

**DISTRICT 35**

OFFICE OF COUNCIL MEMBER  
**CRYSTAL HUDSON**

# Planning Together For Our Future

**LIKE PARTICIPATORY BUDGETING, BUT FOR LAND USE**

HESTER ST

# Agenda

1. Welcome + project update  
20 MIN
2. Round robin break out groups  
60 MIN
3. Reconvene, next steps, Q&A  
UP TO 40 MIN



# Meeting norms

1. Stay on mute when not speaking for the best listening experience for all
2. Use the chat for questions and comments
3. Use 'Reactions' button to raise your hand
4. Wait to be called on so we can hear everyone's input
5. Share your local, relevant knowledge and experience



DISTRICT 35

# PROJECT UPDATE

PUBLIC MEETING #3

# What are our goals?



Understand **community needs and priorities** on a variety of issues (housing, open space, education, transportation, food access etc.)



Develop a District-wide **vision for land use** that integrates community priorities with a data-driven analysis of the district's needs



Create a **new blueprint** for how land use decisions are made at the local level that empowers and engages community members

# How will the land use vision work?

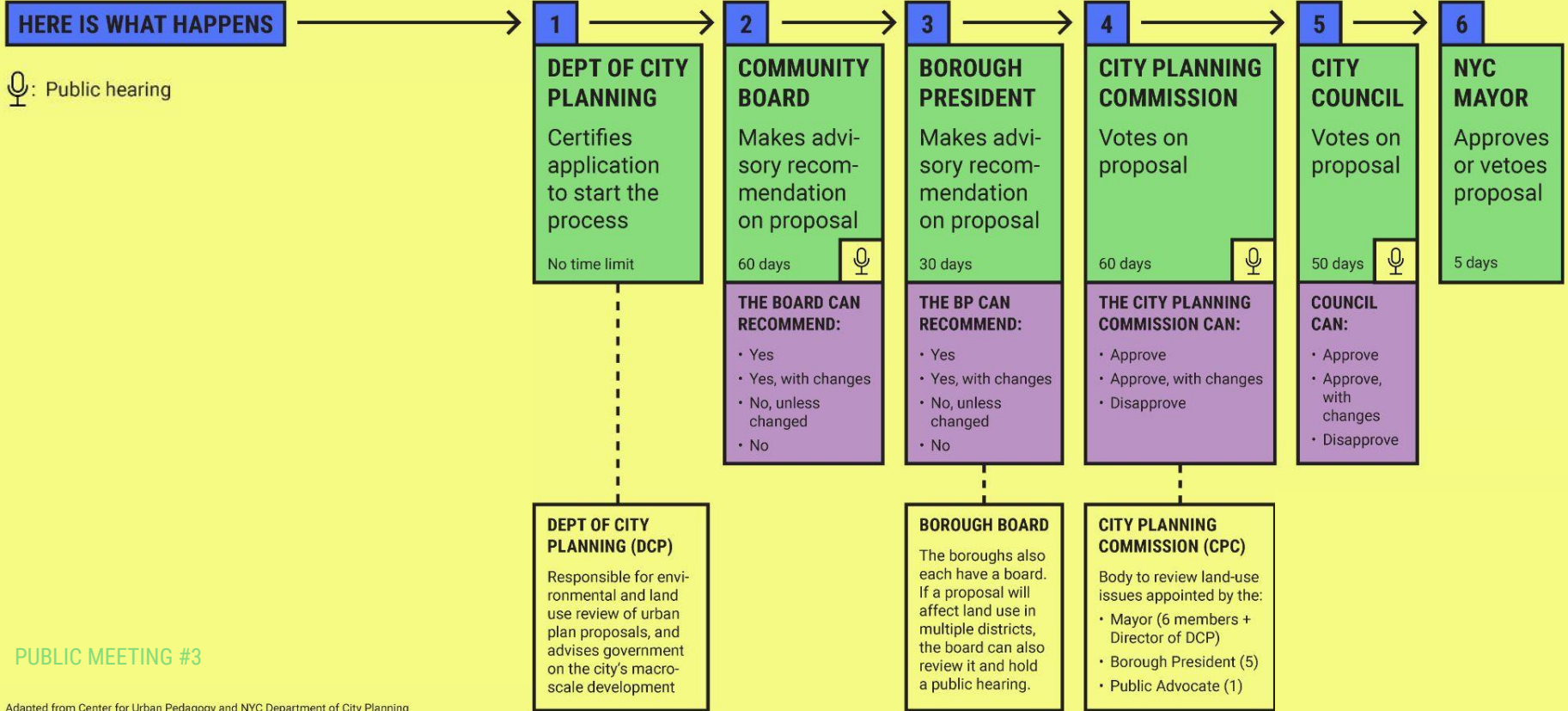
Our work will result in a **community-driven land use vision and prioritization framework** for District 35. This framework will serve multiple purposes. It can be:

1. Used by developers or other entities to inform what types of development they should propose in the district;
2. A checklist to ensure that a base level of community needs are integrated into any new development that is proposed in the district;
3. An accountability mechanism for community members to ensure that their needs and priorities are considered in the early phases of project development.

This process is the first of its kind and may serve as a pilot for other Council Districts.

# How does ULURP work?

Leverage



PUBLIC MEETING #3

# Where does this process apply?

**All of District 35** – specifically any project coming through ULURP in the future

Separate from parallel outreach and planning process for an upcoming rezoning of a portion of Atlantic Avenue (AAMUP)





# When will the process take place?

	FEB	MAR	APR	MAY	JUN	JUL	AUG ->
Advisory Committee Meetings							
Public Meetings							
Focus Groups							
Survey + Social Media							
Informal Engagements							
Land Use Vision + Prioritization Framework							
Additional Outreach							

DISTRICT 35

# ENGAGEMENT PROGRESS

PUBLIC MEETING #3

# Engagement Types



Public meetings



Focus groups



Surveys

## DISTRICT 35

# 1st Public Meeting

### DISTRICT 35

OFFICE OF COUNCIL MEMBER  
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## 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

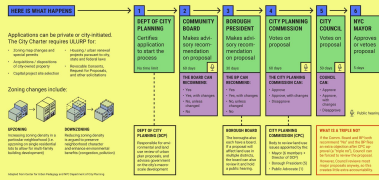
Shareback + close out

HESTER ST

### What is ULURP?

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

The Uniform Land Use Review Procedure (ULURP) is a standardized procedure whereby applications affecting the land use of the city would be publicly reviewed.



### 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?



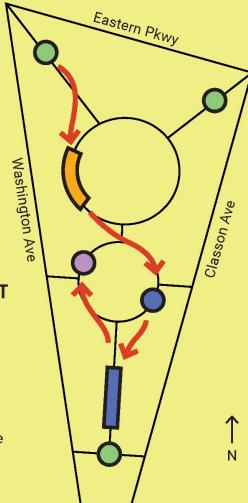
# 2nd Public Meeting

## Planning Together For Our Future

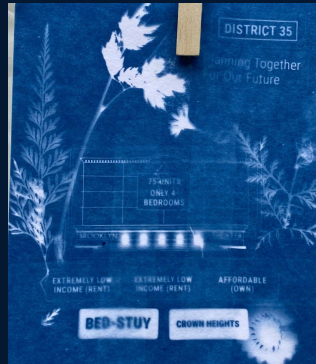
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→ Workshop path

- 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

- **1000+ responses** since March 21 launch
- Available in **5 languages**
  - English
  - Chinese (simplified)
  - Haitian Creole
  - Spanish
  - Yiddish
- Available at [bit.ly/d35survey](https://bit.ly/d35survey)

Are you a resident of District 35? \*

- Yes  
 No

What is your housing status in the District? \*

- I'm a renter in the district  
 I'm a public housing resident in the district  
 I live in the district and am unhoused/shelter resident  
 I'm a homeowner in the district

What neighborhood do you live in? \*

Crown Heights ▾

What is your current residence in District 35?

Street Address

Postal / Zip Code

This data will remain anonymous, and will help us assess the diverse needs across the district.

How many years have you lived in District 35? \*

25

Next

# Community Inputs

Data analysis + mapping  
Public workshops 1 + 2  
Focus groups  
Advisory Committee

Data analysis + mapping  
Public workshop 3  
Survey responses  
Advisory Committee

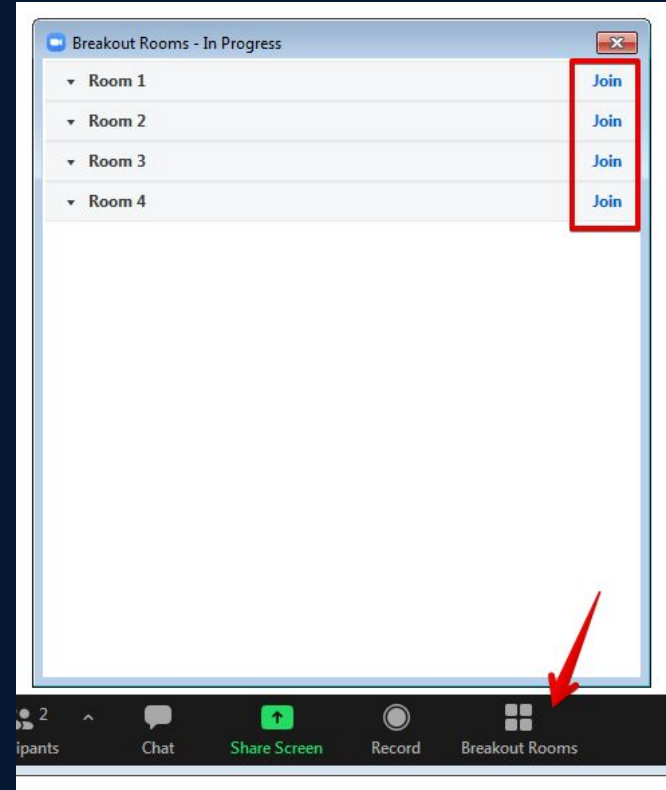




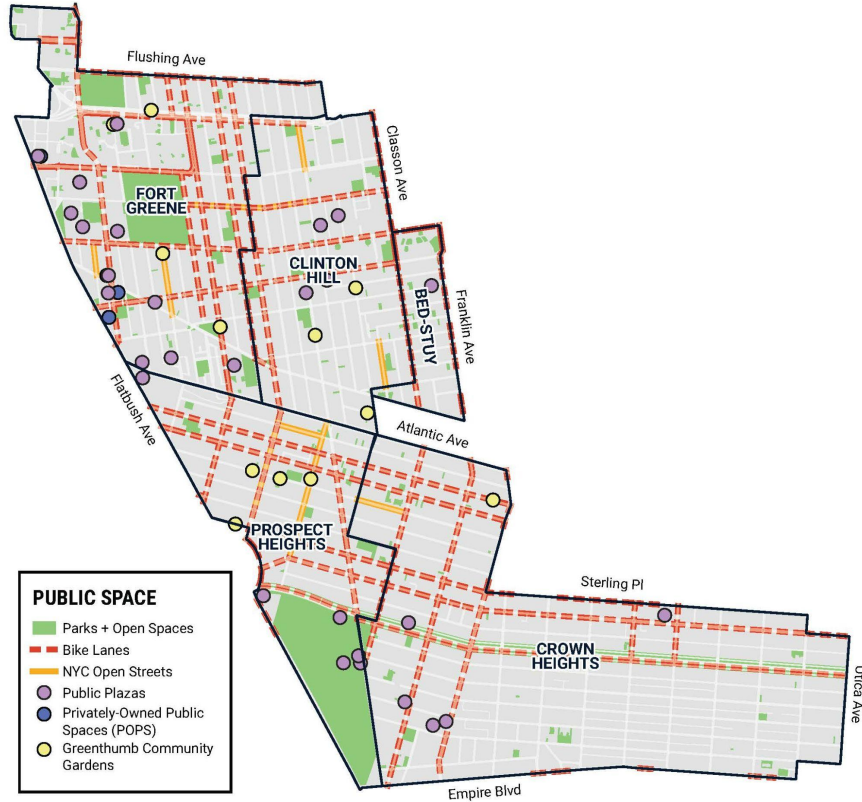
# Breakout Groups

60 minutes to visit breakout groups on **3 out of the 5 topics** of your choice:

1. Public Space + Infrastructure  
Slides 1-4
2. Housing  
Slides 5-8
3. Youth + Education  
Slides 9-12
4. Health + Older Adults  
Slides 13-16
5. Business, Arts + Culture  
Slides 17-20



# PUBLIC SPACE + INFRASTRUCTURE



WHAT PATTERNS OR GAPS DO YOU NOTICE?

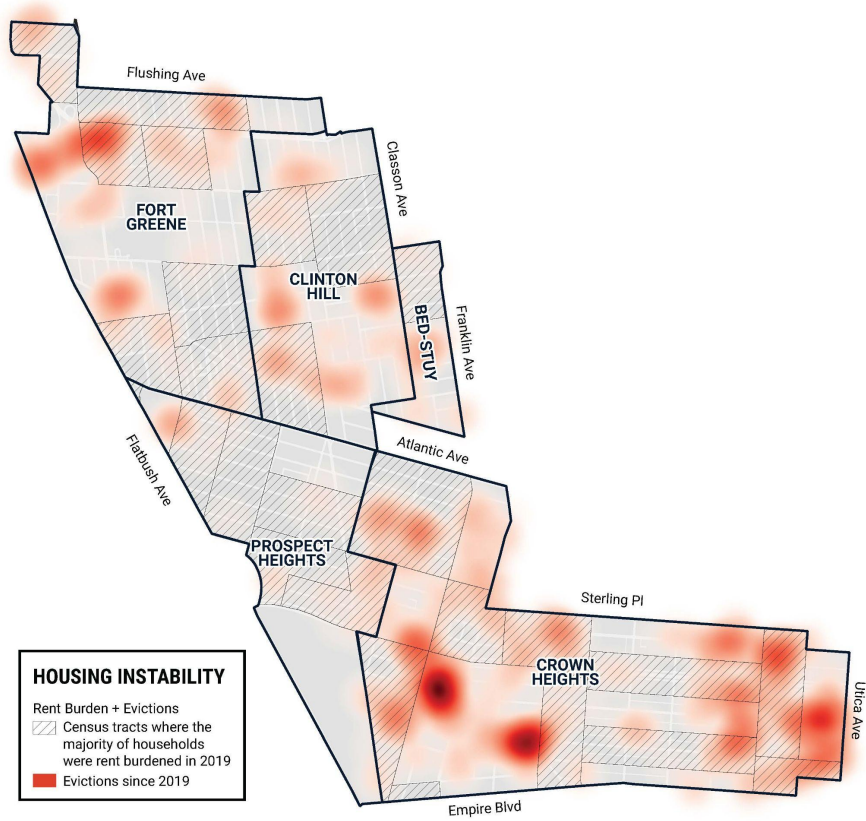
# PUBLIC SPACE + INFRASTRUCTURE

## 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?

# HOUSING



WHAT PATTERNS OR GAPS DO YOU NOTICE?

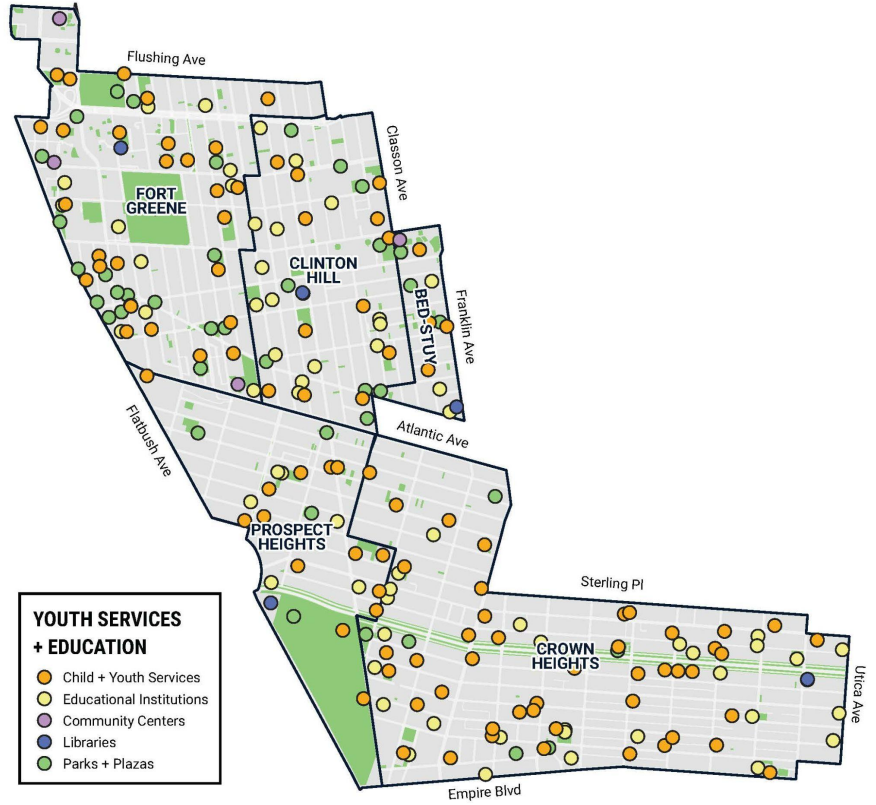
# HOUSING

## 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?

# YOUTH + EDUCATION



WHAT PATTERNS OR GAPS DO YOU NOTICE?

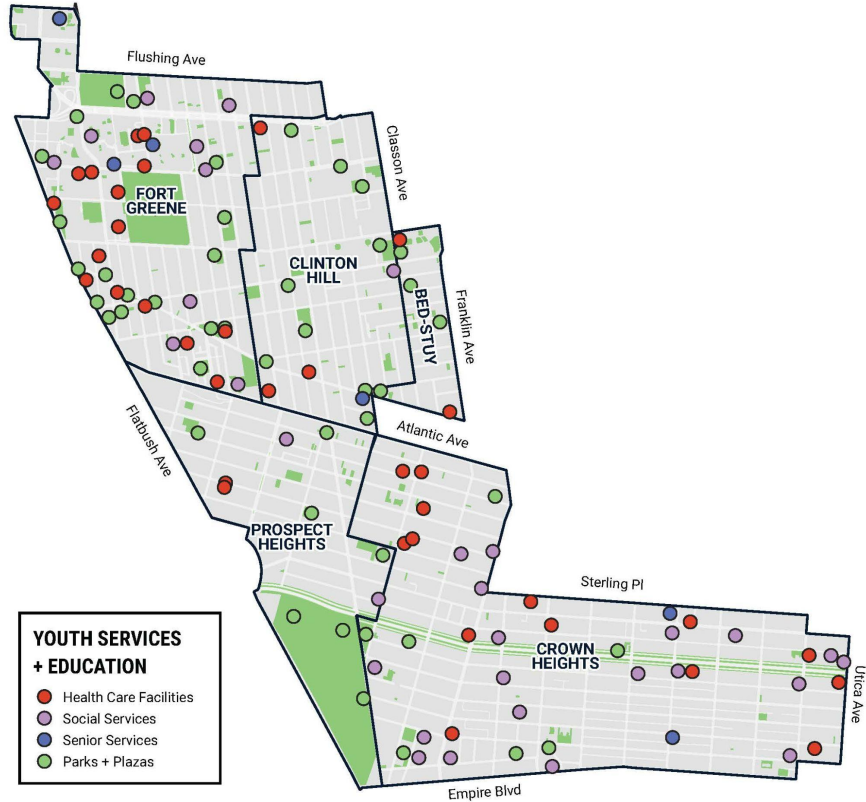
## YOUTH + EDUCATION

### 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?



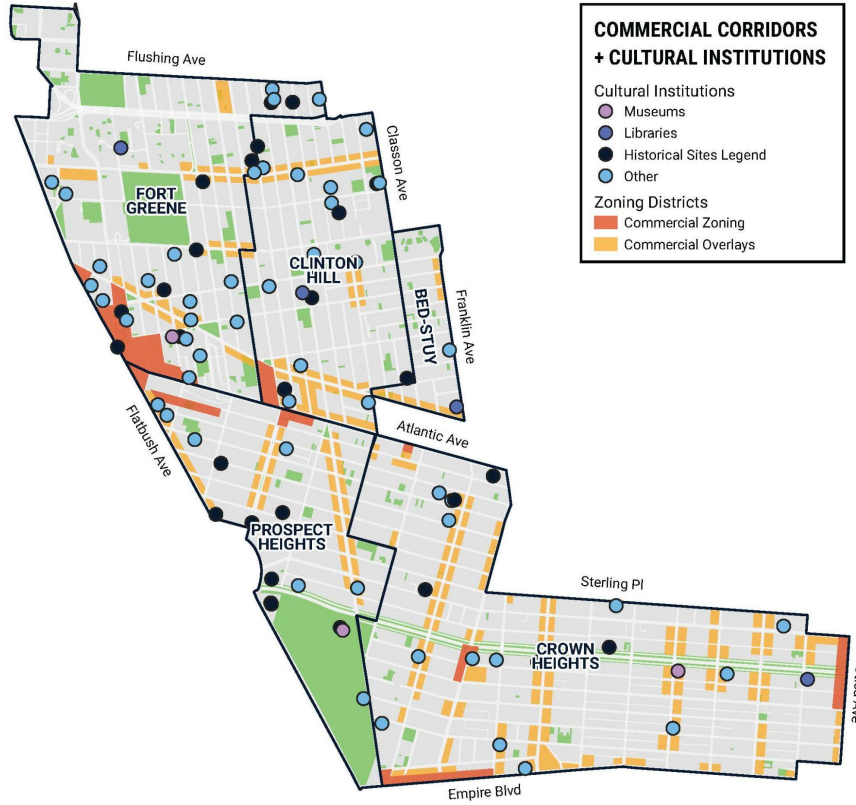
## HEALTH + OLDER ADULTS

### 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?

# BUSINESS, ARTS + CULTURE



WHAT PATTERNS OR GAPS DO YOU NOTICE?

## 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?

# Reconvene

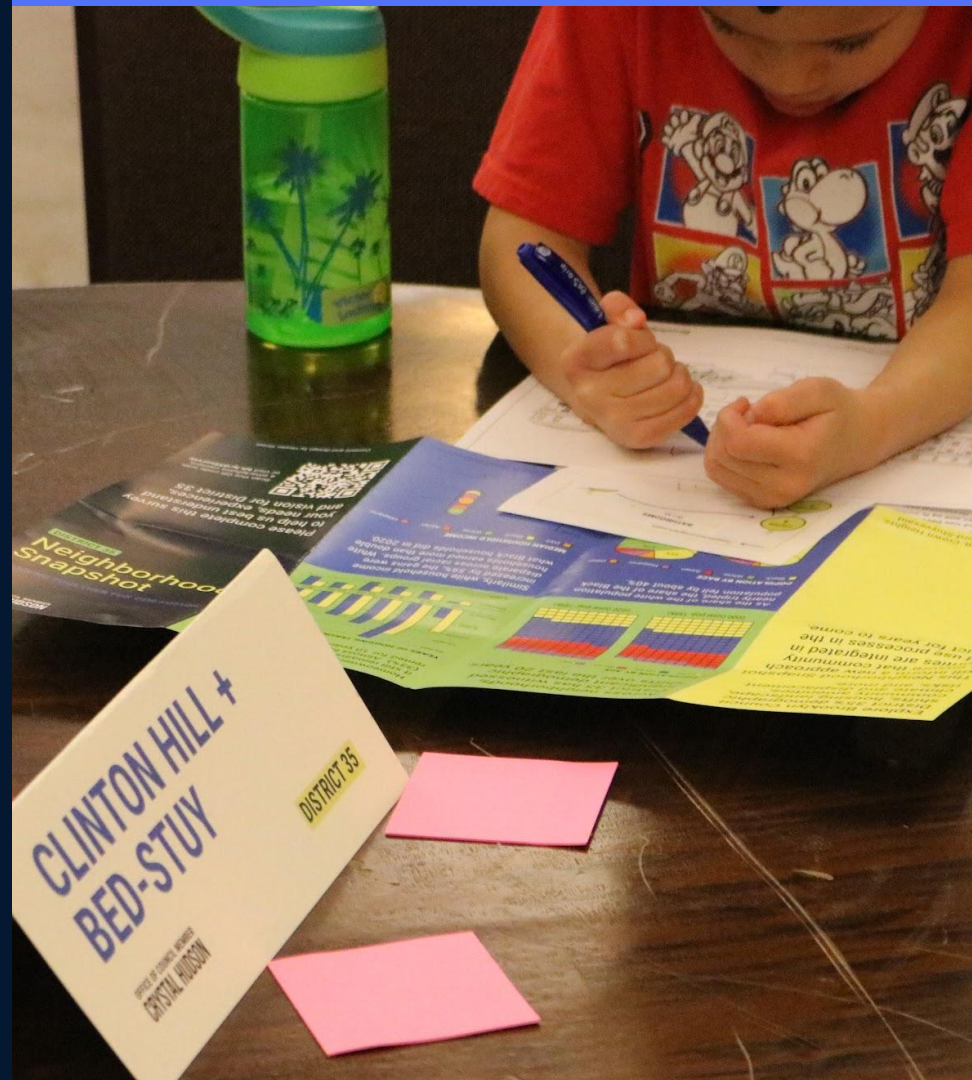
Enter in the chat:

What is one thing you're excited to see in your neighborhood based on the breakout group conversations?



# Take Action

1. **Take the survey tonight** if you haven't yet: [bit.ly/d35survey](https://bit.ly/d35survey)
2. **Commit to share the survey** with 5 others District 35 residents tonight and tomorrow
3. **Sign up to Council Member's email newsletter** for future project updates
  1. Go to [council.nyc.gov/district-35/](https://council.nyc.gov/district-35/)
  2. Click "Sign Up To Receive Emails"



# Q&A

DISTRICT 35

**THANK YOU!**

PUBLIC MEETING #3