

Draft Community Priorities

Working Group A: Streetscapes, Physical Culture, and Open Space

Place a checkmark in the box that represents the priority for the project

Draft Community Priorities

	← Higher Priority					Lower Priority →				
	1	2	3	4	5					
1A - Atlantic Avenue Redesign	✓ 									
1B - Sidewalk Improvements	 	 								
1C - Fix Priority Intersections	 									
1D - Daylighting <i>- every intersection, stop overriding state law</i>	 ✓									
1E - Crosswalks + Light Timing	 									
1F - Transit and Freight Policy <i>- automated enforcement for ≥ 53' cabs/≥ 55' trucks</i>	 									
1G - Improved Lighting	 ✓									
2A - Bike Boulevards on Bergen and Dean	 ✓									
2B - Protected Bike Lane on Bedford Avenue	 ✓									
2C - Open Streets on Bergen and Dean	 ✓									

Wider sidewalks on Atlantic Avenue. Carve them from the street

OPEN SPACE
EFFUL PARK

Vanderbilt + Atlantic
Bike lane
inhabitation
Existing STUDY!

"I would like the bus lane if it was faster"

We really need protected bike lane in Beek-Struy

busway in median on Atlantic & Flatbush

Use city owned or tax derelict property to create a Park
Use fees from developers to finance this

ACCESSIBILITY
NEAR CORNERS

PEOPLE PARKING IN BIKE LANES!

PROTECTED BUS LANES IN ENTIRE PROJECT AREA ATLANTIC + WASHINGTON + FRANKLIN AVES

bus bulbs

Open streets with seasonal limits ONLY ON WEEKENDS 10AM - 10PM

PROGRAMS IN PARK

WHAT DOES A PEACEFUL PARK MEAN?

Noise Pollution the S-

- every intersection, stop overriding state law

VANDERBILT + GRAND ARMY USED TO BE really safe

Open streets is a nightmare for motorists on Vanderbilt Ave

bus-only turn phases at key intersections

DIFFICULT TO DECIDE WITHOUT KNOWING THE COST

Light timing for cars way less important than peels crossing

SAFETY MANY OF THESE THINGS GO TOGETHER. DAYLIGHT + INTERSECTION

LESS PARKING

dedicated bus lane Atlantic

- automated enforcement for ≥ 53' cabs/≥ 55' trucks

Center-located dedicated bus lanes, not curbside lanes

More trees on Dean St. Bet Carlton to Underhill

TWO LANES OF PARKING ON CLAYSON SHOULD BE ONE LANE WITH A DEDICATED BUS LANE

Continue Bedford lane south to EP at a minimum

Convert the S line to a highline similar park - reduce noise pollution - encourage more residential

to want to see Bedford Atlantic Dean

KEEP THE B65 BUS ON DEAN & BERGEN STS

TRAFFIC ON WASHINGTON AVE IS ALREADY OVERWHELMED WITH "Open Streets" of Underhill Ave + Vanderbilt Ave

PROTECTED BIKE LANE ON ATLANTIC

Dedicated Delivery Parkings + co-ordination with restaurants

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Place a checkmark in the box that represents your priority for the proposed intervention

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	1	2	3	4	5	
3A - Unified Open Space						<p><i>Dog Park in Dean St. Playground</i></p> <p><i>e bikes are cool, EV cars are too big</i></p> <p><i>Parking permits for residents</i></p> <p><i>Zoning for Accessibility @ Clinton/Wash</i></p> <p><i>Dedicated bus lane Atlantic Avenue +1</i></p> <p><i>RAIN GARDENS + FUNDING FOR MAINTENANCE</i></p> <p><i>For the Shuttle Park or an AA linear park some sort of Value Capture would greatly facilitate funding & fairness</i></p> <p><i>Delivery Zones for Food APPS +1</i></p> <p><i>Public lots on affordable housing over new park +1</i></p> <p><i>Parking Maximums</i></p> <p><i>bike lane ON Franklin not along shuttle +1</i></p> <p><i>Open streets better plan for traffic patterns & safety for pedestrians</i></p> <p><i>MORE TREES!!</i></p> <p><i>bike way on open parking could be split to have a tree pit</i></p> <p><i>Use vacant lot for new housing instead of parks</i></p> <p><i>RAIN GARDENS underutilized Community Gardens to other uses</i></p> <p><i>DEDICATED BUS LANES on AVES</i></p> <p><i>raised crosswalks & bike paths</i></p> <p><i>Transport & Land Use planning should be done together. NYC does this poorly</i></p> <p><i>Containerizing waste is good, but the clean curb pilot can't scale. Need to do it properly</i></p> <p><i>tree pit in center of roadway on Underhill</i></p> <p><i>Shuttle is important transit connection</i></p> <p><i>MID BLOCK PARKS!</i></p> <p><i>BIKE RACKS</i></p> <p><i>Traffic Calm + BIKE LANE ON ATLANTIC</i></p> <p><i>Dean Playground - Maximize amount of square feet from HPD site to square off park</i></p> <p><i>Make Atlantic Ave a linear park like Eastern Parkway! More activation + some lots for more use</i></p> <p><i>Improve children's play area for young kids. Maximize</i></p>
3B - A Peaceful Park						
3C - Park Programming						
3D - Support Local Artists						
4A - CTrain Improvements						
4B - Bus Redesign Coordination						
5A - Containerize Waste						
6A - No Parking Minimums						
6B - Electrified Mobility <i>not EV cars, just bikes for bikes only. +1 +1</i>						
6C - Secure Bike Parking						
6D - Loading Zones <i>+ for cargo bikes. +1 +1</i>						
7A - Climate Action District <i>Contiguous Tree Canopy!!! + TREE REQUIREMENTS ON PRIVATE PROPERTIES</i>						
7B - Green Curb Extensions / Bioswales						
8A - John Hancock Playground Improvements						
8B - New Park						
8C - Dean Street Playground Improvements						
8D - Shuttle Linear Park						

Draft Community Priorities

Working Group B: Economic Development, Human Capital, and Services

Place a checkmark in the box that represents your priority for the proposed intervention

Draft Community Priorities	← Higher Priority → Lower Priority →					New Ideas, Comments, or Concerns
	1	2	3	4	5	
1A - Workforce Development						local hiring people in the community deeply affordable housing at Bedford Armory redirect workforce subsidies to housing subsidies housing need not jobs need in NYC locations for supportive housing bridge or long-term
1B - Contextualized Training						City should throw \$ at housing, not startups or jobs development for local community
1C - Training for Stability						
2A - Services at Bedford Armory						services for people experiencing homelessness work programs for current resident at armory → low-barrier private accommodations for unsheltered folks could we expand the shelter service at the Armory?
2B - Cultural and Nonprofit Spaces						cultural spaces venues - galleries rehearsal space performance venues economic support for artists who are in business
3A - Register M/WBE Businesses						training for M/WBES help with administrative paperwork expand eligible businesses
3B - M/WBE Support						
4A - Green Business Incentives						would be if the was Green of Innovative Business Incentives to provide green incentives for homeowners
4B - Green Startups						small commercial spaces expand space green & Incentive Startup STUDIO SPACE light industrial class C office
5A - School Capacity						
5B - Early Childhood Education					+	

Density incentives for accessible jobs ✓

about 2B
Ensure that any cultural/nonprofit spaces are fully open to the public for use, similar to a public library where anyone can reserve space
we need more no-cost/low-cost spaces for community use, so anybody can use it without needing a special relationship or permission from a non-profit

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Working Group C: Land Use, Density, and
Place a checkmark in the box that represents your priority

Buy vacant lots and build 100% affordable
70/80% unaffordable housing also does not match renter needs citywide. Vacancy rates are highest (by a significant margin) in high-rent units
MIH is not a solution that matches community needs and will likely do harm, e.g., displacement pressures
70/80% UNAFFORDABLE housing does not match the needs/incomes of local residents

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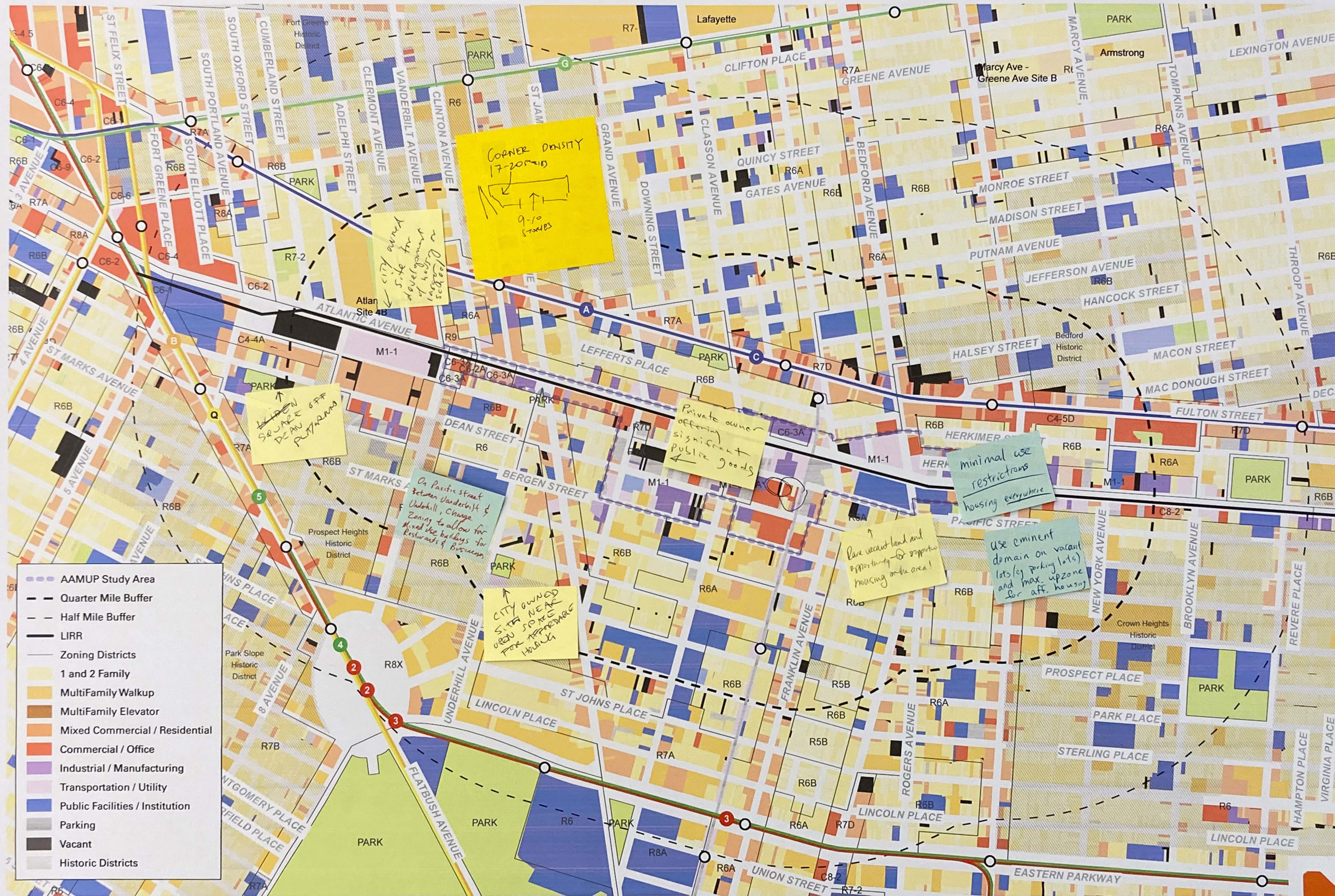
← Higher Priority Lower Priority →

New Ideas, Comments, or Concerns

	1	2	3	4	5
1A - Active Atlantic Avenue	✓	✓			✓
1B - Flexible Development	✓	✓			
1C - Density Transition			??	?	
2A - Manufacturing Mix	✓	✓	✓	✓	✓
2B - Restrict Undesirable Use	✓	✓	✓	✓	✓
3A - Inclusionary Housing	✓	✓	✓	✓	✓
3B - Deeply Affordable Housing on Private Sites	✓	✓	✓	✓	✓
3C - Deeply Affordable Housing on Public Sites	✓	✓	✓	✓	✓
4A - Tenant Rights*	✓	✓	✓	✓	✓
4B - Homeowner Preservation	✓	✓	✓	✓	✓
5A - Building Electrification	✓	✓	✓	✓	✓
5B - EV-Ready Parking	✓	✓	✓	✓	✓
5C - Deep Efficiency	✓	✓	✓	✓	✓
5D - Active Mobility	✓	✓	✓	✓	✓
5E - Source Separation	✓	✓	✓	✓	✓
5F - Clean Curbs	✓	✓	✓	✓	✓

*HA. Tenants do not need "Classes & Workshops" to prevent displacement! They need HELP in the form of legal assistance and eviction protection!!!
100%!! Agree! ✓
Right to (counsel) repairs will come out
HVAP *
Right to return to original condition
NO NEED FOR DENSITY TRANSITION
more density everywhere, not just far from historic rider areas
state doesn't pass GOOD CAUSE bill, we need local version here!!
Remove parking for controversial trash
Building the most housing will help the most people & their neighborhoods from displacement
These "tenant protections" are vague and shift the burden of pressure onto existing tenants
will up the cost to build housing & up w/ fewer people getting homes?
Target local residents
RGB on side is not dense + results in townhomes + boutique condos. more density = middle income homes
4A Targeted outreach to tenants @ risk of displacement get them actual help!!
inc. housing for residents experiencing homelessness
Build 100% affordable
Eliminate free street parking
Encouragement of housing cooperatives as part as new opportunities for home ownership
Don't limit viability of housing by imposing too high affordability reqs
Maximize # of affordable units by cross subsidizing w/ max # of market rate units
We need to allow the maximum amount of housing possible & we should set affordable restrictions to realistic levels that will allow private development
Can we mandate only 100% building affordable
tenant protections + upzoning (maybe right of return?)
I, A, B, C: Upzoning should depend on affordability. gets most affordable if they won't do better than MIH, no density help!!
rich area should be discouraged EV-charging
Foundation for FMO - PERMIT ARE FOR - INCL - 200 - DISPL - VALUE CAPTURE - OTHER BENEFIT

Existing Land Use and Zoning



- AAMUP Study Area
- Quarter Mile Buffer
- Half Mile Buffer
- LIRR
- Zoning Districts
- 1 and 2 Family
- MultiFamily Walkup
- MultiFamily Elevator
- Mixed Commercial / Residential
- Commercial / Office
- Industrial / Manufacturing
- Transportation / Utility
- Public Facilities / Institution
- Parking
- Vacant
- Historic Districts



0.5 Miles

No manufacturing mandates, more areas that allow dense homes

Corner Density 17-20 stories
9-10 stories

On Pacific street between Vanderbilt & Underhill, change zoning to allow for mixed use buildings for restaurants & business

Hidden square off DEAN ST PUTNAM

Private owner offering significant public goods

minimal use restrictions housing everywhere

Use eminent domain on vacant lots (eg parking lots) and max upzone for aff. housing

Pure vacant land and opportunity to support housing in the area!

CITY OWNED SITE NEAR OPEN SPACE FOR AFFORDABLE HOUSING

What We've Heard on Land Use and Density

In general, there has been broad agreement with much of the MCROWN framework, including:

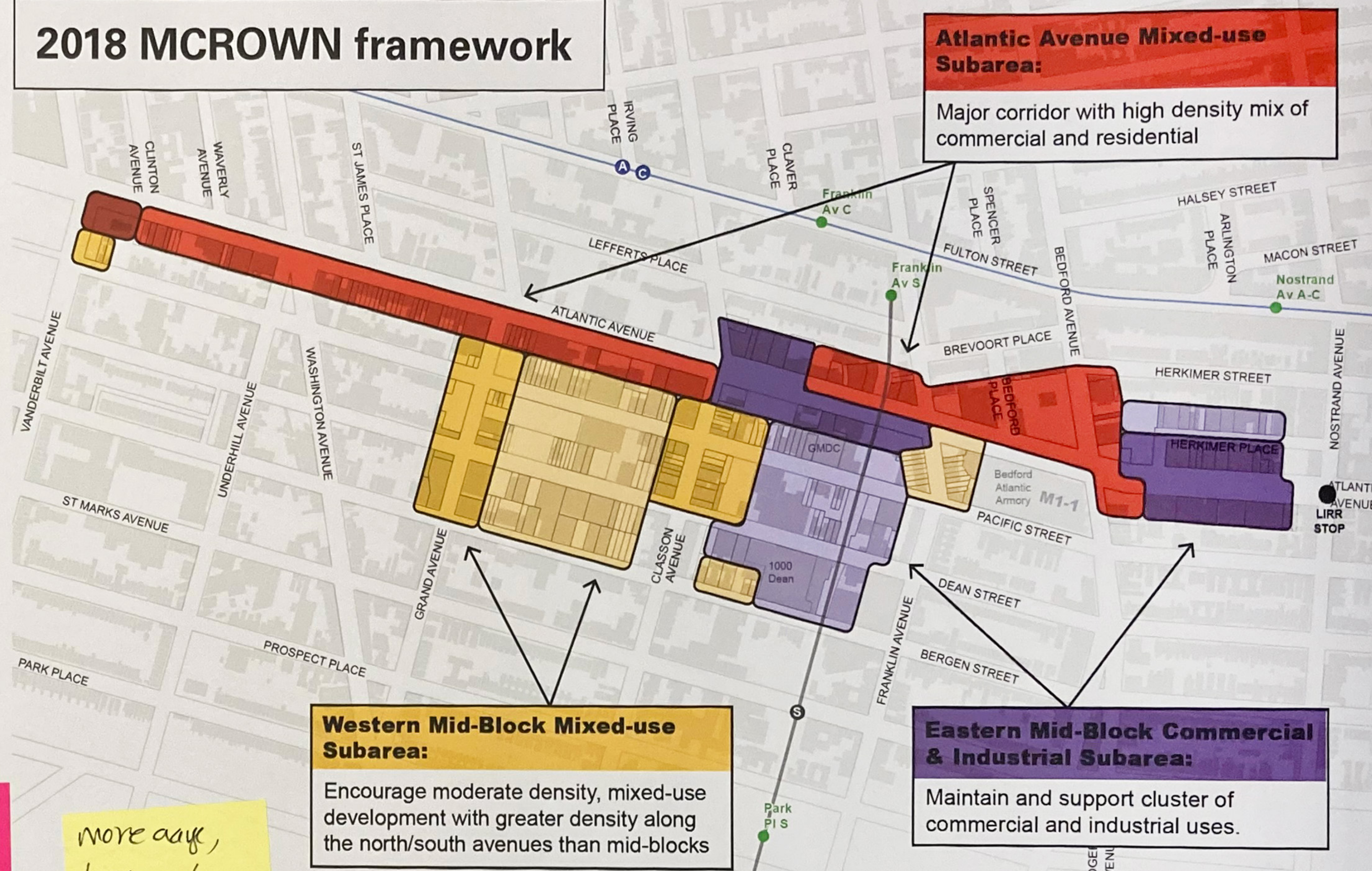
1. There is a desire for growth and increased density across the entirety of the area, with significant density most appropriate along Atlantic Avenue
2. Some opinions agree that density should step down along the side streets while others prefer significant density across the entire study area
3. The **red** subarea along Atlantic Avenue should have an active ground floor with commercial uses with residential above,
4. The **orange** subareas should include a mix of all uses (community facility, residential, commercial, industrial, and manufacturing)

However, the area of disagreement is:

1. The M-CROWN framework places too much value on **purple** housing/industrial uses in the **purple** subareas and should be changed to mixed use (**orange**) to allow for more housing

We need your input as we develop a new framework

2018 MCROWN framework



Atlantic Avenue Mixed-use Subarea:
Major corridor with high density mix of commercial and residential

Western Mid-Block Mixed-use Subarea:
Encourage moderate density, mixed-use development with greater density along the north/south avenues than mid-blocks

Eastern Mid-Block Commercial & Industrial Subarea:
Maintain and support cluster of commercial and industrial uses.

How more...
orange → uniform density throughout. no need for midblock step down...
purple should be orange, but w/ an active GF requirement
vacant lots → 100% AH
more orange, less purple → allow for more possibilities → housing should not be restricted
homeowners need to be protected from predatory practices.
no need to encourage new industrial, but preservation is ok (ok to stay)
need to preserve some auto-oriented uses
existing uses (auto-oriented use) not space efficient would be better as more housing
no purple areas on Atlantic Ave should be housing w/ GF retail
all purple should be orange or red. +1
more orange existing - less purple create more space → purple is viable needed at densities
discourage uses on Atlantic that require curb cuts

The framework was developed by DCP in collaboration with Board 8 in 2018. Please be advised this is not a proposal for the Atlantic Avenue Mixed Use Plan (AAMUP) seeking your input to set the vision for the new plan.

In early 2023, The AAMUP Steering Committee and Council Member Crystal Hudson have carried out several public hearings and working group sessions. In those events, feedback on land use and density was collected.

Commercial and Industrial Sub-areas

In addition to mixed use sub-areas (orange) with residential, DCP's MCROWN framework proposed **non-residential areas** in the **purple** subareas to:

- Promote non-residential "job-creating" uses
- Recognize existing job-clusters/non-residential uses in the multi-story loft-style buildings

In previous outreach events and working group sessions, we've heard a point of disagreement with only manufacturing and industrial uses. (purple sub-areas)

We need more input on these previous disagreements.

Below are a few examples of existing zoning districts that support non-residential uses in order of scale, density and FAR (floor area ratio)



Storage Unit at Classon St. & Pacific St.



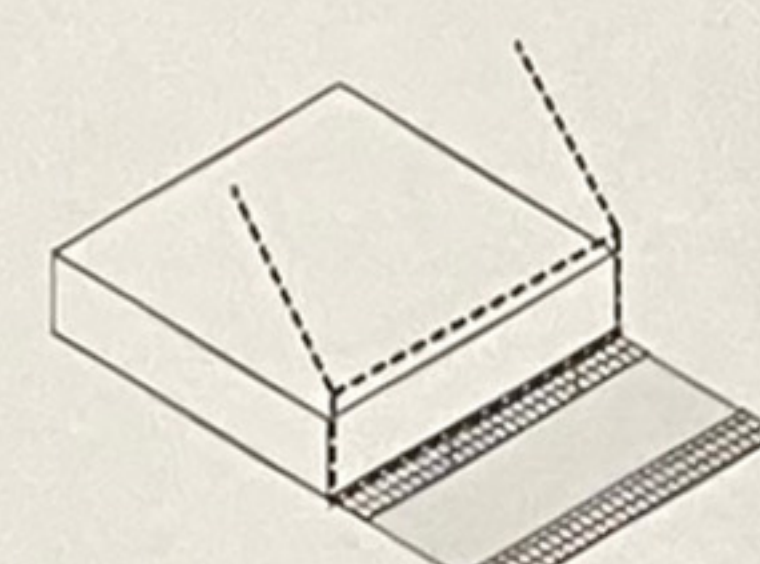
Warehouse and groundfloor retail at Park Ave. & Franklin Ave.



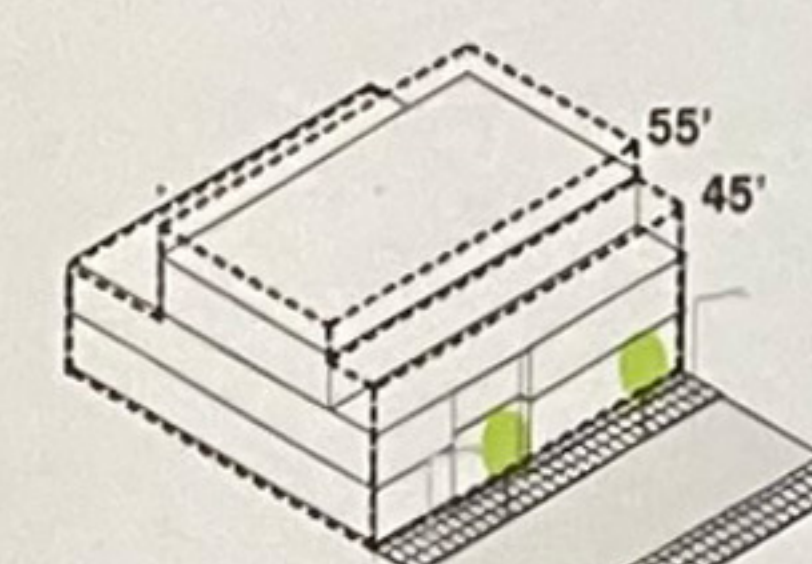
Warehouse and Offices at Tompkins Ave. & Flushing Ave.



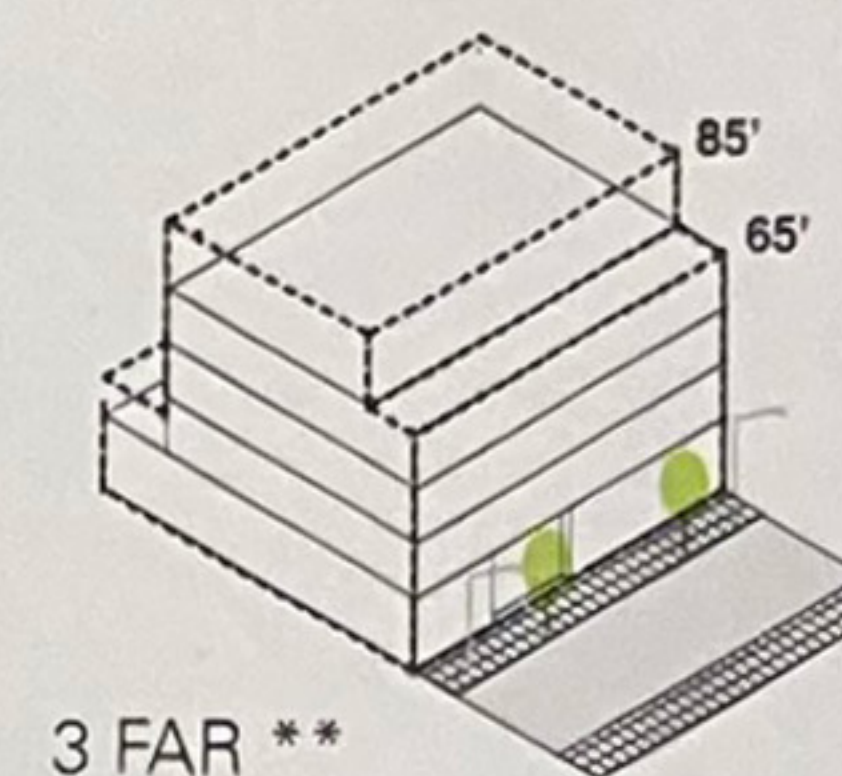
Warehouse and Offices in Port Morris, Bronx.



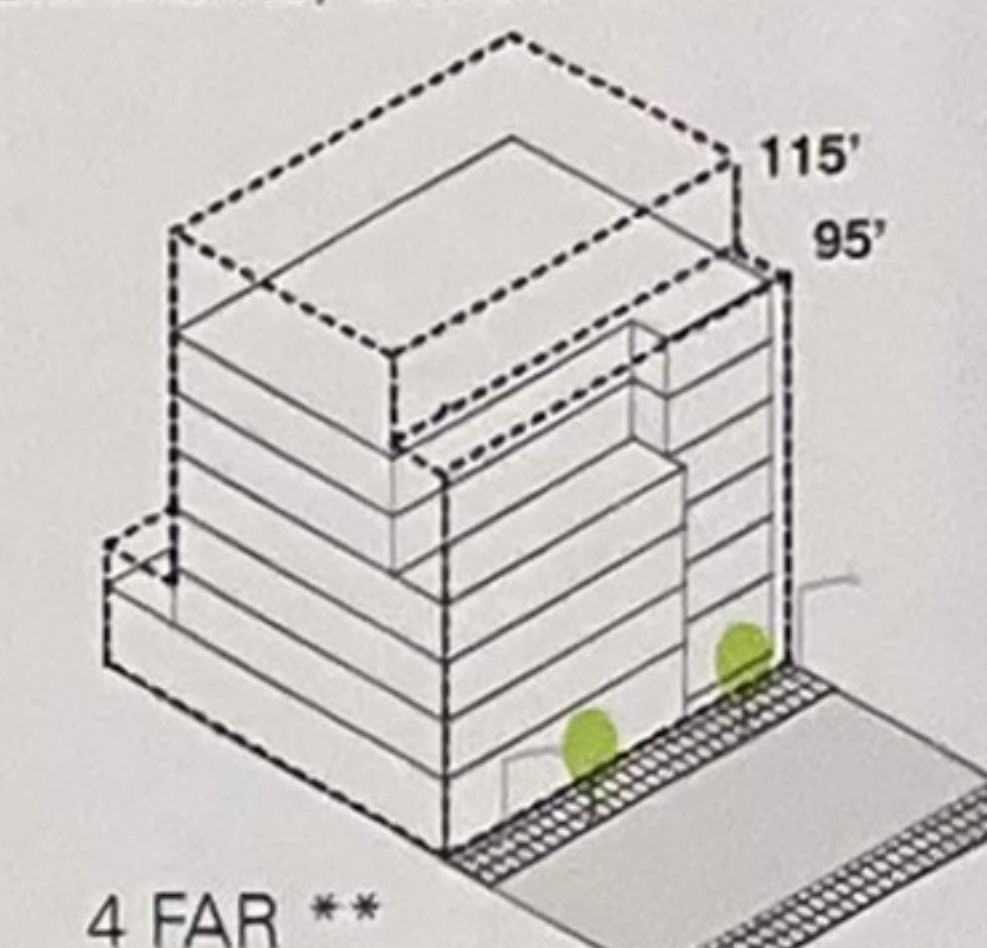
2 FAR - Existing Zoning



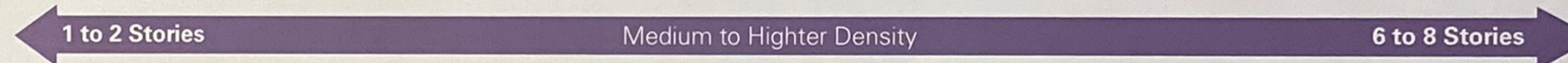
2 FAR **



3 FAR **



4 FAR **



** These were contextual district envelopes that were mapped as part of the Special Gowanus Mixed-Use District (2021) (Ask us about other examples of manufacturing / industrial or mixed-use areas in the city)

Should there be any non-residential sub-areas (purple) at all? If so, where?

If this sub-area should be a mixed-use sub-area (orange) are you comfortable living next to a manufacturing or industrial use? or should they be separate?

What scale of buildings would be appropriate in the dark purple vs. light purple? Are the boundaries appropriate? How would you change it? Why?

Handwritten notes on sticky paper:

- uses only. mixed use will lead to full bldgs. need to preserve res bldgs.
- we need purple areas.
- Not too tall non-residential. Perhaps a space for community i.e. youth.
- RGB is snob. Zoning for rich people. More density plz.
- mix so we've not been so restrictive flexible.
- Yes, if it has pollution controls.
- I would be ~~concerned~~ ^{not} concerned about pollution (air/water/soil).
- More mixed use for restaurants.
- 6 FAR AT LEAST.
- 10 STORIES
- Build as high as you need to.
- SUPPORTIVE OF ONLY M-W / HIGHER DENSITY
- ARTISTS
- MAKING
- OFFICES
- LOCAL STEWARDSHIP NEEDED.
- open to large scale bldgs, as long as appropriate.
- open spaces
- human scale
- Mixed use, get more residential.
- MUSICIAN / ARTISTS FURNITURE MAKING ARCHITECTURAL CONCEPTS TO MAINTAIN
- MAINTAIN SOME MANUFACTURING, CREATIVE USES!
- No ONLY M-DISTRICTS
- HOUSING: Priority
- FOOD DISTRIBUTIONS. LIVING NEXT TO.
- assumed proper environmental + nuisance regs are in place (via DCP, DEP, FIRM). DCP should be allowing light manufacturing alongside traditional residential and commercial uses.
- NOISE POLLUTION CONCERNS
- TRUCK / LOADING ISSUES.
- Business open in the industrial spaces which can create employment opportunities.
- SUPPORTIVE OF MIX
- AREA NOT SUPPORTIVE OF JUST MANUFACTURING.
- D-USE FLEXIBILITY!
- CONCENTRATION ON M-USERS
- preserve light industrial uses. Studios, Studios, Studios, (working)