Where we are now

2022

Spring

Summer

Mid-Spring/Summer

City commits to advancing neighborhood plan and develops outreach plan in coordination with CM Hudson

2023

Winter

Spring

Summer

Fall

January to May

Community Engagement

Working groups, community planning workshops & steering committee meetings

August 29, 2023



**AAMUP
Community
Vision & Priorities
Report Released**

September 6, 2023

**Draft Zoning
Virtual Public
Meeting 1**

**WE ARE
HERE!**

Late Sept/Early Oct

**Draft Zoning
In-Person Public
Meeting 2**

*More info
to come*

What is a Neighborhood Plan?



Question for the audience:

What do you think is part of a neighborhood plan?

45 Responses



What is a Neighborhood Plan?

What guides a Plan?

Community Priorities

Outreach and feedback

Local & Citywide Goals

Existing Conditions

What topics are covered?

Zoning & Land Use

Urban Design

Housing

Streets & Open Space

Jobs & Economic Development

Schools & City Services

What are the tools to achieve a Plan?

Land Use Actions

Capital Investments

Public Realm Improvements

Programmatic Investments

Coordination with community & agencies

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What are we talking about today?

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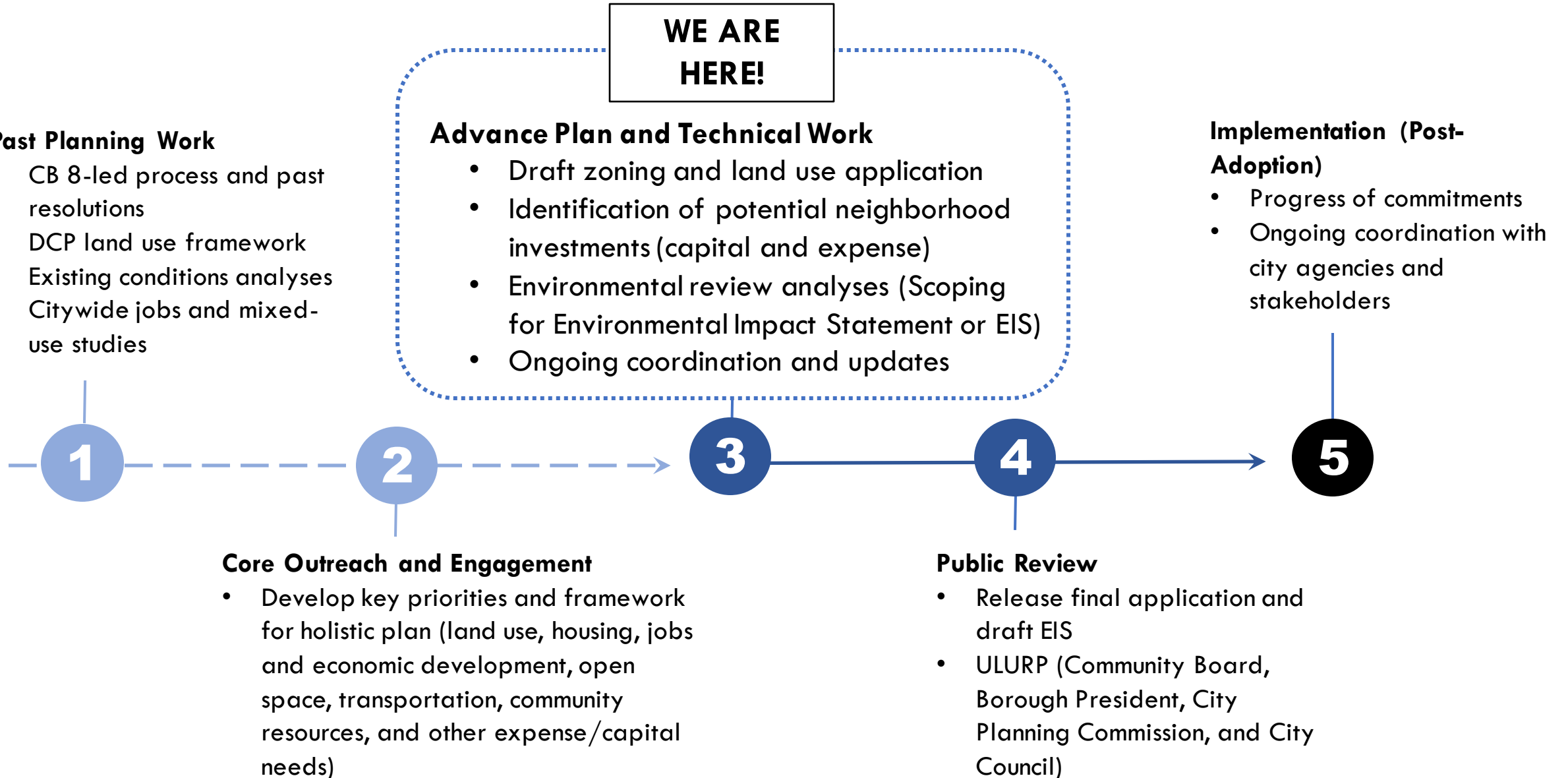
Capital Investments

Public Realm Improvements

Programmatic Investments

Coordination with community & agencies

Neighborhood Planning Process

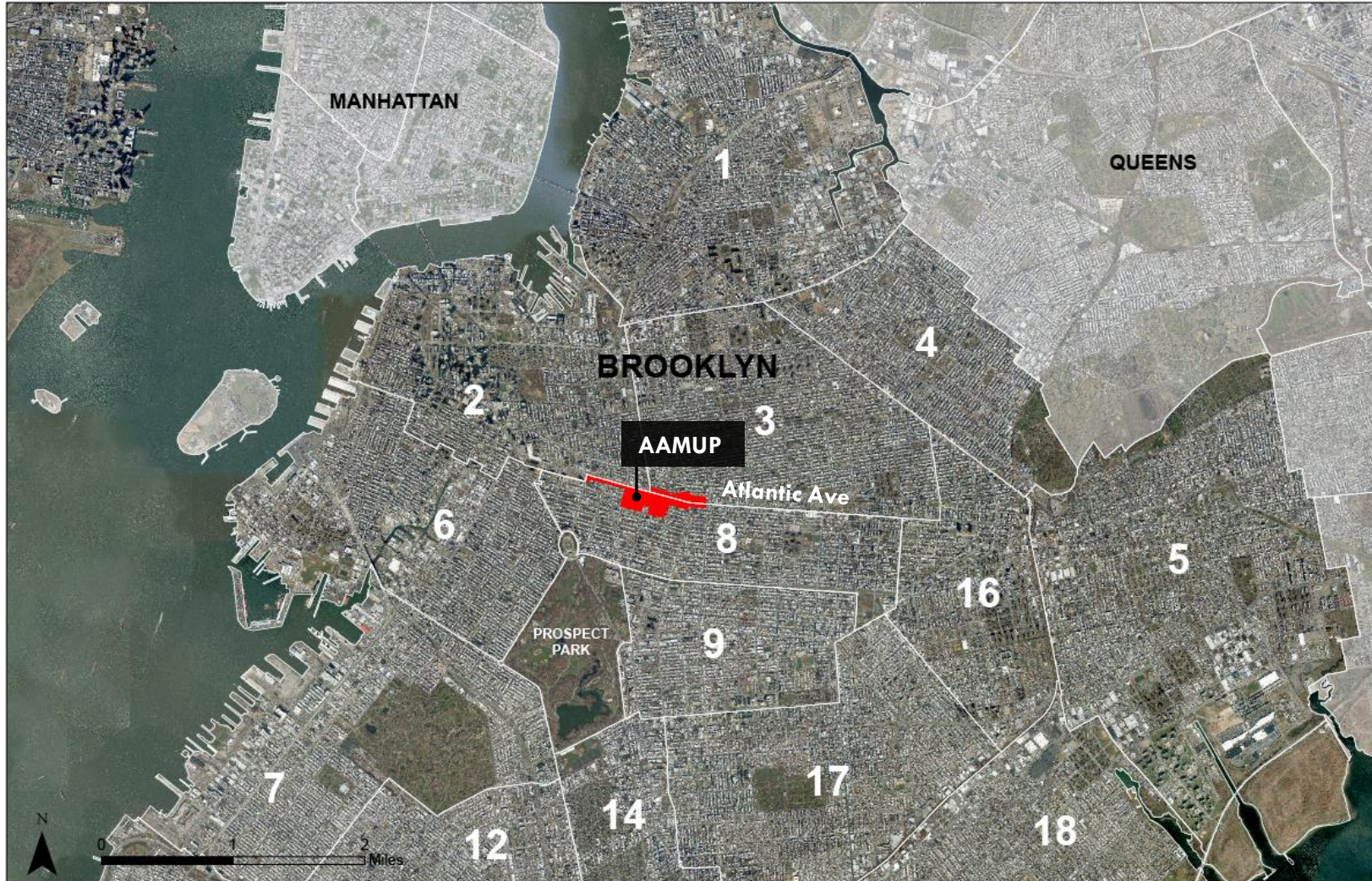


Background and History



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

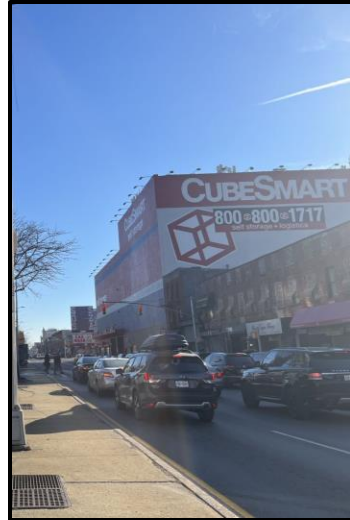
Where is the Atlantic Avenue Mixed-Use Plan?



Location Snapshot

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

Atlantic Avenue and it's surrounding area



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

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

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

Historic Context – Atlantic Avenue

Rail-Based Development



Left Railway crossing at Atlantic and Bedford Avenues

Right Atlantic Avenue and Nostrand

Source: NY Digital Culture of Metropolitan New York

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

Car-centric Development



Left Atlantic and Carlton Avenues, looking north

Right Cars and Streetcars on Atlantic Avenue

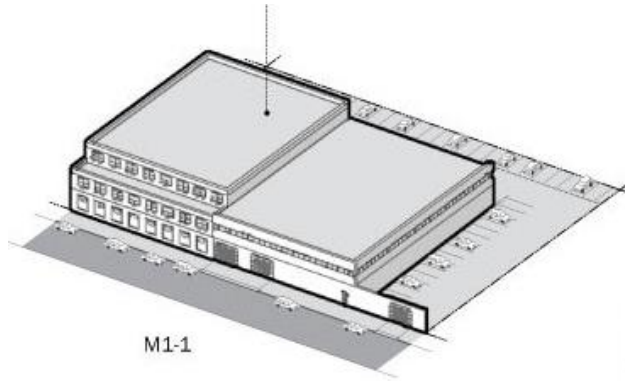
Source: NY Digital Culture of Metropolitan New York

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

1860s – 1900s

1900s – 1960s

1961 Zoning



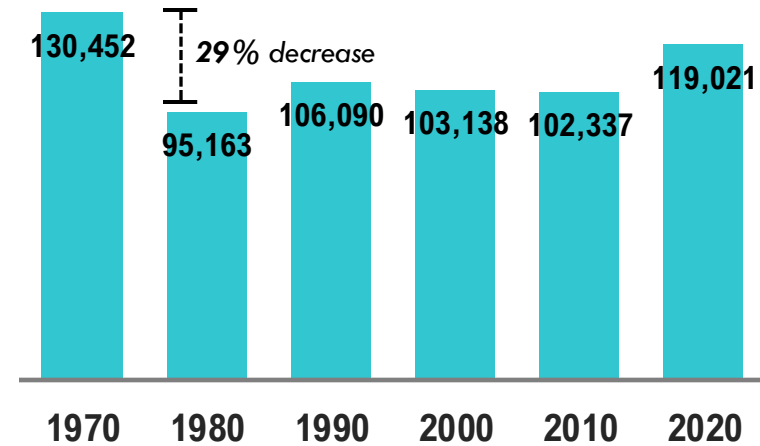
M1-1 Zoning

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

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

1961

Population Change within the Context Area



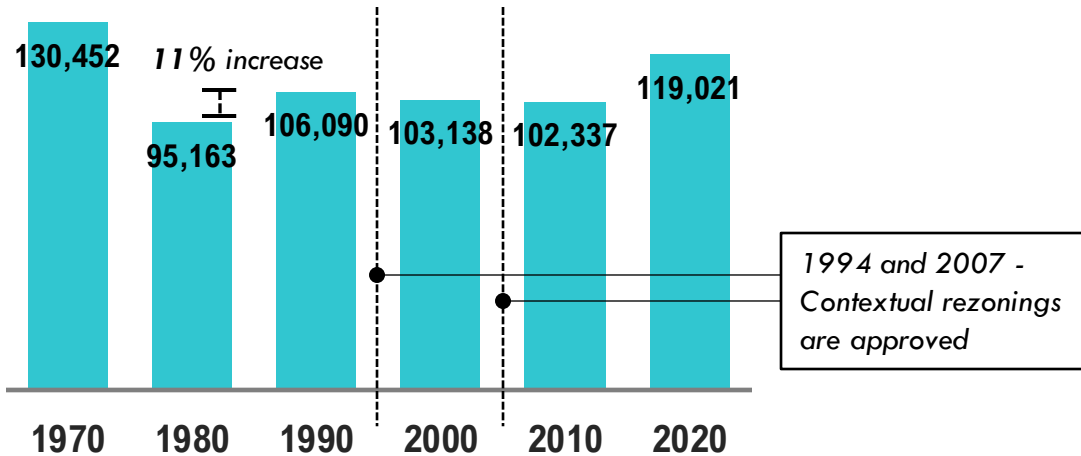
Historic Population Trends of US Census overlapping within 0.25 Mile of AAMUP
Source: US Census

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

1960s – 1980s

Historic Context – Atlantic Avenue

Further Population Changes



Historic Population Trends of 0.25 Mile Context Area

Source: American Community Survey

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

1970s – Present

Atlantic Avenue and Surrounding Areas



Left Atlantic and Carlton Avenues, looking north

Right Cars and Streetcars on Atlantic Avenue

Source: NY Digital Culture of Metropolitan New York



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

Present

Question for the audience:

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

55 Responses



Background – Why act now?

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



Housing costs are too high for most New Yorkers



There aren't enough available homes



Maintaining quality housing is expensive



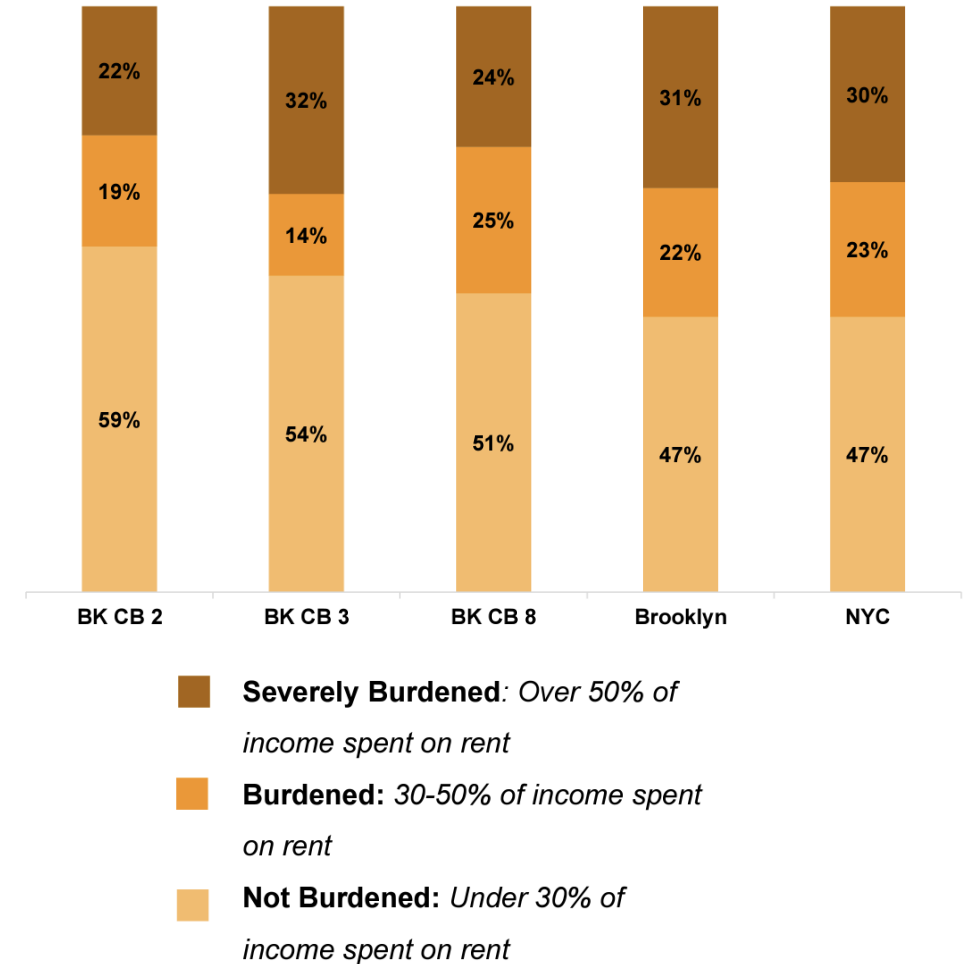
Limited housing and neighborhood choice

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Rent Burdened Households

- Over 50% of Brooklyn residents spend 30% or more of their income on rent.
- CB 8 and CB 3 residents shoulder a larger rent burden compared to adjacent community districts.

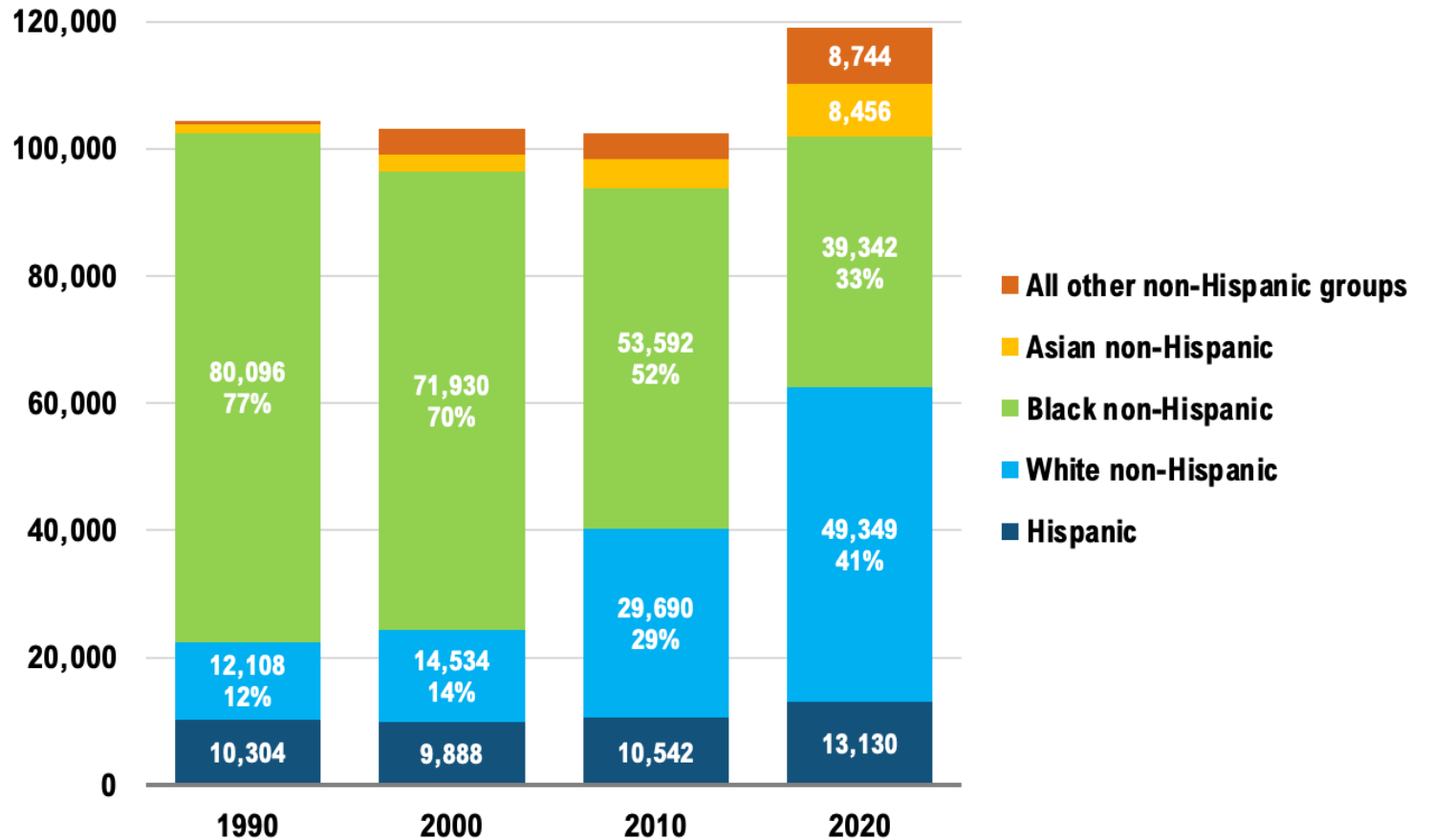


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Race/Hispanic Origin within the Context Area

Census Tracts overlapping within a quarter mile radius of AAMUP

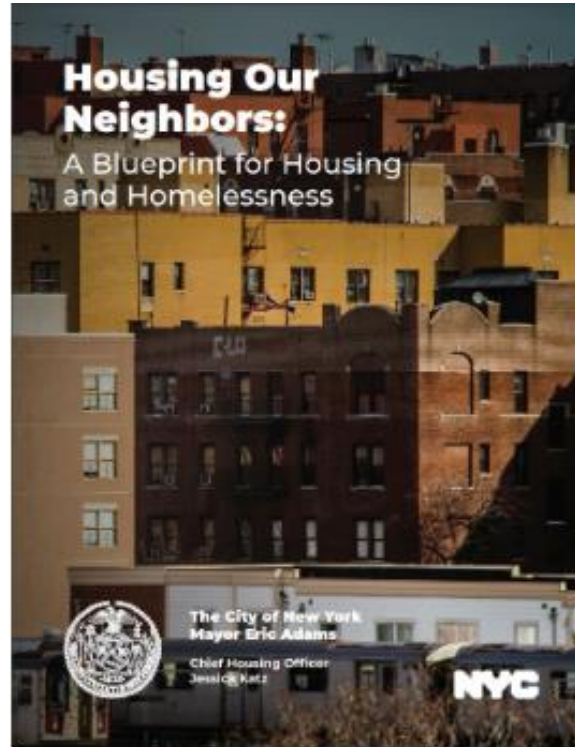


US Census

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City of Yes Housing Opportunity

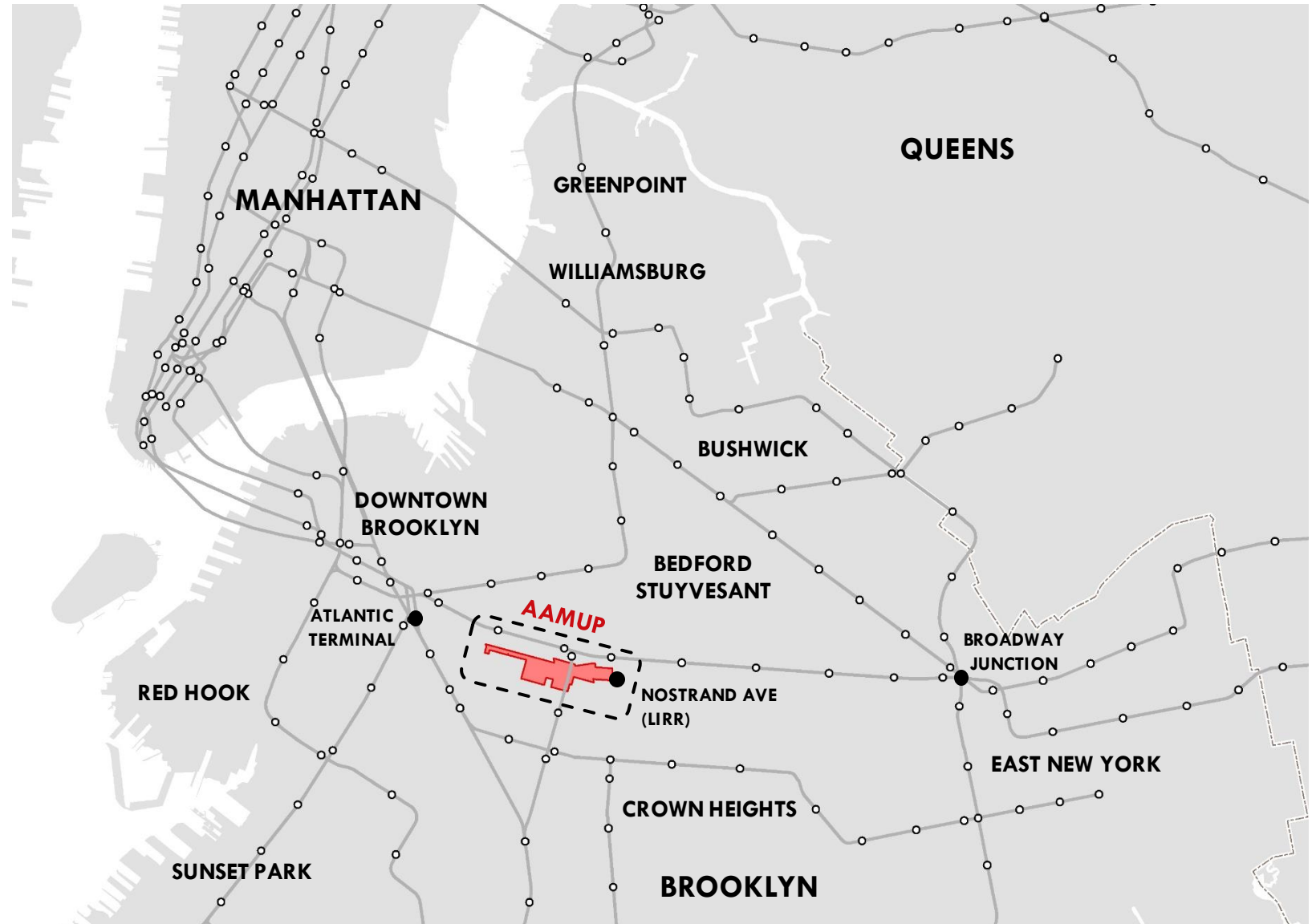


city of diversity
city of affordability
city of neighbors
city of housing opportunity
city of families

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

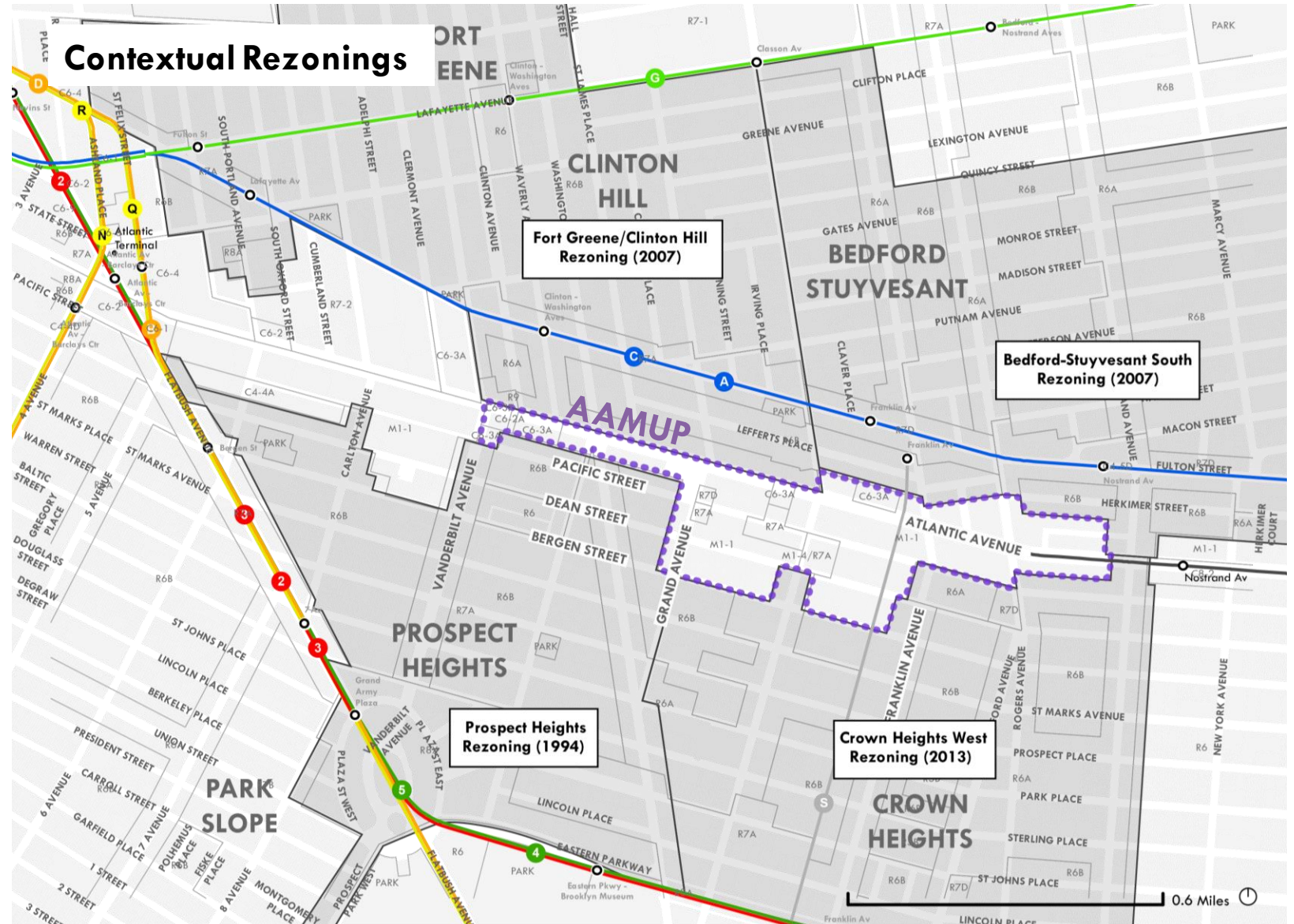
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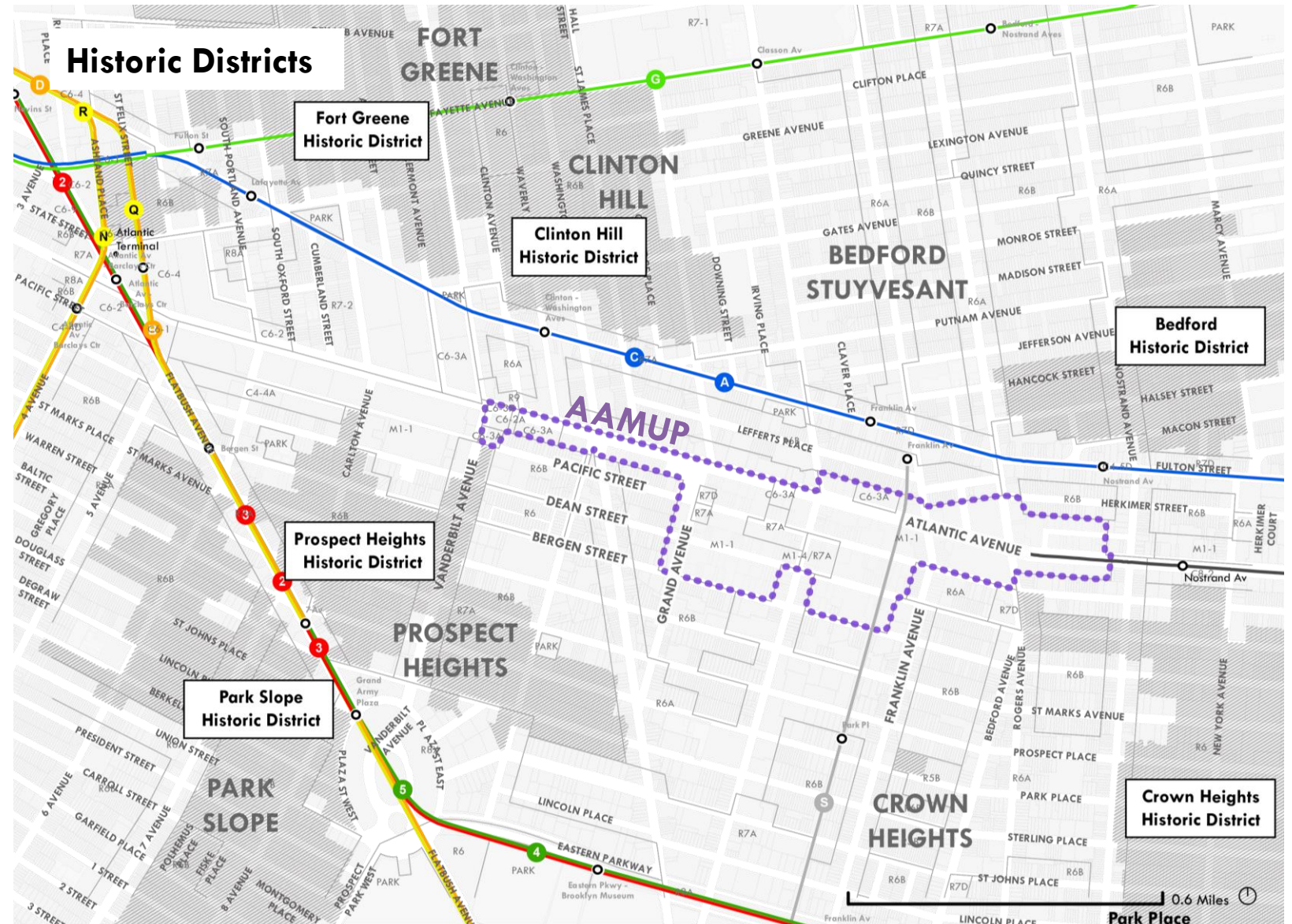
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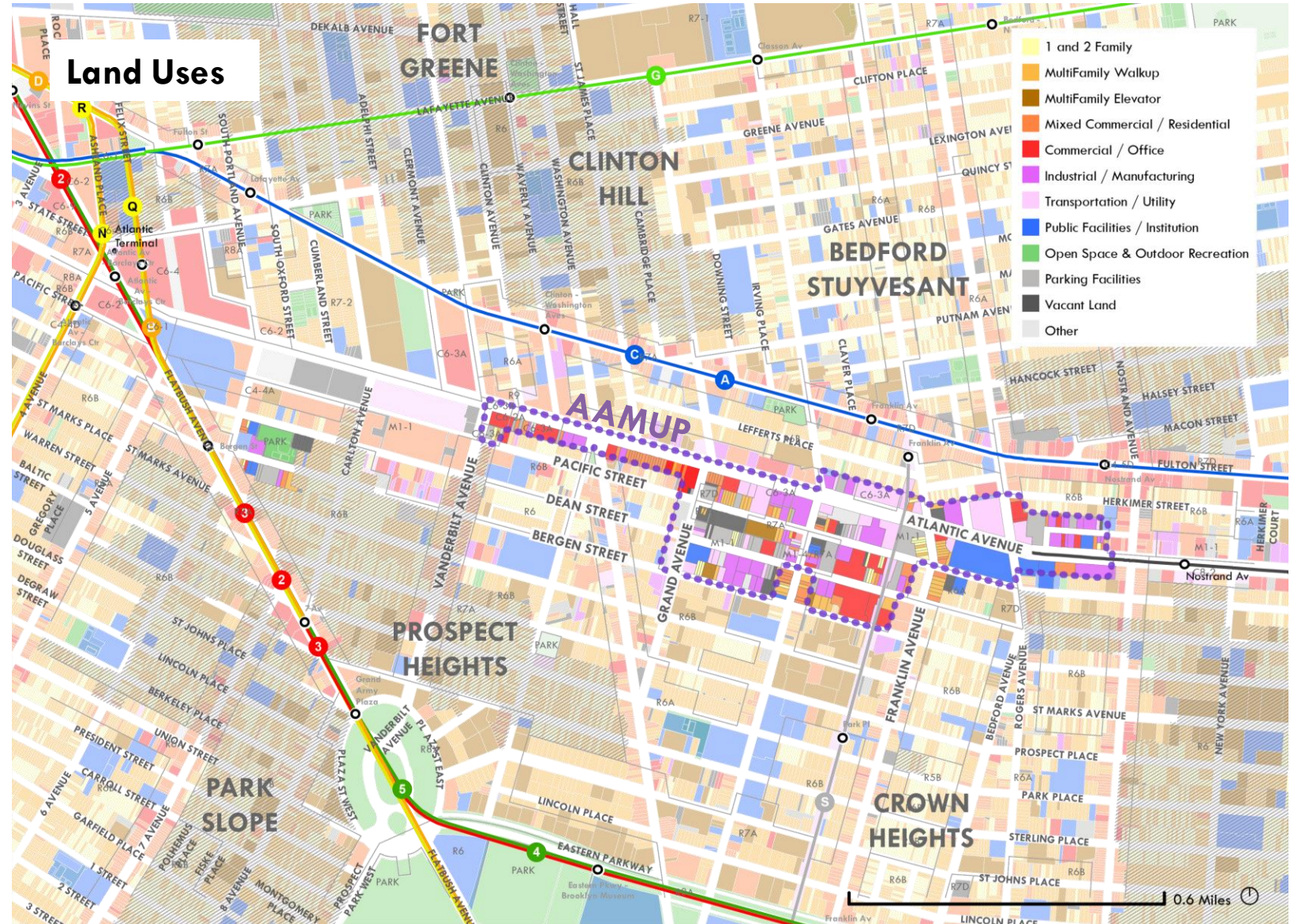
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Dean Street looking west towards Grand Ave



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

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'M-CROWN' Project

A vision for jobs and housing in Brooklyn Community District 8

Recommendations

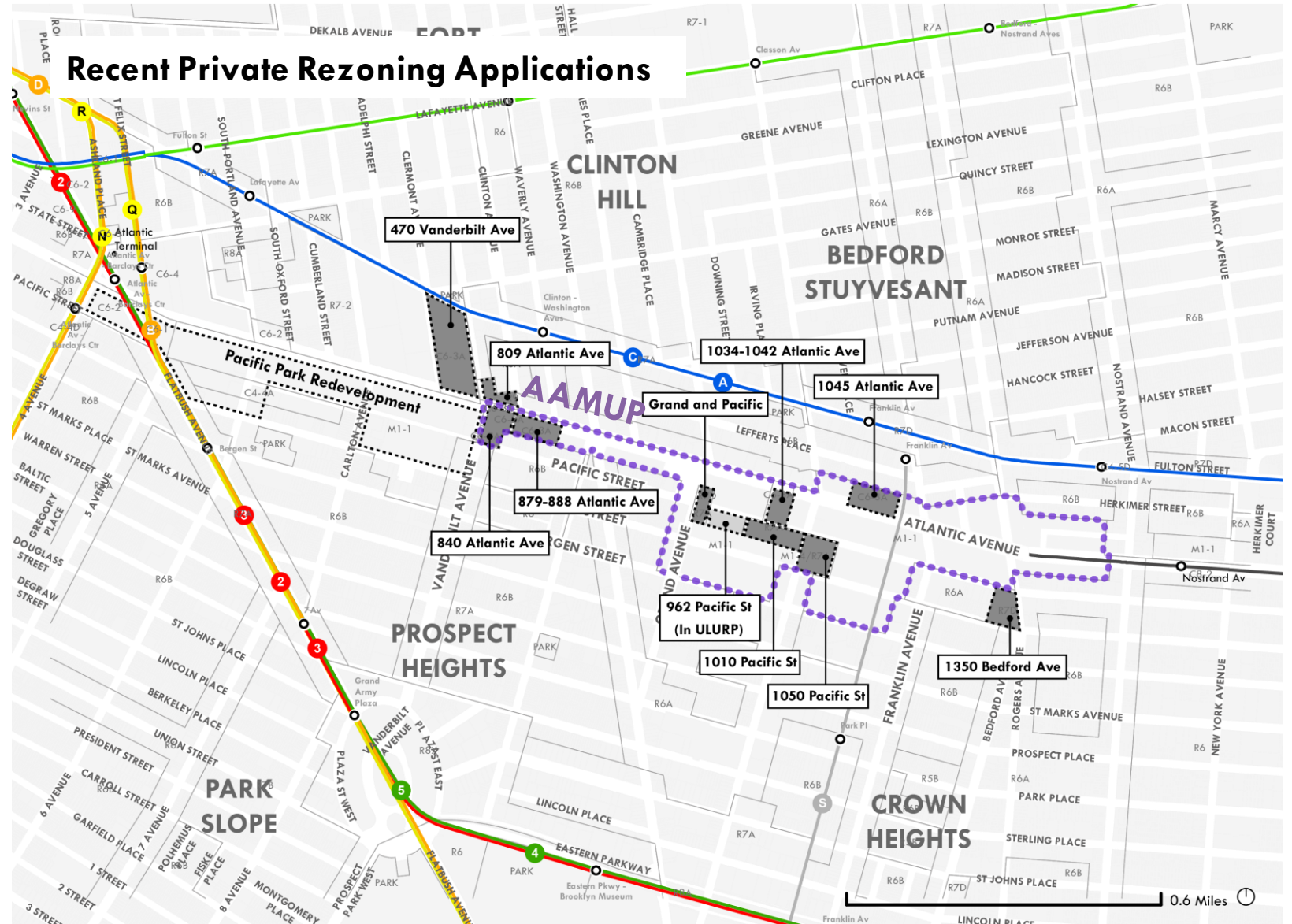
Community Board 8 Housing Committee
 Draft Resolution Requesting Study for Rezoning
 February 5, 2015

Proposed as a draft resolution requesting the New York City Department of City Planning of the M1-1 zone. The resolution text appears in the left column below. It contains further explanation of its proposed terms.

	Notes
<p>park area located in the Crown Heights and Franklin Avenue, Franklin Avenue (Grand Avenue is currently M1-1 Zone); and</p> <p>Community Board 8 finds that there are many properties that are underutilized, and that provides little economic activity to improve such properties they can become</p>	<p>This preamble describes the area to be rezoned and states the justification for rezoning.</p>
<p>February 29, 2016</p> <p>neighborhoods outside the District are experiencing strong demand for both residential and commercial real estate; and</p> <p>Whereas Community Board 8 finds that there yet remains an urgent need for affordable housing and jobs paying a living wage or better to be created within its District;</p> <p>Now therefore, it is resolved that Brooklyn Community Board 8 hereby requests the New York City Department of City Planning to prepare a plan for the rezoning of the M1-1 Zone to include the following requirements:</p>	<p></p>
<p>1) That new zoning increase the current FAR of 1 to an FAR of 5.6 for new construction, of which a minimum of 1.5 FAR will be mandated for combined</p>	<p>This provision increases density to 5.6 FAR, but mandates at least 1.5 FAR be used for manufacturing/commercial uses. Subtracting common areas such entry, stairs and</p>

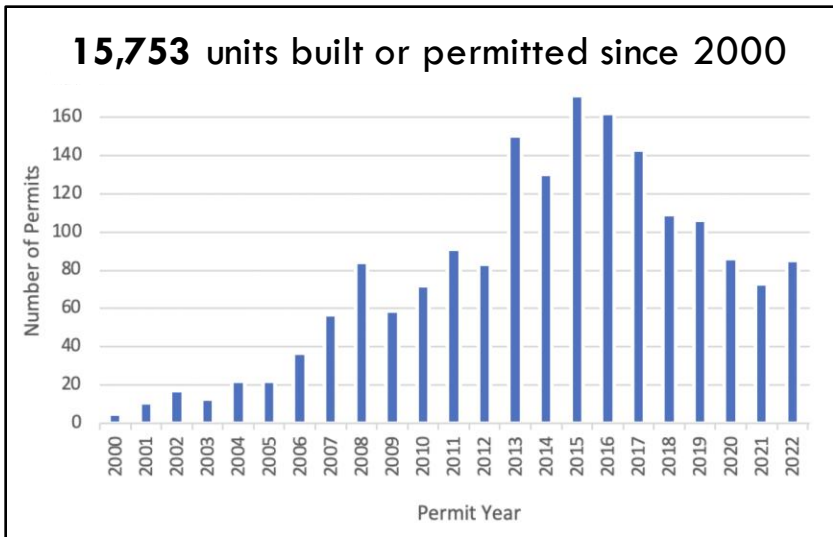
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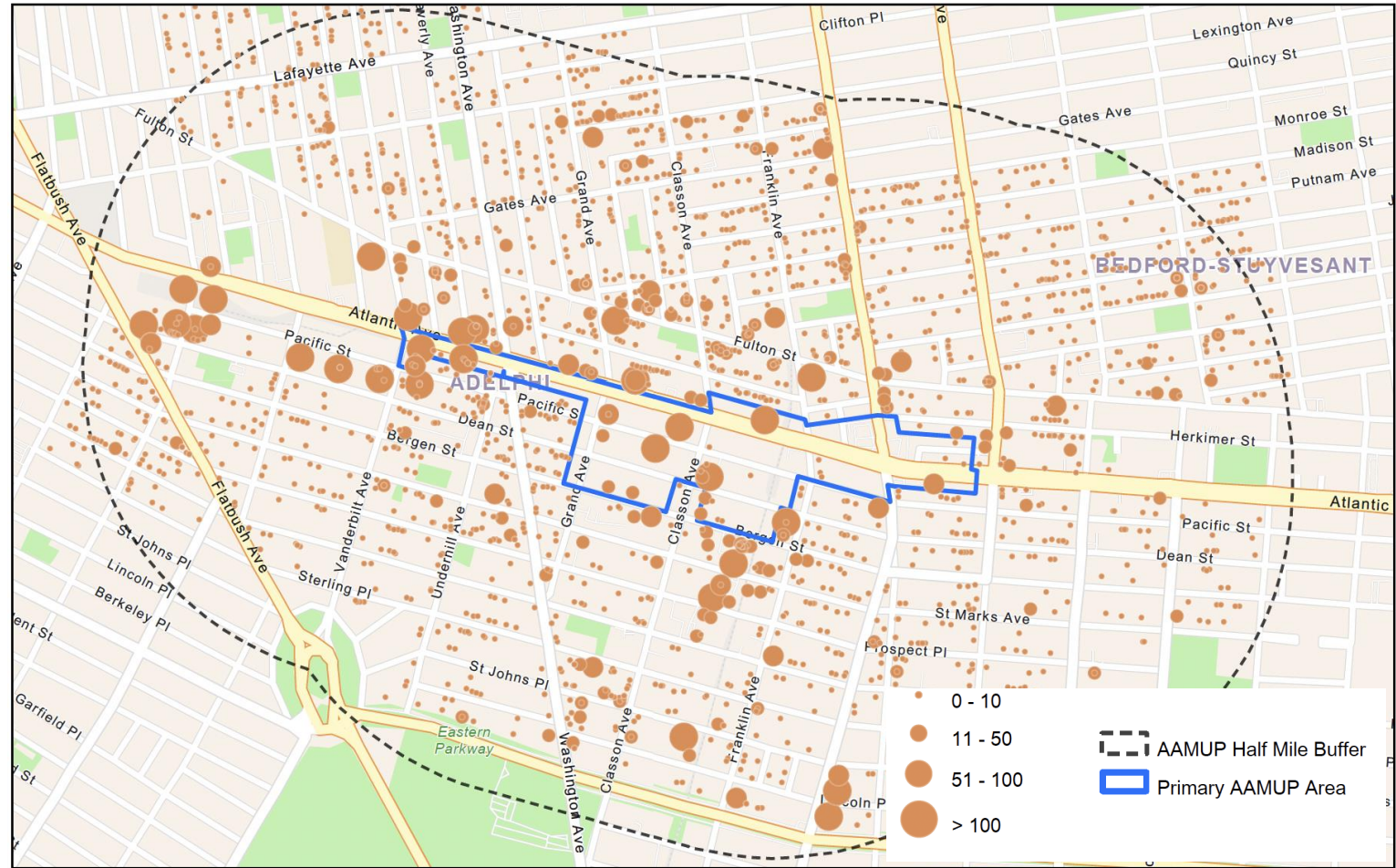


Recent Housing Growth in and around the AAMUP area

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

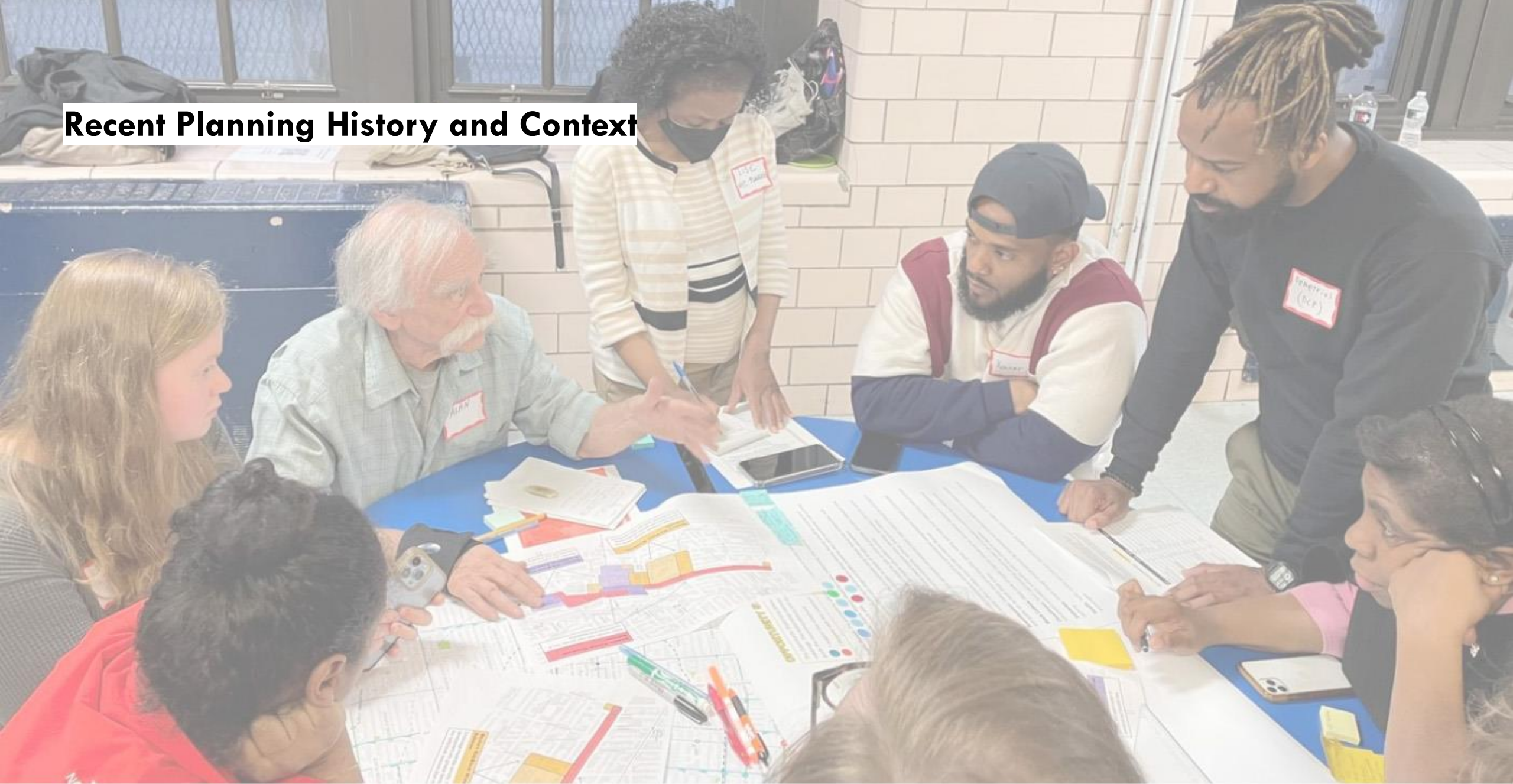


Pacific Park (units constructed as of June 2023):
3,212 units



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

Recent Planning History and Context



Recent Planning History and Context

2013

Crown Heights West Rezoning adopted

Subsequent formation of C8 “M-Crown” Land Use Subcommittee

2015

Original CB 8 Resolution adopted

‘M-CROWN’ Project

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Whereas adjoining neighborhoods outside the M1-1 Zone are experiencing strong demand for both residential and commercial real estate, and

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six-block area located in the western portion of Crown Heights and bounded by Atlantic Avenue, Franklin Avenue, Grand Avenue and Grand Avenue (the “M1-1 Zone”); and Community Board 8 finds that the area contains many properties that are otherwise underutilized, and that the current zoning provides little economic opportunity for owners to improve such properties so that they can become more vibrant and	This preamble describes the area to be rezoned and states the justification for rezoning.

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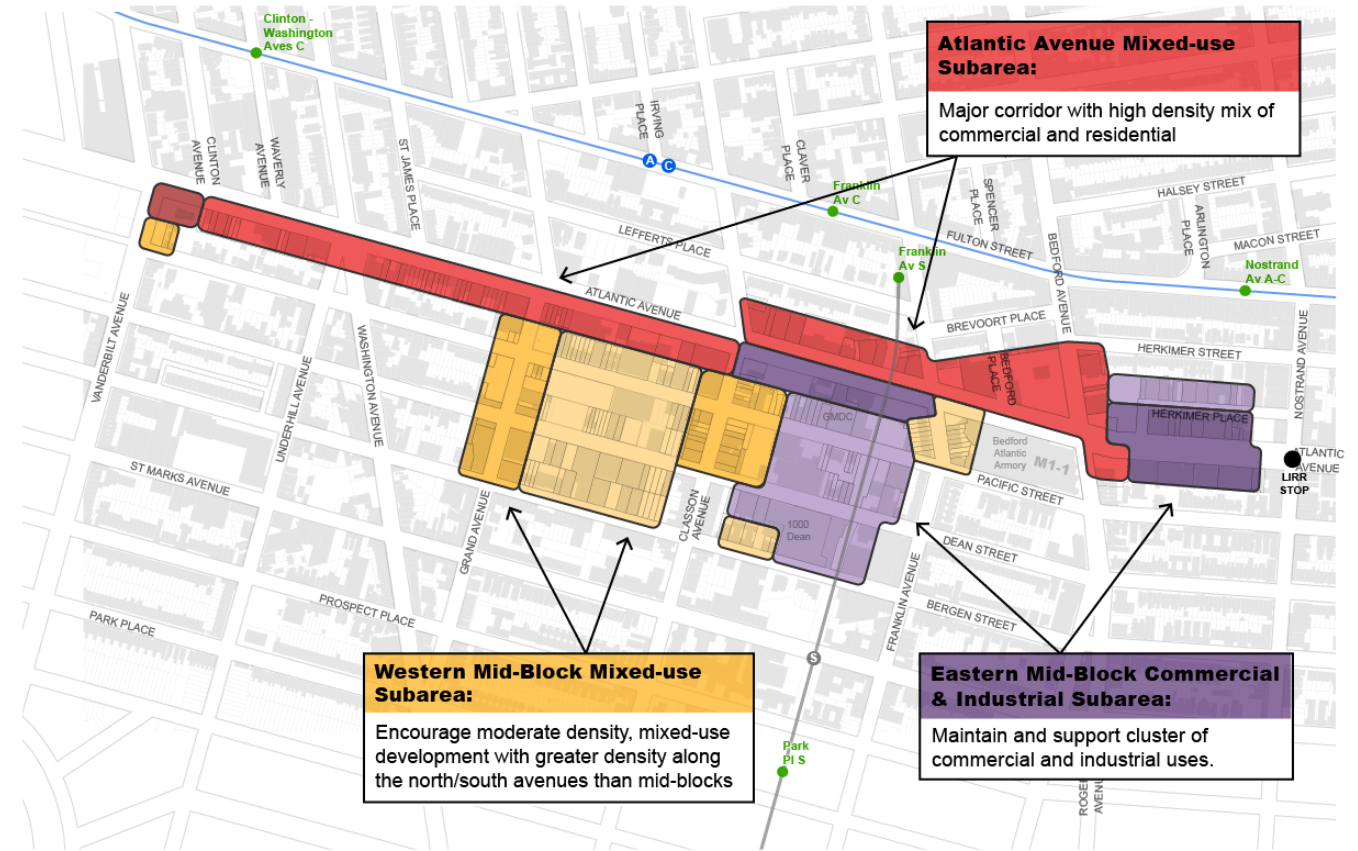
Department of City Planning (DCP) engagement begins

2018

DCP released Land Use Framework

Developed in collaboration
with Community Board 8

Three subareas to reflect housing
needs and job growth goals



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Pandemic – Virtual outreach continues

Continued Outreach and Engagement

Community Board 3 & 8
Land Use

Affordable Housing
w/ HPD

Citywide Trends and
Neighborhood
Demographic and
Population

Intro to Urban Design

Urban Design approach
to Density

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

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



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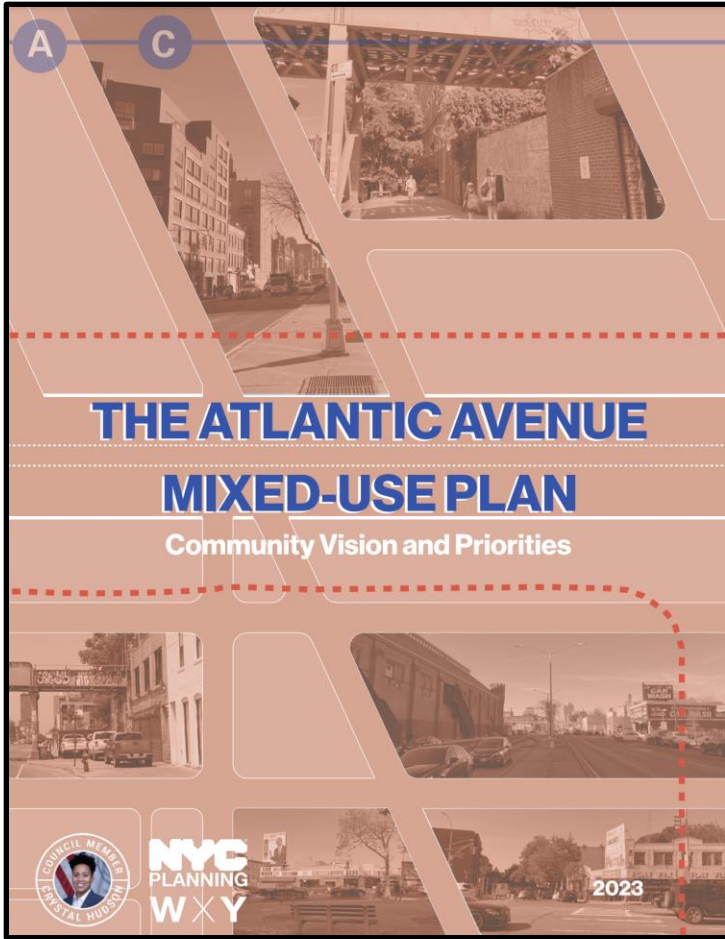
(Spring/Summer) Coordination with **Council Member** and **City Council Land Use team** on an **engagement plan**, including facilitator to support outreach process

2023

(Winter/Spring) **9 Steering Committee meetings, 3 sessions of 3 topic-based working groups (9 total) and 3 community planning workshops**

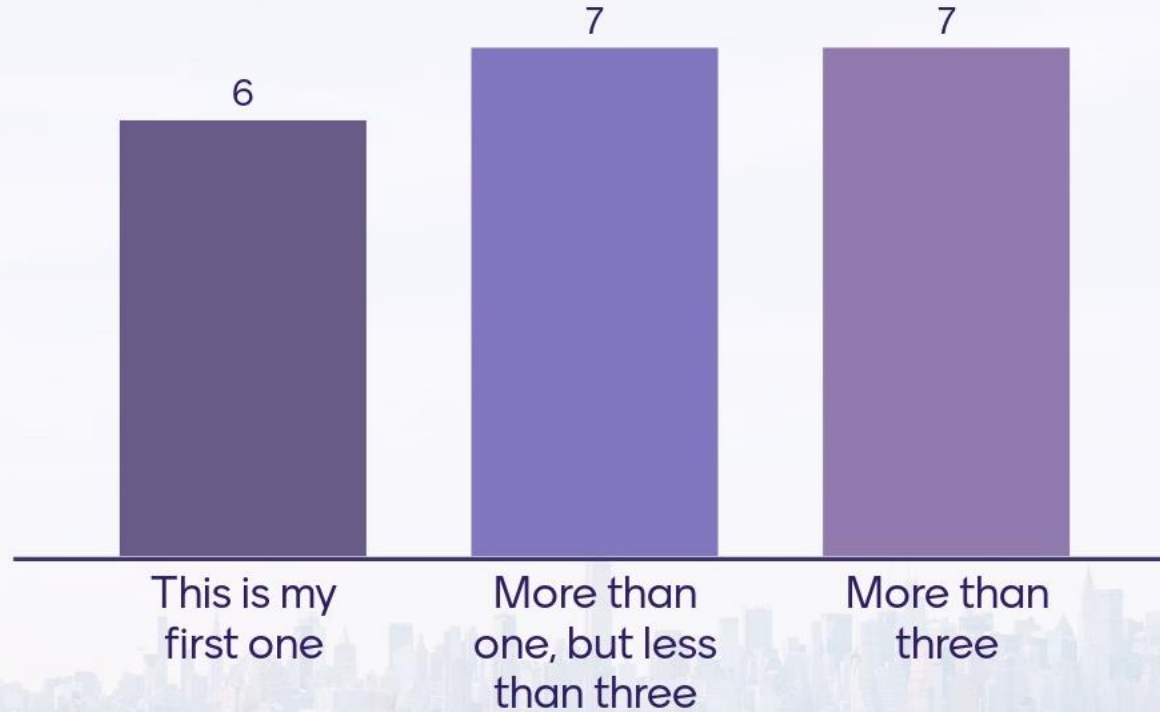
- Land Use, Density and Housing
- Economic Development, Human Capital and Services
- Open Space, Streetscape and Infrastructure





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

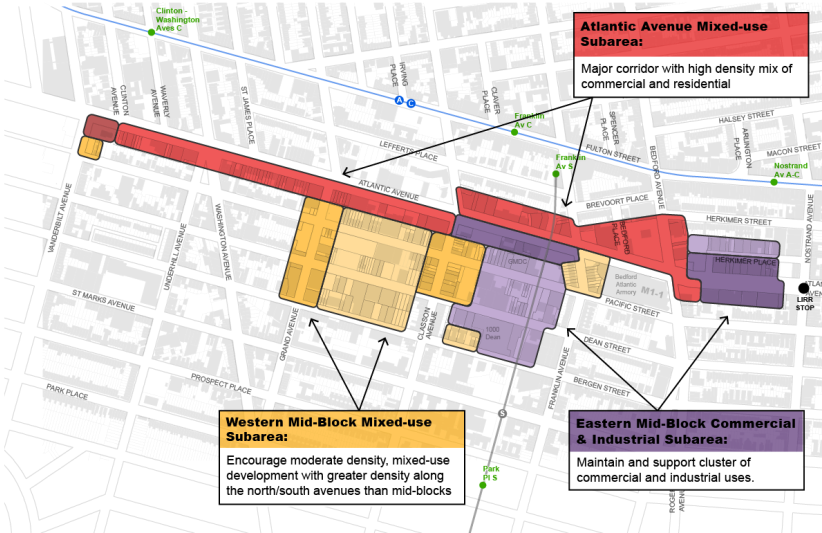
How many AAMUP community engagements did you attend?



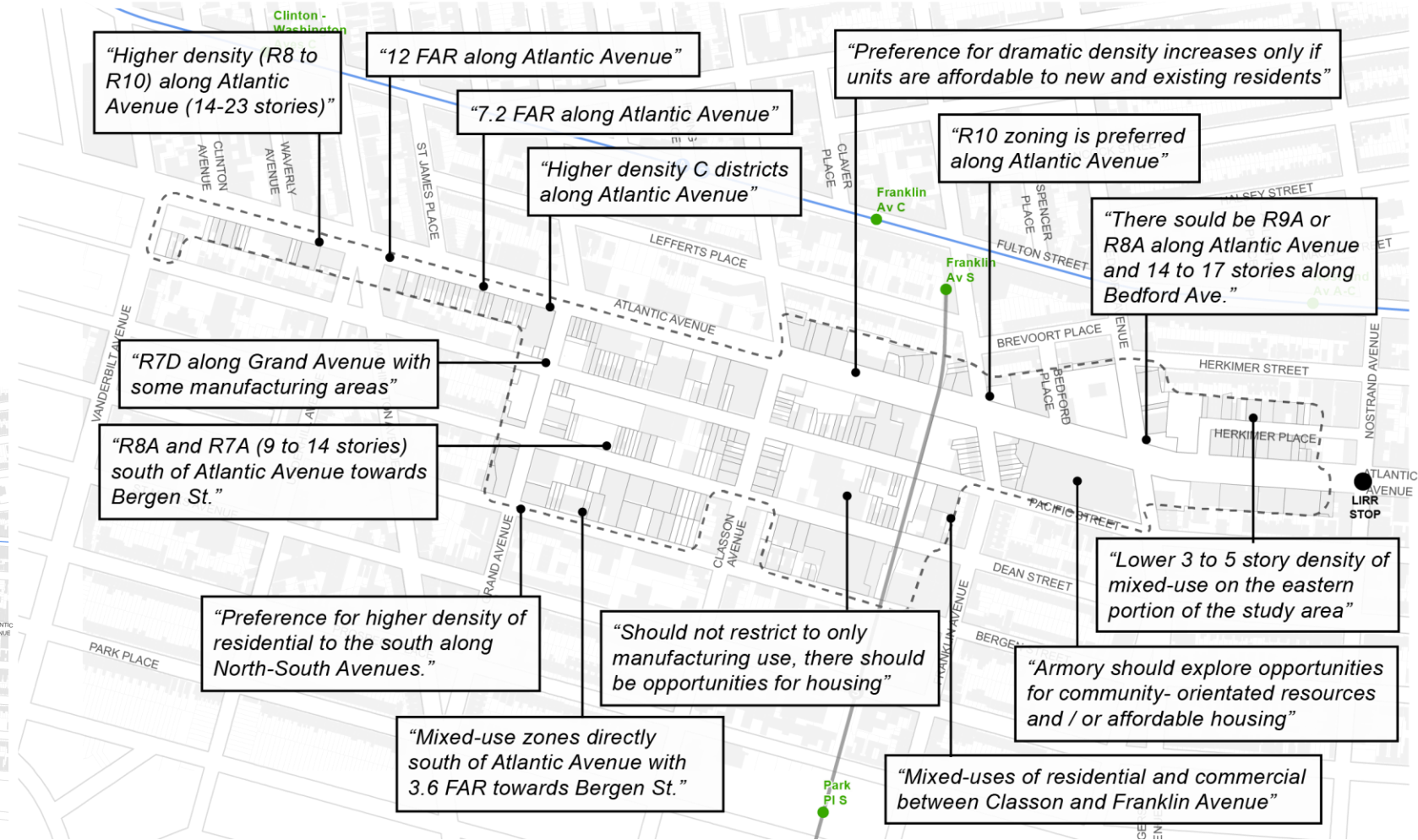
Land Use and Zoning Feedback

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

2018 DCP M-CROWN Framework



2023 Community Feedback



Land Use and Zoning Feedback

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

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

Atlantic Avenue Mixed-use Subarea:

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

Special Mid-Block Mixed-use Subarea:

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

North-South Avenue Mixed-use Subarea:

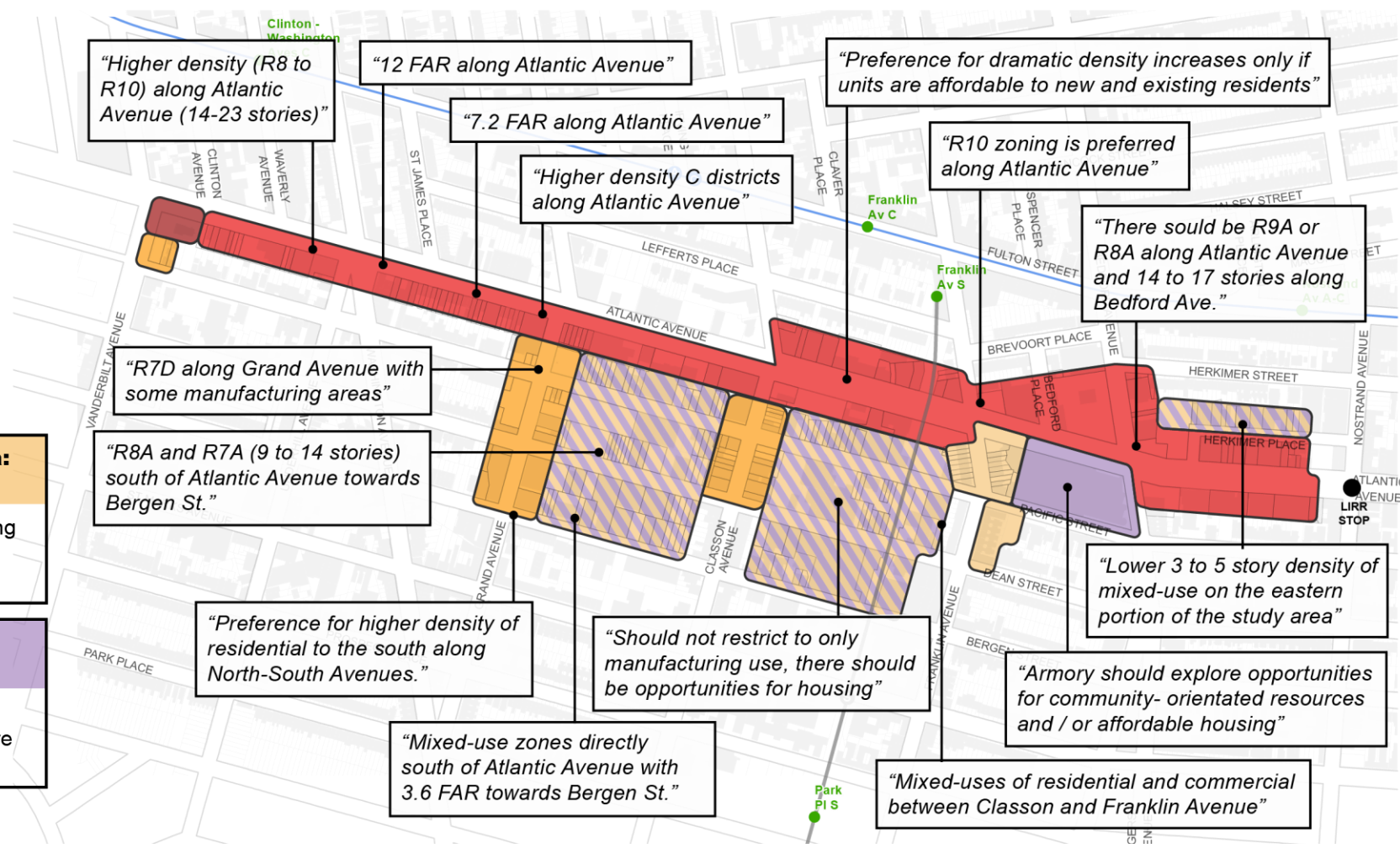
Encourage moderate density, mixed-use development with greater density along the north/south avenues than mid-blocks

Residential Subarea:

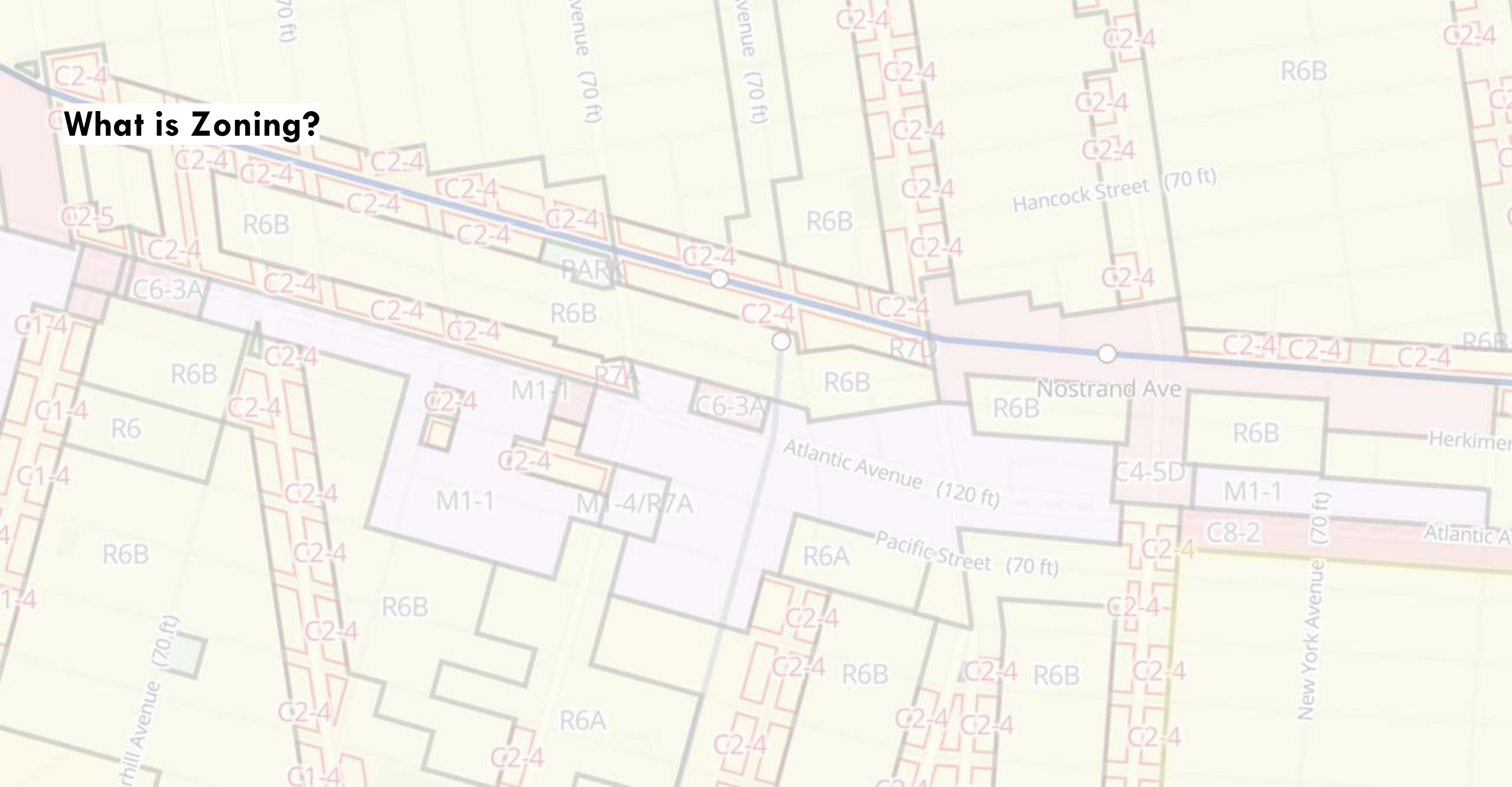
Facilitate new infill housing opportunities to support city-wide housing goals

Armory Subarea:

Maintain compliance and provide flexibility for future potential renovations



What is Zoning?



What is Zoning?

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

Uses

Residential



Commercial



Community Facility



Industrial



Building & Site Design

Building Heights

Building Setbacks

Floor – Area – Ratio (FAR)

Rear Yards

Density

Public access & amenities

Ground floor streetscape
and uses



What is Zoning?

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

Zoning does NOT

Require 100% affordable housing

Control aesthetics or architecture

Require existing buildings to change to the new rules

Result in new buildings where there is no market demand for such buildings

Require businesses to locate in a building

Require the construction of new buildings

Require a building to only have a certain number of bedrooms

Prohibit demolition of buildings

Draft Zoning Proposal



Features and Goals of the Draft Zoning Proposal



Address Housing Shortage & Support Affordability Needs

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



Mixed-Use Neighborhood for Employment & Housing



Urban Design & Public Realm Improvements

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Mixed-Use Neighborhood for Employment & Housing

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



Urban Design & Public Realm Improvements

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Mixed-Use Neighborhood for Employment & Housing

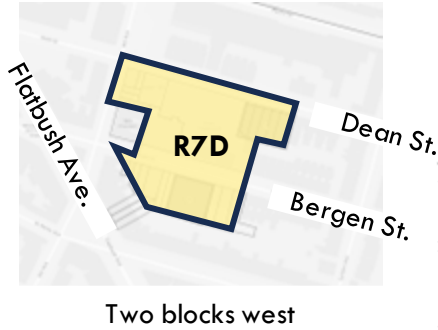
- Require active ground floor uses on key corridors
- Create an incentive for mid-block job-generating uses with housing above
- Provide envelope flexibility for developments that create a mix of uses
- Coordination with City-wide text amendment: City of Yes Economic Opportunity



Urban Design & Public Realm Improvements

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

Summary of Draft Zoning Proposal



Mandatory Inclusionary Housing (MIH) Area

- Approx. 4,000 units of new housing (~1,150 to 1,550 permanently affordable units based on MIH Options 1, 2 and Deep Affordability)

Special Distinct Subdistricts

Atlantic Avenue Mixed-Use

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

Special Mid-Block Mixed-Use

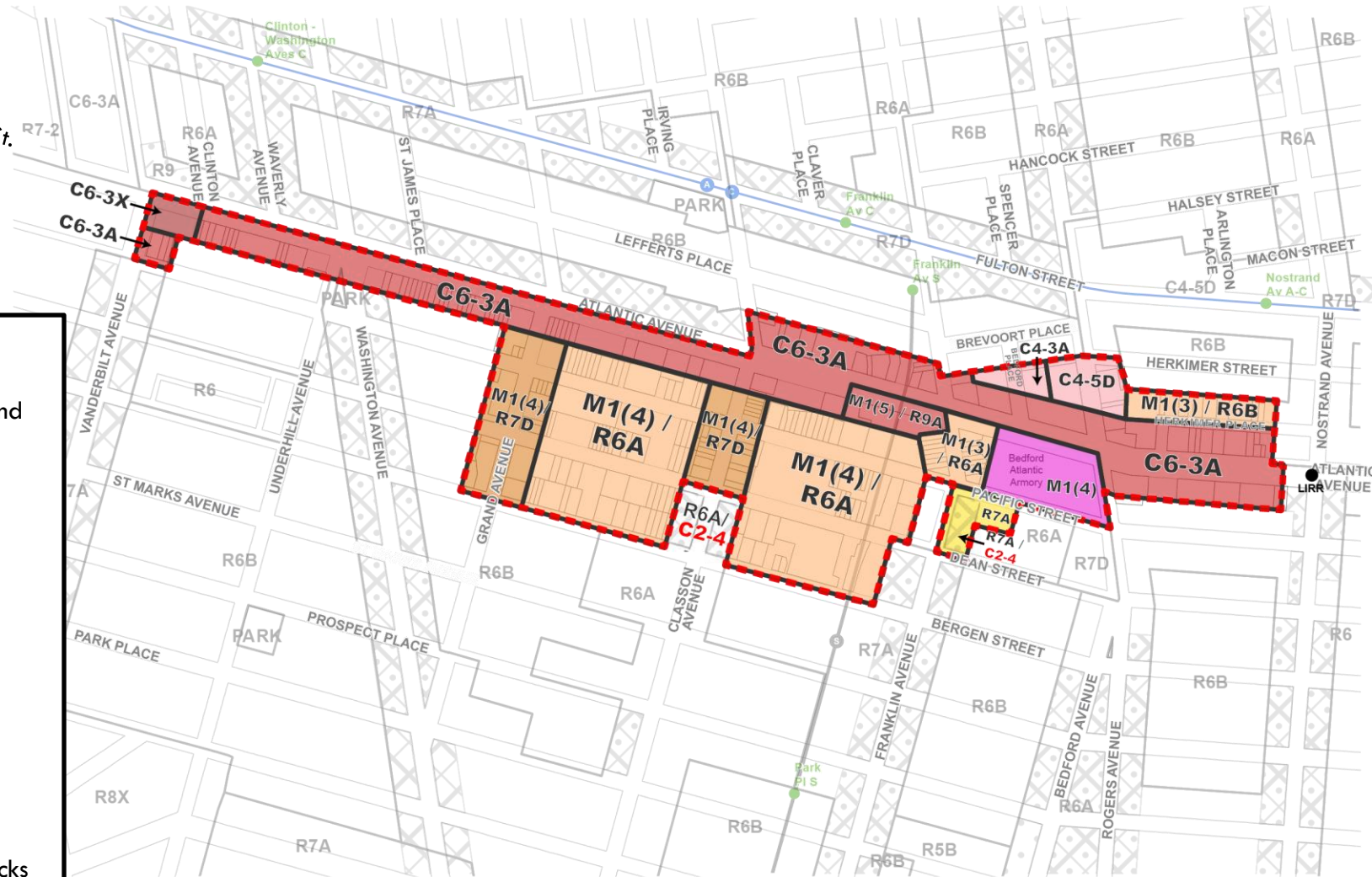
- Mixed-Use developments with affordable housing and a variety of non-residential uses that support job growth

North-South Avenue Mixed-Use

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

Residential Area

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



Proposed Zoning Atlantic Avenue



Proposed Zoning Atlantic Avenue

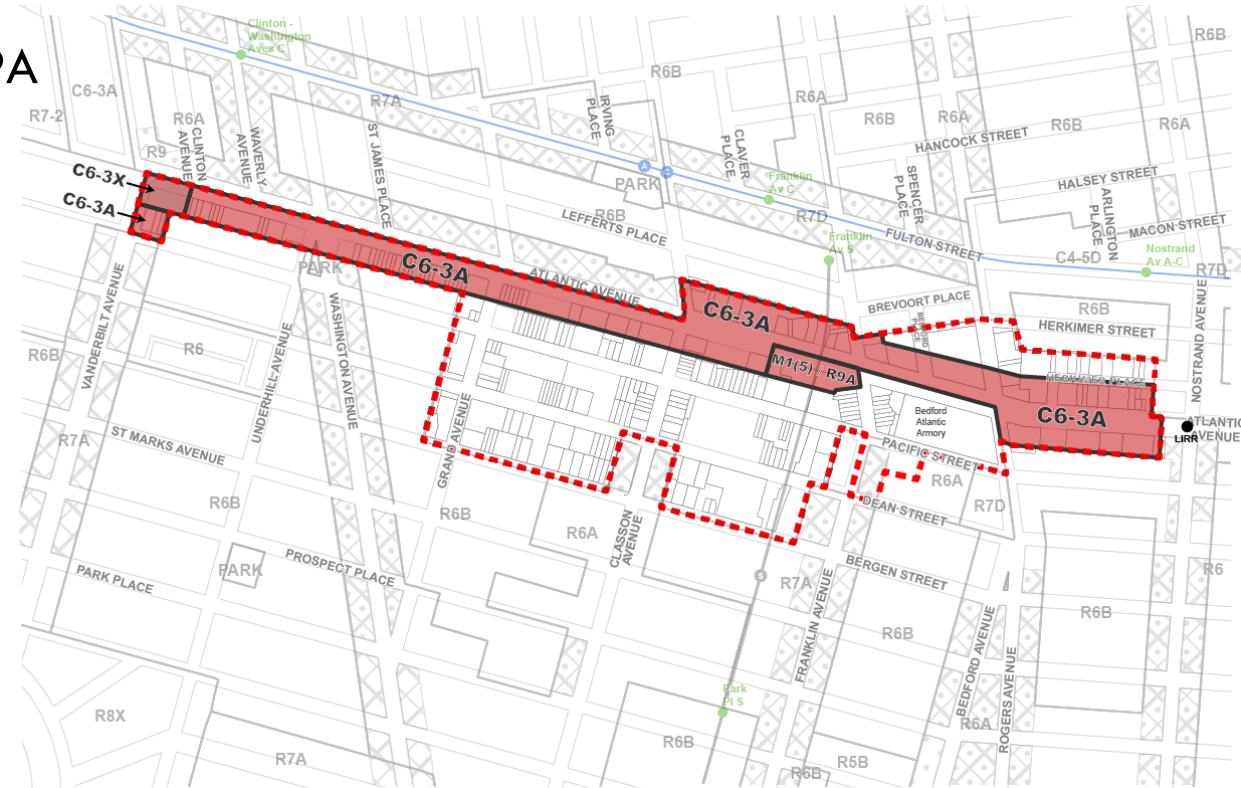
Proposed Zoning: C6-3A (R9A equivalent), M1(5)/R9A

Context:

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

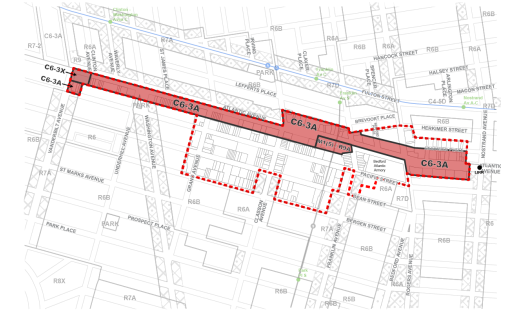
Goal:

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



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

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



	<p>C6-3A</p> <p>Mixed-Use 9.0* FAR Commercial / Office / Community Facility Ground Floor & Residential Above</p> <hr/> <p>FAR Breakdown 9.0 Residential 6.0 Commercial 7.5 Community Facility</p>	<p>M1(5) / R9A</p> <p>FAR Breakdown 9.0 Residential 5.0 Commercial / Manufacturing 7.5 Community Facility</p>
	<p>Non-Residential 7.5 FAR Office / Commercial / CF</p> <hr/> <p>FAR Breakdown 6.0 Commercial 7.5 Community Facility</p>	<p>Non-Residential 5.0 FAR Office / Commercial / CF / Manufacturing</p> <hr/> <p>FAR Breakdown 5.0 Commercial / Community Facility / Manufacturing</p>

Zoning Strategy

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

Proposed Vision Atlantic Avenue

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



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

Maximize Housing & Affordable Housing
Higher density creates opportunity for more affordable housing and supporting non-residential uses along the ground floor

Flexible Bulk Envelopes
Allow street wall and base height articulation

Street Wall Setback
Mandate a street wall set back to facilitate a wider sidewalk

Mix of Uses
Encourage non-residential upper floors and a mix of uses

Active Ground floor
Mandating non-residential uses with transparency requirements

Reduce Off-Street Parking
No off-street parking required to support transit rich, pedestrian and bicycle-friendly area

Proposed Zoning Special Mid-Block Mixed Use Sub-District



Proposed Zoning Special Mid-block Mixed-Use

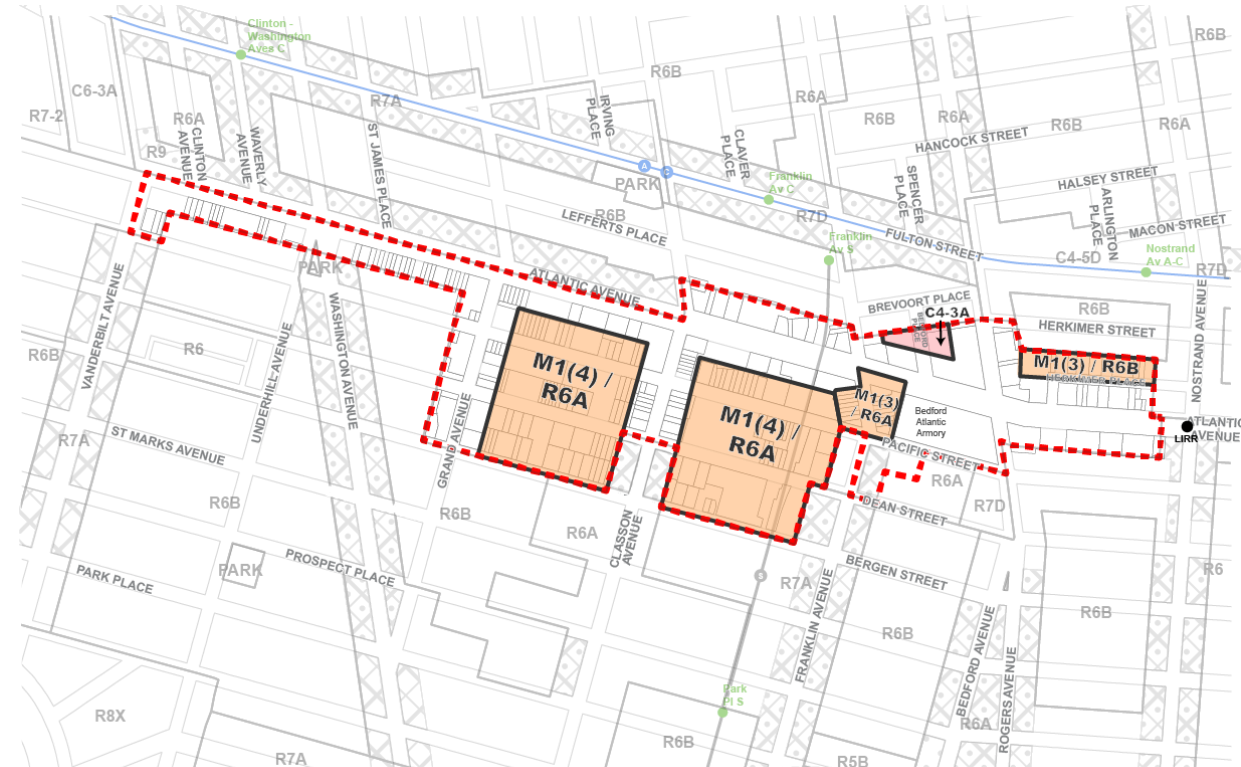
Proposed Zoning: M1(4)/R6A, M1(3)/R6B, C4-3A

Context:

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

Goal:

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



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

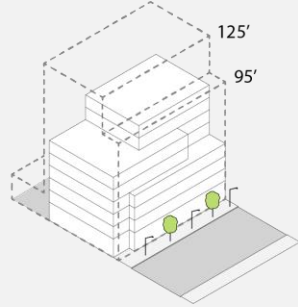
Proposed Zoning Special Mid-block Mixed-Use

Proposed Zoning: M1(4)/R6A

Residential Only

3.9* FAR

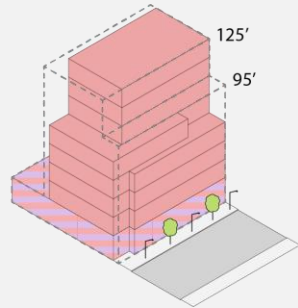
3.9 FAR Residential



Non-Residential

4.0 FAR

4.0 FAR Office / Commercial /
CF / Manufacturing

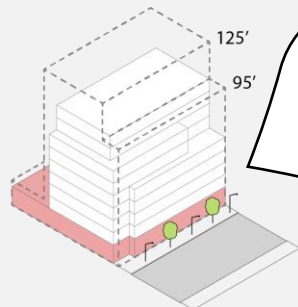


Special Mixed-Use Incentive

5.0 FAR

3.9 Residential

1.1 FAR Office / Commercial /
CF / Manufacturing



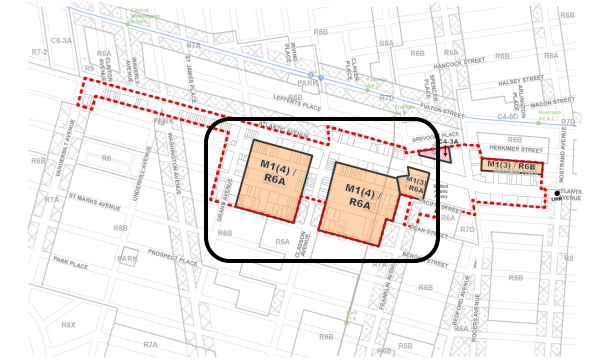
Provide a
flexible-
envelope

5.0 FAR Total

+ 3.9 FAR Residential above

+ 1.1 FAR Non-residential use ground floor

Must have a non-
residential use to
trigger higher FAR!



Zoning Strategy

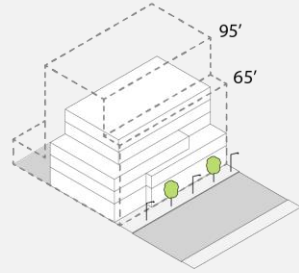
- Mid-block use preference (1-2 floors) to incentivize a mixed-use building:
- Provide a preference for a higher Non-Residential FAR to encourage a **Mixed-Use building** in a flexible envelope to allow room for unique, articulated architecture

Proposed Zoning Special Mid-block Mixed-Use

Proposed Zoning: M1(3)/R6B

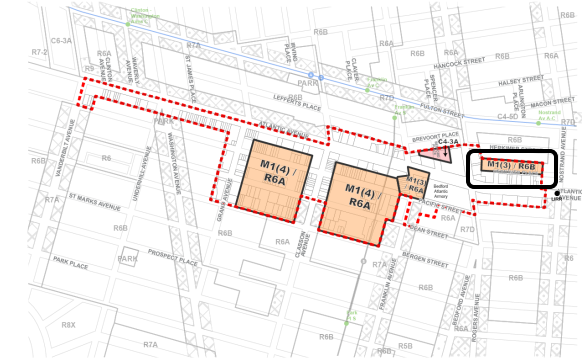
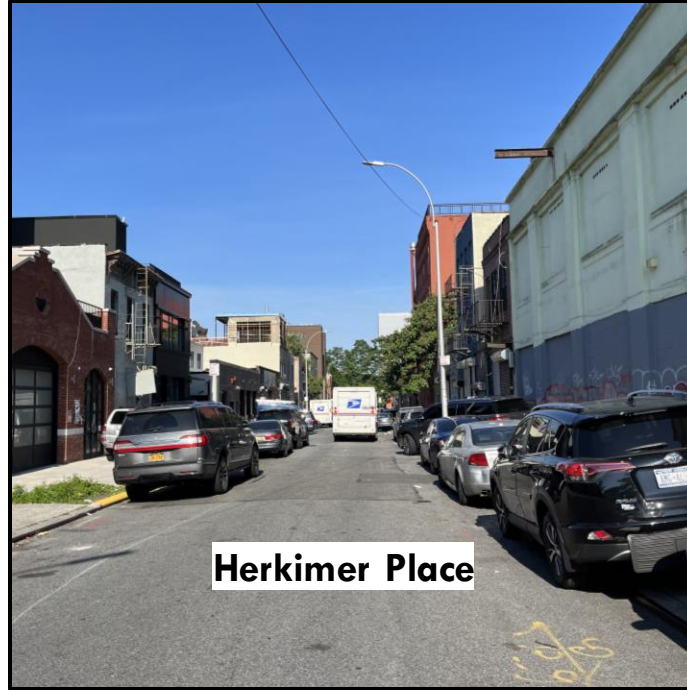
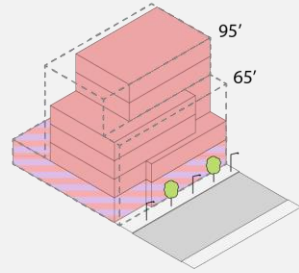
Residential Only

2.4* FAR
2.4 FAR Residential



Non-Residential

3.0 FAR
3.0 FAR Office / Commercial /
CF / Manufacturing

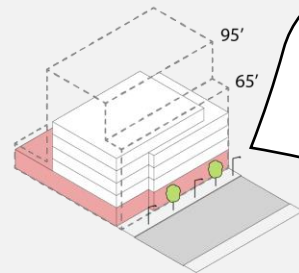


Zoning Strategy

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

Special Mixed-Use Incentive

3.0 FAR
2.4 Residential
0.6 FAR Office / Commercial /
CF / Manufacturing



Provide a flexible-envelope

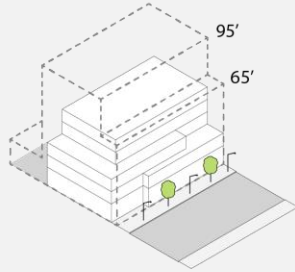
3.0 FAR Total
+ **2.4 FAR** Residential above
+ **0.6 FAR** Non-residential use ground floor

Must have a non-residential use to trigger higher FAR!

Proposed Zoning Special Mid-block Mixed-Use

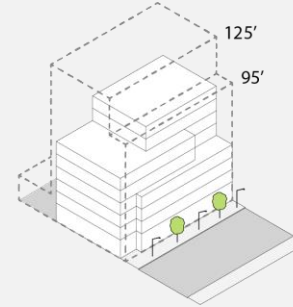
M1(3) / R6B

Residential Only
2.4* FAR
 2.4 FAR Residential

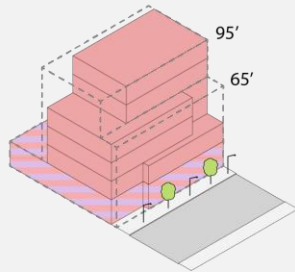


M1(4) / R6A

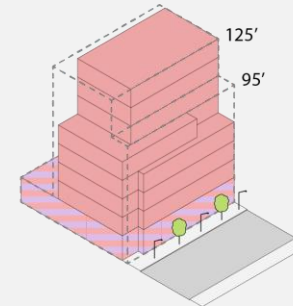
Residential Only
3.9* FAR
 3.9 FAR Residential



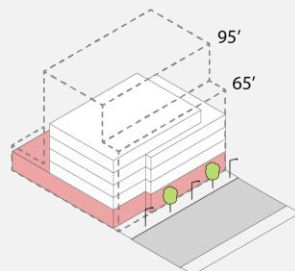
Non-Residential
3.0 FAR
 3.0 FAR Office /
 Commercial / CF /
 Manufacturing



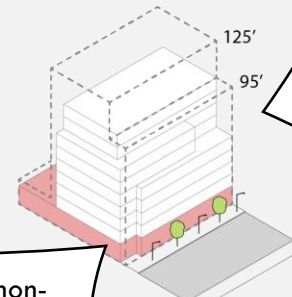
Non-Residential
4.0 FAR
 4.0 FAR Office /
 Commercial / CF /
 Manufacturing



Special Mixed-Use
3.0 FAR
 2.4 Residential
 0.6 FAR Office /
 Commercial / CF /
 Manufacturing

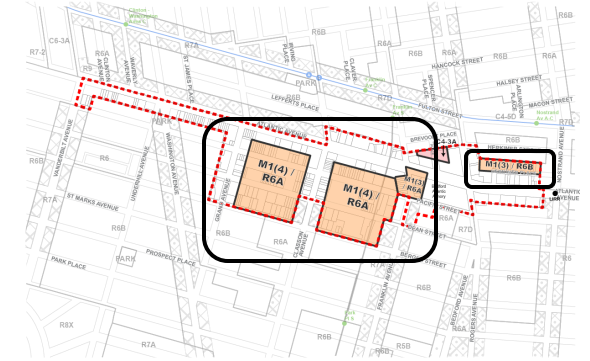


Special Mixed-Use
5.0 FAR
 3.9 Residential
 1.1 FAR Office /
 Commercial / CF /
 Manufacturing



Must have a non-residential use to trigger higher FAR!

Provide a flexible-envelope



Zoning Strategy

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

Proposed Zoning North-South Mixed-Use Sub-District



Proposed Zoning North/South Avenues

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

Context:

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

Goals:

- Mixed-use developments with affordable housing and a variety of non-residential uses that support job growth
- Active ground floor uses along north/south avenues

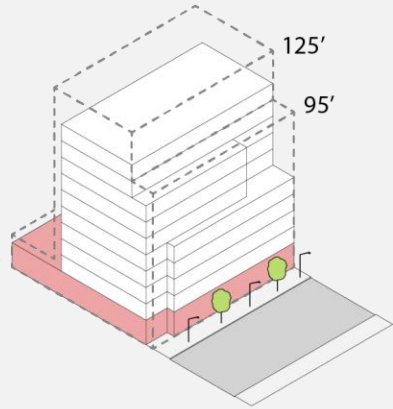


Zoning Approach	Geography	Zoning District	Residential FAR	Non-Residential FAR	Maximum Base/Building Height	Mixed Use Approach
Mixed Use Corridor District	Grand Avenue and Classon Avenue	M1(4) / R7D	5.6	4	95'/125' (non-residential & mixed use) 95'/125'* (residential)	Ground Floor Active Use Requirement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

Proposed Zoning North/South Avenues

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

Ground floor active use requirement



M1(4) / R7D

C4-5D

Mixed-Use

5.6 FAR

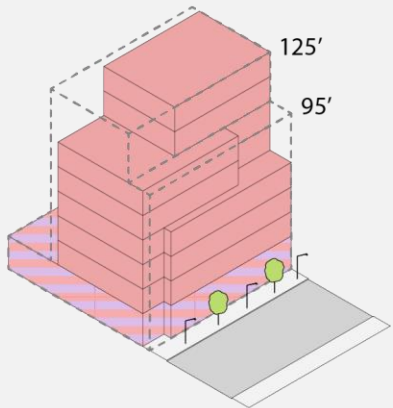
Commercial / Office / CF / Manufacturing Ground Floor & Residential Above

FAR Breakdown

5.6 Residential
4.0 Commercial / CF /
Manufacturing

FAR Breakdown

5.6 Residential
4.0 Commercial / CF



Non-Residential

4.0 FAR

Office / Commercial / CF /
Manufacturing

FAR Breakdown

4.0 Residential /
Commercial / CF /
Manufacturing

Non-Residential

4.2 FAR

Office / Commercial / CF

FAR Breakdown

4.0 Commercial /
Community Facility



Zoning Strategy

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

Proposed Zoning Armory



Proposed Zoning Armory

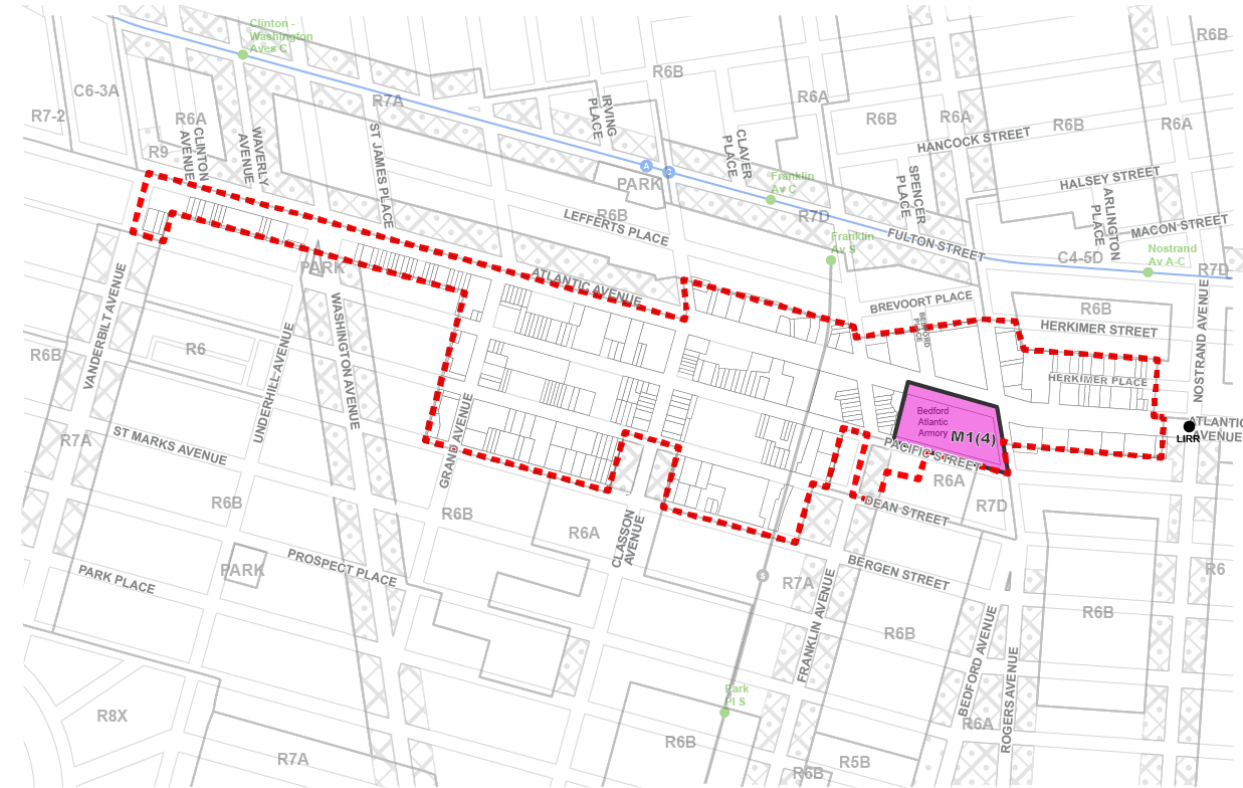
Proposed Zoning: M1(4)

Context:

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

Goals:

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



Zoning Strategy

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

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

Proposed Zoning Residential Areas



Proposed Zoning Residential Area

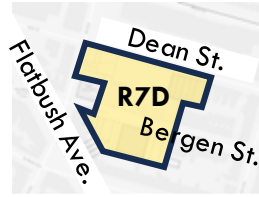
Proposed Zoning: R7D, R7A

Context:

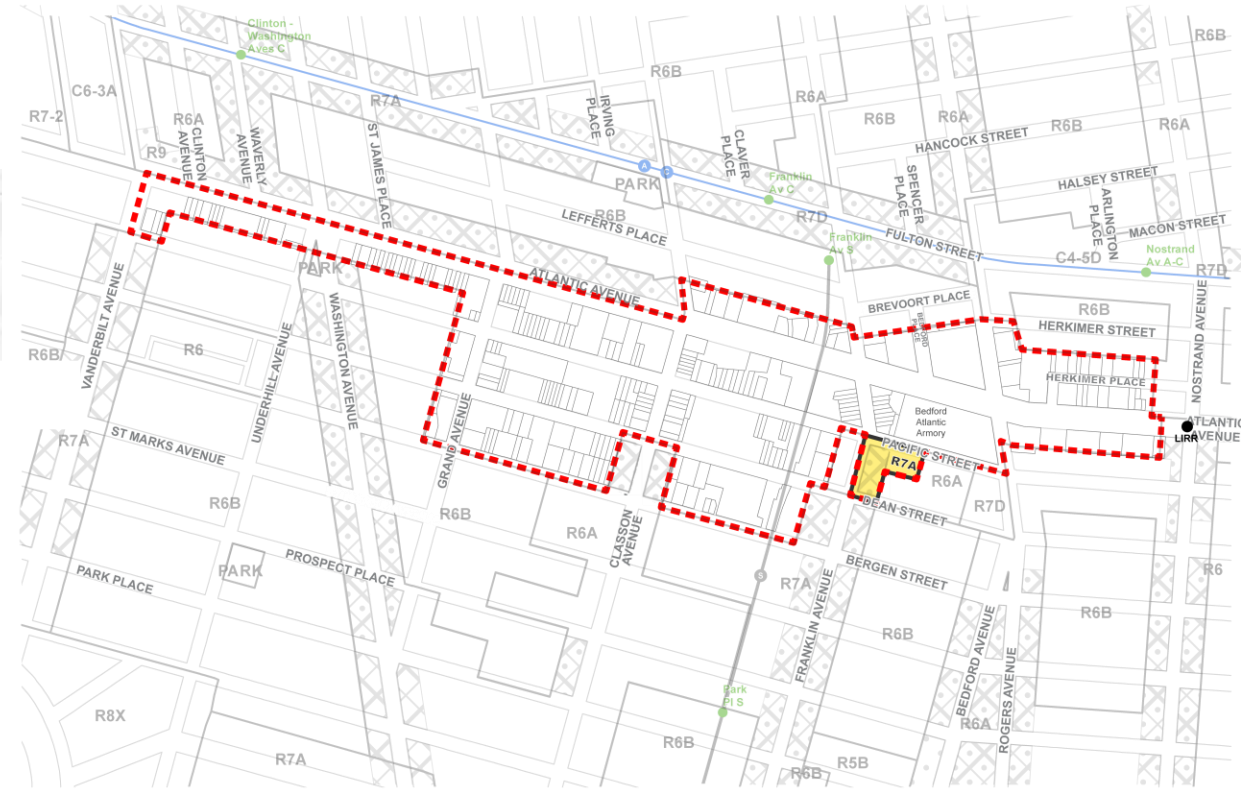
- **Dean St and Bergen St:** location of two sites owned by HPD with RFPs for 100% affordable housing near the Dean St Playground and Atlantic Terminal
- **Pacific St:** location of proposed affordable housing development at 1134 Pacific St

Goal:

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



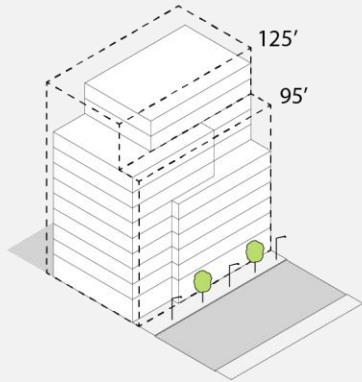
Two blocks west



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

Proposed Zoning: R7D

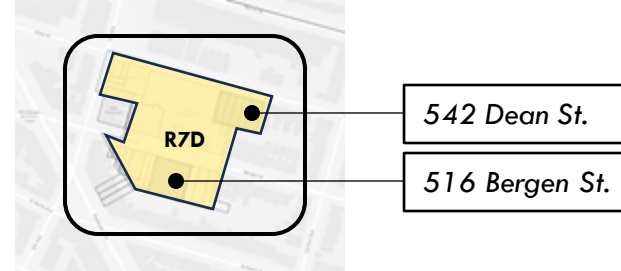
R7D
Residential Only
5.6 FAR
 5.6 FAR Residential



- Responsive to key recommendation from the AAMUP Community Vision and Priorities

F. **Deeply Affordable Housing on Public Sites:** Explore every opportunity to construct 100% deeply affordable housing and supportive housing on City and state-owned sites. Sites to explore include:

ii. Increase the allowable density above current levels at two HPD sites at 516 Bergen Street and 542 Dean Street to enable the delivery of more deeply affordable housing units.

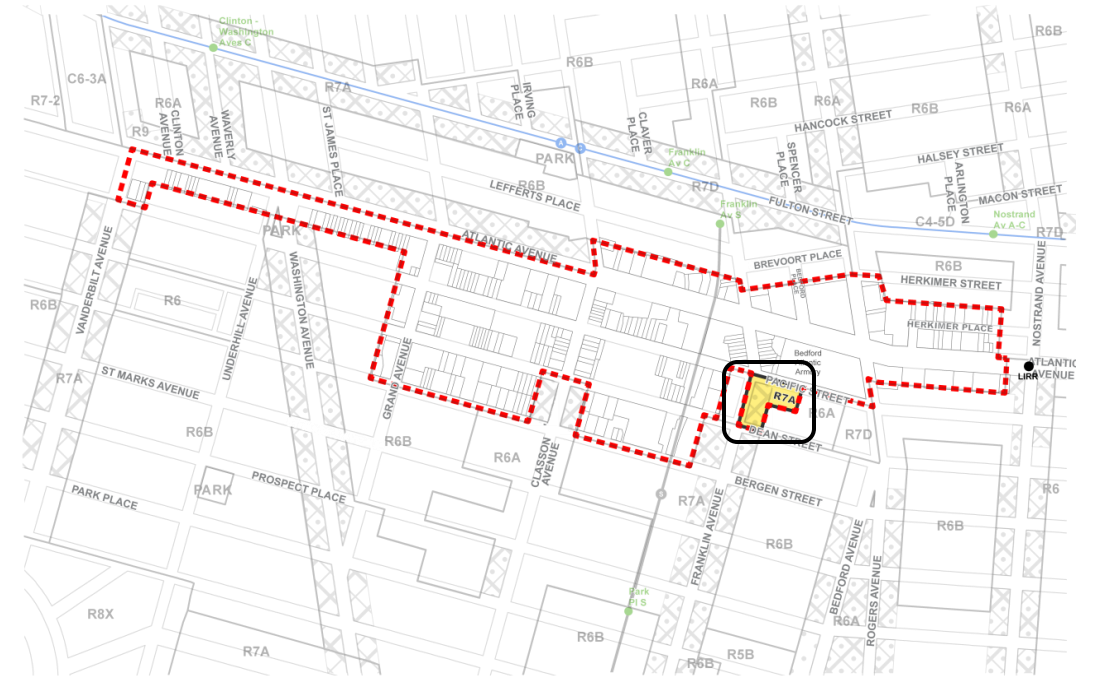
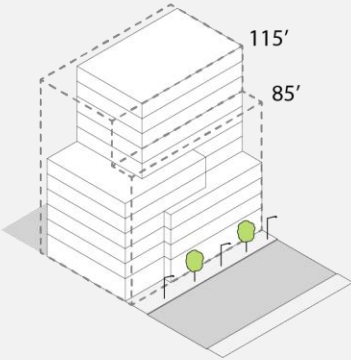


Location	A	516 Bergen Street
	B	542 Dean Street
RFP Goals	A&B	<p>516 Bergen Street (Site A)</p> <ul style="list-style-type: none"> • Create high quality affordable housing that furthers the goals of the Where We Live NYC Plan • Provide lower income New Yorkers and families with children opportunities to live in this amenity-rich neighborhood <p>542 Dean Street (Site B)</p> <ul style="list-style-type: none"> • Create high quality affordable housing for seniors • Provide publicly accessible open space adjacent to Dean Playground

Proposed Zoning Residential Area

Proposed Zoning: R7A

R7A
Residential Only
5.0* FAR
5.0 FAR Residential



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

Next Steps and Other Neighborhood Study Components



Planning for neighborhood investments



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

Organized by the following topics:

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



<https://www.nyc.gov/site/operations/performance/neighborhood-rezoning-commitments-tracker.page>


Press Release

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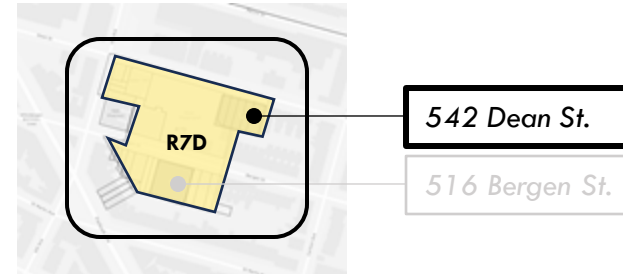


HPD Selects M/WBE-Led Development Team to Convert Parking Lot into Housing for Low-Income, Homeless Seniors in Central Brooklyn

August 8, 2023

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

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



Location	A	516 Bergen Street
	B	542 Dean Street
RFP Goals	A&B	<p>516 Bergen Street (Site A)</p> <ul style="list-style-type: none"> Create high quality affordable housing that furthers the goals of the Where We Live NYC Plan Provide lower income New Yorkers and families with children opportunities to live in this amenity-rich neighborhood <p>542 Dean Street (Site B)</p> <ul style="list-style-type: none"> Create high quality affordable housing for seniors Provide publicly accessible open space adjacent to Dean Playground

Screenshot from: NYC HPD website

Continuing to create a vision for Atlantic Avenue

Public Realm Opportunities

Landscape Median

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

Safety Improvements

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

Street Trees & Landscaping

Allowing wider/larger landscape tree beds along the sidewalk

Wider Sidewalks

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

Reduce Curb Cuts

Remove loading requirements and off-street parking requirements



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

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

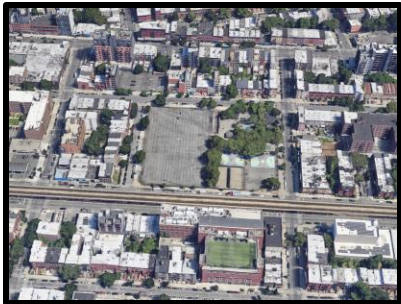
Parks and Open Space Opportunities

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



Lowry Triangle

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



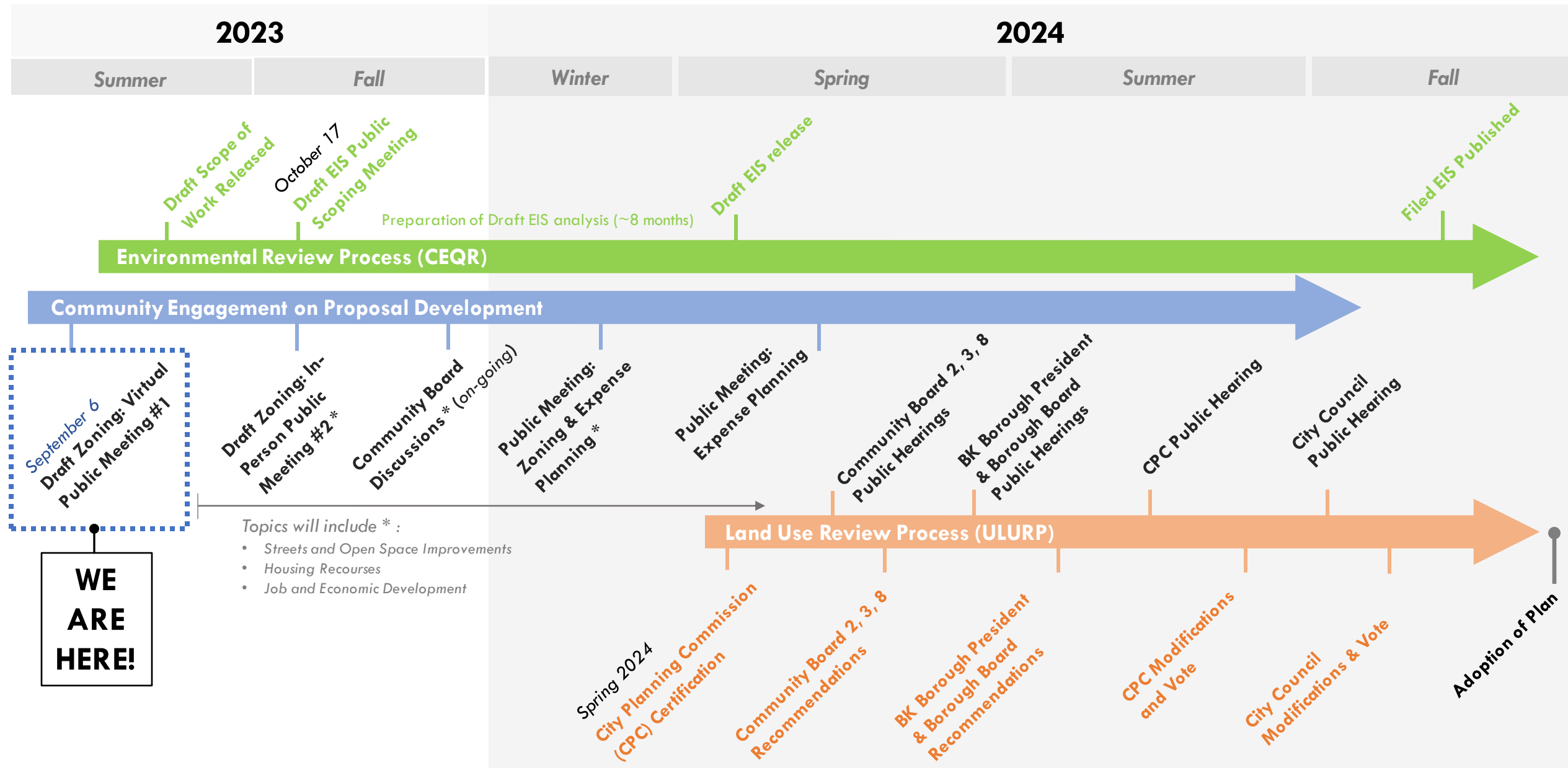
St. Andrews Playground

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



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

Outreach Opportunities moving forward



Question for the audience:

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

44 Responses

Mayor

People who might move to the neighborhood

DOT

Ethel Tyus

those on this call

Block associations, flyers to apartment blogs.

Home owners who have paid taxes for YEARS

Home owners who have paid taxes for YEARS

Home owners who have paid taxes for YEARS

Question for the audience:

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

44 Responses

Renters

DOT

Crown Heights Tenant Union

Market rate renters

people who've been priced out of the neighborhood

LAND owners who have paid taxes for YEARS

the people who have been here for generations

IMPACCT BROOKLYN

Property Owners

Question for the audience:

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

44 Responses

LAND OWNERS

Working parents

rent stabilized tenants churches

Crown Height Tenants Assoc.Local public schools

Post fliers in apartment buildings

Vacant Land Owners

Vacant Land Owners

Vacant Land Owners

Vacant Land Owners

Question for the audience:

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

44 Responses

Vacant Land Owners

Vacant Land Owners

Vacant Land Owners

Young renters

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

Vacant Land Owners

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

Artists

low-income tenants

Question for the audience:

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

44 Responses

Vacant Land Owners

block associations

men in Armory Shelter

elderly homeowners

Tax paying LAND owners

Tax paying renters

Seems like Land Owners

renters

Q & A Session

Ask questions in two ways:

TYPE – Using the zoom Q & A feature

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



Do you have additional questions?

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