

Atlantic Avenue Mixed Use Plan Working Groups Round Two

Land Use, Density, and Housing

April 26, 2023



1. Overview

Meeting Objectives

2. Table Introductions

Opportunity Statement Review

3. Background + Context

Key Questions

Key Constraints

4. Survey

5. Table Discussion

Community Recommendations

Gallery Walk

6. Next Steps

Today's Meeting Objectives

- **Share information** about the Atlantic Avenue Mixed Use Plan process, scope and timeline.
- **Validate the plan's Opportunity Statements** derived from community engagement at the Kickoff meeting and round one working group meetings.
- Begin to **draft community recommendations**

1

PLANNING PROCESS

PRINCIPLES,
GOALS AND
EXPECTATIONS

Project Goals

Housing
Affordability

Holistic Planning

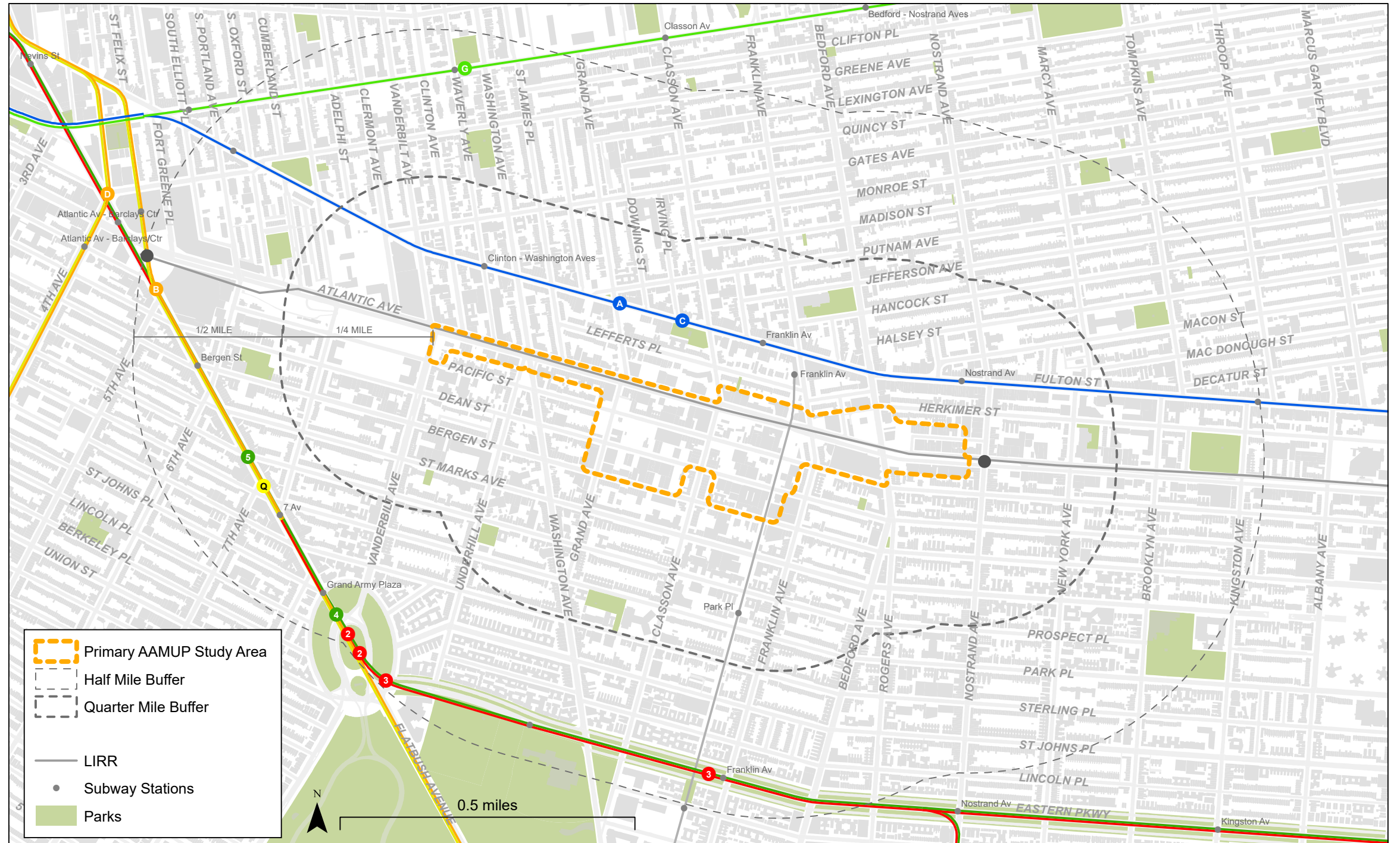
Promoting Job
Growth

Infrastructure and
Capital Planning

Street Safety



Project Area: Neighborhood Context



What's in Our Community Plan for Atlantic Avenue?

Focus Area A

Streetscape, Physical Infrastructure, and Open Space

- Transportation + Street Safety
- Accessibility
- Green + Open Spaces
- Climate Change Mitigation + Resilience

Focus Area B

Economic Development, Human Capital, and Services

- Economic Development
- Job Creation + Training
- Schools and Childcare
- Libraries and Community Spaces
- City Services

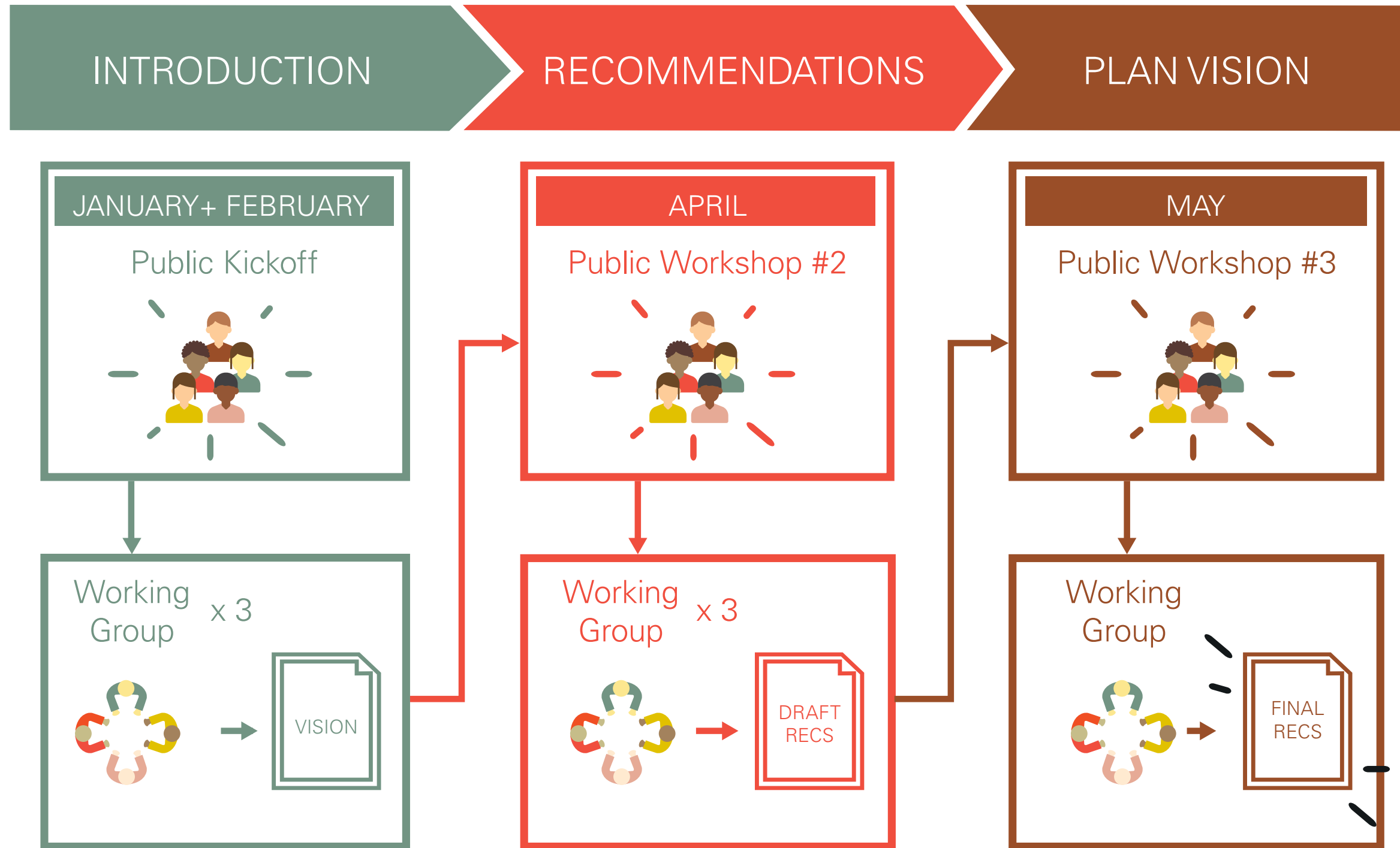
Focus Area C

Land Use, Density, and Housing

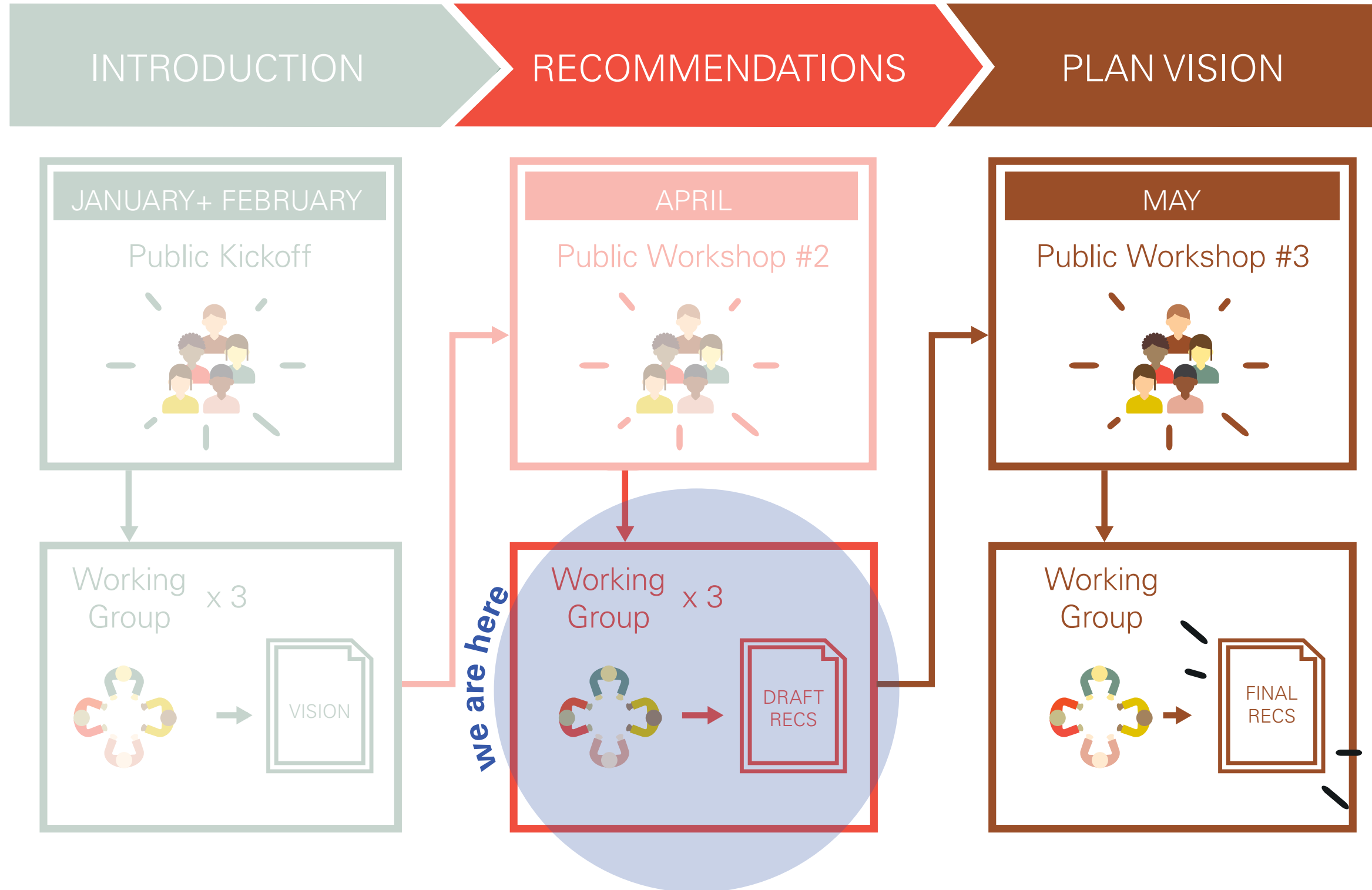
- Affordable Housing
- Land Use + Zoning
- Neighborhood Amenities

Atlantic Avenue Mixed Use Plan Vision and Priorities

Process Timeline

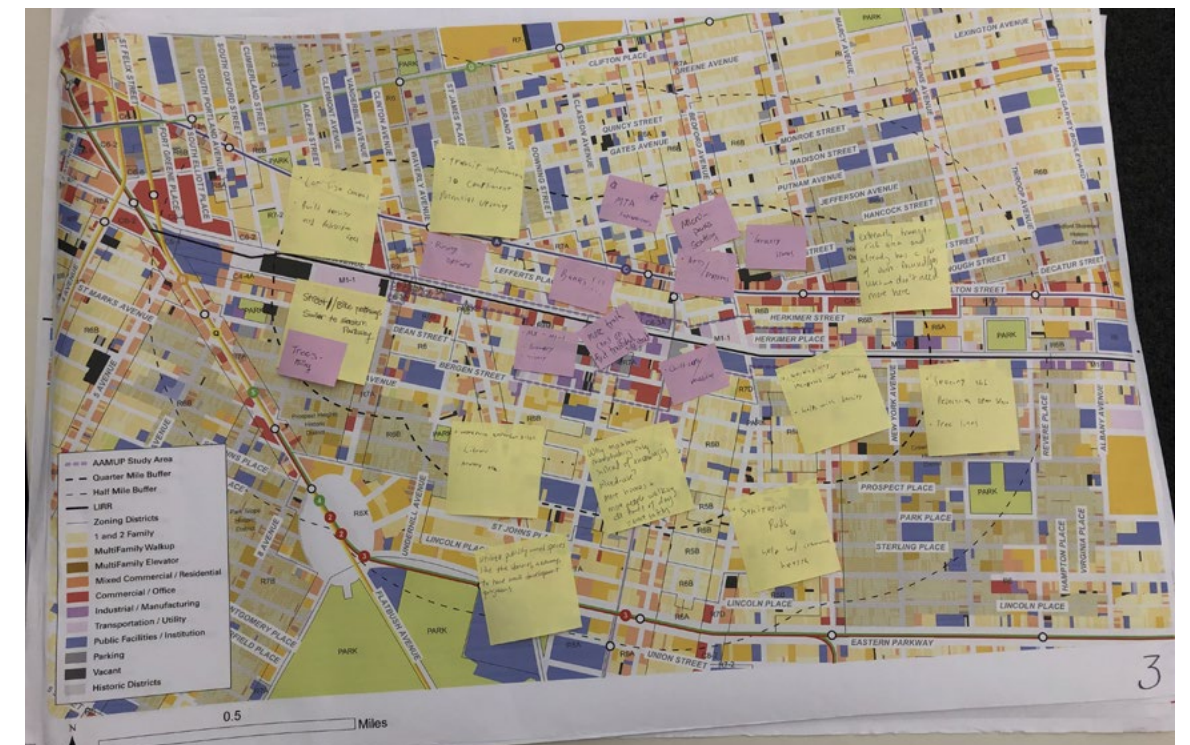
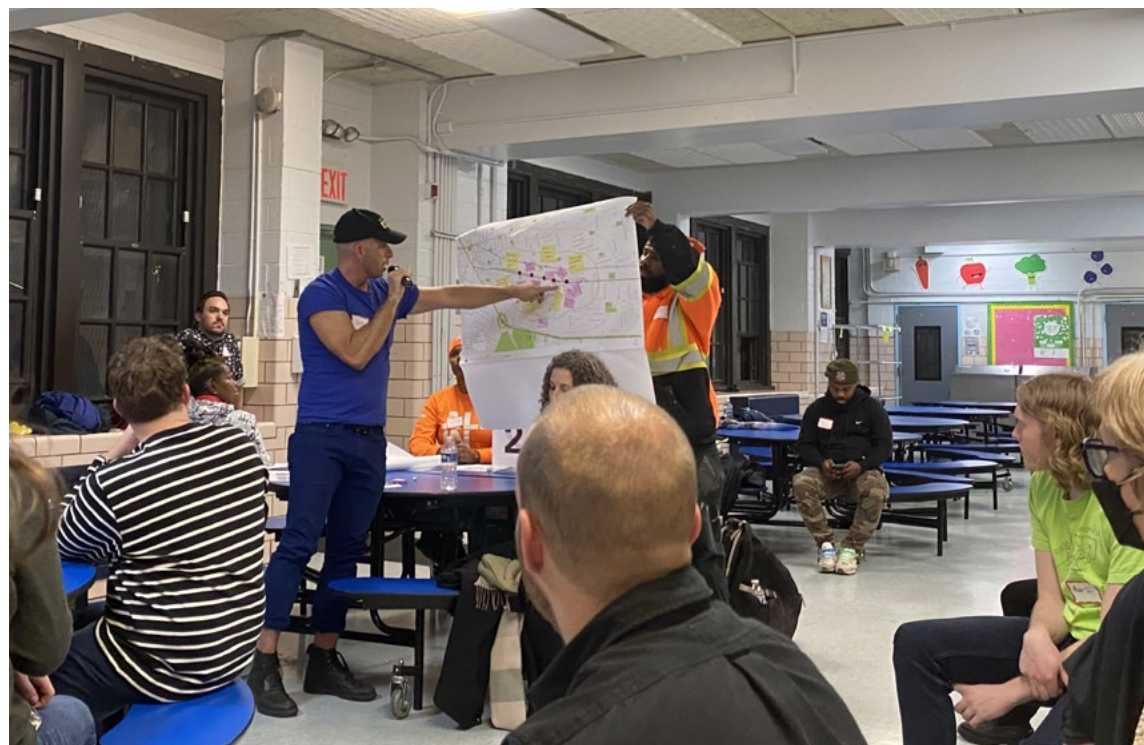


Process Timeline



Working Groups Round One

- Working Group Round One meetings took place in February
- Each Working Group discussed one of the AAMUP's three focus areas
- Over 180 people joined the discussion on three different evenings
- The AAMUP's Opportunity Statements are based on the feedback collected there, and serve as our guide as we now turn to developing draft recommendations

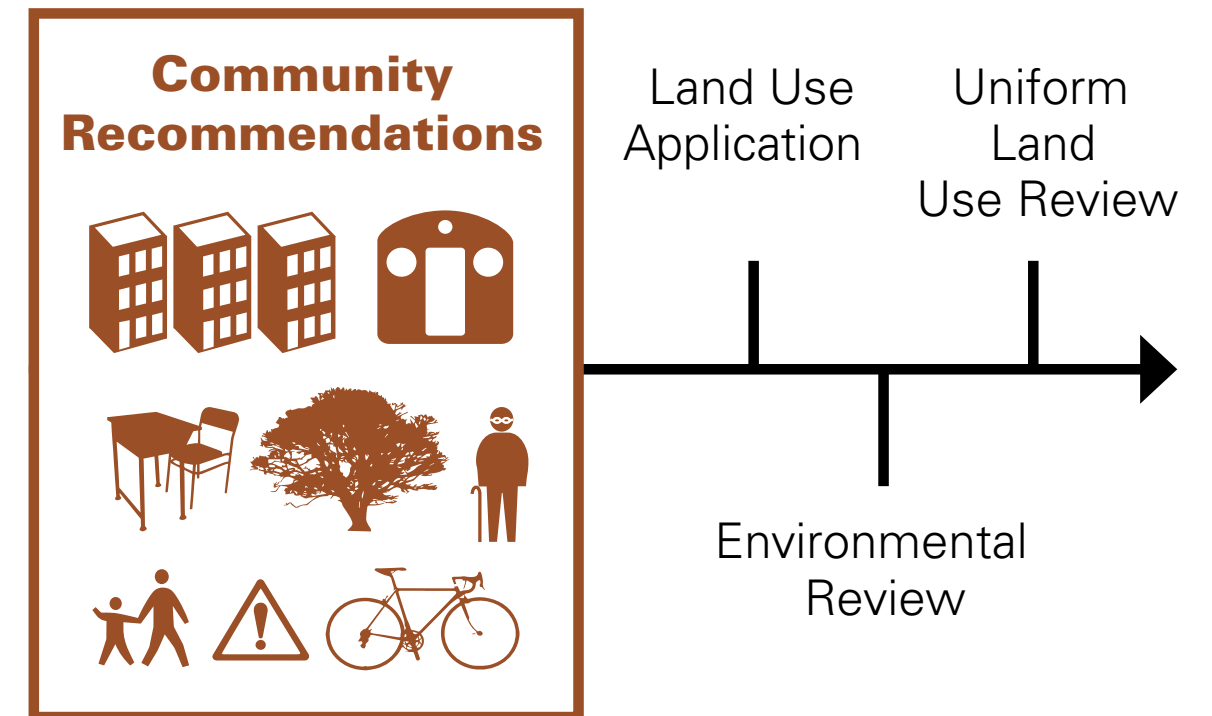


Next Steps in the Process

JUNE: AAMUP Planning Process sets Community Recommendations

- SUMMER -
AUTUMN**
- Develop draft zoning framework
 - Hold scoping meetings to start environmental review
 - Advance community rec's
 - Start the land use application

2024: Land use application advances to Uniform Land Use Review Process (ULURP)



2 | TABLE INTRODUCTIONS

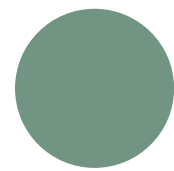


Discussion Community Agreements

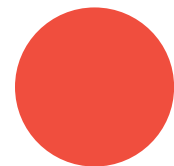
- **Share the air time** —work together to make sure everyone gets a chance to speak
- **Respect the diverse viewpoints and experiences in the group** — together, we know a lot; alone, we won't know it all; Please keep an open mind
- **Use “I” statements** – share from your own experience and avoid generalizations
- **Check your negativity bias** - focus on constructive discussion instead of what you dislike

Opportunity Statements

The **Opportunity Statements** on the table reflect what we heard in round one meetings of the AAMUP process. They reflect the plan's goals.



Green sticker "I support this statement"



Red sticker "I disagree with this statement"

As you review the Opportunity Statements, discuss:
what types of recommendations support these goals?

Please mark the materials up with your own edits / ideas!

2

CONTEXT, QUESTIONS, AND CONSTRAINTS

Our Housing Problems



Housing costs are too high for most New Yorkers



There aren't enough available homes

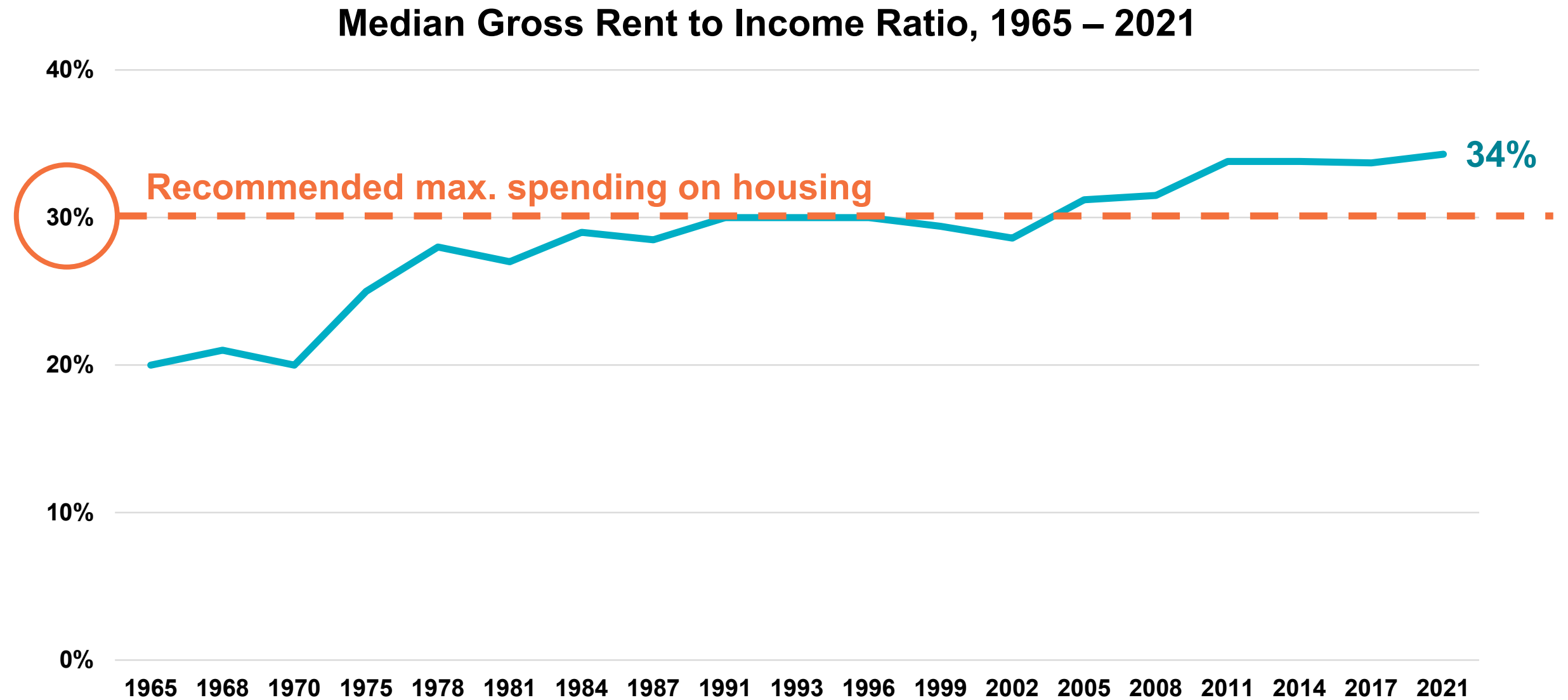


Maintaining quality housing is expensive



Limited housing and neighborhood choice

Housing Costs Are Too High



Source: NYC Housing and Vacancy Survey, 1965-2021. US Census Bureau/NYC HPD

Housing Costs Are Too High

A 3-person family seeks housing:

Income

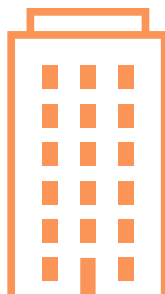


\$4,166/month

*A family of 3 with a household income of \$50,000 a year**

*New York City's Median renter income, 2021

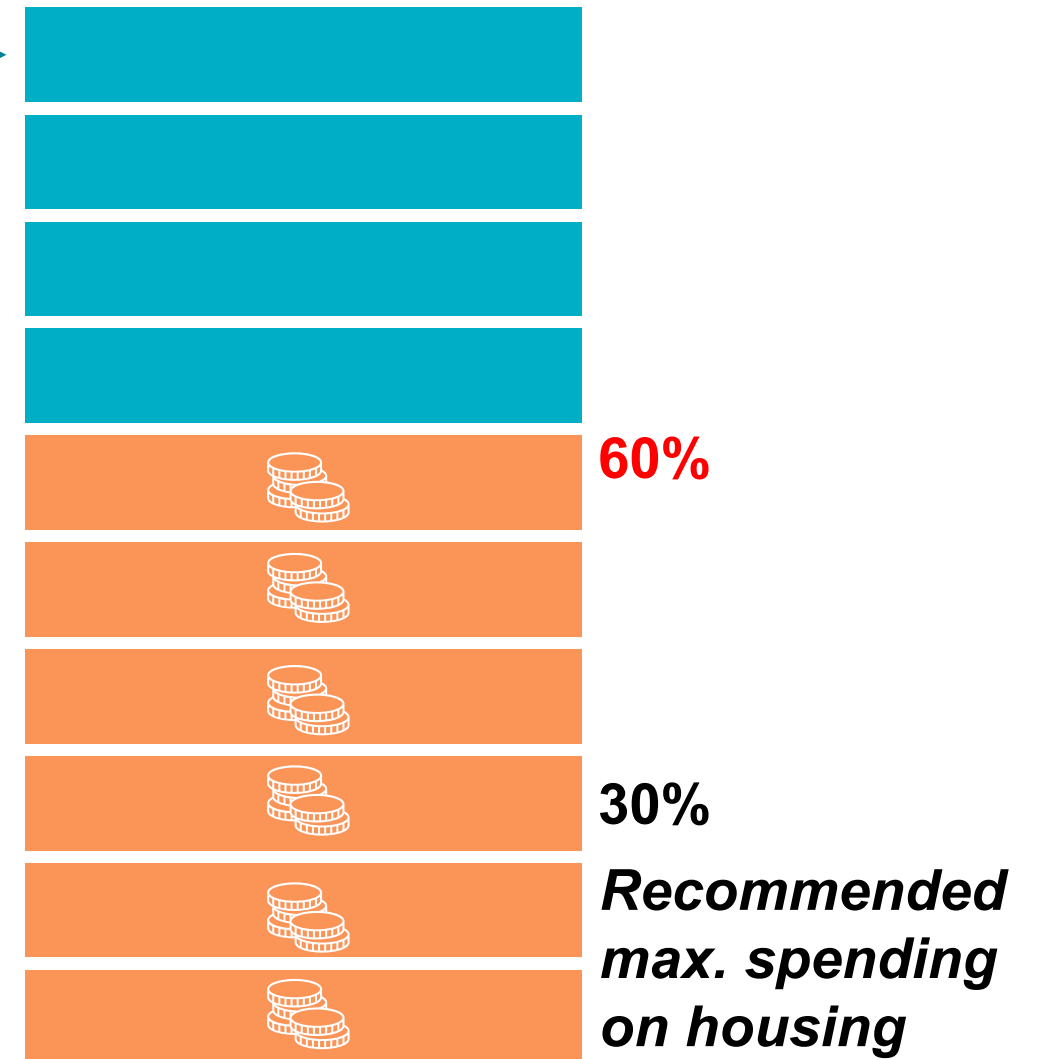
Rent



\$2,451/month

Average 2-bedroom apartment available in NYC

Remaining income: **\$1,715**



Family Income Spent on Rent

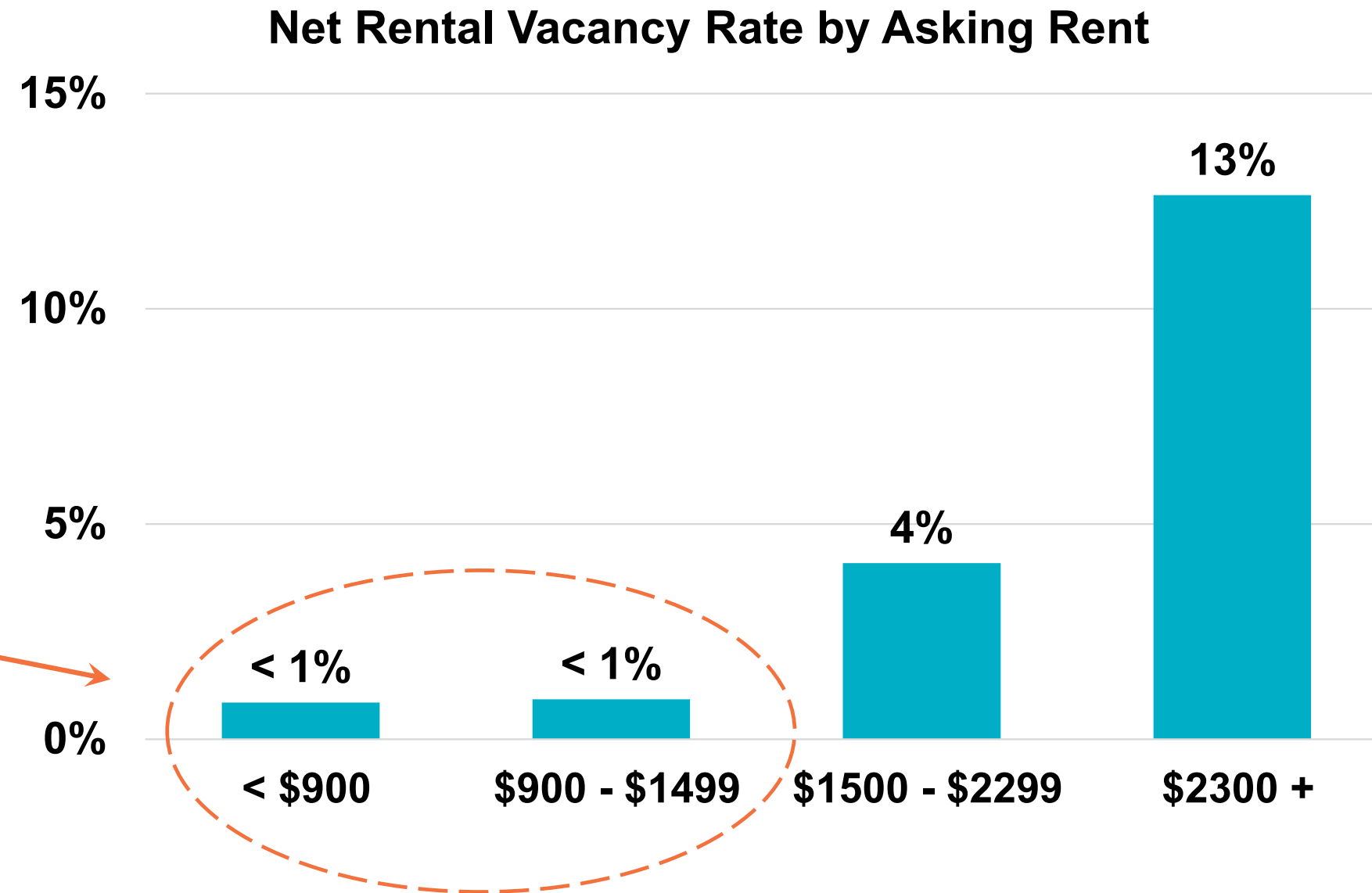
Source: 2021 New York City Housing and Vacancy Survey
HUD 2022 Fair Market Rent

There Are Not Enough Available Homes



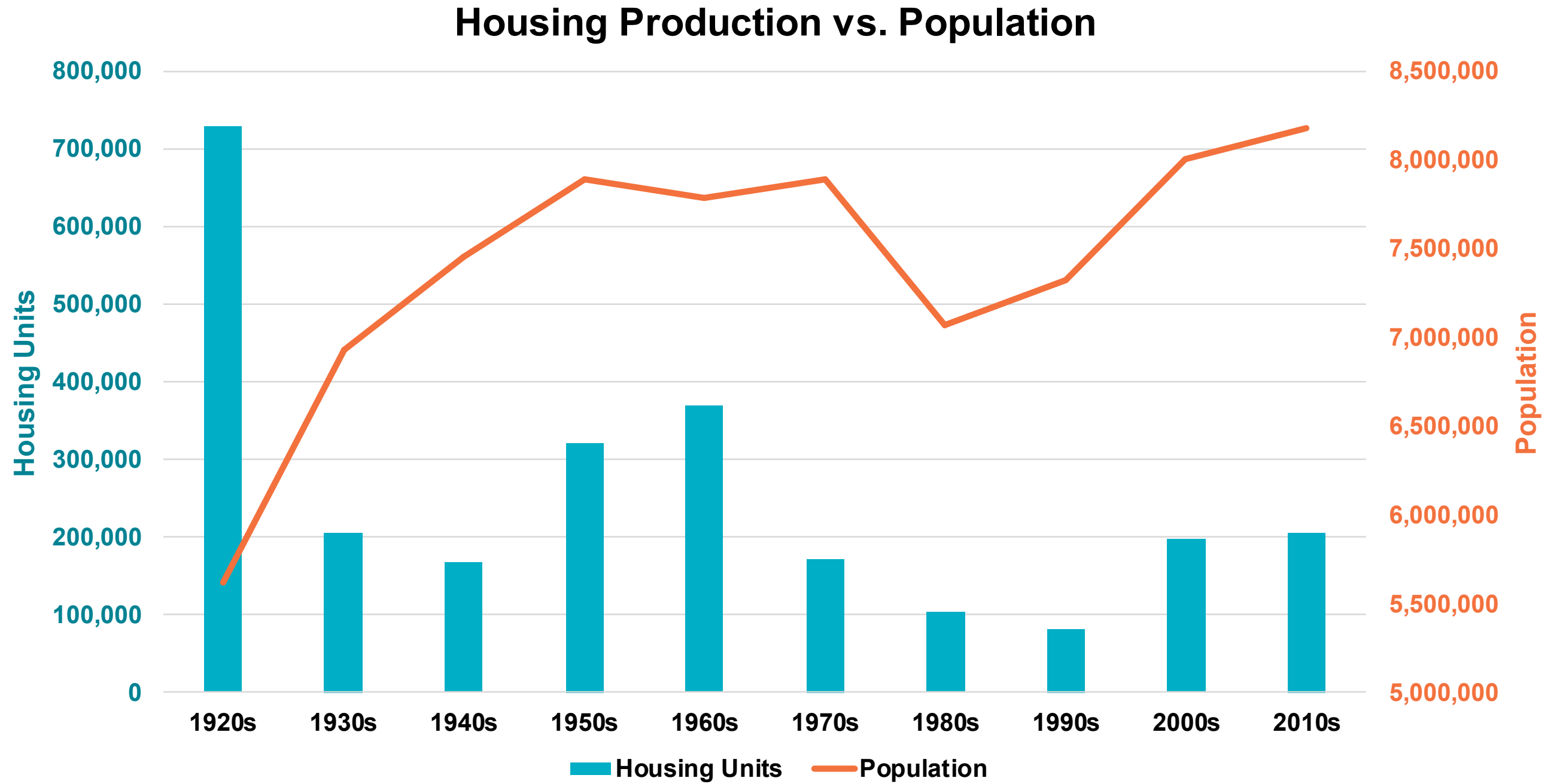
\$4,166/month

Rents affordable
to our example
family



Source: 2021 New York City Housing and Vacancy Survey

There Are Not Enough Available Homes

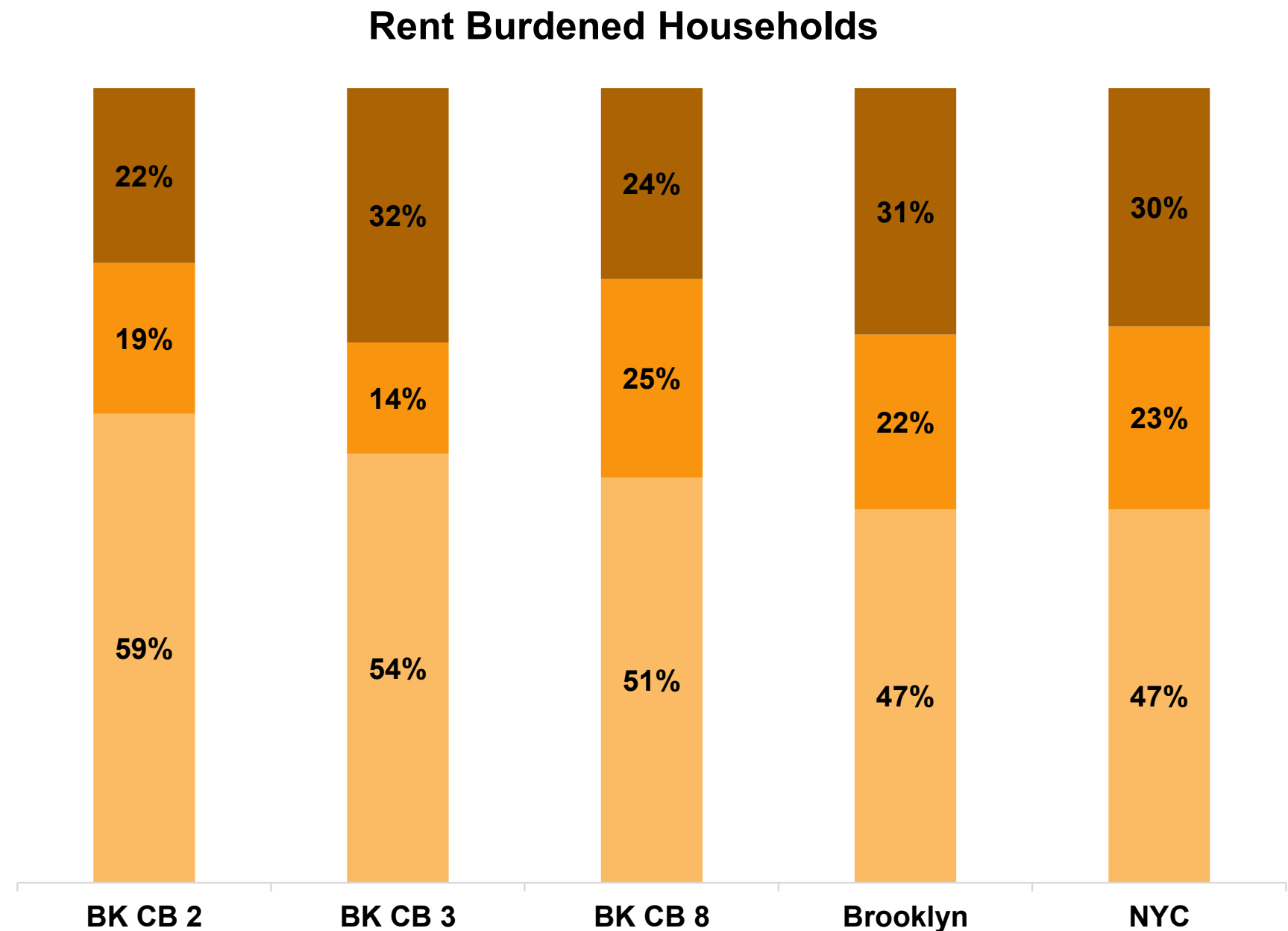


Rent Burden in Local Community Districts

- Severely Burdened:** *Over 50% of income spent on rent*
- Burdened:** *30-50% of income spent on rent*
- Not Burdened:** *Under 30% of income spent on rent*

- **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.**

Source: NYC Housing and Vacancy Survey, 2017



Key Questions: Housing Affordability

Key Question:

**How can the AAMUP help
address high housing costs?**

Toolbox for Housing Stability and Affordability

Preserving affordability

WG #3

- A** Protecting tenants and supporting homeowners
Tenant eviction & harassment protection, rental assistance, and homeowner support
- B** Preserving existing affordable housing
Preservation loans and financing to maintain affordability and affordable home repair loans

Creating new affordable homes

WG #2

- C** Financing affordable housing on public and private sites
Finance 100% affordable housing on city-owned land through RFP process, or in collaboration with private landowners
- D** Administering zoning and tax incentives
Zoning tools and tax incentives that leverage market-rate development to create affordable units

Creating New Affordable Housing

C Financing affordable
housing on public & private
sites

HPD finances 100% affordable housing on both public & private property

- City-owned property ➡ affordable housing developers through a Request for Proposals process
- Private property owners can approach HPD for financing if they want to build affordable housing



Chestnut Commons

274-units of 100% affordable housing in East New York opened in 2022

How Are Affordable Rents And Eligible Incomes Determined?

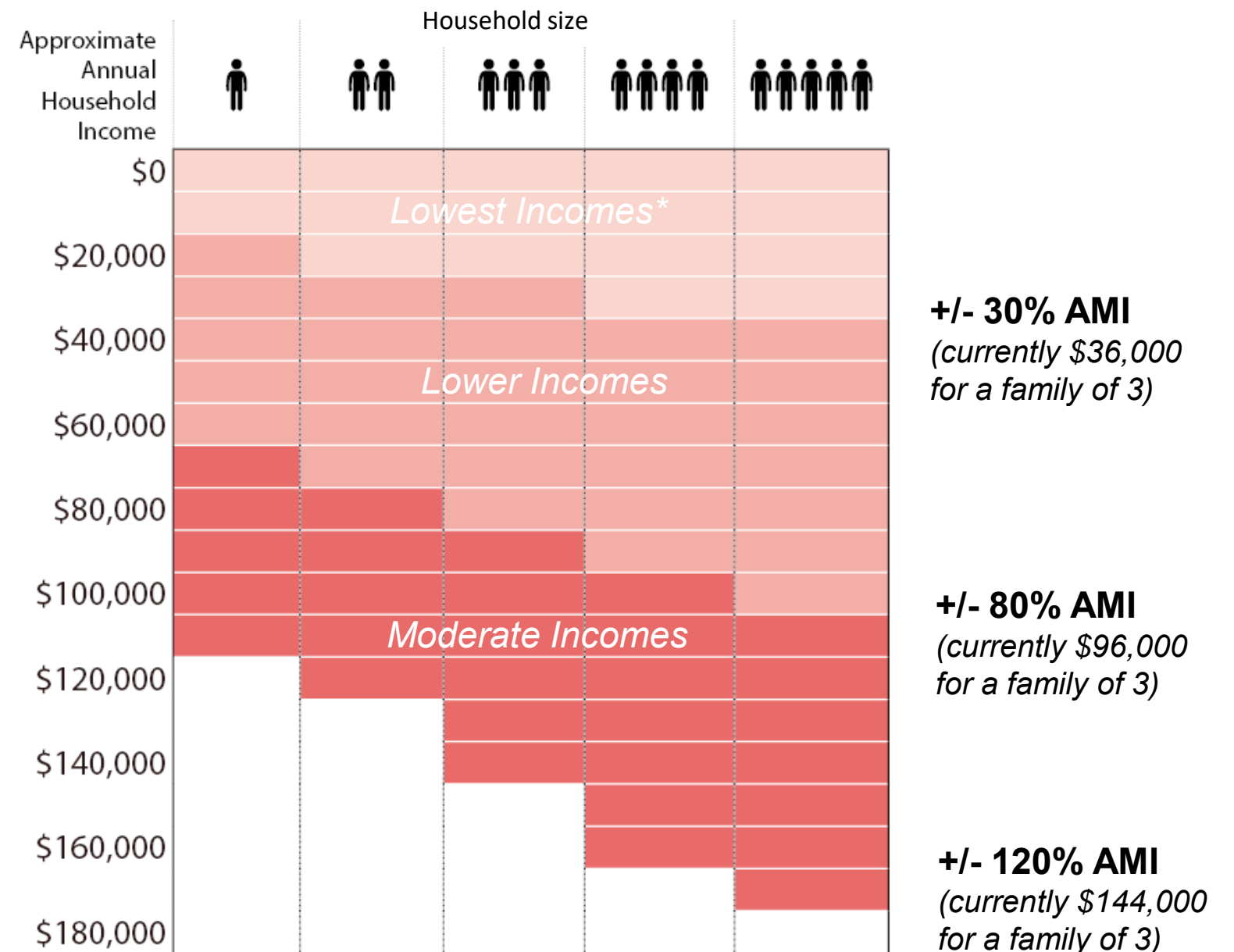


Financing affordable housing on public & private sites

- **Income limits (or AMIs) are set at the federal level each year by U.S. Housing and Urban Development (HUD)**
- **HPD mostly finances projects for households earning up to 80% AMI**
- **Income eligibility is related to household size**

**15% of units in HPD-financed buildings are reserved for lowest income households coming from shelter*

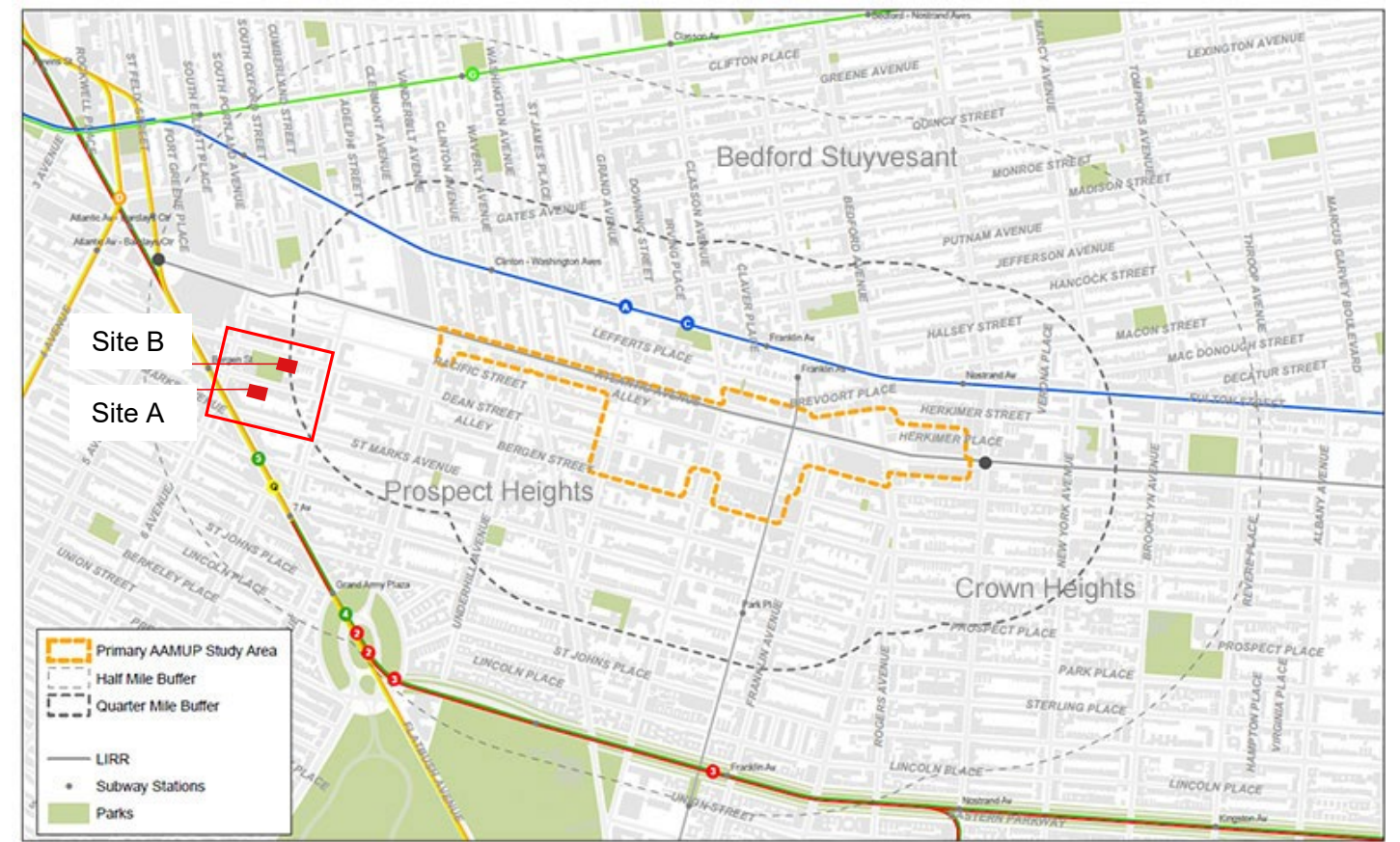
Approximate income limits for HPD’s housing programs
(2022 HUD Income Limits)



Bergen and Dean Sites

C Financing affordable housing on public & private sites

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



Creating New Affordable Housing in Market Rate Developments

HPD administers zoning and tax incentives

- Mandatory Inclusionary Housing (MIH)
- Voluntary Inclusionary Housing (VIH)
- Tax incentives

Most new housing development occurs without HPD involvement

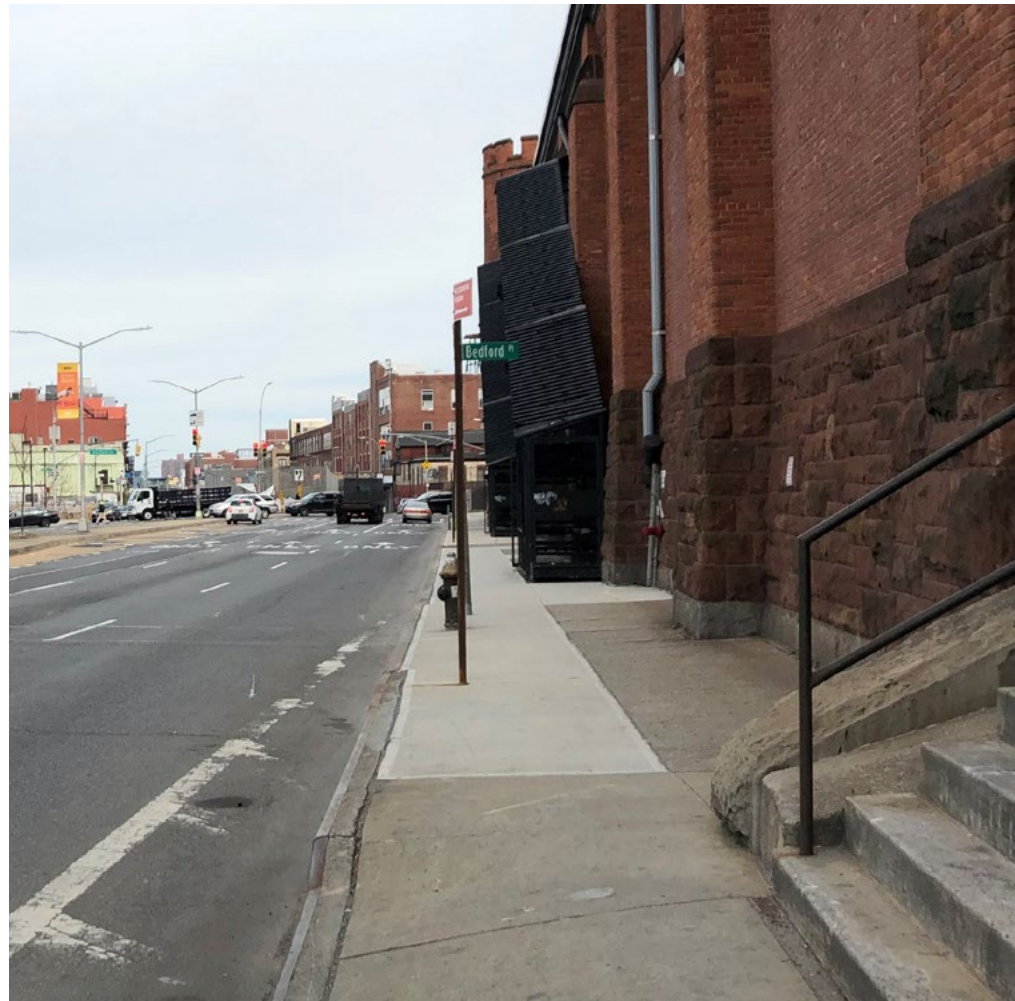
- 2 out of 3 homes built in NYC since 2014 were market rate



963 Atlantic Avenue Apartments
*38 units of affordable housing within a market-rate
building in Central Brooklyn*

Zoning Tools: Bulk, Massing, and Streetscape

Building bulk controls, setbacks, and capital investments will affect how we experience Atlantic Avenue



D *Administering Zoning &
Tax Incentives*

- Active ground-floor uses like retail, restaurants, and businesses can make the experience along a street more pleasant
- Zoning can incentivize active uses along a building's ground-floor

Zoning Tools: Active Uses and Incentives

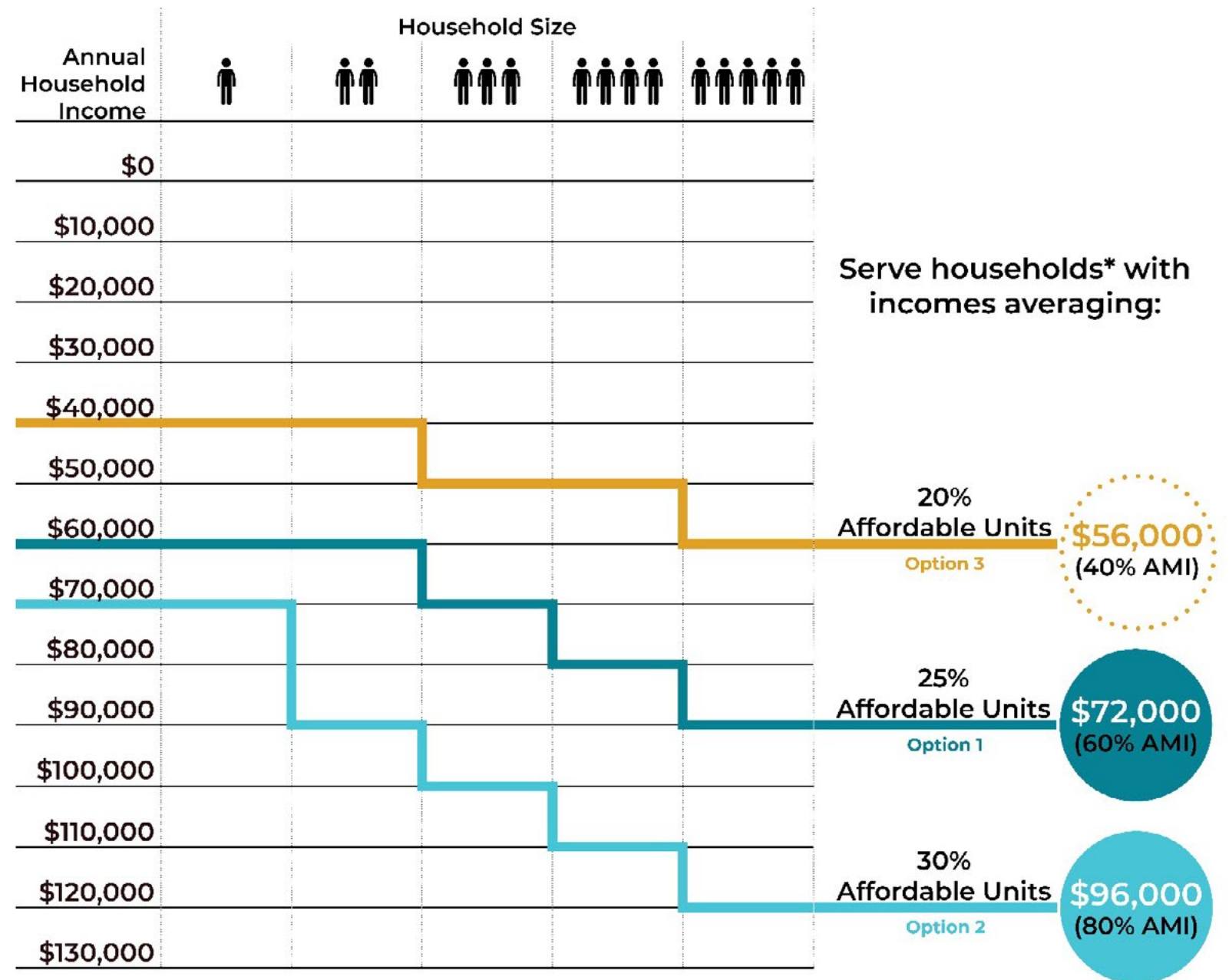


What is Mandatory Inclusionary Housing (MIH)?

D Administering Zoning &
Tax Incentives

- MIH creates new, permanently affordable apartments that can only be rented to families that earn a certain amount of income
- MIH requires that 20-30% of units be permanently affordable for low- and moderate-income New Yorkers
- MIH housing is administered by HPD and distributed the housing lottery
- Apartments have regulated rents and income eligibilities

*Rents and incomes are examples based on a three-person household (2022 HUD Income Limits)



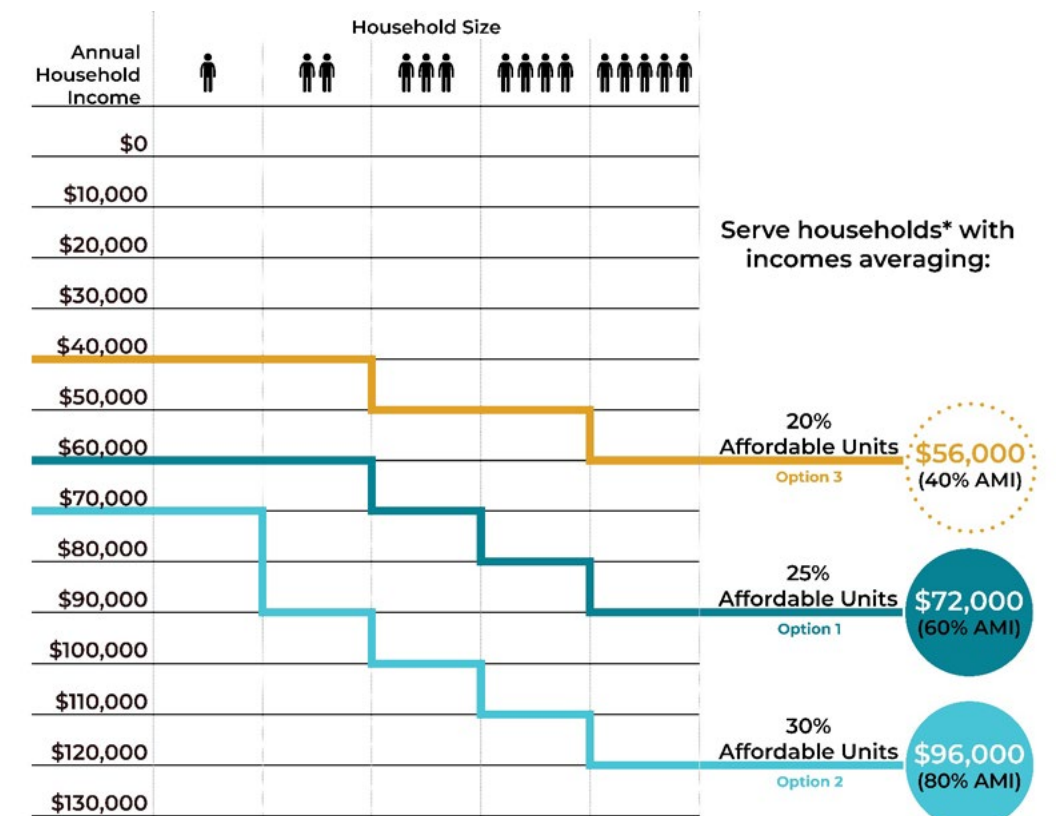
Local MIH Example

D Administering Zoning &
Tax Incentives

1010 Pacific St. (MIH)



- 52 affordable units
- Averaging at 80% AMI
- 2019 Rezoning
- R7D (5.6 FAR)
- Constructed 2022



Levels of Density

D Administering Zoning &
Tax Incentives



249 16th Street, Brooklyn
Photo credits: PDC



59 Frost St., Brooklyn
Photo credits: PDC



101 Bedford Avenue, Brooklyn



Eastern Pkwy. & Bedford Ave., Brooklyn



Court St. & Atlantic Ave., Brooklyn



7th Ave & West 19th St., Manhattan



Franklin St. & Broadway, Manhattan



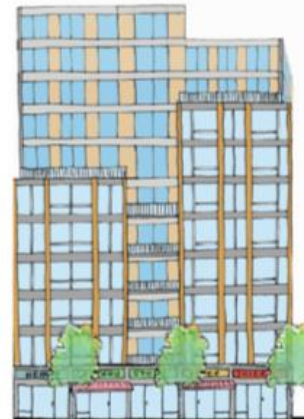
R6B 4-5 stories
2.2 FAR



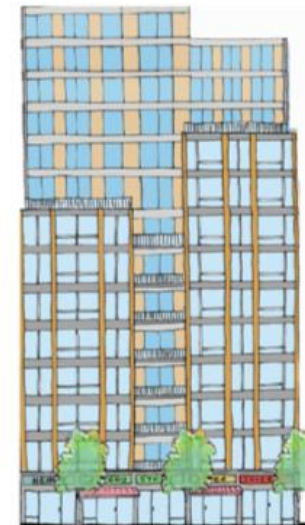
R6A 6-8 stories
3.6 FAR



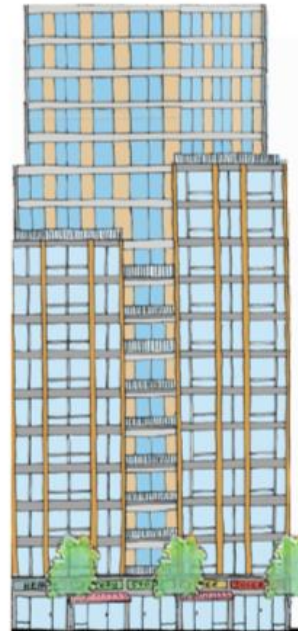
R7A 7-9 stories
4.6 FAR



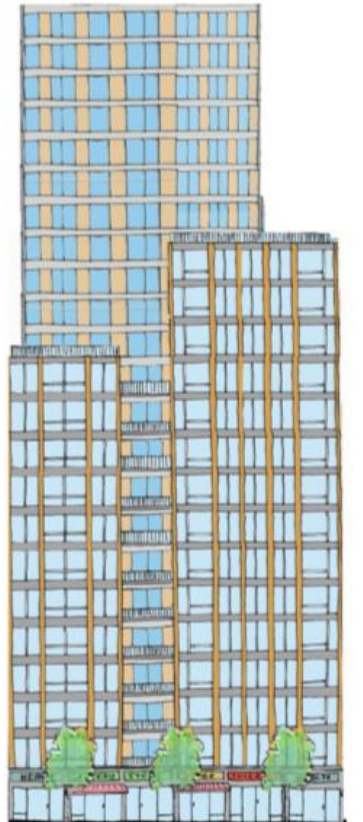
R7D 8-11 stories
5.6 FAR



R8A 12-14 stories
7.2 FAR



R9A 14-17 stories
8.5 FAR



R10A 18-23 stories
12.0 FAR

Lower Density

Medium Density

Higher Density

Total Units:

24

40

46

57

74

89

128

Levels of Density + MIH

Vertical Distribution

For rental buildings, MIH units must be distributed throughout at least 65% of the building's stories



249 16th Street, Brooklyn
Photo credits: PDC



59 Frost St., Brooklyn
Photo credits: PDC



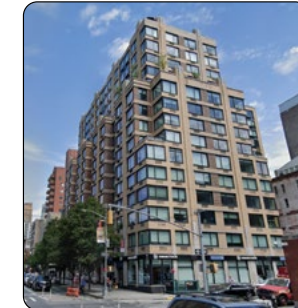
101 Bedford Avenue, Brooklyn



Eastern Pkwy. & Bedford Ave., Brooklyn



Court St. & Atlantic Ave., Brooklyn



7th Ave & West 19th St., Manhattan



Franklin St. & Broadway, Manhattan



R6B 4-5 stories
2.2 FAR



R6A 6-8 stories
3.6 FAR



R7A 7-9 stories
4.6 FAR



R7D 8-11 stories
5.6 FAR



R8A 12-14 stories
7.2 FAR



R9A 14-17 stories
8.5 FAR



R10A 18-23 stories
12.0 FAR

Lower Density

Medium Density

Higher Density

Total Units:

24

40

46

57

74

89

128

Affordable Units: 5 - 7
(20-30%)

8 - 12

9 - 14

11 - 17

15 - 22

18 - 27

26 - 38

Land Use Districts for AAMUP Planning



Commercial + Residential

Allow for new medium to high density housing or office space, with active ground floor uses like shops, restaurants, and community facilities



Mixed (Residential / Commercial / Manufacturing)

Special Purpose Mixed Use Districts (MX) allow for new residential and non-residential uses, including commercial, light industrial, and community facilities



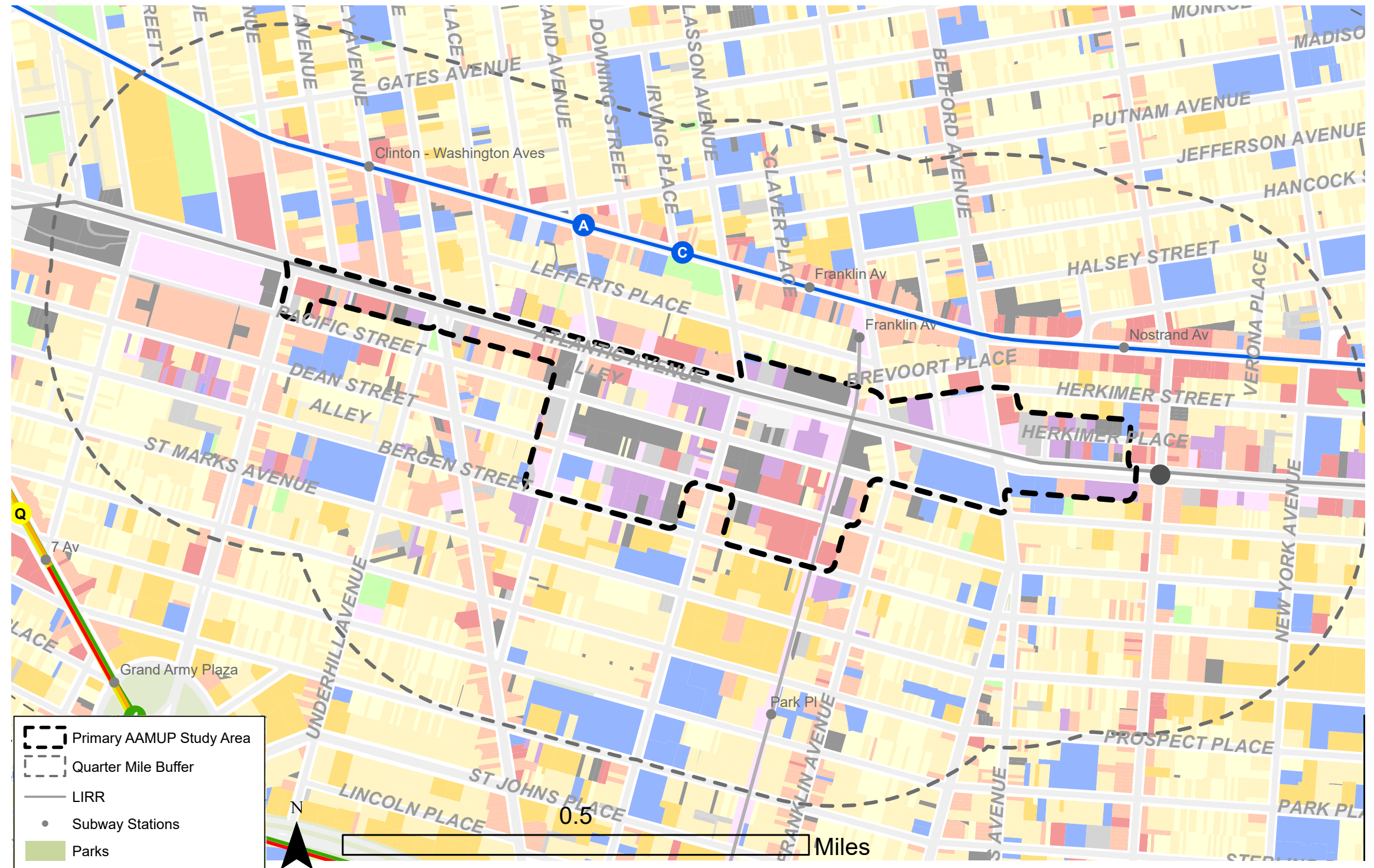
Manufacturing (non-residential)

Manufacturing districts allow for industrial uses, commercial businesses, hotels, but no residential construction

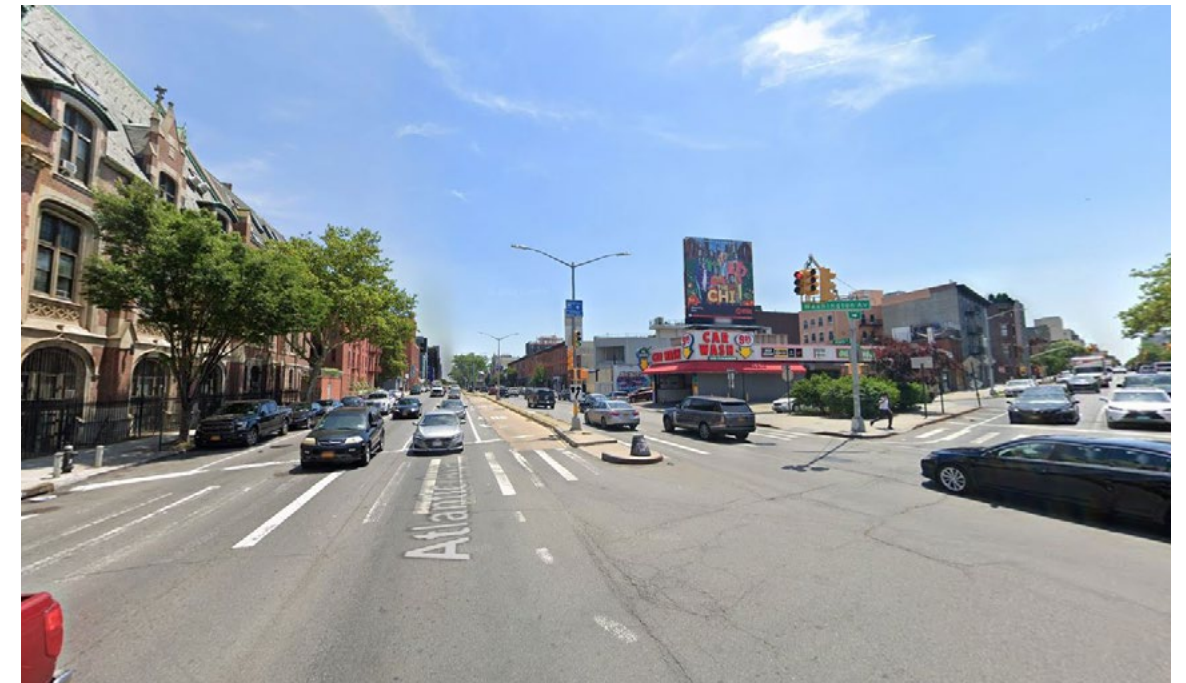
FOCUS AREA C:
BACKGROUND
AND CONTEXT

Project Area: Existing Land Use

- The project area under discussion is currently occupied by low-density manufacturing facilities
- Residential construction, and larger buildings are disallowed under current zoning
- Today, this section of Atlantic Avenue separates vibrant residential and mixed-use neighborhoods to its north and south



Atlantic Avenue Today



Pacific, Dean, and Bergen Streets Today



Key Questions: Density and Building Form

Key Question:

What levels of density do you feel are appropriate for different areas?

How do you envision the future Atlantic Avenue? What types of businesses occupy ground floors? Commercial? Industrial?

Commercial + Residential Districts



Commercial + Residential

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Residential Districts with Active Ground Floors



Special Mixed-Use Districts



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Existing Mixed-Uses in the Project Area



Examples: Gowanus and Dutch Kills Special Mixed-Use Districts

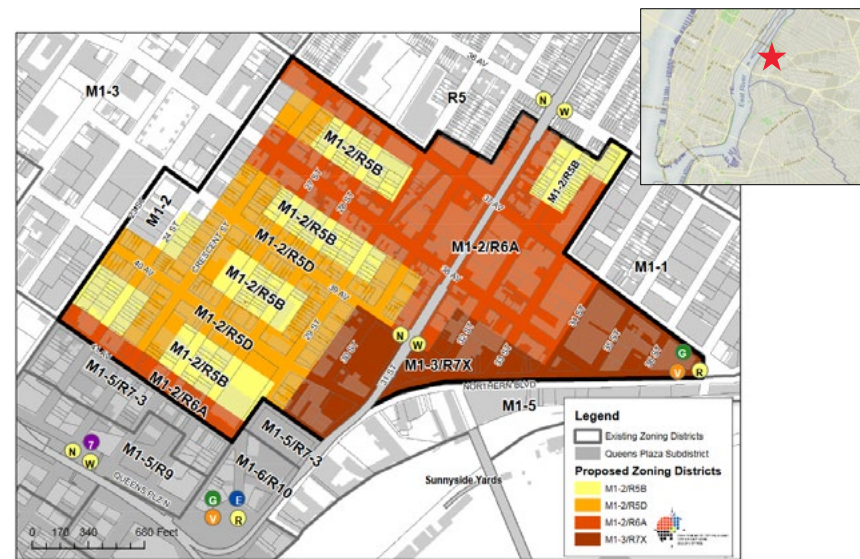
Special Gowanus Mixed-Use District



In higher density zones on large lots (5 FAR and above), new buildings can get a 0.3 FAR free commercial space if they set aside 0.3 FAR of specific commercial/industrial/creative spaces.

Utilization to-date: Unknown (too new)

Dutch Kills Mixed-Use District



Part of Long Island City Special District, Queens;
3.0 FAR for residential (pre-dates MIH), and 1.0 additional FAR for industrial uses plus film/production uses.

Utilization to-date: vacant ground floors,
conflicts with affordable housing

Key Questions: Mixed-Use

Key Question:

How can we create a successful mixed-use community?

What uses would you want to live next to or above?

Manufacturing Districts



Commercial + Residential

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Special Purpose Mixed Use Districts (MX) allow for new residential and non-residential uses, including commercial, light industrial, and community facilities



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Existing Manufacturing Anchors



1000 Dean Street

Former Studebaker service station, now houses a mix of offices, light industrial businesses and nonprofits



1102 Atlantic Avenue

Greenpoint Manufacturing and Design Center (GMDC) rehabilitated two former auto part warehouses for a LEED silver multi-tenant manufacturing center

Zoning Tools: Industrial and Commercial Areas



Storage Unit at Classon St. & Pacific st.



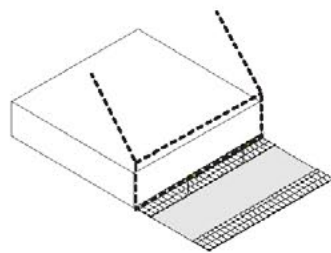
Warehouse and Groundfloor retail at Park Ave. & Franklin Ave.



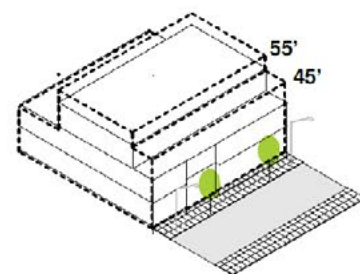
Warehouse and Offices at Tompkins Ave & Flushing Ave.



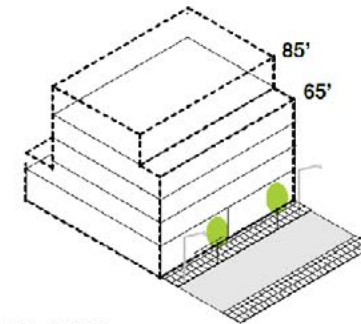
Warehouse and Office in Port Morris, Bronx



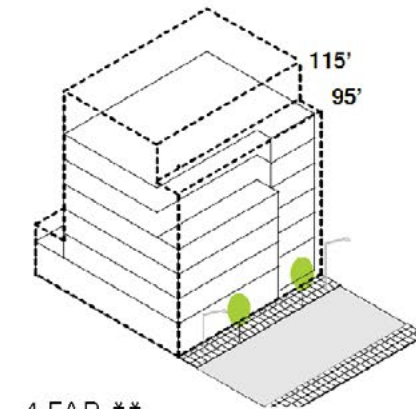
Existing Zoning
2 FAR



2 FAR **



3 FAR **



4 FAR **

Lower Density

Higher Density

** These were contextual district envelopes that were mapped as part of the Special Gowanus Mixed-Use District (2021)

Key Questions: Manufacturing + Commercial Districts

Key Question:

What types of buildings will support the types of employment we want to see?

Should there be totally non-residential sub-areas?

4

LIVE SURVEY



or visit:

menti.com

and enter:

6493 5755

5 | TABLE DISCUSSION



Breakout Discussion

- Each breakout table will have one facilitator, and one notetaker
- Table Materials (please mark them up!)
 - » Large project area maps with existing land uses
 - » Example toolkits
 - » Small project area maps + construction paper and stickers
 - » Opportunity Statements + Community Recommendation

Discussion Activity

1. **Partner up** with your neighbor
2. Together, cut the red, orange, and purple construction paper to **show where you would locate different land uses**
3. Use yellow and blue stickers on your construction paper to **show the density level**
4. Share your map with your table and **explain why** you suggest the uses and densities that you did

Land Use Districts for AAMUP Planning



Commercial + Residential

Allow for new medium to high density housing or office space, with active ground floor uses like shops, restaurants, and community facilities



Mixed (Residential / Commercial / Manufacturing)

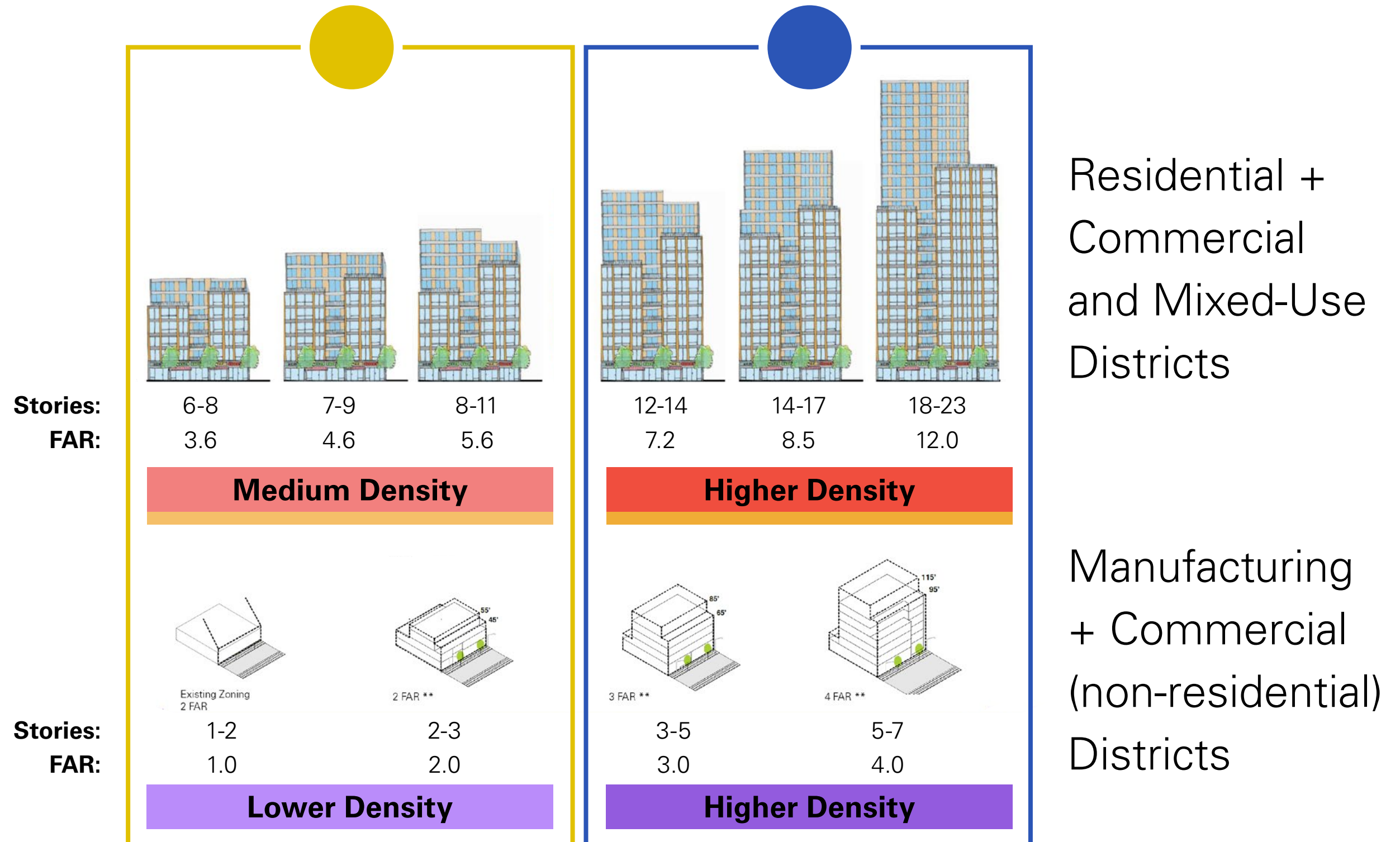
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Manufacturing (non-residential)

Manufacturing districts allow for industrial uses, commercial businesses, hotels, but no residential construction

Levels of Density for AAMUP Planning



Key Questions and Considerations

Land Uses

- Where in the project area would you locate these different types of land uses?
- How do you imagine the businesses on the ground floor?

Density and Bulk

- What levels of density do you think are appropriate in different sub-areas, and how do they differ?
- How does the feel of Atlantic Avenue differ from the north-south Avenues, or the east-west streets, or nearby corridors like Fulton Street?

Atlantic Avenue vs. the Blocks to its South

Working Group C: Land Use, Density, and Housing

April 2023 Atlantic Avenue Mixed-Use Plan Working Group

COMMUNITY RECOMMENDATIONS

Where in the project area would you locate these different types of land uses?
 What types of businesses do you imagine on the ground floor?
 What levels of density do you think are appropriate in different sub-areas, and how do they differ?

Atlantic Avenue
 How does Atlantic Avenue look and feel?
 What types of businesses are on the ground floors?
 How does Atlantic Avenue relate to or differ from nearby corridors like Fulton Street?

Blocks South of Atlantic Avenue
 How does the land use and density differ between Atlantic Avenue and the blocks to its south?
 How do buildings along north-south avenues differ from mid-block buildings along Pacific, Bergen, and Dean Streets

OPPORTUNITY STATEMENTS

The Opportunity Statements below are the result of public engagement during the first round of AAMUP meetings. The statements represent the goals that will drive the community planning process and will guide the recommendations and strategies to be included in the community plan.

● I support this statement *Please write directly on the statements below to make your edits and suggestions!*
● I disagree with this statement

Deep Affordability: The plan should prioritize permanent, deeply affordable housing for local residents at risk of displacement, through development, preservation, and enforcement of affordable and stable housing in the project area and surroundings.

Housing Insecurity: Affordable housing should be focused on residents who are rent burdened, most at risk of displacement, currently experiencing or formerly homeless, or on fixed incomes.

Public Sites: Publicly-owned and underutilized land should be used to create permanent, deeply affordable housing.

Mixed Use: A resilient, sustainable, mixed-use neighborhood should be fostered with opportunities to co-locate residential with light industrial, commercial, arts and cultural spaces, support live-work spaces, and preserve existing businesses.

New Housing: The plan should encourage new housing at a significant density distributed throughout the transit-rich project area.

Diversity: Efforts by elected officials, civic groups, and local businesses should be coordinated to maintain racial and economic diversity, affordability, and family occupancy.

Unit Mix: The area should include a mix of unit types that comfortably accommodate families and meet community income levels.

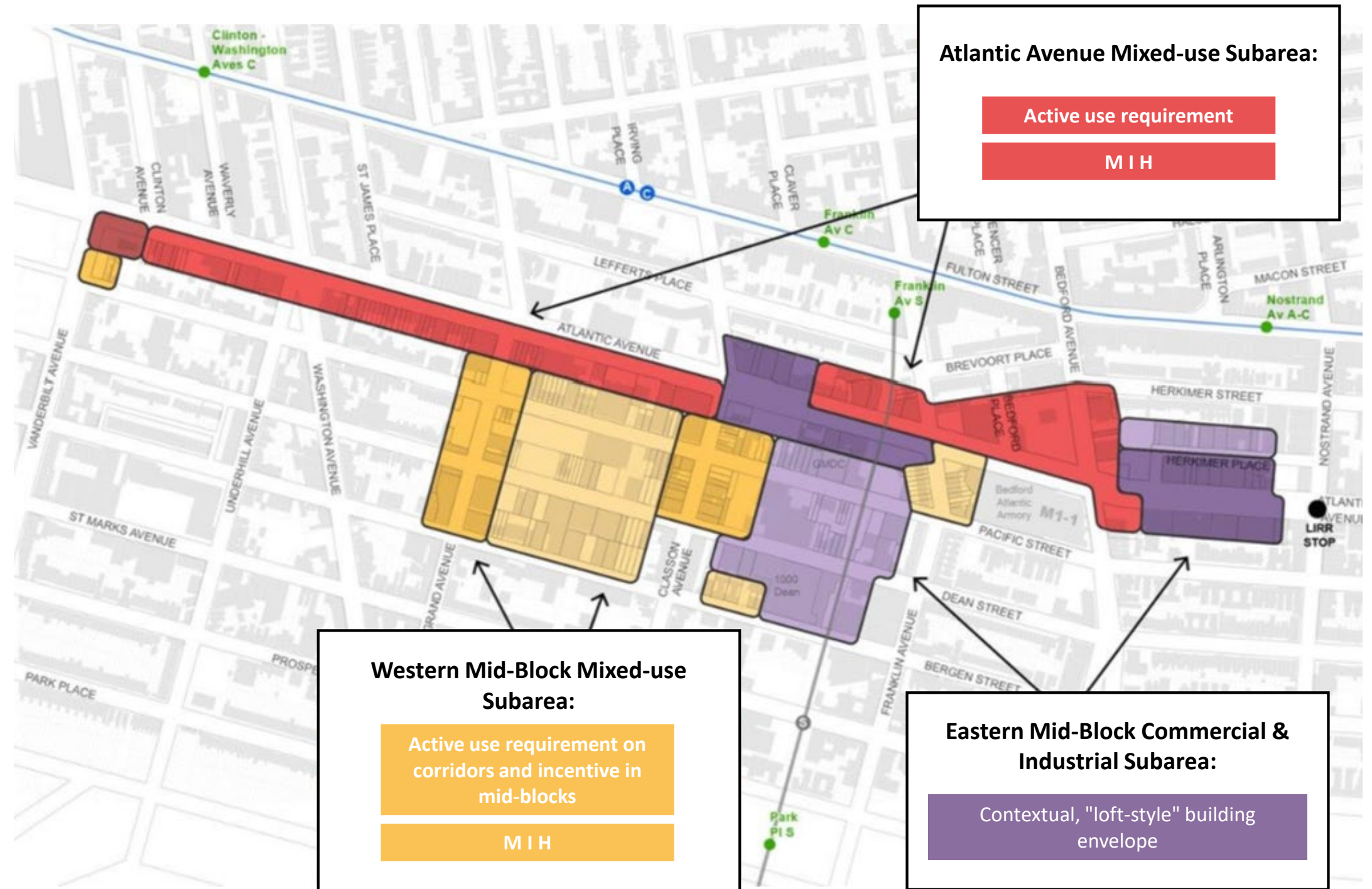
Active Uses: The plan should encourage small businesses and community spaces, along Atlantic Avenue and north-south avenues.

Homeownership: Homeownership and financial opportunities should be increased for Black and low-income communities.

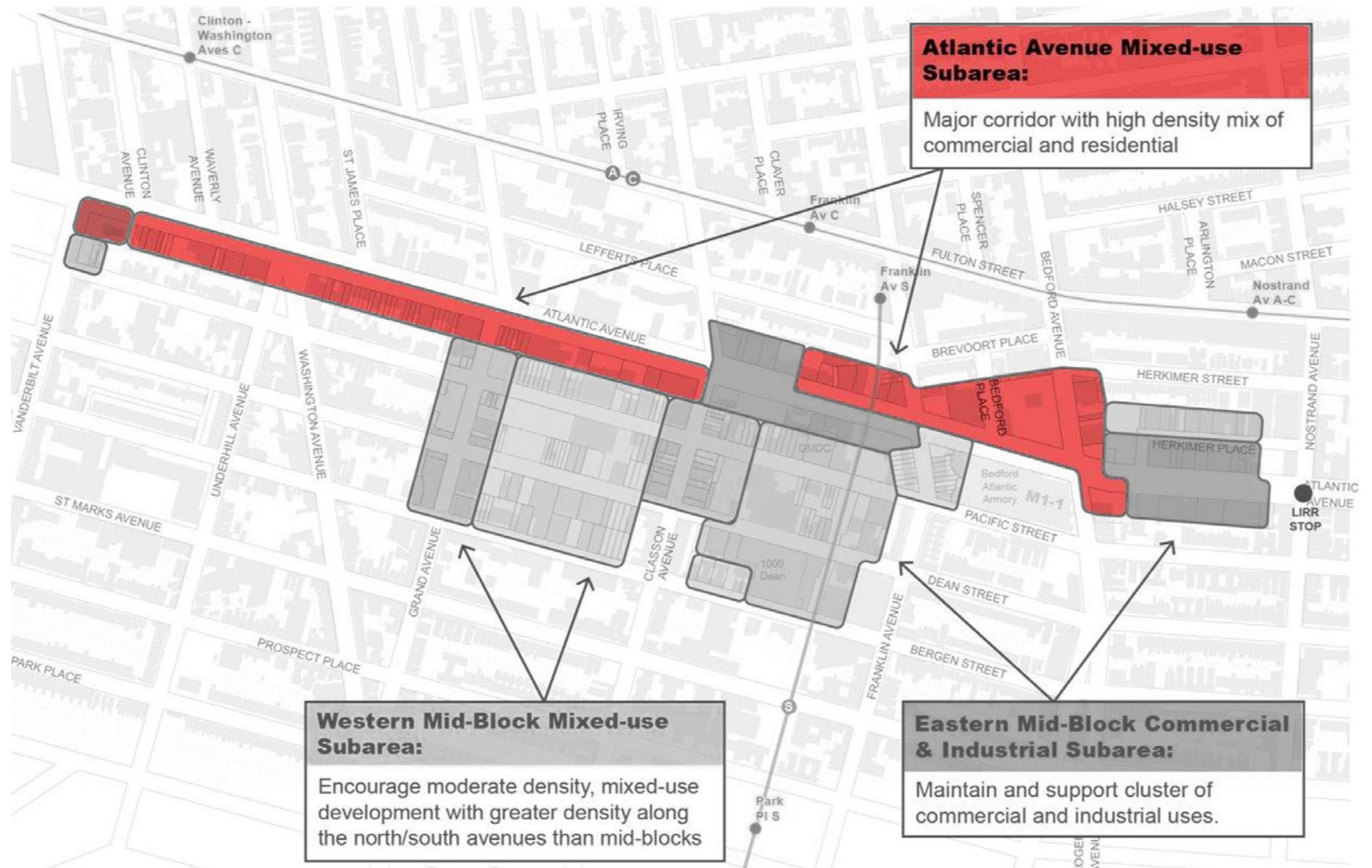
Value Capture: Value should be recaptured from new private developments to support neighborhood amenities.

Parking: Parking requirements should be removed due to transit proximity and to reduce construction and housing costs.

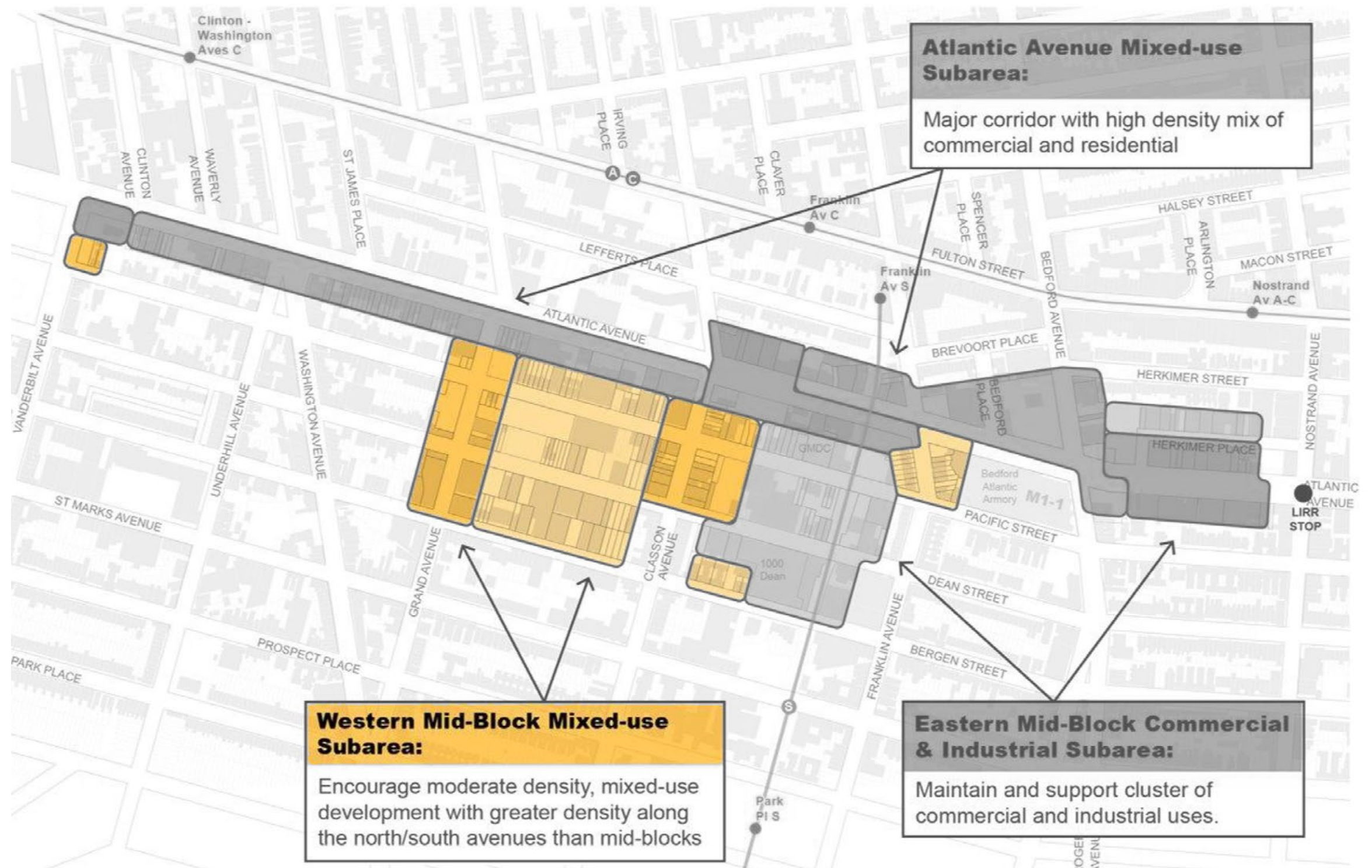
2018 DCP M-CROWN Framework



2018 DCP M-CROWN Framework



2018 DCP M-CROWN Framework



2018 DCP M-CROWN Framework



Planning Process Resources

- Visit the project website at <https://nyc.gov/AtlanticAvenue> for the latest updates
- Sign-up for email updates about the process and upcoming meetings on the website
- If you have questions or would like to submit written comments for consideration in the community planning process, please email AtlanticPlan@planning.nyc.gov

Community Resources

Council Member Hudson's Office and the Department of Housing Preservation and Development (HPD) can connect you with City and nonprofit resources if you are experiencing...

- Housing insecurity or tenant harassment
- Food insecurity
- Challenges accessing healthcare, mental health resources, or other City services

To be connected, please contact:

District35@council.nyc.gov or 718-260-9191

Upcoming Public Workshop

ATLANTIC AVENUE | MIXED USE PLAN

Community Planning Workshop

Join local stakeholders and city agencies to help review and edit community recommendations for the future of Atlantic Avenue!

WHEN:
Monday, May 8th
6 - 8pm

WHERE:
Location TBD

REGISTER:
<https://bit.ly/AAMUP-CPW3>

NYC Brooklyn 2 | **NYC Brooklyn 3** | **COMMUNITY BOARD 8**

COUNCIL MEMBER
CRYSTAL HUDSON

WXY | **NYC PLANNING**

www.nyc.gov/AtlanticAvenue
AtlanticPlan@planning.nyc.gov

The next AAMUP Public Workshop will be held:

Monday, May 8th

TBC: 6pm - 8pm

Location TBA

RSVP: bit.ly/AAMUP-CPW3

Check the project website for the latest information:

<https://nyc.gov/AtlanticAvenue>

THANK YOU.



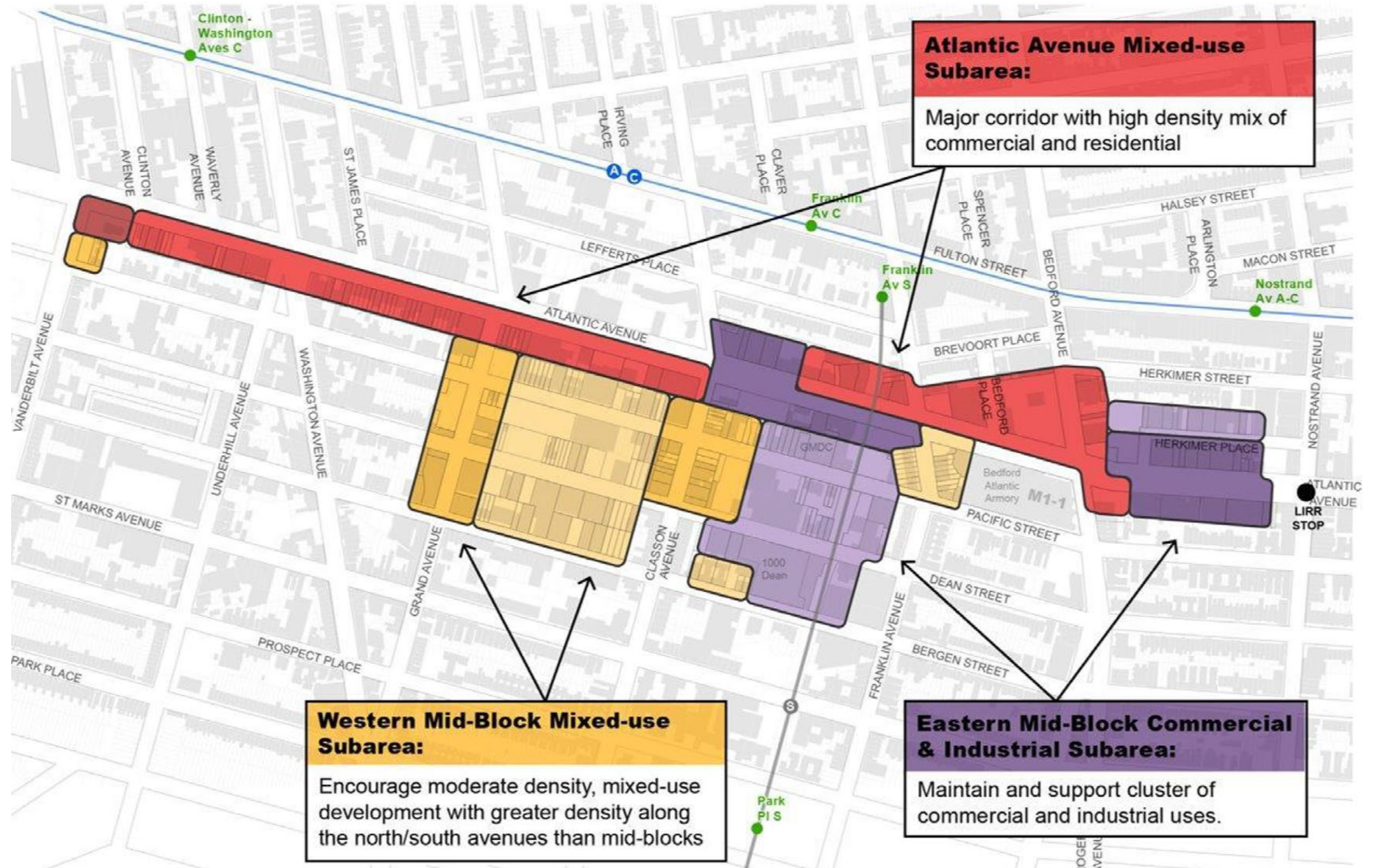
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APPENDIX



2018 DCP M-CROWN Framework

- Moderate density **contextual industrial districts**
- **Enhanced Commercial District** (active ground floor use requirement along Atlantic Ave, Classon Ave and Grand Ave)
- **Non-residential incentive** for mid-blocks between Grand Ave and Classon Ave



Previous Work: Bedford-Stuyvesant Housing Plan

Overview

- Collaborative community process launched in 2019 by HPD in partnership with residents, community partners and elected officials
- Significant set of preservation and stabilization strategies and proposed affordable housing development on vacant City-owned land

Key Actions

- Launched a **Homeowner Help Desk** and **Homeowner' Handbook**
- Connected homeowners to **estate planning** and **financial counseling**
- Developing new affordable housing on vacant City-owned land
- Hosted Tenant Resource Clinics to provide individualized assistance for tenants to learn about their rights and access resources.
- Proactively educating tenants on their rights under the Housing Stability and Tenant Protection Act of 2019, and available eviction prevention resources.



Existing Affordable Housing

What does affordable housing look like?

New Affordable Housing Built Since 2014

Affordable housing on public or private property, financed or administered by HPD. Examples include 100% affordable housing and Mandatory Inclusionary Housing. These homes are also rent stabilized.

Affordable Housing Preserved Since 2014

Existing affordable housing where affordability was extended in exchange for financing, often resulting in improved building conditions.

Other Government Administered Housing

Affordable units funded through federal or state programs. Examples include Mitchell-Lama and similar housing developments. Atlantic Avenue Eastern Parkway Washington Avenue *At least one unit is rent stabilized Nostrand Avenue

Pre-1974 Rent Stabilized Housing

In general, buildings of six or more apartments built before 1974 are subject to rent stabilization. Rent stabilization provides a number of tenant protections, including limitations on rent increases and eviction protection.

