

DISTRICT 35

Land Use Planning Advisory Committee

MEETING #3 – JUNE 1

Agenda

1. Settle in + introductions
2. Project updates
3. Land use framework
4. Closing + next steps



Introductions

FIRST TIME ATTENDEES:

Introduce yourselves!

RETURNING ATTENDEES:

Enter in the chat

1. Name + pronouns
2. Affiliation(s)
3. Favorite summer activity in District 35



DISTRICT 35

PROJECT UPDATES

ADVISORY COMMITTEE MEETING #3

Outreach Schedule

	FEB		MAR		APR		MAY		TODAY	JUN	
Advisory Committee Meetings		✓			✓						
Public Meetings					✓		✓				
Focus Groups					✓	✓					
Survey + Social Media											
Informal Engagements											
Land Use Vision + Prioritization Framework											

Engagement Types



Public meetings



Focus groups



Surveys

DISTRICT 35

1st Public Meeting

DISTRICT 35

OFFICE OF COUNCIL MEMBER
CRYSTAL HUDSON

Planning Together For Our Future

LIKE PARTICIPATORY BUDGETING, BUT FOR LAND USE

1-1:30 PM

Explore the board stations

Station 1: Public space + infrastructure
Station 2: Community amenities
Station 3: Housing
Station 4: ULURP
Station 5: Community survey

1:30-2 PM

Presentation + ULURP activity

Councilmember Crystal Hudson + Hester Street

2-2:30 PM

Breakout discussions

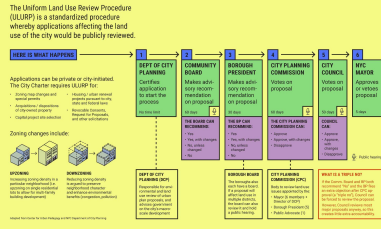
2:30-3 PM

Shareback + close out

HESTER ST

What is ULURP?

Have any questions or comments? Add them on sticky notes here.



DISTRICT 35 HOUSING LANDSCAPE

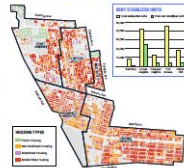
Take a look at the variety of housing in D35!

There is a wide range of housing types in District 35 - from brownstones to NYCHA campuses, and from old, rent-stabilized buildings to market-rate new construction.

The majority of the current housing stock in the district was built before 1950 (9,562 residential properties), whereas very little housing was built during the second half of the 20th century (only 395 residential properties). Between 2000-2022, 651 new residential properties were built.

Although the majority of residential units in D35 (40%) are considered market rate, a significant amount of housing is rent stabilized (34%) or subsidized (15%).

The district is home to several public housing developments. 81% of all public housing in the district is located on NYCHA campuses in the northern part of Fort Greene.



Although Fort Greene and Crown Heights both share a similar portion of housing units in the district, the majority of the housing units in Crown Heights are rent stabilized (50%) compared to only 8% in Fort Greene.

What kind of housing does your neighborhood need more of?



DISTRICT 35

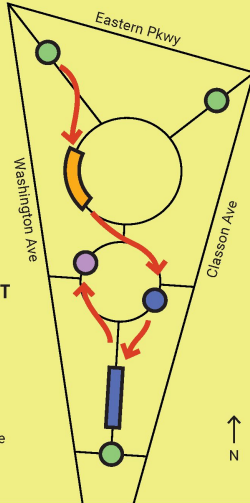
2nd Public Meeting

Planning Together For Our Future

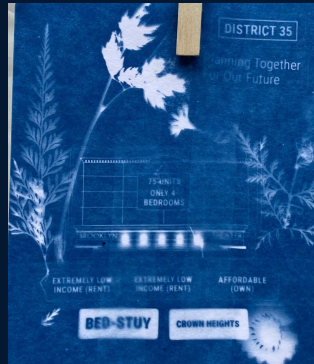
DISTRICT 35
OFFICE OF COUNCIL MEMBER
CRYSTAL HUDSON

→ Workshop path

- 1 SIGN-IN STATION
- 2 LEARNING LAB
- 3 ART-MAKING ACTIVITY:
DESIGN-A-DEVELOPMENT
- 4 FOOD + FACE PAINTING



Public restrooms are available
at the Brooklyn Museum



Focus Group Topics

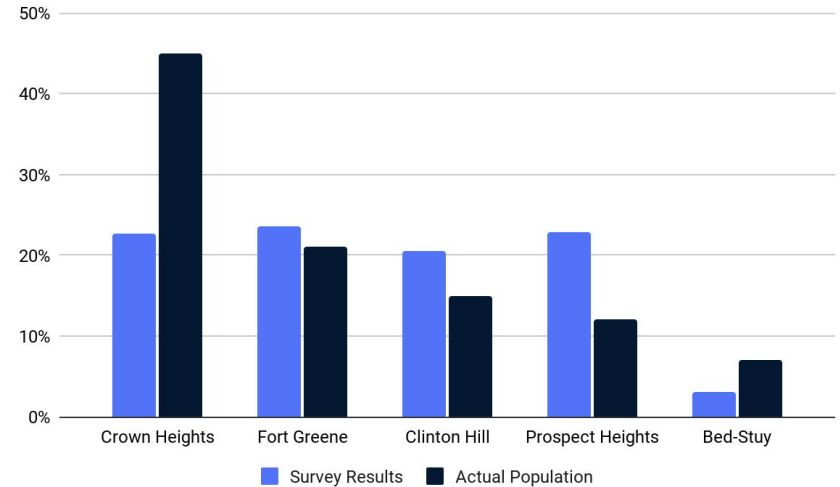
1. Public Space + Environment
2. Housing
3. Youth + Education (teenagers)
4. Youth + Education (adults)
5. Health + Older Adults
6. Businesses, Workforce Development, Arts + Culture



Survey

- **635 responses** (as of May 21) since March 21 launch
- Available in **5 languages**
 - English
 - Chinese (simplified)
 - Haitian Creole
 - Spanish
 - Yiddish
- Extending deadline to June 30

Response by neighborhood



Preliminary Survey Takeaways



Fort Greene has the most income disparity housing 26% of moderate-to-high income household respondents in the district, as well as 28% of low-income household respondents.

59% of Black respondents have lived in the district for more than 20 years.

62% of homeowner respondents are white, while only 17% are Black.

So have 48% of low-income household respondents compared to only 15% of moderate- to high-income household respondents.

45% of respondents 65 years or older are in low-income households.

Of these respondents:

HOUSING

80%

agreed that it is challenging to find affordable housing

FOOD

26%

struggle to find healthy, affordable food options

SMALL BUSINESSES

84%

said commercial rent prices endanger small businesses

AGING IN PLACE

44%

noted unreliable inaccessible transit as a critical mobility challenge for seniors

GREEN SPACE

46%

wish for more green space in the district, like community gardens, parks and parkways

ACCESSIBILITY

64%

called out public seating and accessible train stations as unmet accessibility needs

We also heard about:

Many new luxury highrises

A lack of parking

New housing that isn't actually affordable

Constant, disruptive construction

Gentrification and rising cost of living

Dangerous traffic

Improved neighborhood safety

Mixed feelings about Open Streets

What would you add?

Discussion

1. Any clarification questions?
2. Are there events coming up in June that we can join to increase participation in this process?



DISTRICT 35

LAND USE FRAMEWORK

ADVISORY COMMITTEE MEETING #3

Public Space + Environment

EMERGING RECOMMENDATIONS

- Improve existing public spaces and add more green space
- Require any added green space be open to the public
- Invest in green infrastructure, community gardens, and urban agriculture
- Address environmental disparities in Prospect Heights and Crown Heights related to pollution and asthma
- Invest in public transit and streetscape improvements, and limit impacts of traffic congestion
- Prioritize sustainable features in new development
- More spaces for public events and art
- Provide safe, accessible, and inclusive infrastructure for youth/ seniors
- Prioritize pedestrians with wider sidewalks, shading, benches, and car-free areas

Housing

EMERGING RECOMMENDATIONS

- Use historically accurate MHI instead of AMI to reflect affordability of long-time residents and those who have already been pushed out
- Affordable housing for larger households (not just studios)
- Pathways to homeownership for low-income residents
- More public awareness of sites slated for development earlier in the process
- Limit spot rezonings and the conversion of multifamily units to single-family homes
- Be specific about density and where upzoning happens - downzone to preserve neighborhood character and historic building stock
- Priority for those who already live or used to live in the neighborhood for housing lottery
- Ensure quality of new housing and provide building management that is responsive to repair and maintenance needs of residents long term

Youth + Education

EMERGING RECOMMENDATIONS

- Prioritize community centers for ground floor uses for new development
- Reintegrate green spaces at schools with the community
- Partnerships with schools and local businesses for youth career development opportunities
- More youth centers, programming, and spaces for recreation (sports, skateparks, etc.)
- Intergenerational spaces

Health + Aging

EMERGING RECOMMENDATIONS

- More senior centers
- Safe and accessible streetscapes (sidewalk improvements, bus shelters)
- More bicycle paths to limit traffic congestion
- Affordable supermarkets
- More transportation options for seniors to increase accessibility to medical appointments and supermarkets
- New developments must be ADA accessible with specific considerations for seniors' needs
- More senior supportive housing with resources to support aging in place
- Improve access to healthcare and other services

Business, Workforce, Arts + Culture

EMERGING RECOMMENDATIONS

- Amplify manufacturing zoning flexibility in terms of uses
- Protect/preserve affordable spaces for nonprofits that are specific to what the community needs
- Promote pathways for people to own their own businesses (entrepreneurship)
- Opportunities for affordable building ownership or commercial rent stabilization with 10-year leases so non-profit arts and culture organizations can stay long term
- Require new developments to rent commercial spaces to local businesses and nonprofits at affordable rates
- Partner with local organizations to create community spaces and incubators that foster entrepreneurship and creativity for existing residents

Potential Framework Components

- Neighborhood-based criteria
- Shift down the area median income (AMI) spectrum based on neighborhood median incomes
- Point system vs. meeting x/x criteria
- Weighted categories (e.g. non-residential use, housing affordability, unit size, housing tenure)
- Flexible to adjust to future conditions
- Labor requirements
- Appendix or supplemental document with extra policy recommendations

Discussion

1. Any feedback on the land use framework?
2. Any clarification questions?



CLOSING + NEXT STEPS

Advisory Committee Meeting Schedule

	FEB	MAR	APR	MAY	JUN
MEETING 1 (COMPLETE) Kickoff + setting expectations	✓				
MEETING 2 (COMPLETE) Review preliminary engagement findings			✓		
MEETING 3 (TODAY) Review preliminary framework recommendations					✓
MEETING 4 Review drafts of final deliverables					6/29

Next Steps

Hester Street + CM's Office

1. Share details for next public meeting
2. Continue outreach and develop framework

Advisory Committee

1. Continue to share survey
2. Alert Hester Street to upcoming events
3. Share invitation to next public meeting



THANK YOU!

CONTACT

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Advisory Committee Members

1. **Amanda Zenteno**
Myrtle Avenue Brooklyn
Partnership (MARP)
2. **Rabbi Eli Cohen**
Crown Heights JCC
3. **Claudette Macey**
Ft. Greene Senior Council
4. **Carlos Jones**
Switching Lifestylez
5. **Mills Dor**
Greater Direction
6. **Cea Weaver**
Housing Justice for All
7. **Tara Duvivier**
Pratt Center for Community
Development
8. **Michele Bonan**
Brooklyn Public Library
9. **Naima Oyo**
Ifetayo Cultural Arts Academy
10. **Dr. Evelyn Castro**
Medgar Evers College
11. **Darold Burgess**
NYCHA TA President, Ingersoll Houses
12. **Beverly Newsome**
TA President, Ebbets Field
+ Chair of CB 9 Housing
Committee
13. **Alicia Cardenas-Solano**
TA Vice President,
Tivoli Towers
14. **Taya Mueller**
District Manager, CB 2
15. **Michelle George**
District Manager, CB 8
16. **Dante Arnwine**
District Manager, CB 9