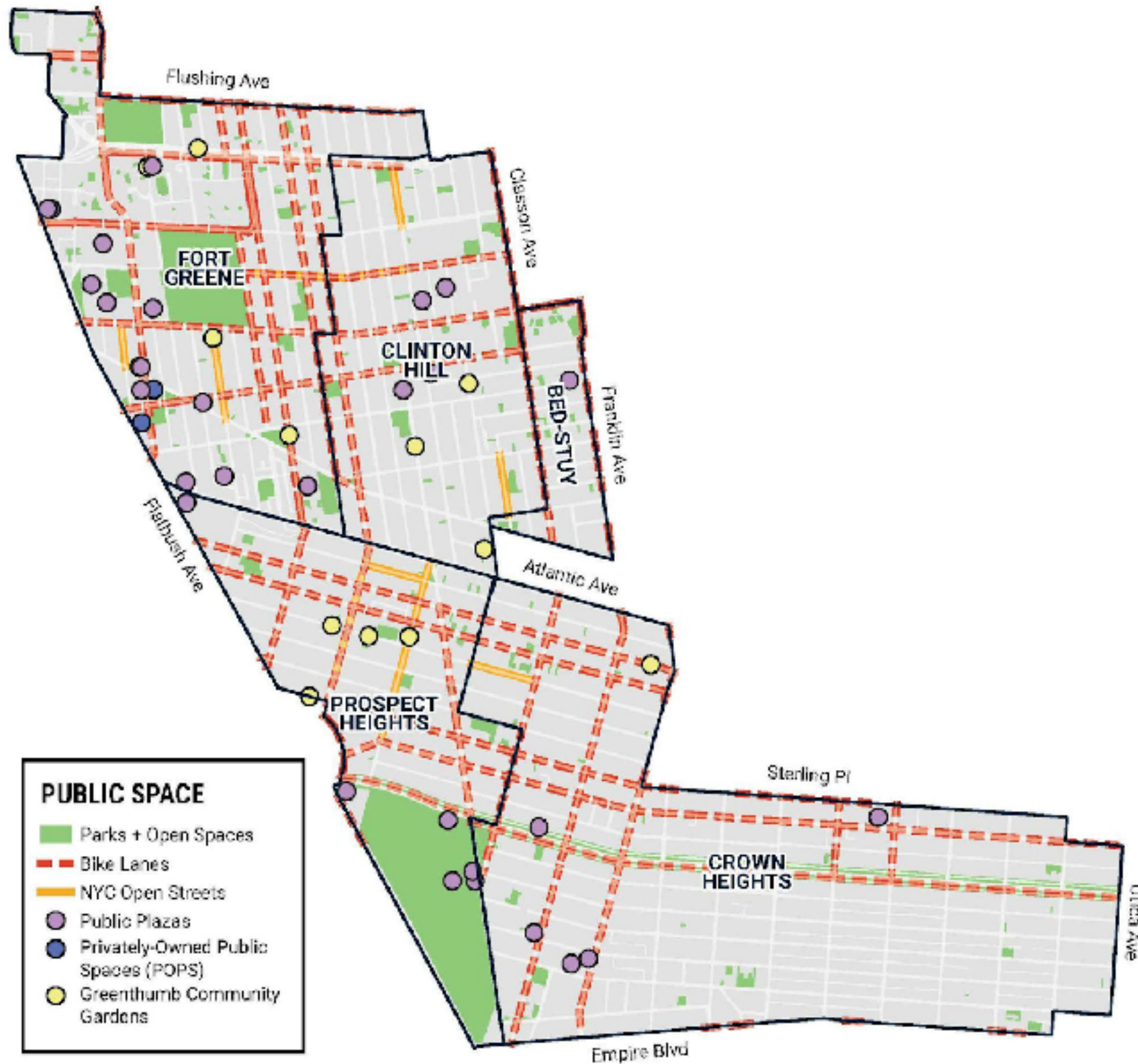


# PUBLIC SPACE + INFRASTRUCTURE



## WHAT PATTERNS OR GAPS DO YOU NOTICE?

It's very likely there will be more residential density along Atlantic Ave (center of the district), but not much of an opportunity to use city land for open space

Avalon Plaza is a good example

University Plaza needs to be renovated

Friends of Fort Greene

At Fowler "Plaza" DJ Johnny illegally plugs in nightclub speakers into juice bar. He blasts LOUD music into residents homes. NYPD does NOTHING. Hudson does NOTHING

Trees help mitigate smoke from BBQs and other air quality concerns

Opposing plazas inside the park - would cause issues health rise (asthma), so the trees are a huge benefit

How do we create more green spaces with more residents moving in?

There are markets and stands on the weekend, which seems like enough to serve the community - these plazas would take away from the park and limit community activities

ELIMINATE motorized vehicles (mopeds) in parks - BAD IDEA!

Deliveristas on unlicensed e-bikes as well as pedal bikes riding on sidewalks - thru lights - terrifying elders - pedestrians needs to be addressed by you!

As long as City Council evades taking up mega-decibel noise/music via blasting speakers at plaza/street 'events' - govt is abetting health harm & QOL to residents.

Highlighting public plaza at Medgar Evers on Montgomery St across from Ebbets Field Houses

Some issues with gun violence

Public spaces that support pre-existing businesses is great

Take and share the survey at [bit.ly/d35survey](https://bit.ly/d35survey)

# PUBLIC SPACE + INFRASTRUCTURE

## EMERGING RECOMMENDATIONS

- Require new developments to provide funds to improve existing public spaces and/or create new public green space (e.g. parks, plazas, dog runs)  
**Survey data: over 300 respondents use public spaces to meet with friends, sitting outside and exercising**
- Address environmental disparities related to pollution and asthma (especially in Prospect Heights and Crown Heights)
- Invest in publicly accessible green infrastructure, community gardens, and urban agriculture with partners (e.g. GreenThumb)
- Invest in streetscape improvements that prioritize pedestrian safety with wider sidewalks and more shading, benches, and car-free areas
- Invest in public transit improvements and create more protected bike and bus infrastructure to limit traffic congestion and keep all road users — drivers, cyclists, pedestrians alike — safe

## DO THESE RESONATE WITH YOU?



Take and share the survey at [bit.ly/d35survey](https://bit.ly/d35survey)



# PUBLIC SPACE + INFRASTRUCTURE



## WHAT PATTERNS OR GAPS DO YOU NOTICE?

Crown Heights has very little green space east of the park

Extend bathroom hours - bathrooms in some places close at 4pm while 100s of people are still using the park

This area serves all of Brooklyn with the museum and botanic gardens, so we have to expect people commuting in

Park access varies widely by neighborhood

Vanderbilt has always been an access point from other parts of Brooklyn that is now closed off on the weekends.

Accessing the park through Grand Army Plaza are limited to the east side because of the botanical garden - need more cut throughs and park entrances

Green space in lower portion is the botanical garden, so there is more access to green space that is not shown here (also on the side of Utica Avenue going up)

Issues with traffic and congestion might be due to some of the Open Streets creating traffic issues around it

Need to take cars off of Union and make that a pedestrian-only plaza to increase safety entering the park

Grand Army Plaza is probably the safest it's been in a long time with new turn lanes

Eastern Parkway is less of a green space and more of a recreational space

Great asset that need more maintenance

To the extent that we have new infrastructure and parks, maintenance is key

Neighborhood specific is better where possible

# PUBLIC SPACE + INFRASTRUCTURE

## EMERGING RECOMMENDATIONS

- Require new developments to provide funds to improve existing public spaces and/or create new public green space (e.g. parks, plazas, dog runs)  
*Survey data: over 300 respondents use public spaces to meet with friends, sitting outside and exercising*
- Address environmental disparities related to pollution and asthma (especially in Prospect Heights and Crown Heights)
- Invest in publicly accessible green infrastructure, community gardens, and urban agriculture with partners (e.g. GreenThumb)
- Invest in streetscape improvements that prioritize pedestrian safety with wider sidewalks and more shading, benches, and car-free areas
- Invest in public transit improvements and create more protected bike and bus infrastructure to limit traffic congestion and keep all road users — drivers, cyclists, pedestrians alike — safe

## DO THESE RESONATE WITH YOU?

Specific to CB9 - bike lane on Flatbush Ave (Empire & Eastern Pkwy) that isn't used a lot and we're seeing worse traffic congestion and more safety issues

Last two bullets are great

Community gardens are great for those who use them but not as great as a public park or open street

consider other types of needed infrastructure like sewers, internet and energy.

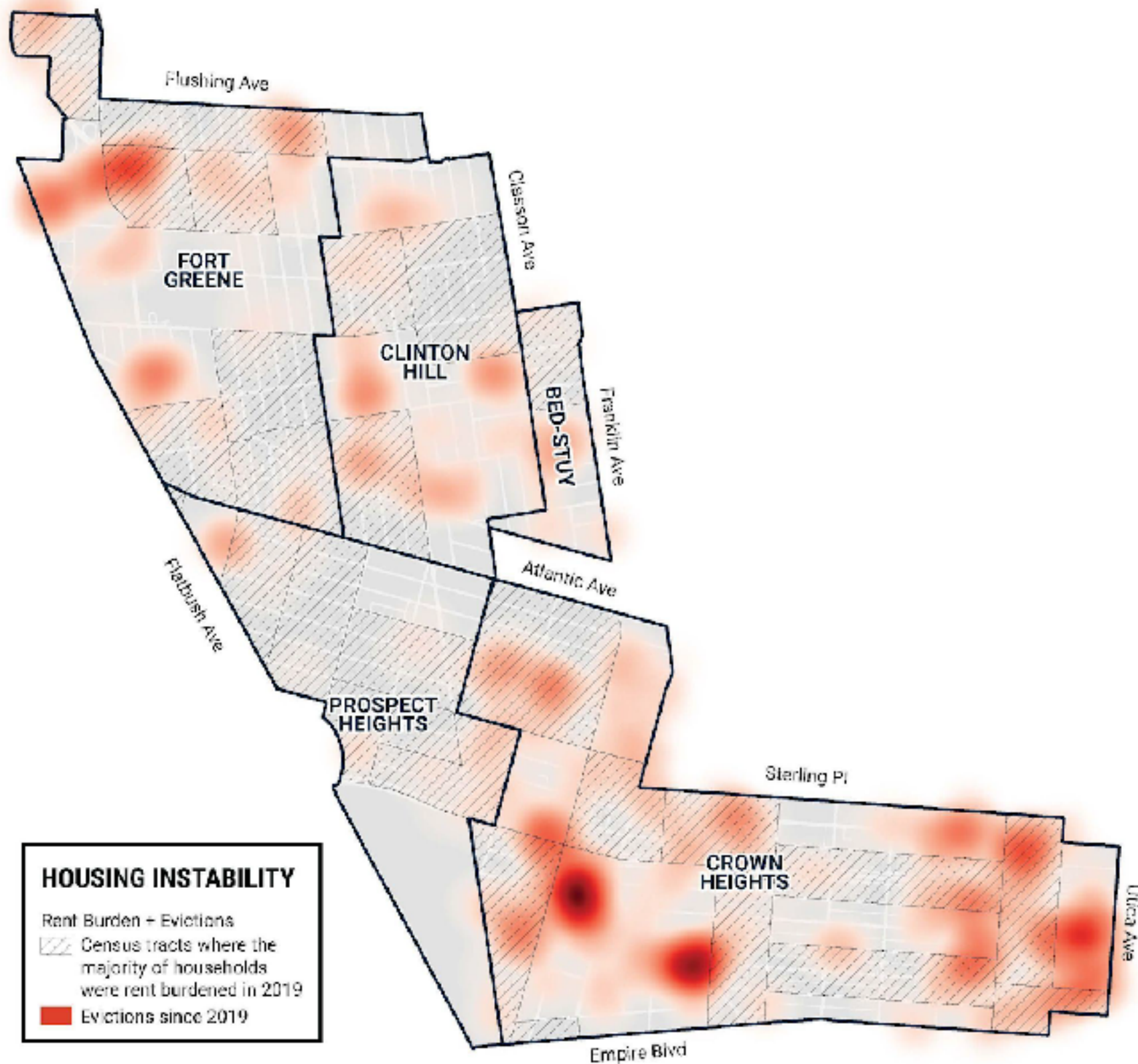
It's hard to divorce these questions from zoning and what's allowed with a development

Not seeing conversations about zoning in this process - hope CM comes to the CB Land Use Committees to have these discussions

**Trade offs (housing vs public space) we need both and shouldn't be in conflict!**



# HOUSING



## WHAT PATTERNS OR GAPS DO YOU NOTICE?

New development along Franklin/Armory has direct impact on evictions/harassment

Secondary displacement often not registered

New tower in adjacent district to the south with luxury component led to inability to access apts in Ebbets Field

Eviction hotspots align with experience

Worried about small business owners due to property tax increase

As an update, Crown Heights North has had the highest number of evictions since the moratorium ended, which correlates directly with the Atlantic Avenue rezoning

New development, including mixed income development, causes secondary displacement by attracting developer interest to gentrify and destabilize older buildings.

Housing stock needs to be represented on this map, lots of new units are studios/1 bedrooms which makes neighborhood not for families, or families overcrowding in small units

Landlords convincing tenants to leave, need more protections for rent stabilized units

New development on Pacific/Atlantic - do we really need that level of density?

Need more truly affordable units

Eviction/foreclosure needs to be looked at for homeownership

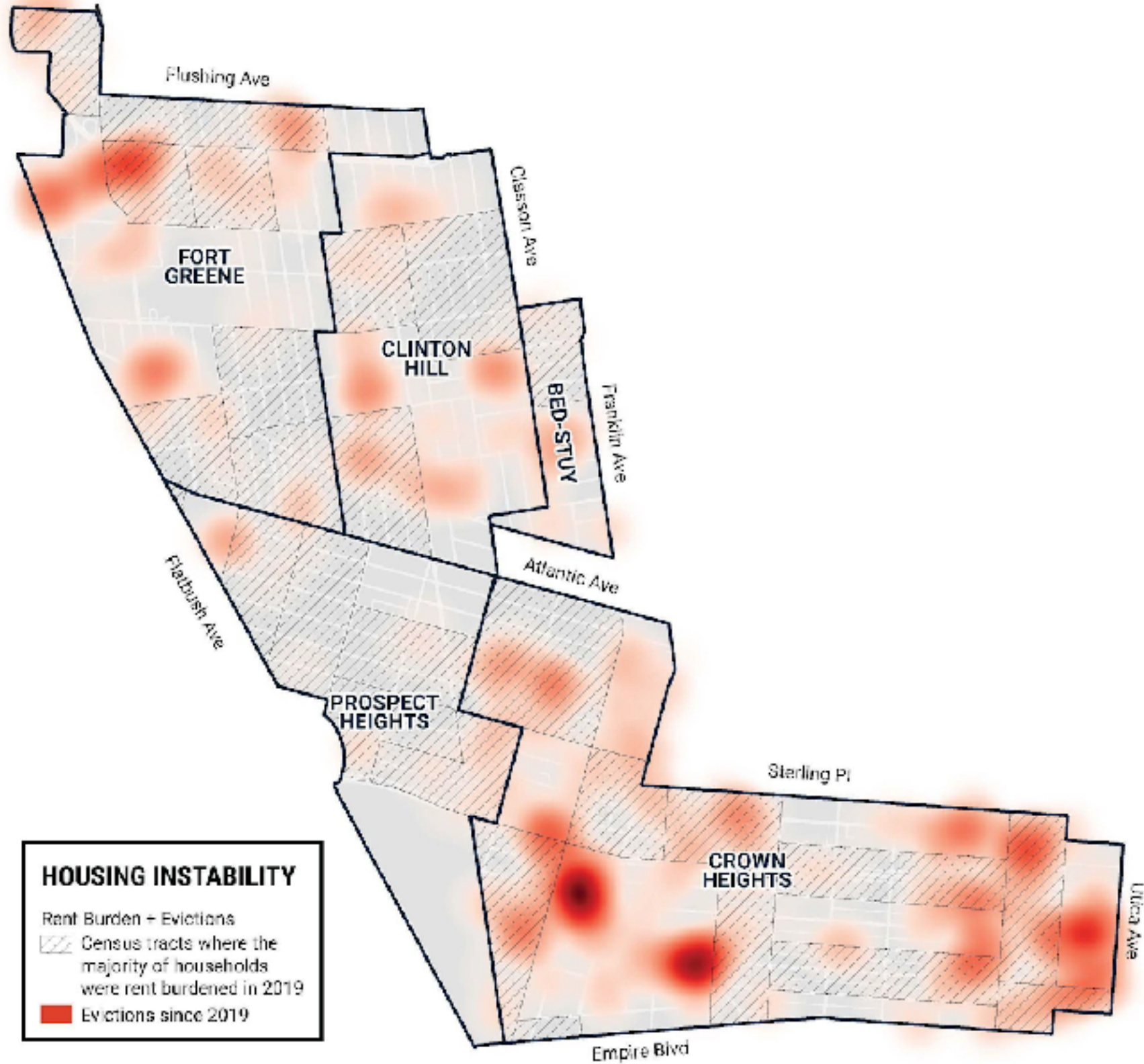
Does this control for rental stock?

Need framework for new affordable housing

Existing housing stock should be represented - type of housing - rent stabilized, 1-3 family homes, NYCHA etc. Land use framework should account for existing housing.



# HOUSING



## WHAT PATTERNS OR GAPS DO YOU NOTICE?

Need to consider data on population growth and trends, housing vacancies, and future housing pipeline in order to guide decisions on future housing need.

Rent control affects market

# HOUSING

## EMERGING RECOMMENDATIONS

- Prioritize housing units for households earning area median incomes (AMI) in line with historically accurate median household incomes (MHI) of the neighborhood and marginalized communities to represent long-time residents who have already been pushed out  
**Survey data: 500+ respondents expressed that affordable housing in the district has been a top priority**
- Promote pathways to homeownership for current residents through subsidies and include affordable housing models (co-ops + CLTs) in RFPs for development on public land
- Require new developments to have a mix of affordable and market-rate units (especially for larger households - not just studios and one bedrooms)
- Limit the conversion of multifamily units to single-family homes, and preserve historic building stock in a holistic way that does not reinforce existing patterns of displacement and gentrification
- Promote public awareness of sites slated for development and incorporate community input earlier in the process
- Ensure quality of new housing and require developers to provide building management that is responsive to repair and maintenance needs of residents for the life of the building

Why doesn't rent stabilization apply to all units? Could there be a different % increase cap for market rate units?

Units aren't designed to fit tenant, it's the other way around - how can we close the gap between variability in income and changing needs with realities of development?

Rent guidelines board just voted on increase for rent stabilized apartments which applies to new affordable units (not market rate units since 421a was removed)

People aren't earning living wage

## DO THESE RESONATE WITH YOU?

Appreciate 1st bullet, be specific about D35's AMIs

Nothing available for AMI levels 40-80%

Opportunities to move up, precarity with monitoring and enforcing income levels, loss of income leads to severe rent burden and putting people in small units

AMI poor way to index affordable rents since median income is rising so fast - has to be dealt with at federal level

Instead of AMI, look at who is most rent-burdened and build income levels around that, is there another indicator like social security, disability, fixed income, etc

Nothing about homelessness, overrun with shelters and homelessness

Developers like to pretend building with LIHTC is not possible in this neighborhood, or they rent LIHTC units at market rate

Only approve projects that use LIHTC or aim it at specific low range of AMIs better than MIH (which needs to be fixed also)

Why are we inviting developers to build high-rises and not investing in NYCHA

Match unit size percentage to the need

Good cause eviction would prevent renter displacement that sometimes leads to multi-fam->single-fam conversions (intended to apply to bldgs more than 3 units)

**Fair share law**

Crown Heights N conversions in many cases are landlords trying to get around rent regs by combining units in larger buildings - opposite happening in Prospect Heights

I think there should be a focus on housing for seniors. Many seniors are in larger units that could be used for growing families.

Limiting conversions to single-family may discriminate against families, there should be threshold of at least 3 units (not 2 units -> 1)

**Incorporate voices from CBs**

**Clarify 4th bullet - can't prevent homes from being sold**

Converting multi-fam to single-fam is important, under-discussed aspect of unit loss - what are the legal tools?

Take and share the survey at [bit.ly/d35survey](https://bit.ly/d35survey)



# HOUSING

## EMERGING RECOMMENDATIONS

- Prioritize housing units for households earning area median incomes (AMI) in line with historically accurate median household incomes (MHI) of the neighborhood and marginalized communities to represent long-time residents and those who have already been pushed out  
**Survey data: 500+ respondents expressed that finding affordable housing in the district has been challenging**
- Promote pathways to homeownership for low-income residents through subsidies and include affordable ownership models (co-ops + CLTs) in RFPs for development on city-owned land
- Require new developments to have a diverse unit mix of affordable and market-rate units (esp. affordable housing for larger households - not just studios and one-bedrooms)
- Limit the conversion of multifamily units to single-family homes, and preserve historic building stock in a holistic way that does not reinforce existing patterns of displacement and gentrification
- Promote public awareness of sites slated for development and incorporate community input earlier in the process
- Ensure quality of new housing and require developers to provide building management that is responsive to repair and maintenance needs of residents for the life of the building

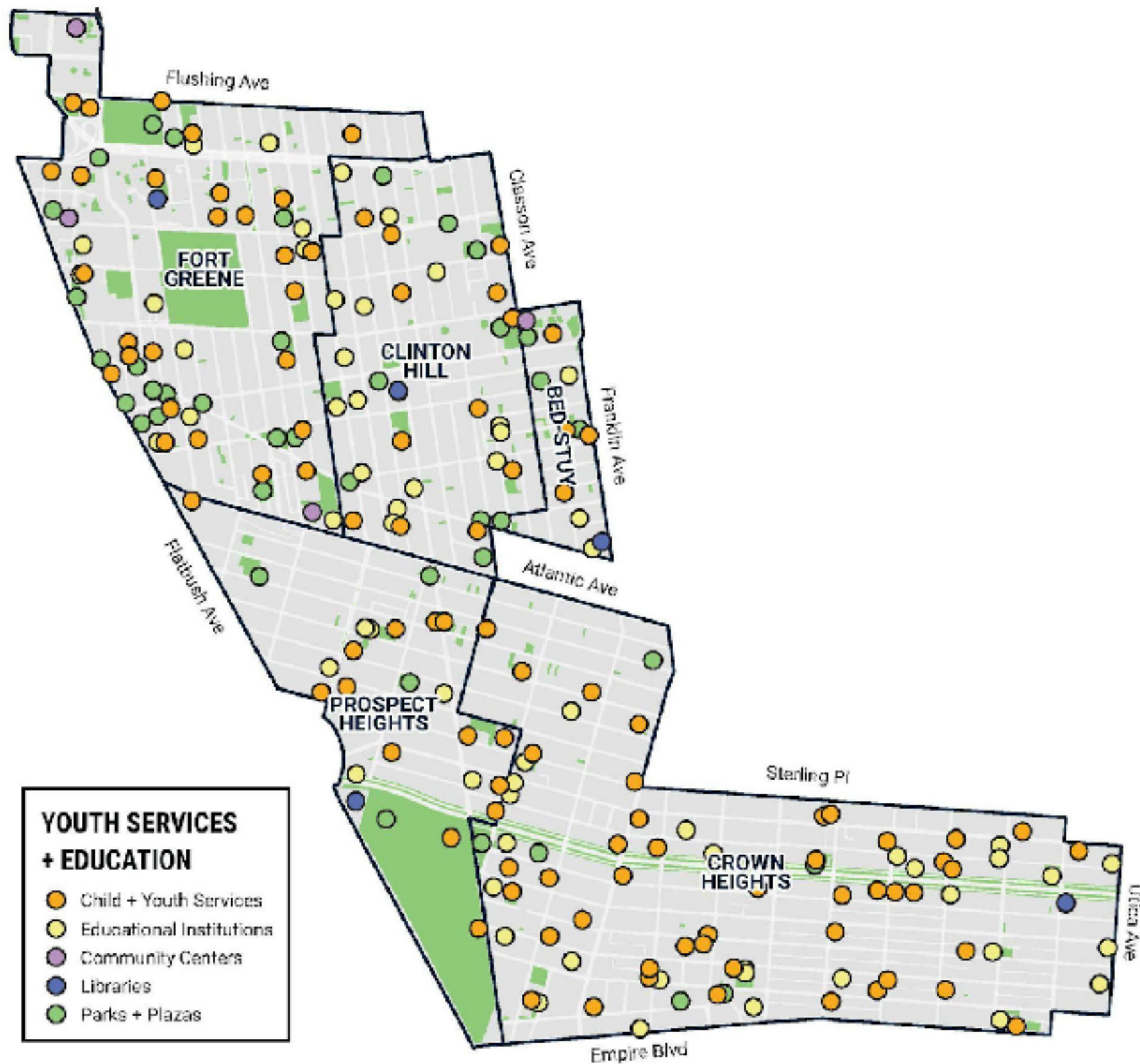
## DO THESE RESONATE WITH YOU?

**Promote single family housing with appropriate zoning. CD9 has groups with large families and intergenerational families who prefer single family housing**

**Crown Heights has eviction hotspots - need city council legislation to prevent evictions including legal assistance for tenants and address causes like job and financial security**



# YOUTH + EDUCATION



# WHAT PATTERNS OR GAPS DO YOU NOTICE?

Faith based organizations are missing from this map. they provide essential resources

We need more field trips and make sure that the young generation are being given the opportunity to learn financial literacy

get children involved in outdoor spaces: walking tours create sense of pride

not a space issue- the community is being replaced.

problem with D35 shelter kids

things aren't how they used to be when I grew up

support community gardens- teach children about nutrition

neighborhood cleanups

parents need to take accountability for their kids

there is a lack of organizations that cater to children of different ages and abilities

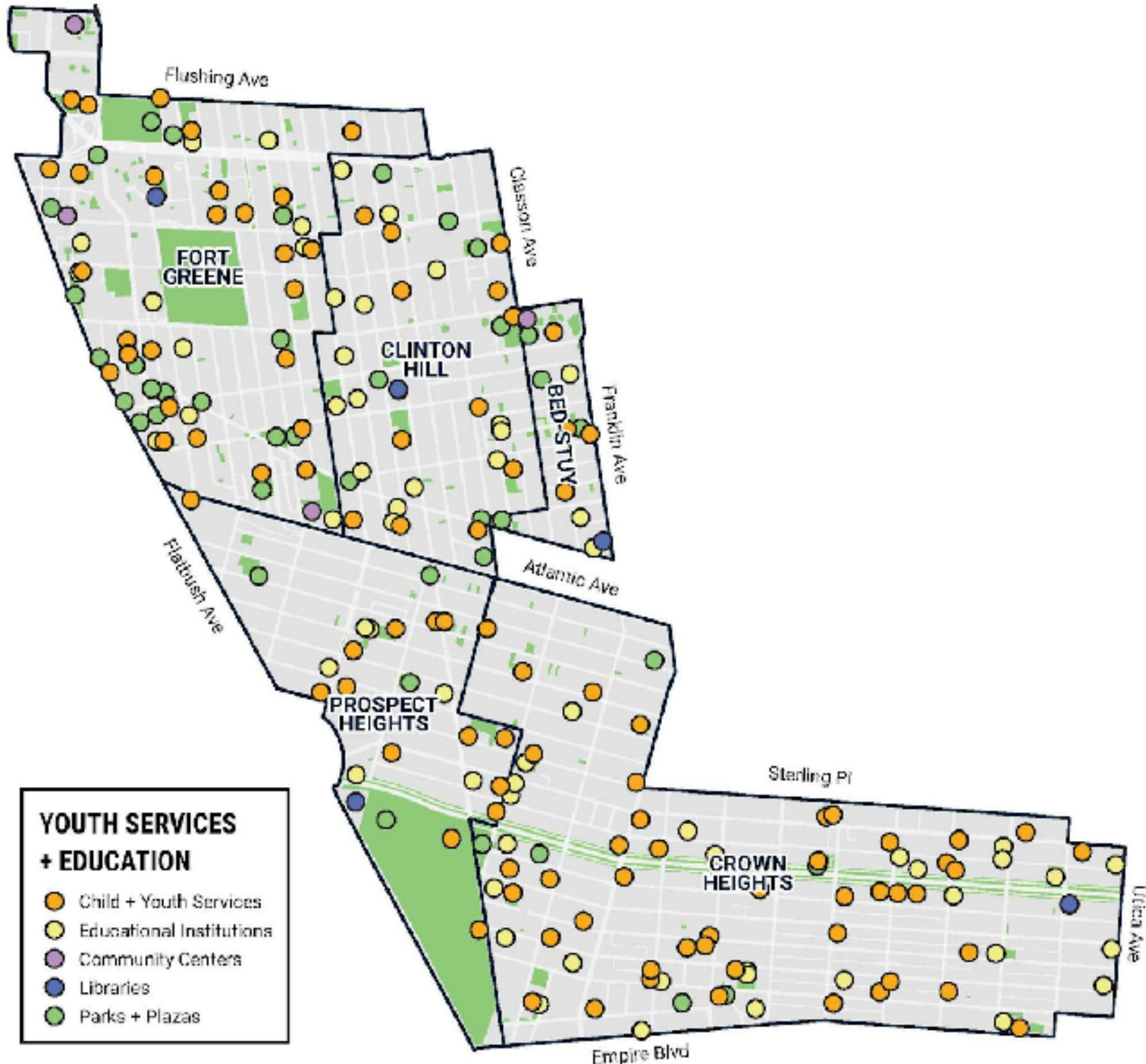
opportunity for expansion of space: north crown heights: park place and ny avenue, currently abandoned

parents are tired, what are ways to engage them in these meetings.

the work of faith based orgs is great but people dont want to be indoctrinated with their beliefs

children are not getting the right mentorship they need. literacy rates are low, flyers dont help. this doesnt reach the right audience and needs

# YOUTH + EDUCATION



## WHAT PATTERNS OR GAPS DO YOU NOTICE?

youth / economic development opportunities

bridging the gap between business owners and youth community organizations

Safe, fun options for youth entertainment-- arcades, etc.

children aren't going to libraries

engage the business owners that cares about the community

we need programs that engage youth under 14- syep provides opportunity for teenagers but where are they other avenues?

bring the island garden basketball event to brooklyn- fun activities attracts kids

it is very difficult to organize meetings that provide resources for children



## YOUTH + EDUCATION

### EMERGING RECOMMENDATIONS

- Prioritize community centers and intergenerational spaces for ground floor uses in new developments
  - More youth centers, programming, and spaces for recreation (sports, skateparks, etc) with extended, evening hours
- Support partnerships with schools and local businesses for youth career development opportunities (e.g. more funding for SYEP)
- Reintegrate green spaces at schools with the community (especially for after-hours fitness/wellness recreation + community gardens)

## DO THESE RESONATE WITH YOU?

Skate parks and youth centers will not be compatible with many residential developments, esp with late hours! Instead reserve more land for parks.

Many school buildings in central Brooklyn and community school D17 are deemed under capacity. use extra space for youth activities including after school activities.

## YOUTH + EDUCATION

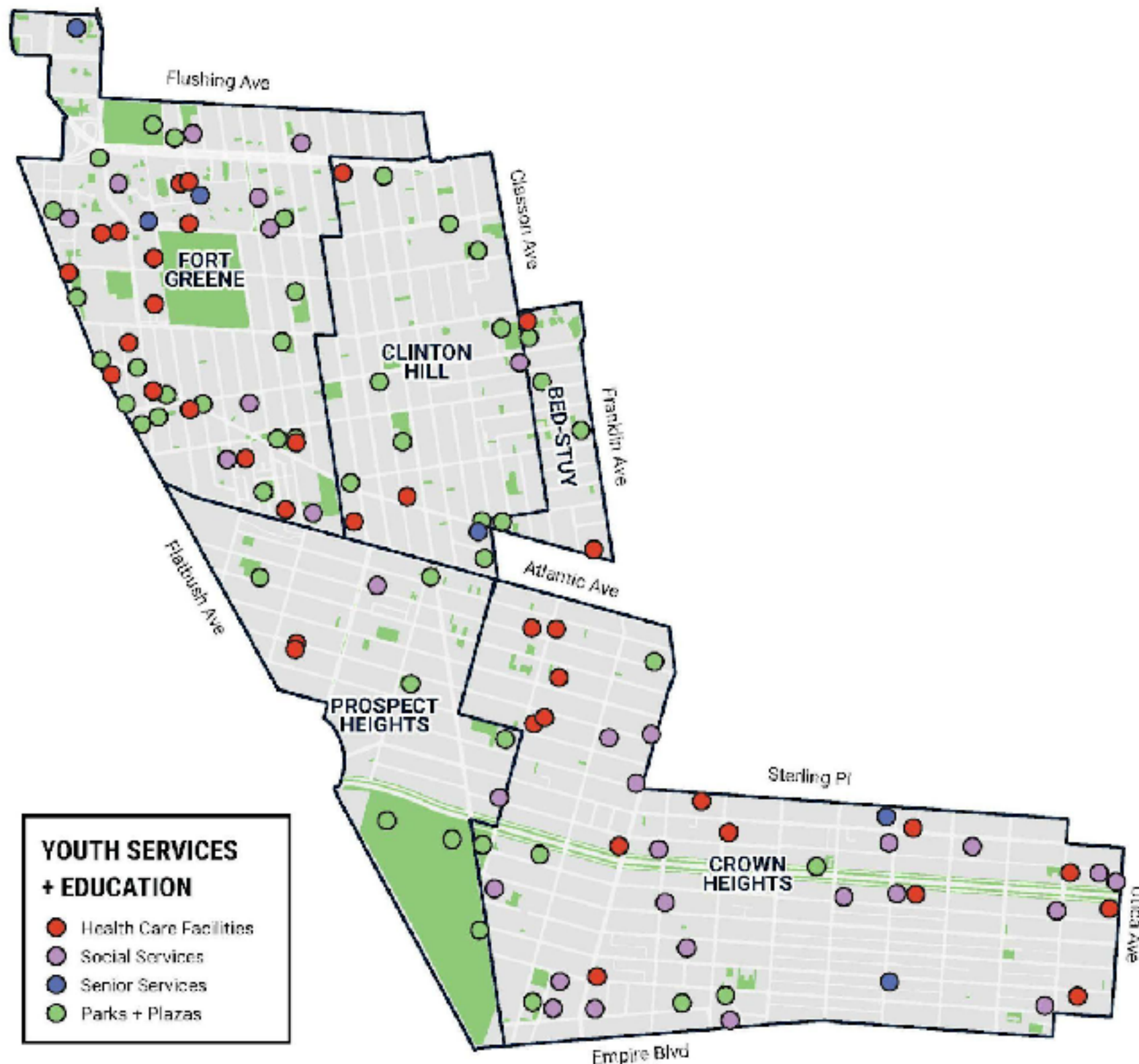
### EMERGING RECOMMENDATIONS

- Prioritize community centers and intergenerational spaces for ground floor uses in new developments
  - More youth centers, programming, and spaces for recreation (sports, skateparks, etc) with extended, evening hours
- Support partnerships with schools and local businesses for youth career development opportunities (e.g. more funding for SYEP)
- Reintegrate green spaces at schools with the community (especially for after-hours fitness/wellness recreation + community gardens)

## DO THESE RESONATE WITH YOU?



# HEALTH + OLDER ADULTS



## WHAT PATTERNS OR GAPS DO YOU NOTICE?

**Safety and Accessibility - Not many healthcare services in the area.**

**Not all seniors have access to a yard/open space**

**Need to consider needs of person with limited mobility. Access to safe drop-off/pick-up areas are necessary, especially those in close proximity to their homes**

**jazz concerts, dance sessions/classes, knitting, crocheting, catered to older-adults/exclusive older adults especially in close proximity to their homes**

**Open Streets poses some concerns about accessibility, emergency responses etc.**

**Limited Access to Health Care facilities, specifically in prospect heights**

**The District lacks meaningful resources and programming for Older Adults**

**use of public spaces are often focused on young children and abled-bodied persons; not reflected of the needs of older adults and those with limited mobility**

**Needs for direct access to ACCESS-A-RIDE and other ride-share for limited mobility persons who may live near or along an open street**

**Senior Center in Prospect Heights/Crown Heights is needed. Senior centers/Clubs that are in closer proximity to where older adults live**

**stand-alone Senior/Older Adult clubs that are not co-located with daycares**

**Chelsea Piers\*\* - Senior Accommodations?**

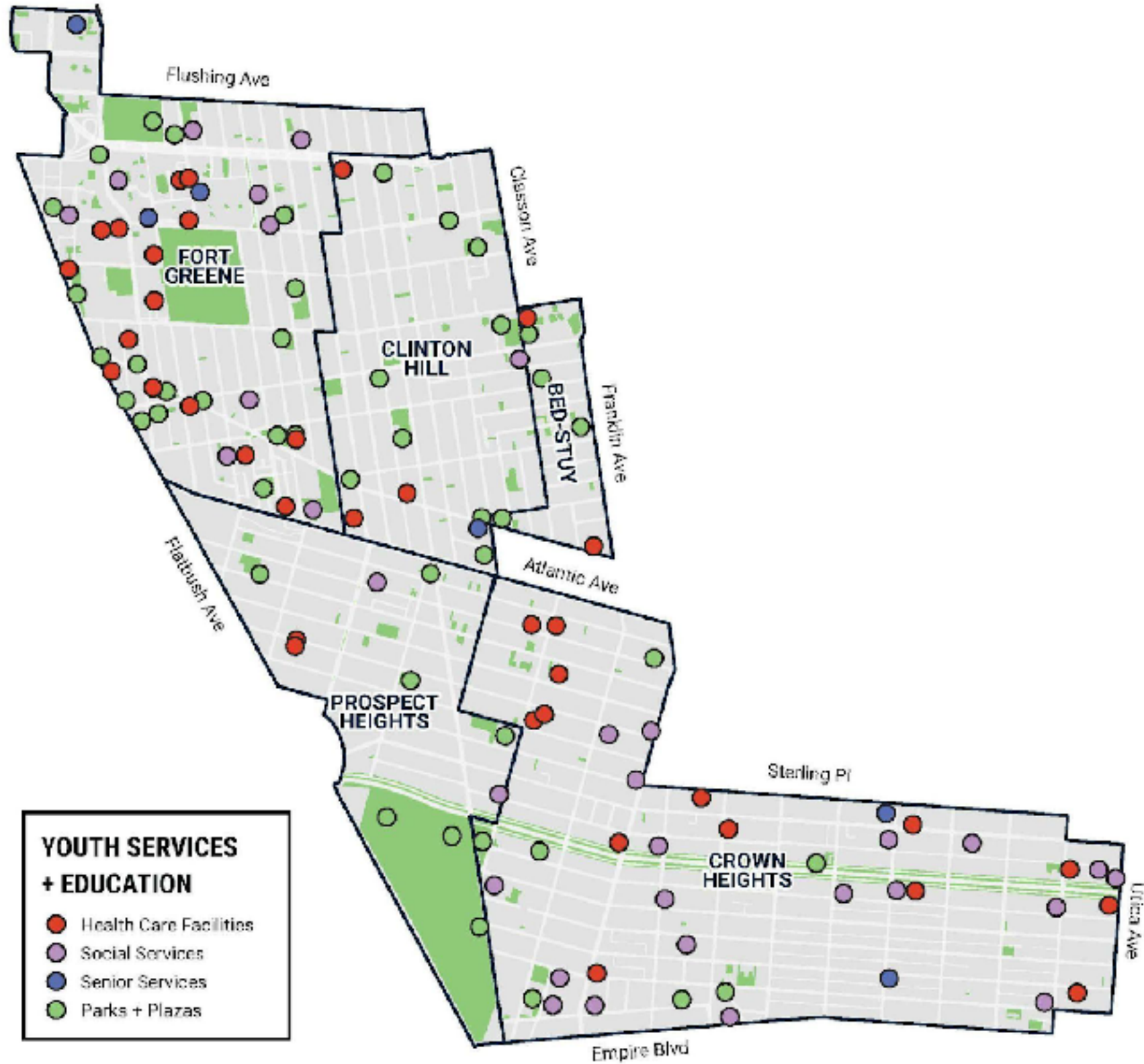
**B45/B69 bus system has been re-routed on weekends to accommodate Vanderbilt open-streets. Need better signage/information**

**Need for Senior-Specific Housing**

**Need for Senior-Specific Housing**

**need for benches at bus stops for older adults/limited mobility /persons with disabilities**

# HEALTH + OLDER ADULTS



## WHAT PATTERNS OR GAPS DO YOU NOTICE?



Not many nursing homes. Lack of health care providers in the area.

Many have to travel far for basic healthcare.

Single/ sole health care providers priced out, just like residents have



# HEALTH + OLDER ADULTS

## EMERGING RECOMMENDATIONS

- Improve the safety and accessibility of streetscapes (e.g. sidewalks, bus shelters)
- Prioritize affordable supermarkets for ground floor uses in new developments (supported by FRESH zoning density bonus + tax incentives)
- Increase transportation options for older adults (e.g. subsidized car shares) to improve access to medical appointments and supermarkets  
**Survey data: unreliable transportation is one of the greatest barriers elders face in staying in the neighborhood as they age**
- Require new developments to be designed with universal design principles with specific considerations for older adults' needs
- Create supportive housing for older adults with resources to age in place

## DO THESE RESONATE WITH YOU?

Access to pharmacies

Invest in social, emotional, and recreational clubs for older adults in the neighborhood.

Changes to streetscapes or any infrastructure must be made to consider the needs of older adults and those with limited mobility

Open Streets not operating at proper times. Affecting accessibility to church/ other businesses in the area.

## HEALTH + OLDER ADULTS

### EMERGING RECOMMENDATIONS

- Improve the safety and accessibility of streetscapes (e.g. sidewalks, bus shelters)
- Prioritize affordable supermarkets for ground floor uses in new developments (supported by FRESH zoning density bonus + tax incentives)
- Increase transportation options for older adults (e.g. subsidized car shares) to improve access to medical appointments and supermarkets  
**Survey data: unreliable transportation is one of the greatest barriers elders face in staying in the neighborhood as they age**
- Require new developments to be designed with universal design principles with specific considerations for older adults' needs
- Create supportive housing for older adults with resources to age in place

## DO THESE RESONATE WITH YOU?

Need more services directly in Prospect Heights/Fort Greene

Most senior services are located in Crown Heights

Recreation centers/businesses lack accessibility for those who are disabled.

There are very few benches at bus stops and around Prospect Heights.

Need better paved sidewalks.

We need more senior-assisted living to "Age in Place".

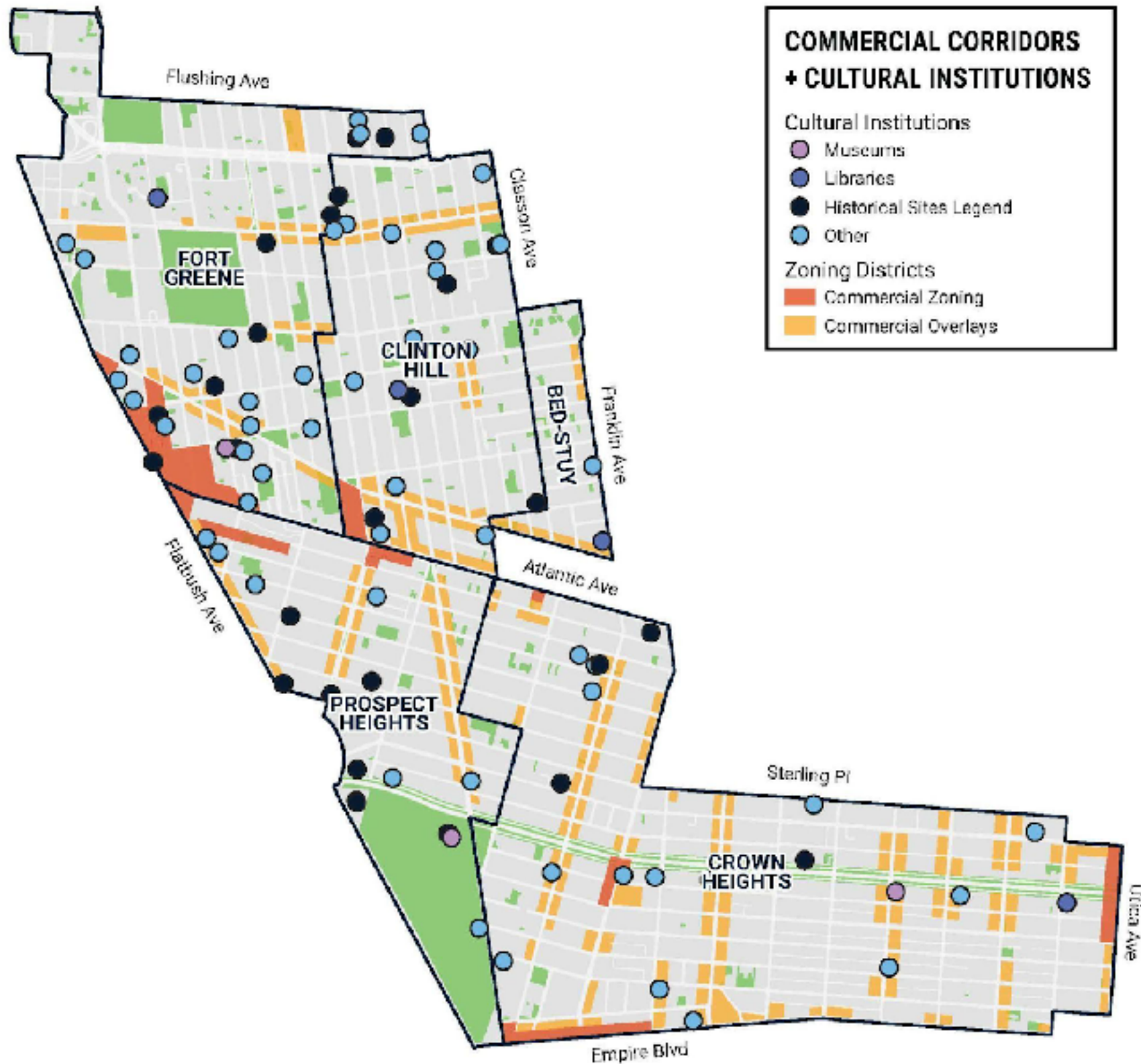
Setting minimums for apartments with universal design principles

Supportive housing that is intergenerational

create apartment swap program for seniors with upper floor apartments to exchange with younger people with ground floor apartments



# BUSINESS, ARTS + CULTURE



## WHAT PATTERNS OR GAPS DO YOU NOTICE?

Destination Retail and large format stores like Home Depot and Trader Joes on Empire Blvd, Vendor markets in commercial space on empire near Prospect Park and

Spice Factory building is cork lined and could be repurposed as a sound insulated performance space, for example for the pre carnival battle of the bands.

# BUSINESS, ARTS + CULTURE



## WHAT PATTERNS OR GAPS DO YOU NOTICE?



What is the "other" - there are a lot of "other" cultural institutions



# BUSINESS, ARTS + CULTURE

## EMERGING RECOMMENDATIONS

- Require new developments to create affordable, rent-stabilized spaces for small nonprofits with long lease terms so they can stay in the community long term (especially arts and culture organizations)
- Promote pathways for people to own their own businesses (entrepreneurship + worker-owned coops)
- Partner with nonprofit developers that own commercial spaces and connect with MWBE programs to fill vacant storefronts
- Partner with local organizations to create multi-use, community spaces and incubators that foster entrepreneurship and creativity for existing residents  
**Survey data: 200 respondents want more community centers**
- Provide more spaces for public events and art installations, with a more accessible permit process
- Amplify and incentivize manufacturing zoning's flexibility in terms of uses to preserve cultural spaces

## DO THESE RESONATE WITH YOU?

Need to reserve some space for industrial only uses - heavy manufacturing, utilities etc.

Work with CB's and city agencies to come up with coherent economic and workforce development strategy utilizing districts existing strengths and assets

## BUSINESS, ARTS + CULTURE

### EMERGING RECOMMENDATIONS

- Require new developments to create affordable, rent-stabilized spaces for small nonprofits with long lease terms so they can stay in the community long term (especially arts and culture organizations)
- Promote pathways for people to own their own businesses (entrepreneurship + worker-owned coops)
- Partner with nonprofit developers that own commercial spaces and connect with MWBE programs to fill vacant storefronts
- Partner with local organizations to create multi-use, community spaces and incubators that foster entrepreneurship and creativity for existing residents  
**Survey data: 200 respondents want more community centers**
- Provide more spaces for public events and art installations, with a more accessible permit process
- Amplify and incentivize manufacturing zoning's flexibility in terms of uses to preserve cultural spaces

## DO THESE RESONATE WITH YOU?

