

TOWN HALL MEETING

New York City Economic Development Corporation

# Bush Terminal – Pier 6 Sunset Park, Brooklyn, NY

JUNE 6, 2024

# Table of Contents

1. Project Introduction
2. Site Overview
3. Community Engagement
4. Design Goals & Inspiration
5. Schematic Design
6. Design Elements
  - a) Entry Plaza
  - b) Tide Pool
  - c) Lawns
  - d) Woodland & Boardwalk
  - e) Material Approach
  - f) Planting Approach
7. Feedback & Next Steps

# INTRODUCTION



# Who is the Project Team?



The **New York City Economic Development Corporation (NYCEDC)** is leading the Bush Terminal – Pier 6 project alongside an interdisciplinary team of experts.

Led by the Dutch engineering firm, **Arcadis**, the project team includes **Matrix New World**, **SCAPE Landscape Architecture**, **Sam Schwartz Engineering** for engineering & design, **Johnson & Asberry** for community outreach, and **JK Muir** for sustainability.



# What is the Pier 6 Project?

Pier 6 is a 5-acre filled pier adjacent to the in-construction Bush Terminal Campus. The pier is not publicly accessible due to its current condition.

NYCEDC plans to stabilize and redesign Pier 6 to serve as a public open space for Sunset Park residents, visitors, and MiNY Campus workers.

There is approximately \$25 million available for the project.





# Why?

*A site with a rich and active industrial history, the Pier 6 project is an opportunity to provide new waterfront public open space for the neighborhood.*



# Why Now?

**Bush Terminal campus will begin operations this year**

**The pier will be stabilized to create a safe environment allowing accessible open spaces to the public**



# Considerations

~ \$25M Budget

shared between...

Stabilization



Public Realm



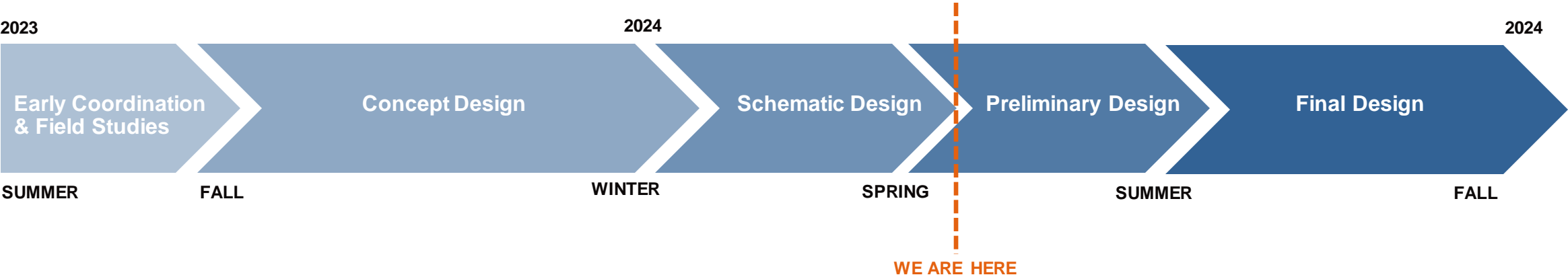
Existing Conditions

- Native and non-native vegetation supports extensive bird habitat.
- 709 trees with a diameter at breast height (DBH) greater than 1.2 inches.
- 54% of the trees on the pier are non-native species.
- High ground is located along the center of the seaward end.

Preserving Existing Ecologies



# Project Schedule



## WHAT WE ARE DOING



# SITE OVERVIEW



# Land That Was Once Mudflats



MUDFLATS ARE IMPORTANT  
HABITATS FOR BIRDS AND FISH

1779



# Early Settlement

*Brooklyn was once home to the Canarsee and Marechkawieck of the Lenape. "Lenapehoking" is the Lenape name for their homeland, spanning from Western Connecticut to Eastern Pennsylvania, and the Hudson Valley to Delaware. The Lenape settled no later than 1,000 years ago and likely much earlier.*



**LENAPE MEN PREPARING  
SOIL FOR CULTIVATION**

**Prior to Forcible Removal in 1600s**



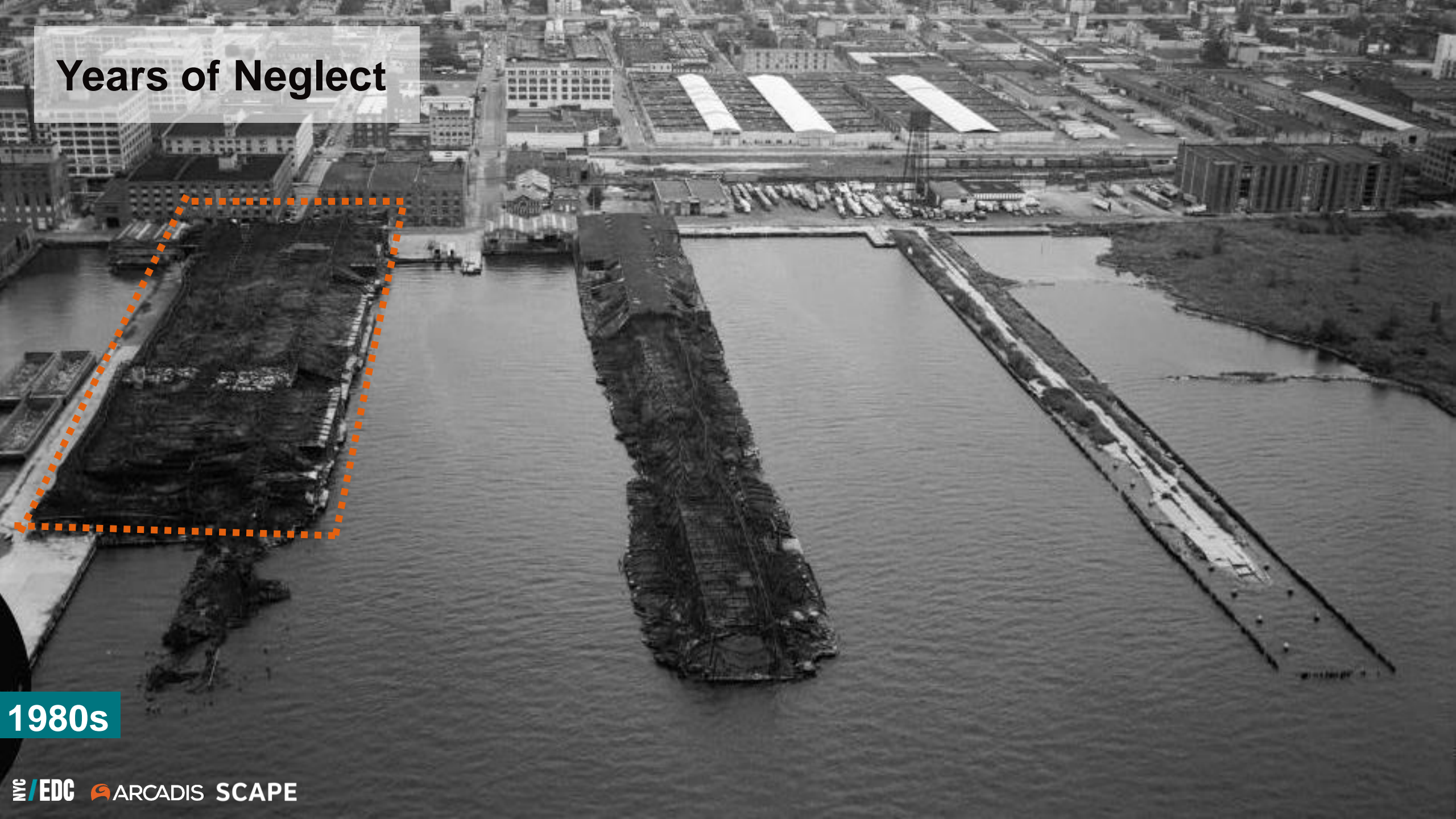
# An Industrial Hub

1903





# Years of Neglect



1980s



# Emergent Ecosystems: Self-Seeded Vegetation

Current Condition



# Industrial Remnants



Summer 2023



# Expansive Views of NY Harbor & City

A photograph showing a view of the New York City skyline across a body of water. In the foreground, there is a chain-link fence and some greenery, including trees and bushes. The skyline is visible in the distance, with several tall buildings. The sky is blue with some clouds.

Current Condition



# New Campus & Public Space

Bush Terminal Campus



Pier 6

Opening this Year!



# A Newly Connected Waterfront



0 100 200 FT N



# A Vibrant Waterfront

Industry City

Bush Terminal Campus

Bush Terminal South Campus

Bush Terminal Piers Park

Brooklyn Army Terminal and Ferry

Pier 6 Project

South Brooklyn Marine Terminal, and Equinor Wind Project

Billion Oyster Project Reef

Waterfront Bike Path



# Diverse Users-

BUSH TERMINAL TENANTS AND VISITORS



ADJACENT INDUSTRY AND BUSINESS WORKERS



INDUSTRY CITY VISITORS



SUNSET PARK RESIDENTS



NEARBY SCHOOL CLASSES



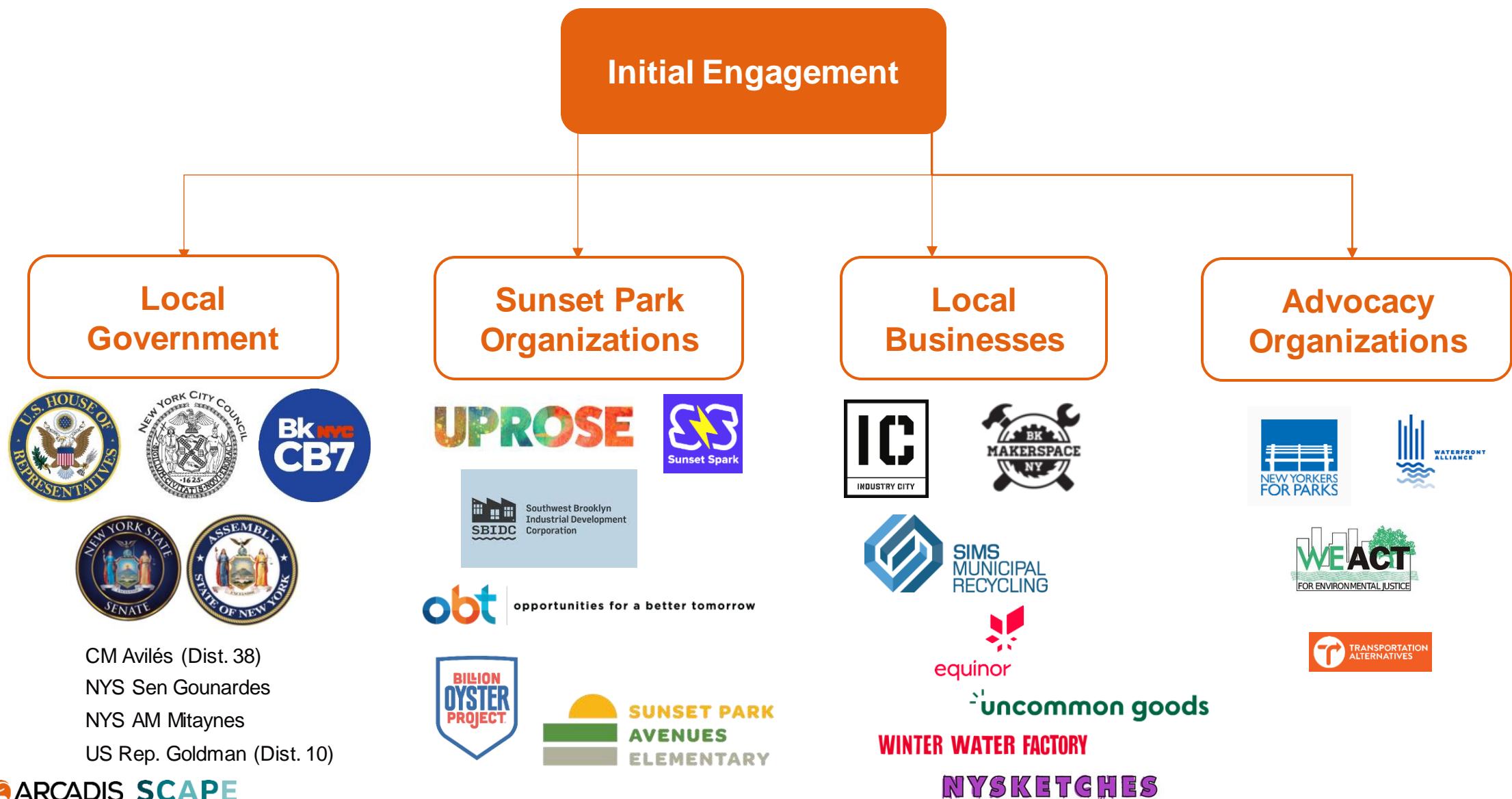
MINI EVENT ATTENDEES



# COMMUNITY ENGAGEMENT



# We've been engaging with local stakeholders throughout the design process.





# Concept Design Alternatives

SHARED AT FEBRUARY 2024 TOWN HALL MEETING

SHARED AT TOWN  
HALL ON FEBRUARY  
12, 2024 AT SUNSET  
PARK HIGH SCHOOL

INDUSTRIAL FOREST



COBBLE CORRIDOR



COMMUNITY COVE

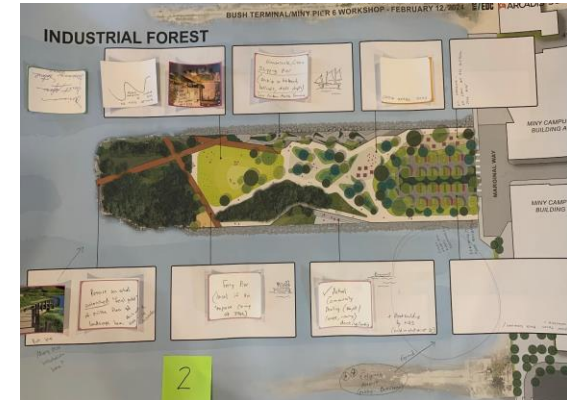
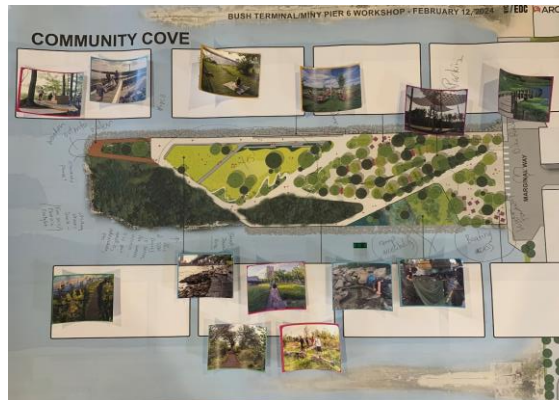




# The feedback received during the first town hall helped shape the initial concepts into a proposed design.

## Key Takeaways: Town Hall #1 (February 2024)

- Maintain natural/wild/tree grove spaces
- No cars or parking on pier
- Open spaces for vendors, markets, community-serving programming
- Educational uses for the surrounding schools
- Water and non-motorized recreational boating access
- Lawn space for flexible gatherings
- Provide a durable and maintainable pier



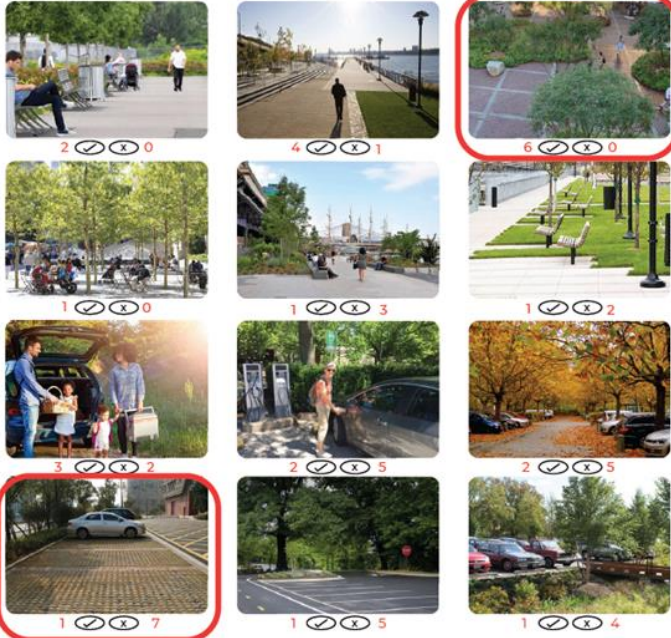


# Town Hall Worksheets

## ARRIVE

What do you want to do as you arrive to Pier 6?

How should the pier entrance look and feel?



What are we missing?

- Shade is needed
- Parking should be added for accessibility needs only
- How will these updates affect local property taxes?
- Natural seating to reduce maintenance
- Reuse materials already on site
- Maritime based freight
- Ways to connect to the maritime highway and industry on the waterfront
- Barge tie-up
- EV chargers and bike racks
- Benches on arrival
- Maritime arrival
- Sustainable sail freight
- A ferry is needed between Red Hook and BART
- Canoe, kayak, or rowboat arrival

## MOVE

How would you like to move around the pier?

How should paths look and feel?



What are we missing?

- More boats and public water access.
- Small paths that are helpful to kids' learning
- Movement on water along the pier's edge
- Canoe, kayak, or rowboat around the exterior of the peninsula
- Space for businesses to load and unload barge goods
- Walker, wheelchair, stroller accessibility
- Bike racks, boating opportunities, and areas for dogs

## GATHER

What do you want to do at Pier 6?

What size and types of spaces do you like most?

How should spaces look and feel?

What events would you like the pier to support?



What are we missing?

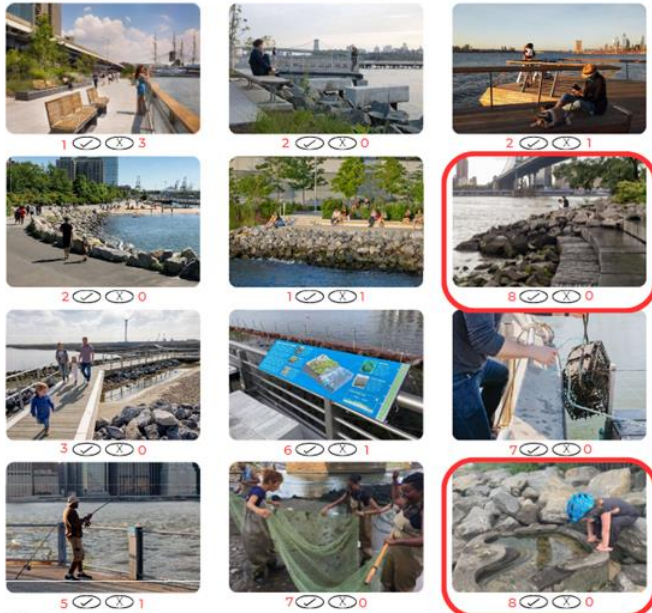
- Swings for adults
- Less concrete
- A lawn for movies or music
- Forest square
- Farming or community garden
- Recreational boating
- Picnic area
- Green market
- Gazebo or pavilion to protect from rain and provide a landmark
- Area to gather that steps down into the water
- A covered gathering place, gazebo or pavilion
- Waterfront access
- Movie night in the park



# Town Hall Worksheets

## WATER

How do you want to experience the harbor?  
What do you want to do at the waterfront?  
What edge conditions do you prefer?  
Do you want the pier to support educational events?



### What are we missing?

- Kayak and small boat access
- This is the most protected area for small boats or educational spaces in the city
- Docking for sustainable human shipping
- Boat building site
- Eelgrass reserve habitat (building on what is currently in the Pier 5 area)
- Community boating
- Edge conditions suitable to boats
- Artificial tide pool
- Highlighting marine life
- Dog beach
- Wade into the water

## NATURE

What fauna and flora have you observed near to Pier 6?  
What types of habitats would you like to prioritize?  
How do you want to experience nature?



### What are we missing?

- Raised boardwalk for cooling effect
- Native plants
- Create a zone to experiment with climate-forward trees
- Leave a chunk of the pier completely untouched - unlike the Highline
- Eelgrass reserve needed

## REFLECT

How should the pier adapt to rising temperatures?  
How should the pier adapt to/accommodate increasing flooding?  
Which approaches to material reuse do you prefer?



### What are we missing?

- Materials should be shipped sustainably
- There should be an elevated walkway or boardwalk

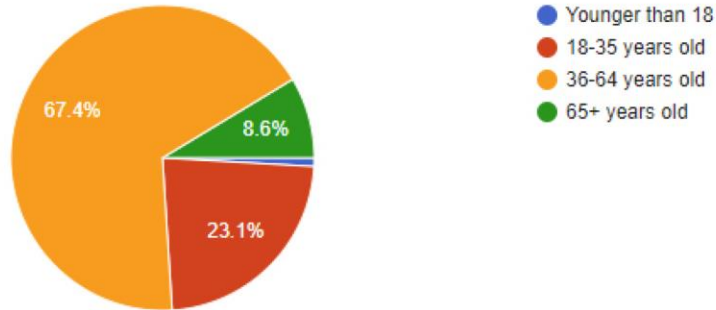


# Survey responses collected prior to the Town Hall also helped shape the design.

## Responder profiles:

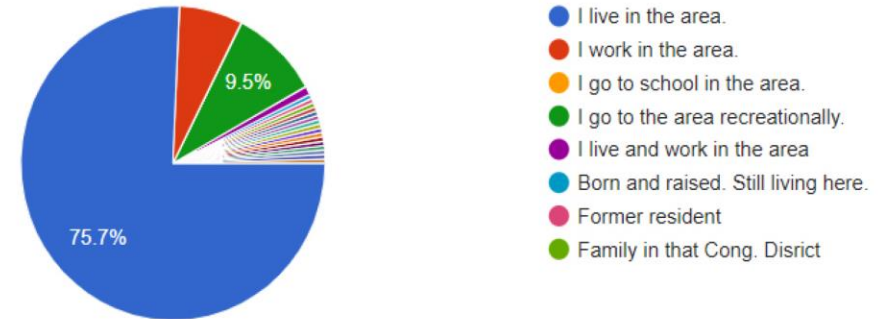
What is your age?

221 responses



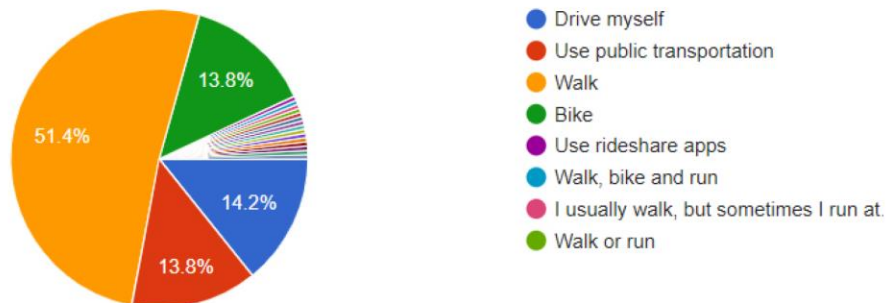
What is your affiliation with Sunset Park, Brooklyn?

222 responses



When visiting recreational spaces in the area, I usually:

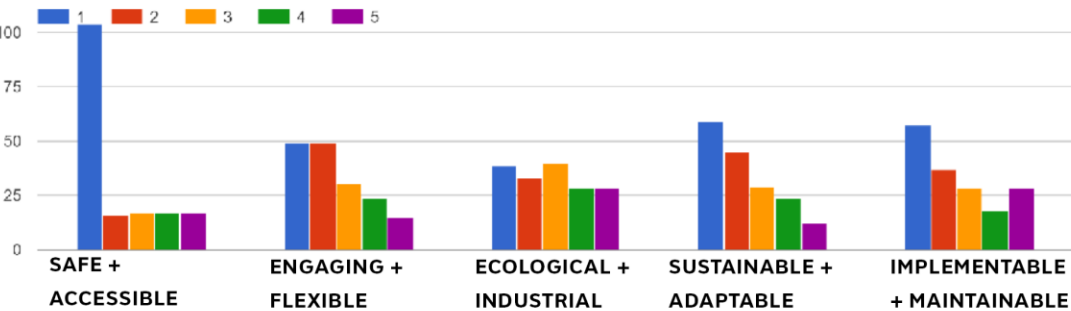
218 responses



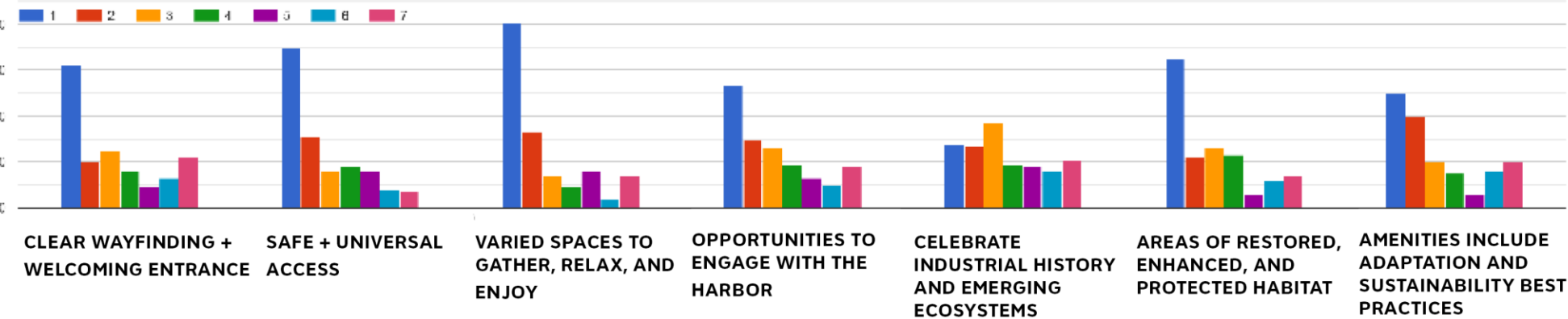


# Survey responses collected prior to the Town Hall also helped shape the design.

PROJECT GOALS - ASSIGN VALUES TO EACH GOAL WITH 1 BEING MOST PRIORITIZED, 5 BEING LEAST PRIORITIZED:



AMENITIES - ASSIGN VALUES TO THE LIST OF AMENITIES BELOW WITH 1 BEING MOST PRIORITIZED, 5 BEING LEAST PRIORITIZED:





# DESIGN GOALS AND INSPIRATION



# The design and program are guided by key principles.

## DESIGN GOALS

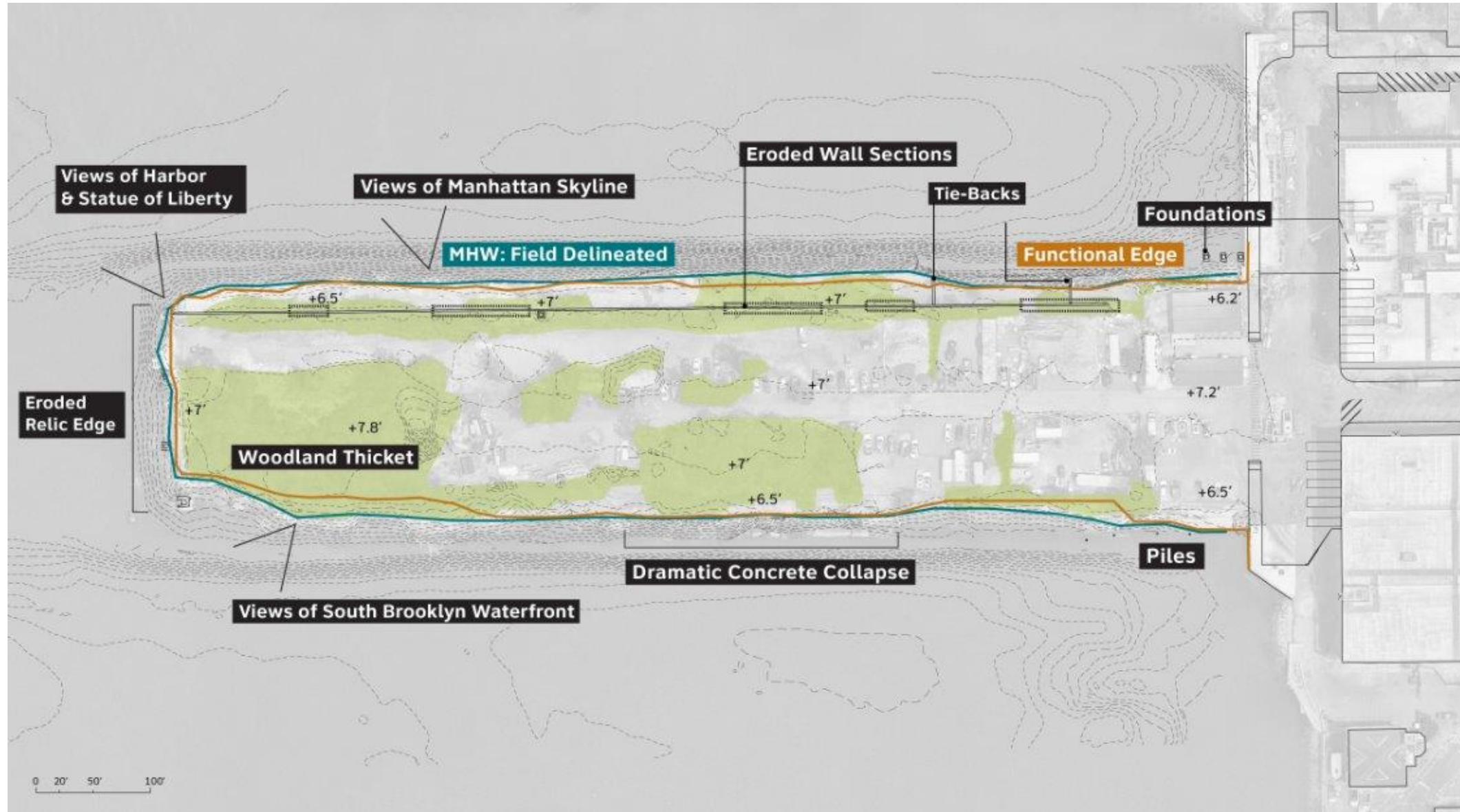
- **Safe & Accessible**  
Provide a safe and accessible waterfront public space.
- **Engaging & Flexible**  
Design engaging and flexible spaces for all and connect people with the harbor.
- **Ecological & Industrial**  
Celebrate the pier's rich industrial and ecological history and engage with current harbor ecosystems and industrial activity.
- **Sustainable & Adaptable**  
Design a place that is sustainable and adaptable to a changing environment.
- **Implementable & Maintainable**  
Implement the design goals cost-effectively and open a low-maintenance, redesigned pier in 2026.

## PROGRAM

- **Multi-use, flexible gathering spaces**  
Lawn, plazas, seating
- **Paths & Boardwalk**
- **Water viewing/interaction**
- **Natural Planted Areas**
- **Accessible Parking for Bush Terminal**  
Limited spaces for accessibility

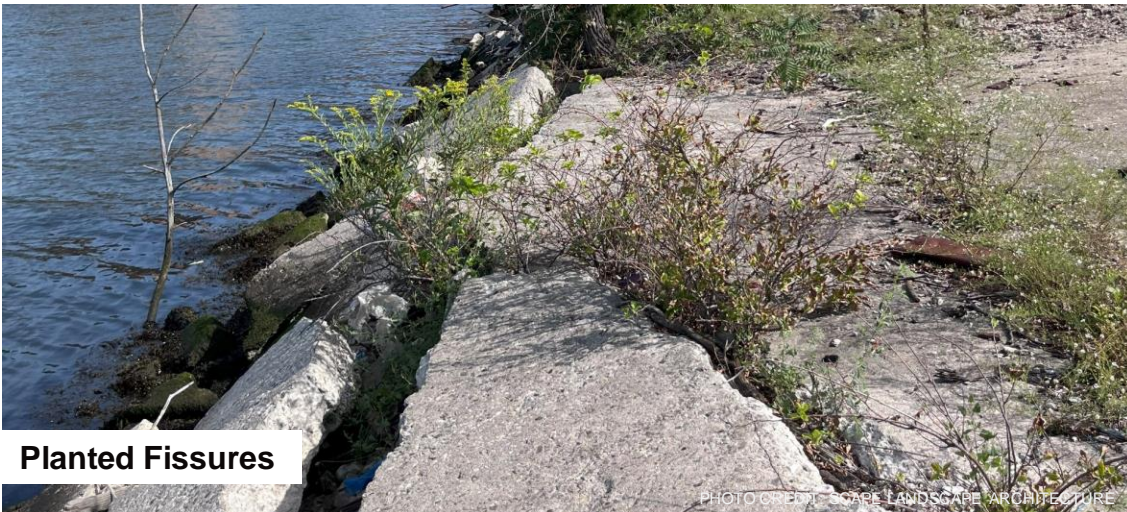


The existing site conditions present both constraints and opportunities.





# The existing site conditions provide inspiration for the proposed design.

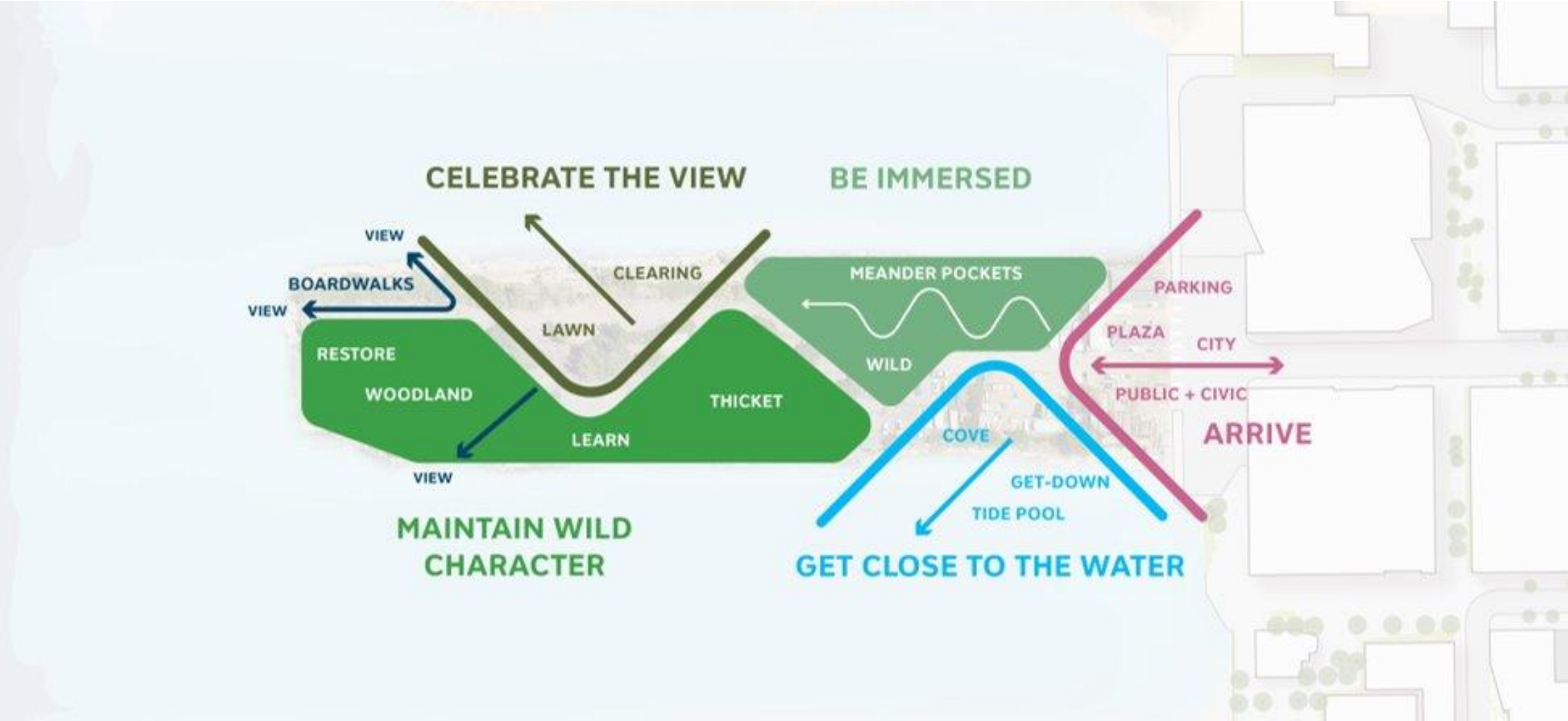




# SCHEMATIC DESIGN

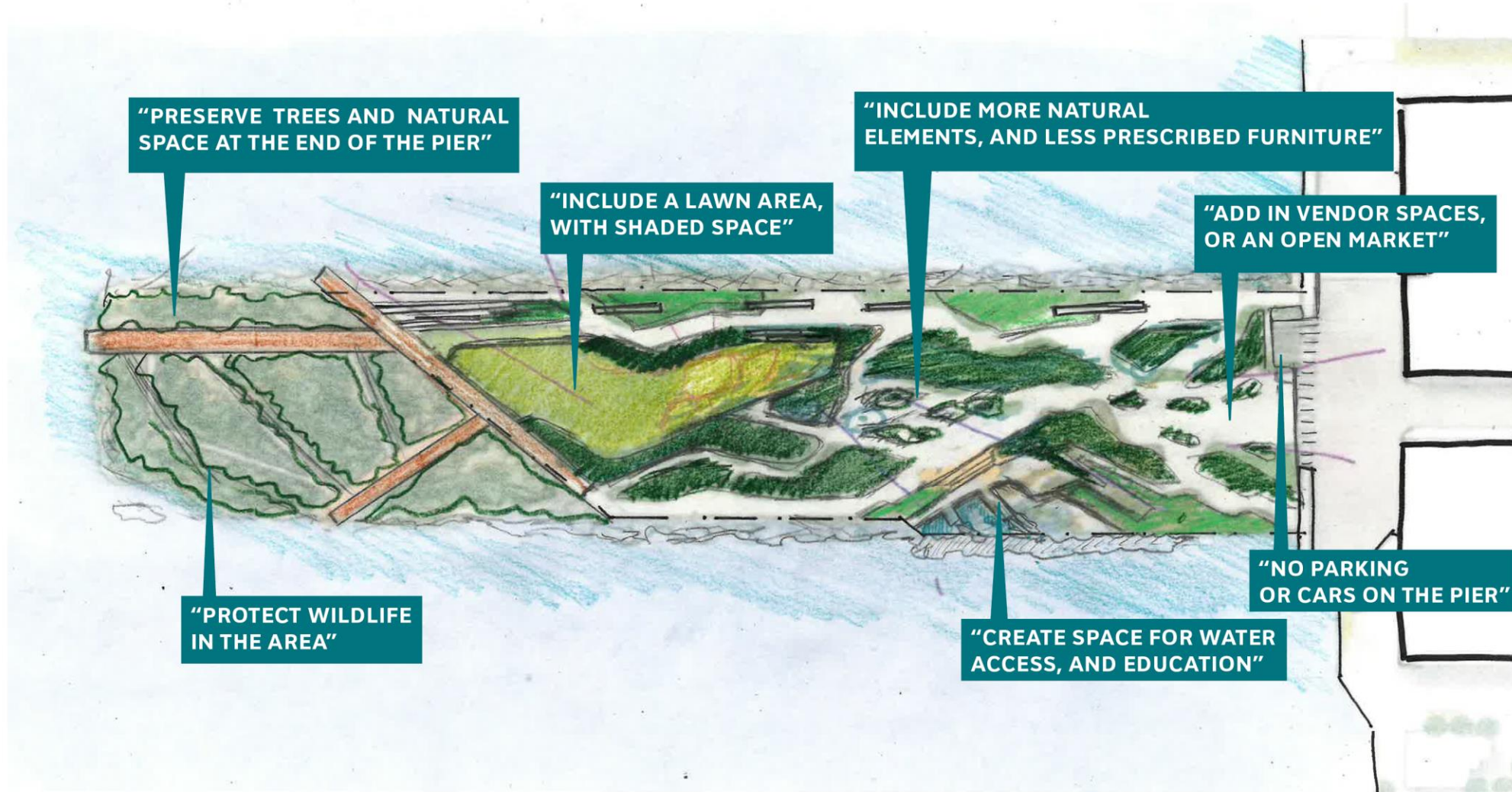


# Park Concept



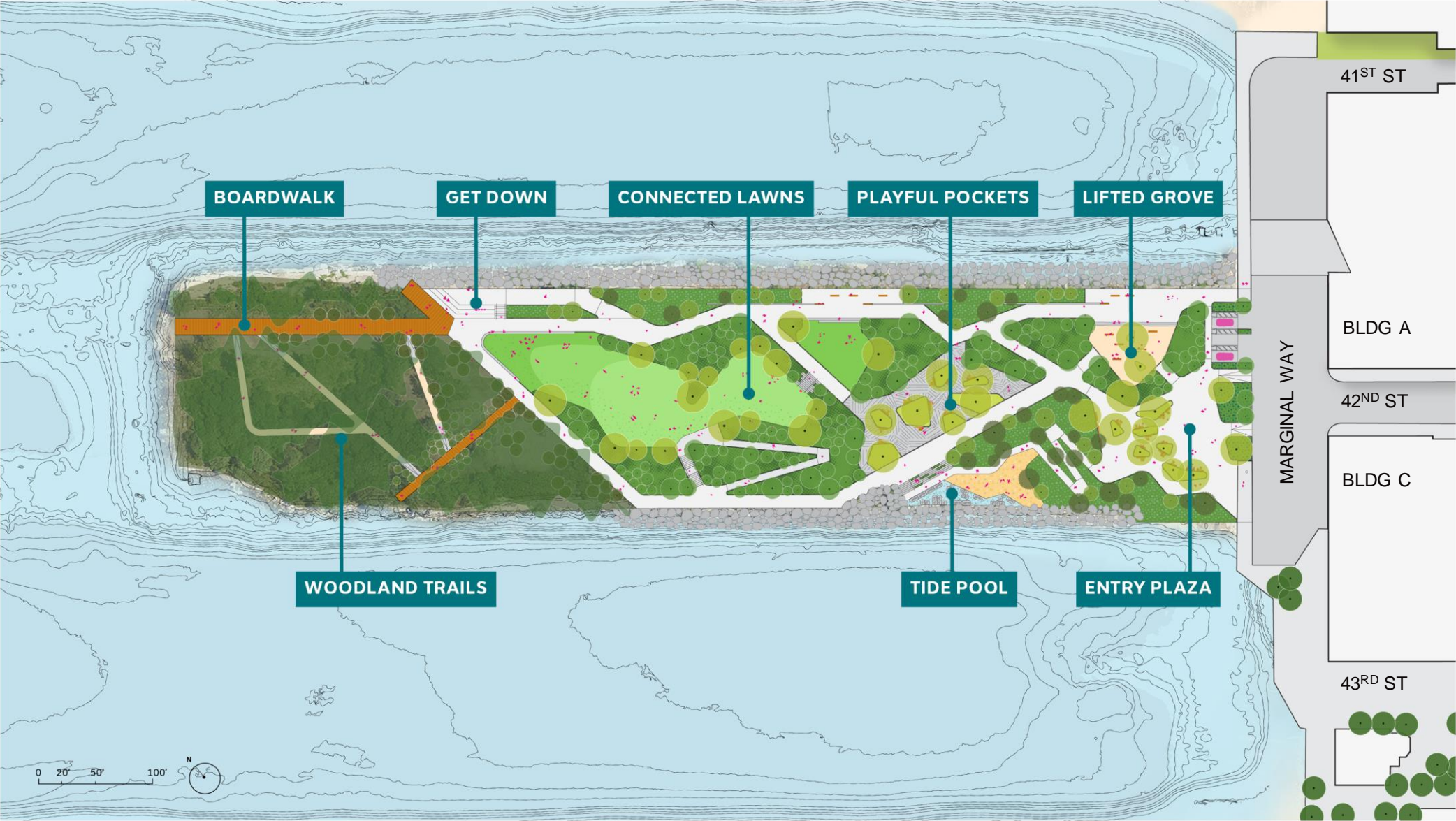


# The Consolidated Design builds on the three concept design alternatives.





# Pier 6 Schematic Design





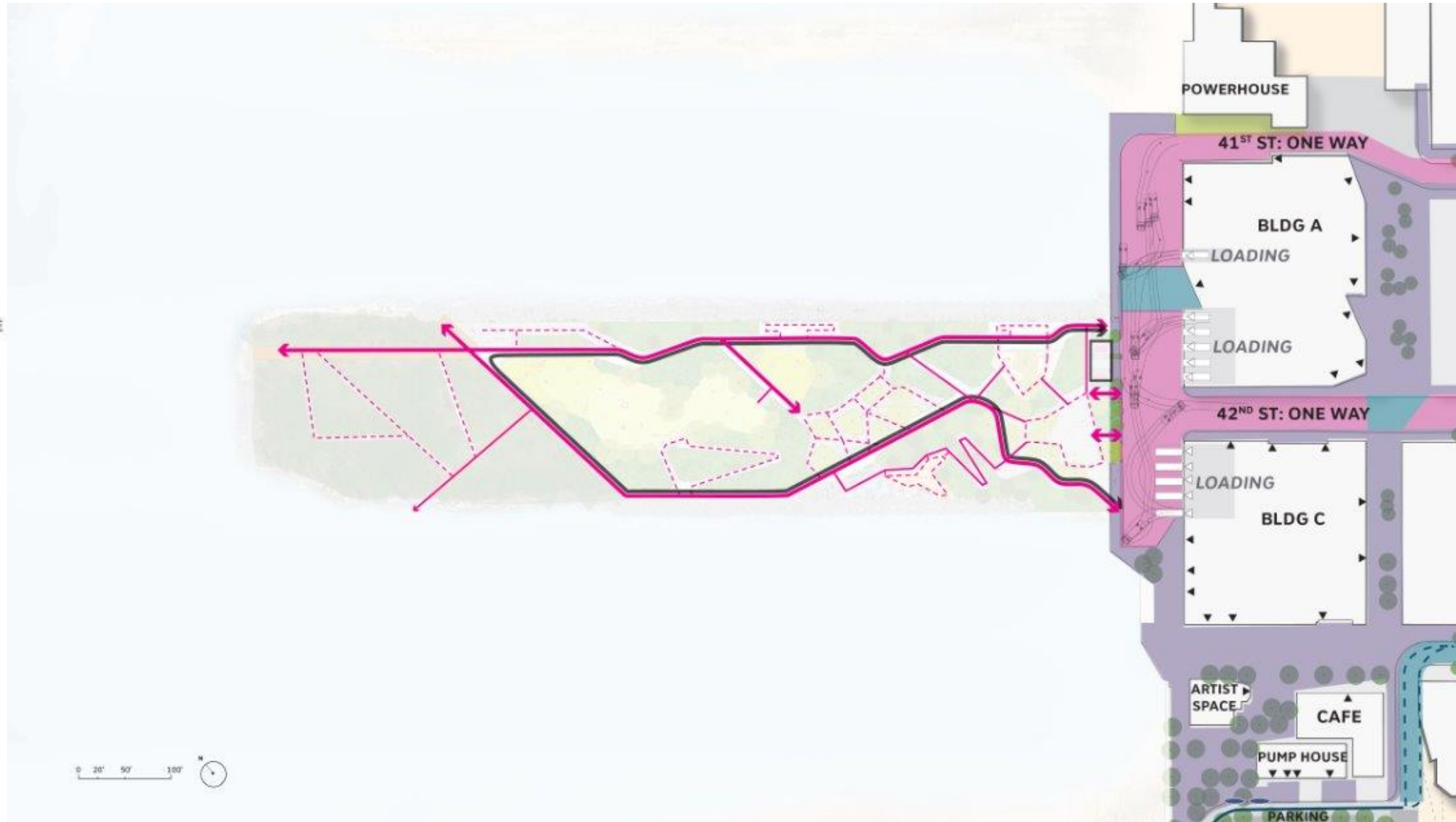
# Proposed Circulation

## PIER 6 LEGEND

- PRIMARY PATHS
- SECONDARY PATH
- TERTIARY PATH
- VEHICULAR ROUTE
- PARKING

## MINY CAMPUS LEGEND

- PEDESTRIAN ENTRANCE
- FREIGHT LOADING DOCK
- VEHICULAR / FREIGHT ZONE
- PEDESTRIAN ZONE
- SHARED STREET
- BIKE LANE
- PROTECTED BIKE LANE
- BIKE RACKS
- FREIGHT MOVEMENTS



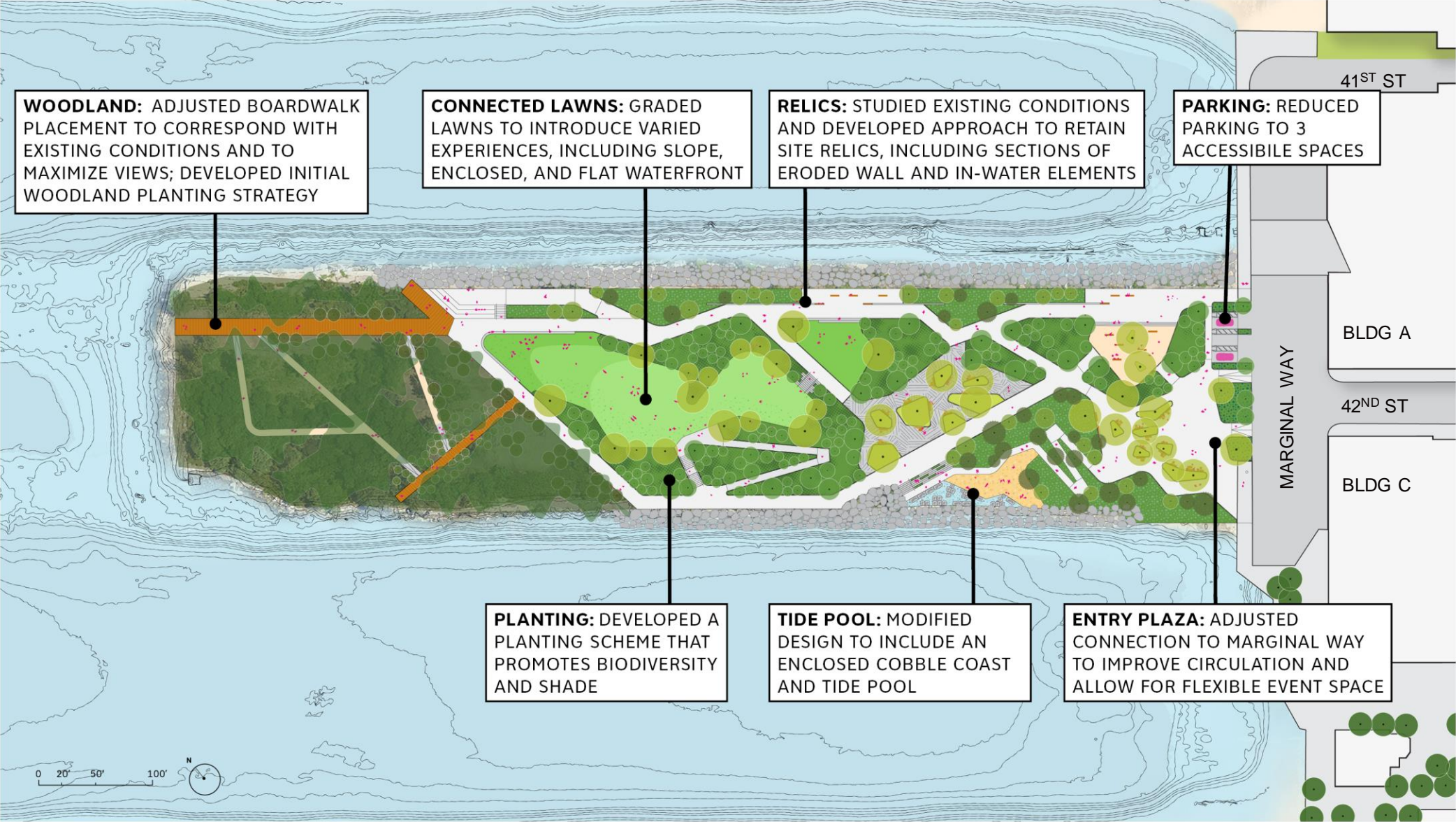


## Pier 6 Bird's Eye View





# Summary of Design Changes | Since Town Hall in February

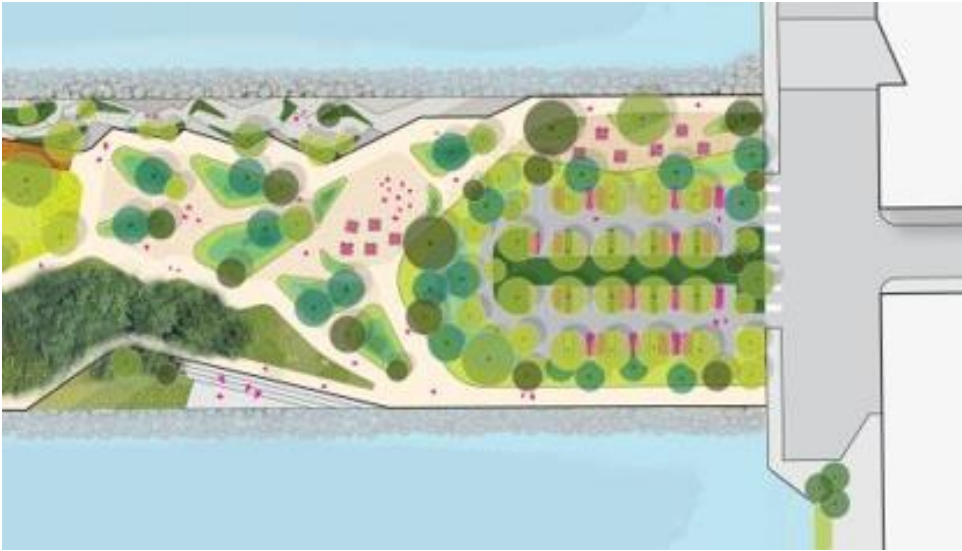




**ENTRY PLAZA**



## What we heard: Parking



**What we showed:** 60 parking spaces

### What we heard:

- Remove or limit parking
- Buffer parking

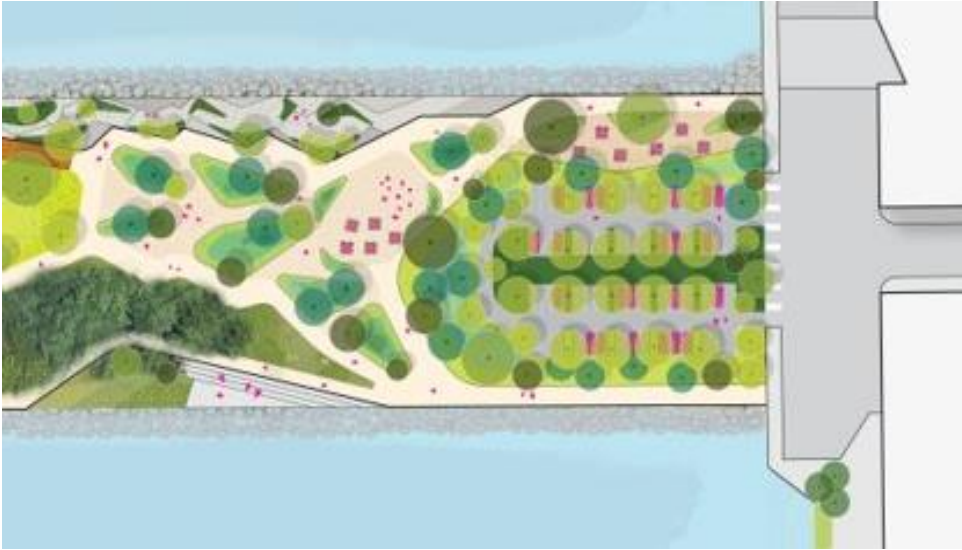


### Design Change:

- Parking reduced to 3 accessible spaces and will be buffered



# What we heard: Entrance Experience and Access



**What we showed:** Esplanade, grove, plaza, and parking

## What we heard:

- Provide shade and seating
- Don't want to arrive at parking
- Include lighting for safety
- Should feel welcoming and open to the community
- Provide space for food trucks, vendors, or markets

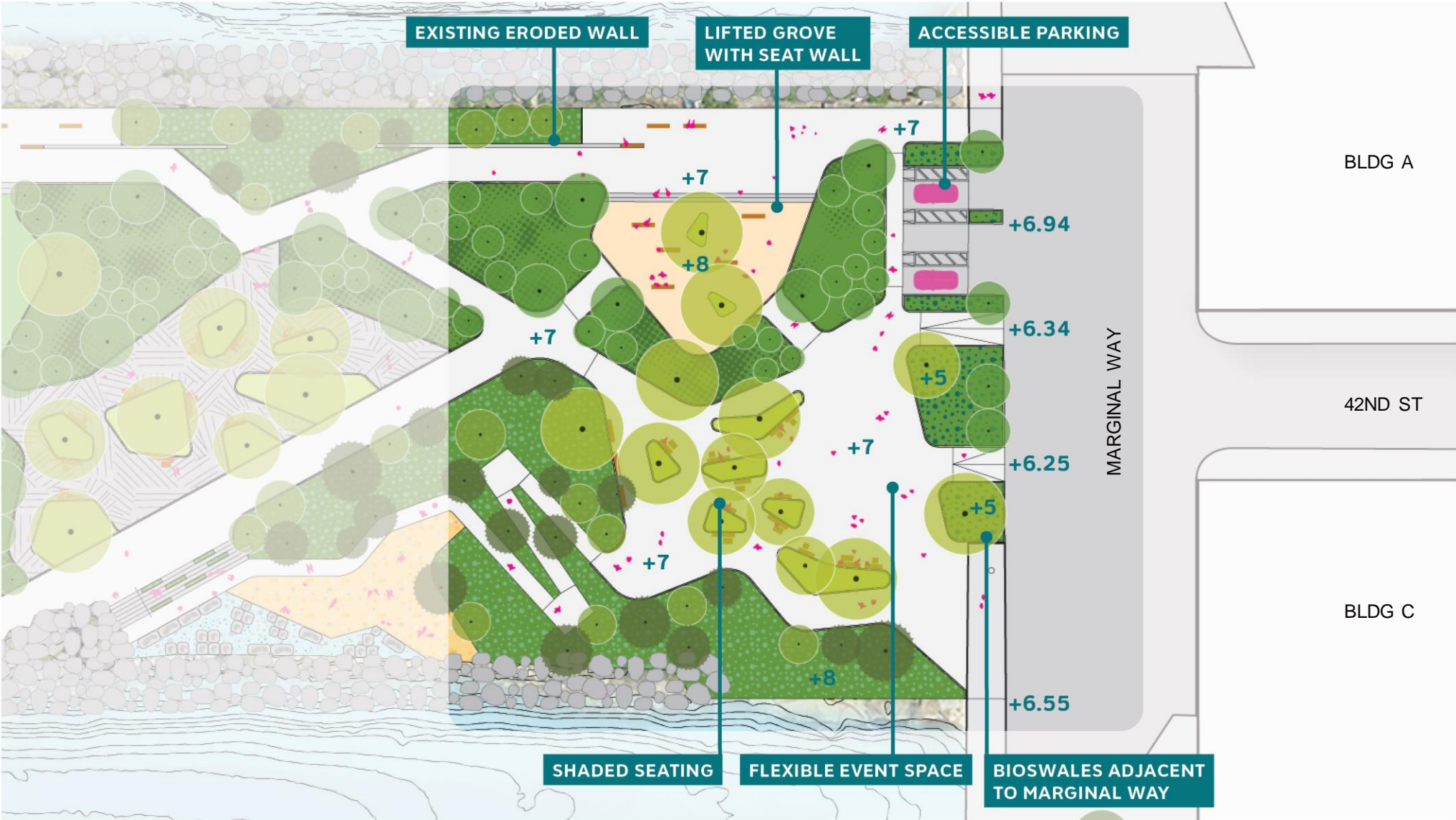


## Design Change:

- Parking footprint was limited and hidden, and the entry experience is a shaded plaza with seating
- Flexible entrance plaza that can support vendors, markets, and events was included

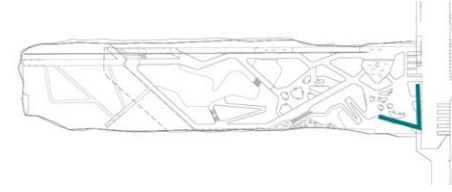


# Entry Plaza: Plan View



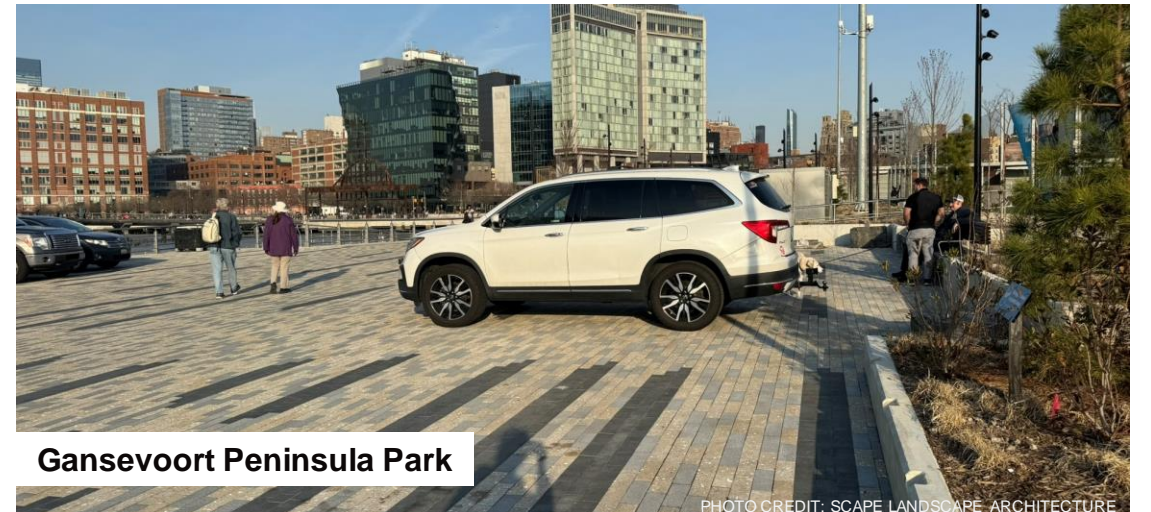


# Entry Plaza: Render View





# Entry Plaza: Precedents





# TIDE POOL



# What we heard: Access to Water



**What we showed:** Get-downs, waterfront paths, fishing, stewardship opportunities

## What we heard:

- Desire to wade into the water
- Desire for non-motorized boating access: canoes, kayaks, sailboats, maritime freight
- Support for fishing off the pier
- Support for educational water activities that highlight marine life

## Design Change:

- Opportunities to touch the water
- Get-down included
- Tide pool area included

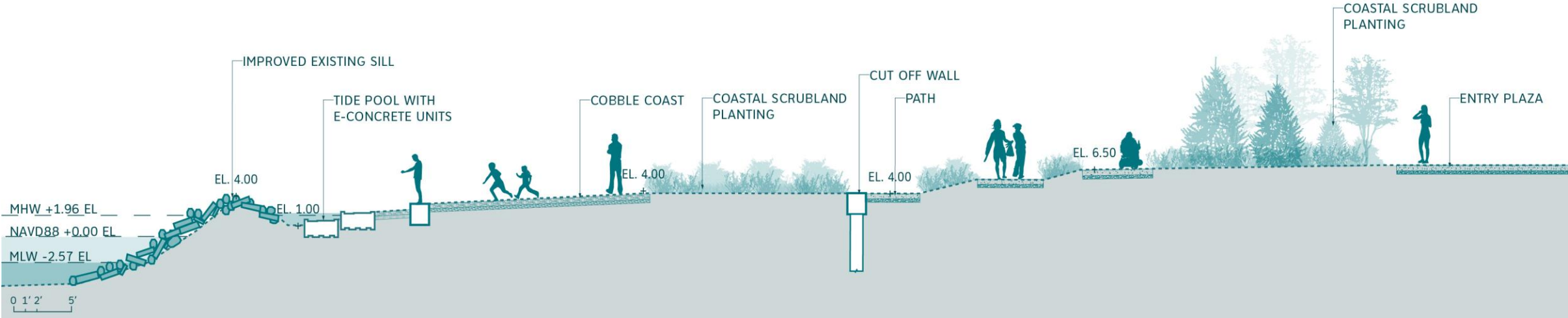
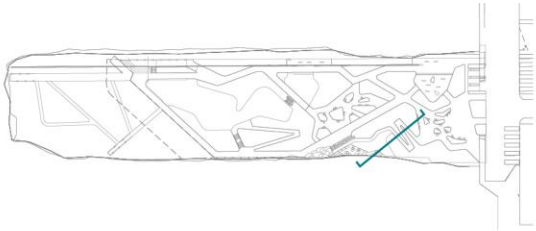


# Tide Pool: Plan View



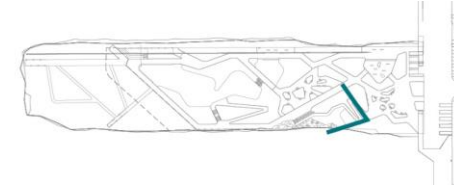
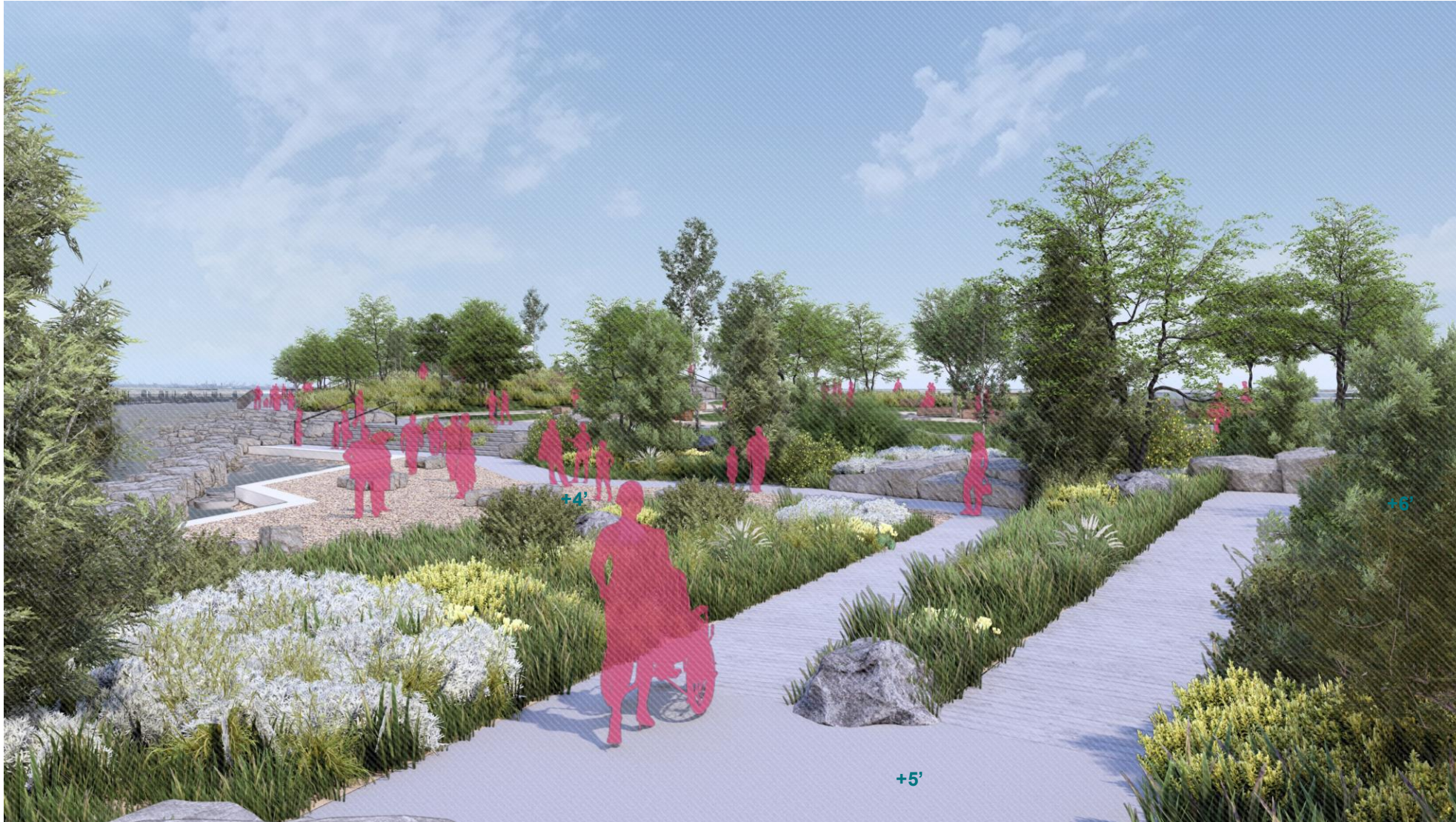


# Tide Pool: Section View





# Tide Pool: Render View





# Inspiration: Marine Rocky Intertidal



Plum Island, NY



# Tide Pool: Precedents





**LAWNS**



# What We Heard: Lawns



**What we showed:** Large lawn with open space and views

## What we heard:

- Provide a flat lawn that could be used for a wide variety of recreational activities
- Support movies and concerts
- Allow for picnics
- Leverage expansive views



## Design Change:

- Large, flexible lawn provided
- Multiple lawns included – (1) flat, (2) surrounded by shade, and (3) sloping towards expansive views

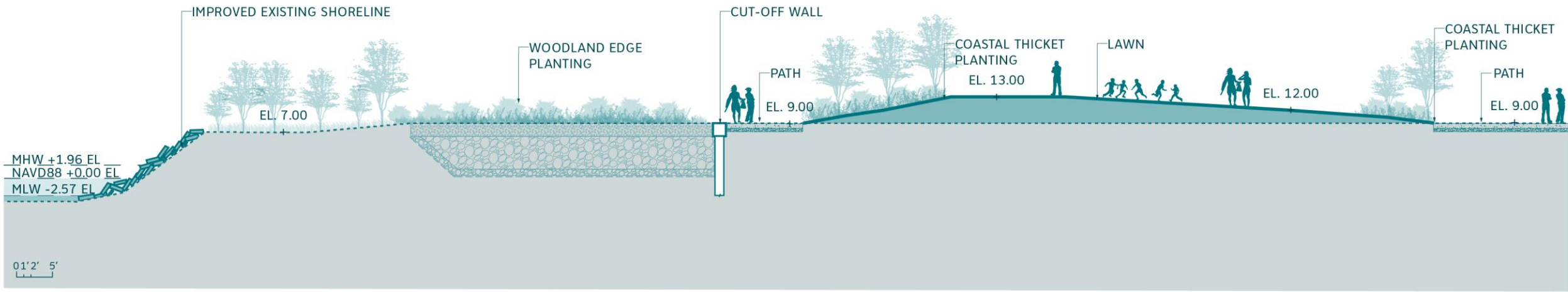
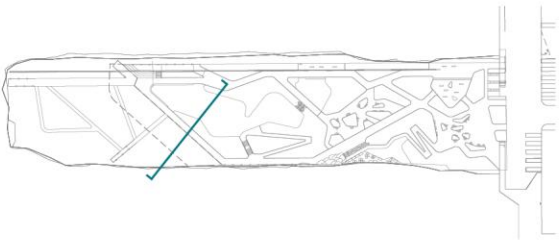


# Lawns: Plan View



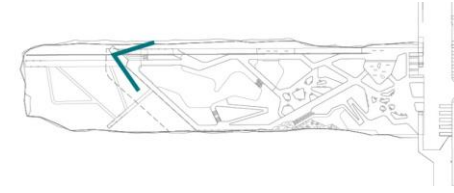
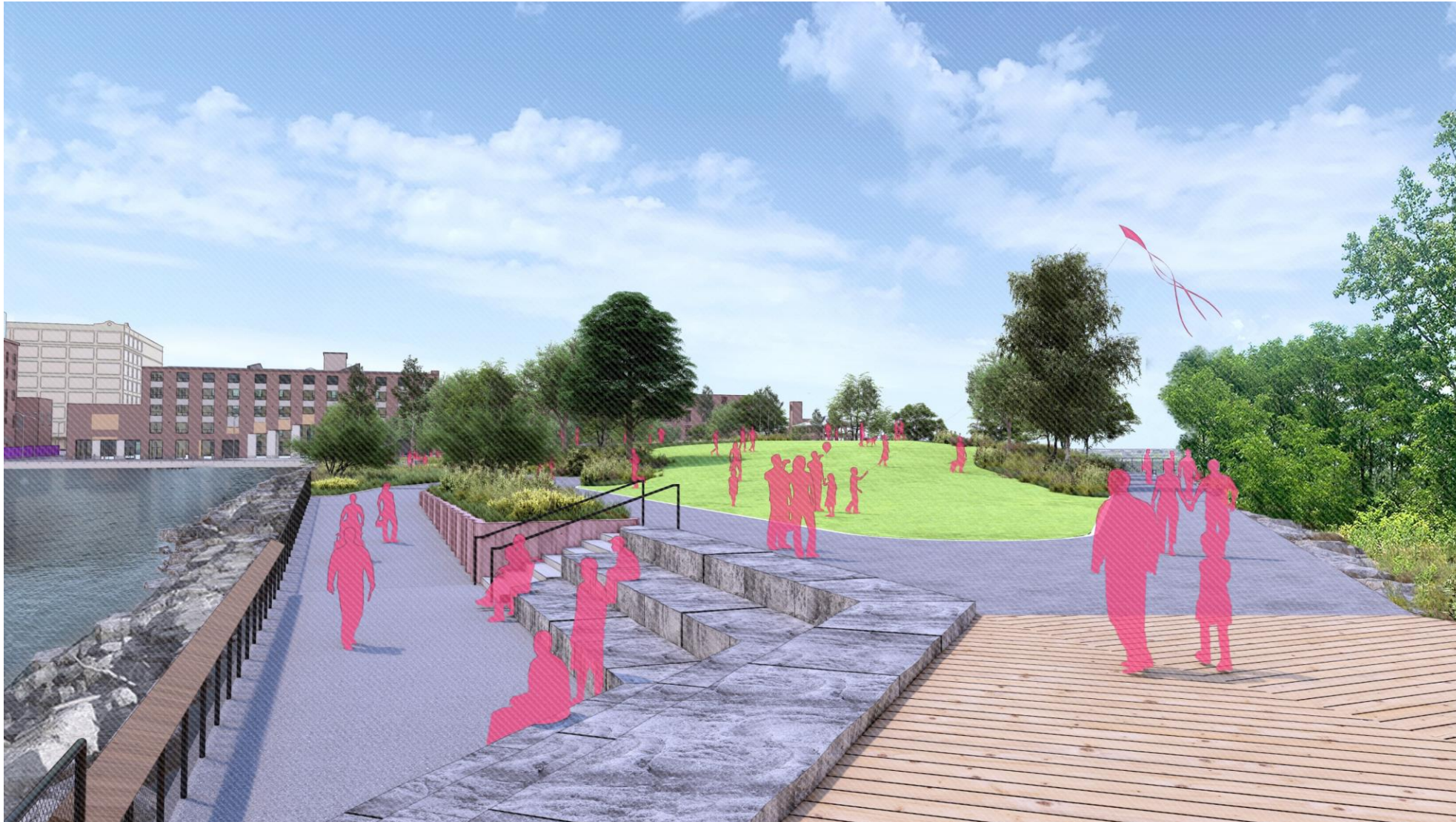


# Lawns: Section View





# Lawns & Get Down: Render View





# Lawns: Precedents



**Sloped Lawn**



**Flat Lawn**



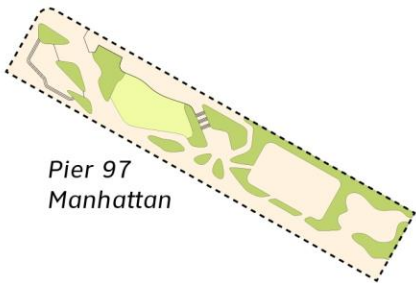
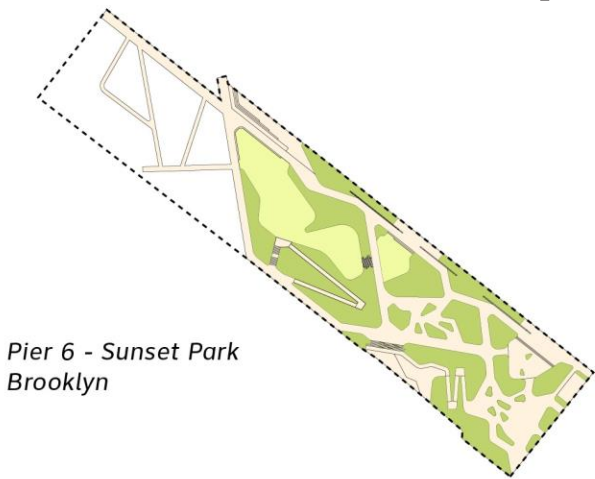
**Shaded Lawn**



**Flat Lawn**



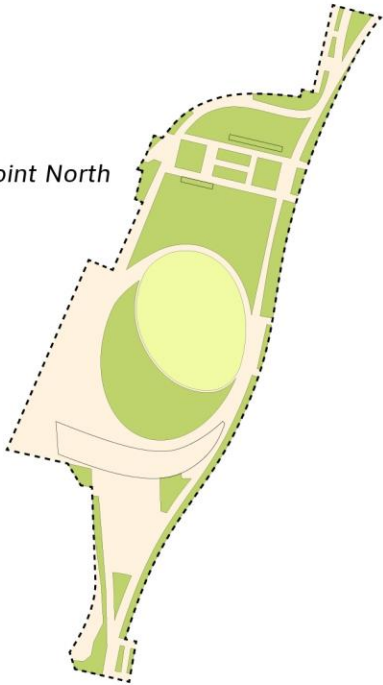
# Lawns: Scale Comparisons



50 Kent Bushwick Inlet Park Brooklyn



Hunter's Point North Queens



Pier 1 Brooklyn Bridge Park Brooklyn





# WOODLAND + BOARDWALKS



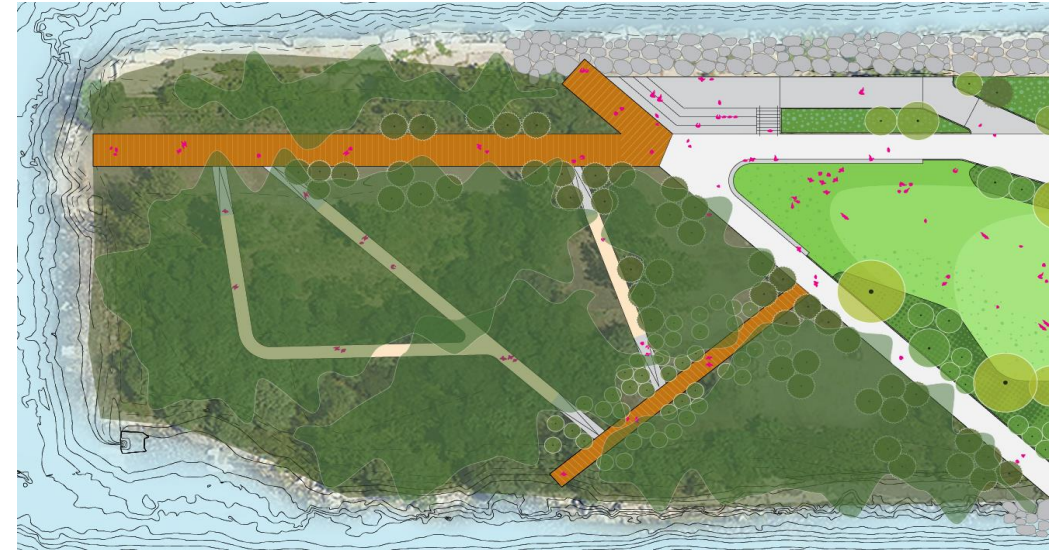
# What We Heard: Nature



**What we showed:** Immersive nature boardwalk and trails, bird habitat, habitat restoration, nature-based learning

## What we heard:

- Leave parts of the pier preserved
- Enhance habitats

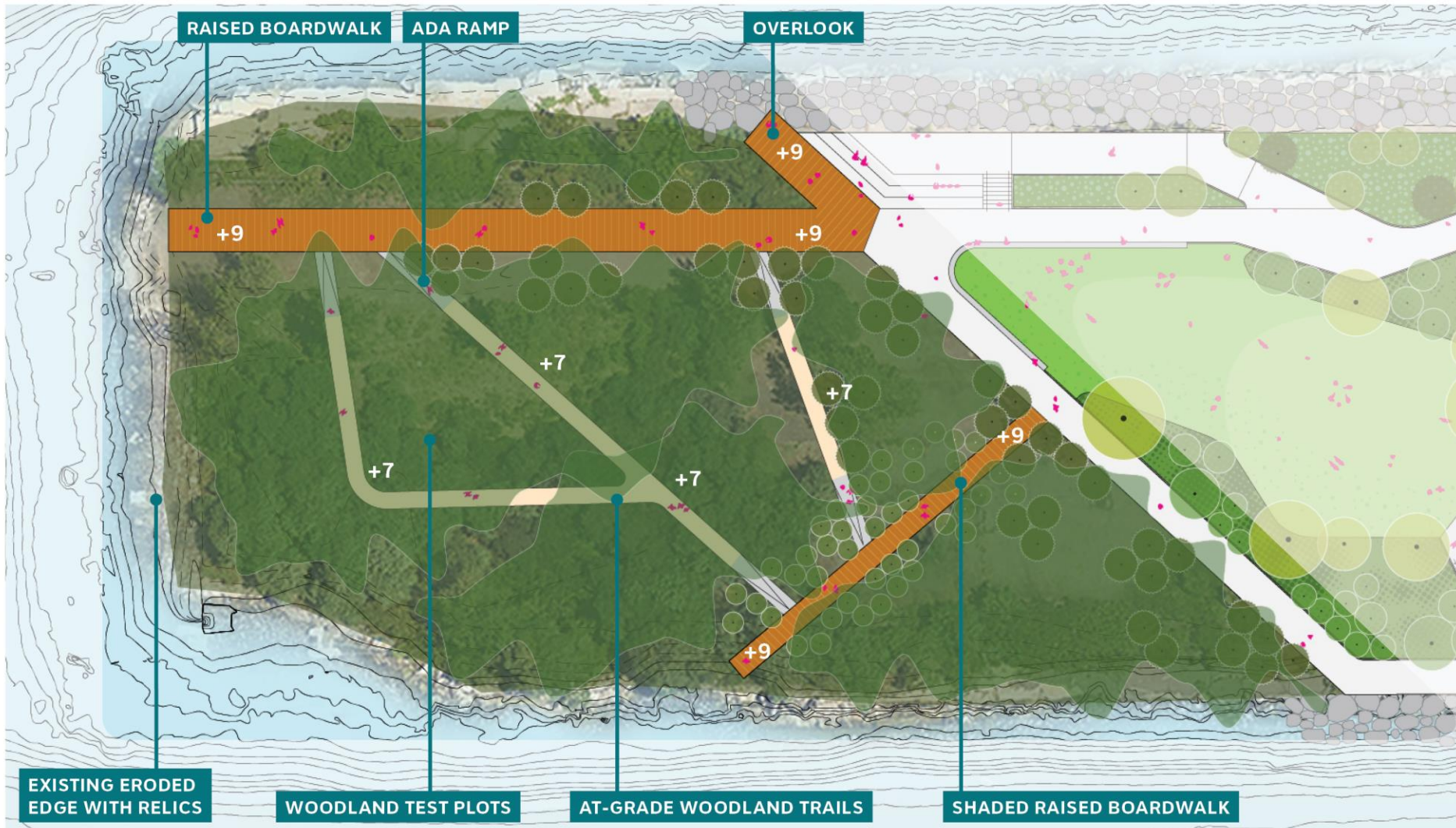


## Design Change:

- Immersive nature boardwalk and trails included
- Existing vegetation at end of pier is preserved and enhanced
- Preservation of emergent ecology
- Native plantings included
- Space for woodland test plots and stewardship opportunities

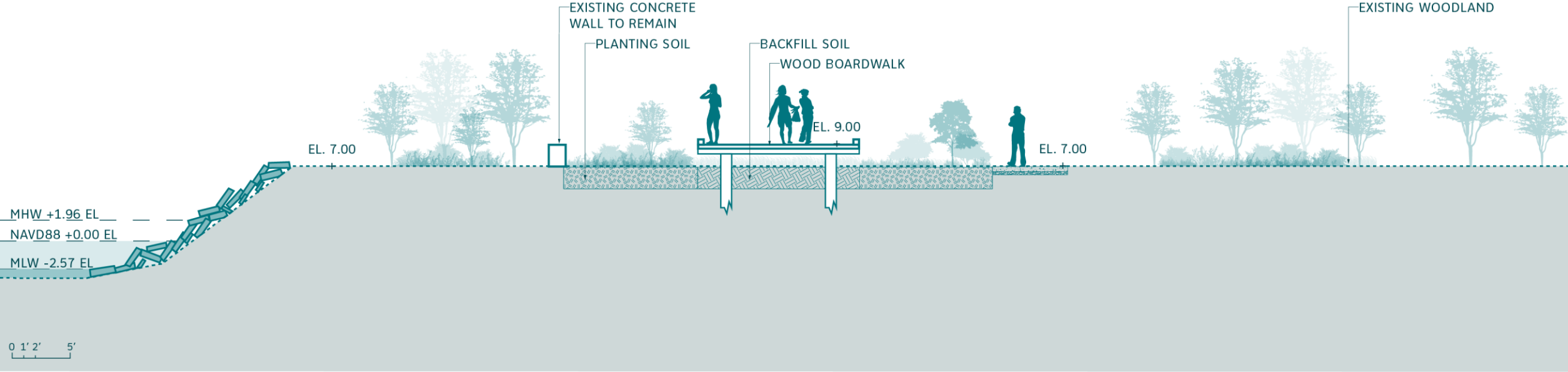
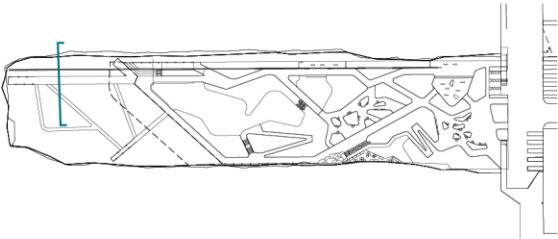


# Woodland Plots & Boardwalks: Plan View



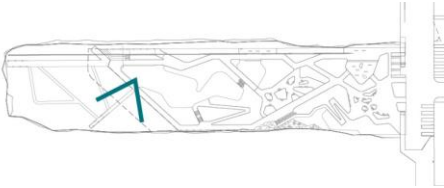


# Boardwalk In Woodland: Section



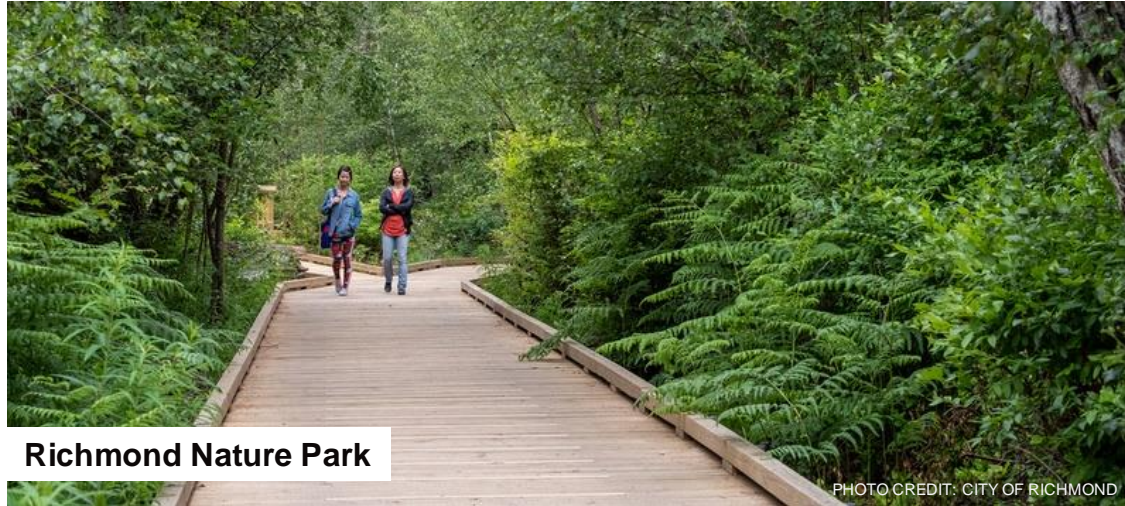


# Boardwalk In Woodland: Collage





# Boardwalk In Woodland: Precedents





# MATERIAL APPROACH



# What We Heard: Celebrate Industrial History



**What we showed:** Preserving and enhancing selected existing conditions, material reuse

## What we heard:

- Leave parts of the pier preserved
- Promote material reuse
- Preserve railroad tracks
- Provide a landmark for a strong sense of place
- Use sustainable materials

## Design Change:

- Beginning to detail the reuse of materials from the site
- Leaving parts of the pier preserved
- Tracking carbon footprint of all materials used



# Materials Inspiration

## *MATERIAL RE-USE + INSPIRATION*





**Our material objectives are multi-pronged, aimed at preserving the industrial and historical character of the site while prioritizing sustainability.**

- **Capture the evolving industrial character of the site**
- **Make carbon conscious choices**
- **Maximize the reclamation of site or local material, and prioritize material reuse & recycling**
- **Selecting durable and long-lasting materials**



# PLANTING APPROACH



# What We Heard: Adapt to a Changing Climate



**What we showed:** Stormwater planting, shade trees, stabilized edge

## What we heard:

- Increase shade with trees and shade structures
- Integrate stormwater planting
- Allow for climate-forward experimentation
- Use native plants

## Design Change:

- Bioswales and other stormwater plantings included
- Shade trees strategically located
- Emergent ecology is preserved, can be an area for experimental plantings
- Native plant palette
- Woodland includes area for test plots that can be used for restoration and climate-responsive plantings

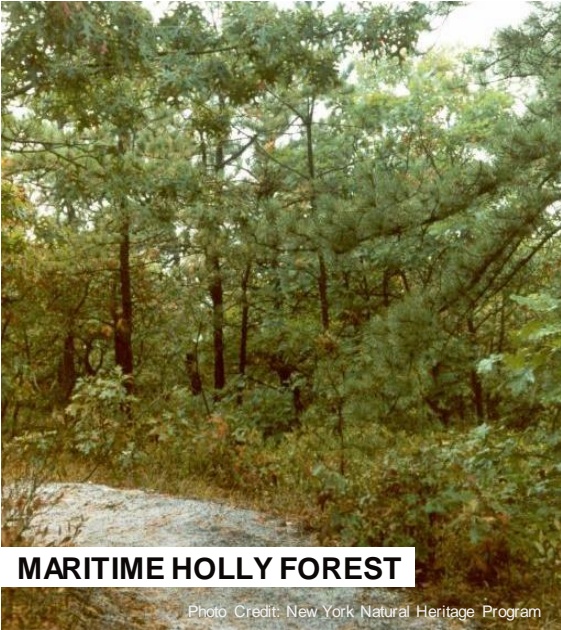


# Planting Inspiration

## ON-SITE INSPIRATIONS

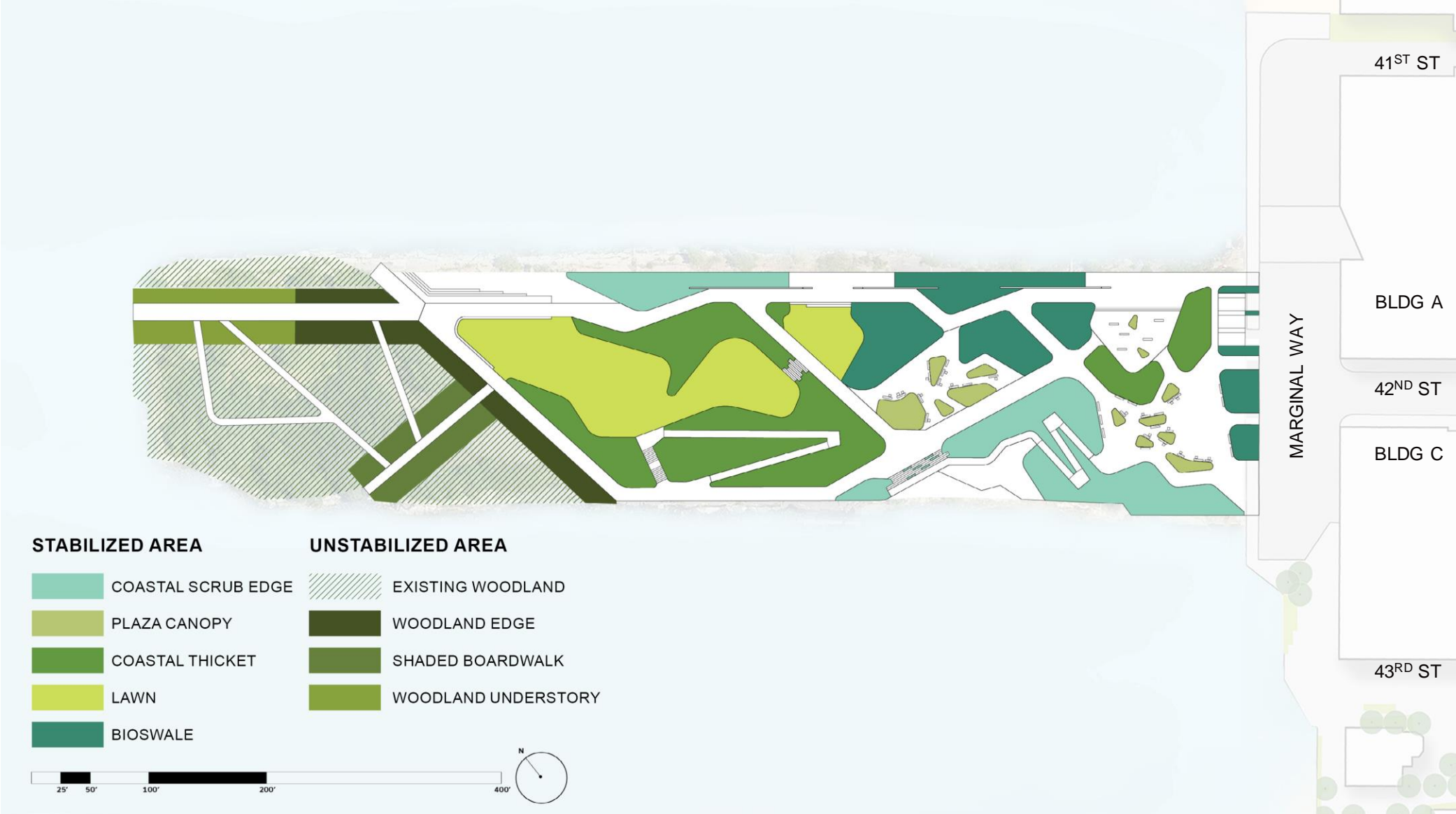


## REGIONAL COASTAL PLANT COMMUNITIES





# Proposed Planting Concept





# Plant Palette



ASCLEPIAS TUBEROSA  
BUTTERFLY MILKWEED



ARONIA MELANOCARPA 'GROUND HUG'  
GROUND HUG BLACK CHOKEBERRY



QUERCUS RUBRA  
RED OAK



QUERCUS ALBA  
WHITE OAK



VIBURNUM DENTATUM  
ARROWWOOD



ILEX OPACA  
AMERICAN HOLLY



TRIDENS FLAVUS  
PURPLETOP



ILEX GLABRA  
INKBERRY HOLLY



BETULA POPULIFOLIA  
GRAY BIRCH



PINUS RIGIDA  
PITCH PINE



EUPATORIUM ALTISSIMUM  
TALL BONESET



HAMAMELIS VIRGINIANA  
COMMON WITCHHAZEL



SOLIDAGO SEMPERVIRENS  
SEASIDE GOLDENROD



PANICUM VIRGATUM  
SWITCHGRASS



BACCHARIS HALIMIFOLIA  
GROUNDSEL TREE



PRUNUS MARITIMA  
BEACH PLUM



RHUS COPALLINUM  
SHINING SUMAC



JUNIPERUS VIRGINIANA  
EASTERN RED CEDAR



ILEX GLABRA  
INKBERRY



CEPHALANTHUS OCCIDENTALIS  
BUTTONBUSH



**FEEDBACK**



# The feedback we receive tonight will shape the design.

## Let us know your input on the following:

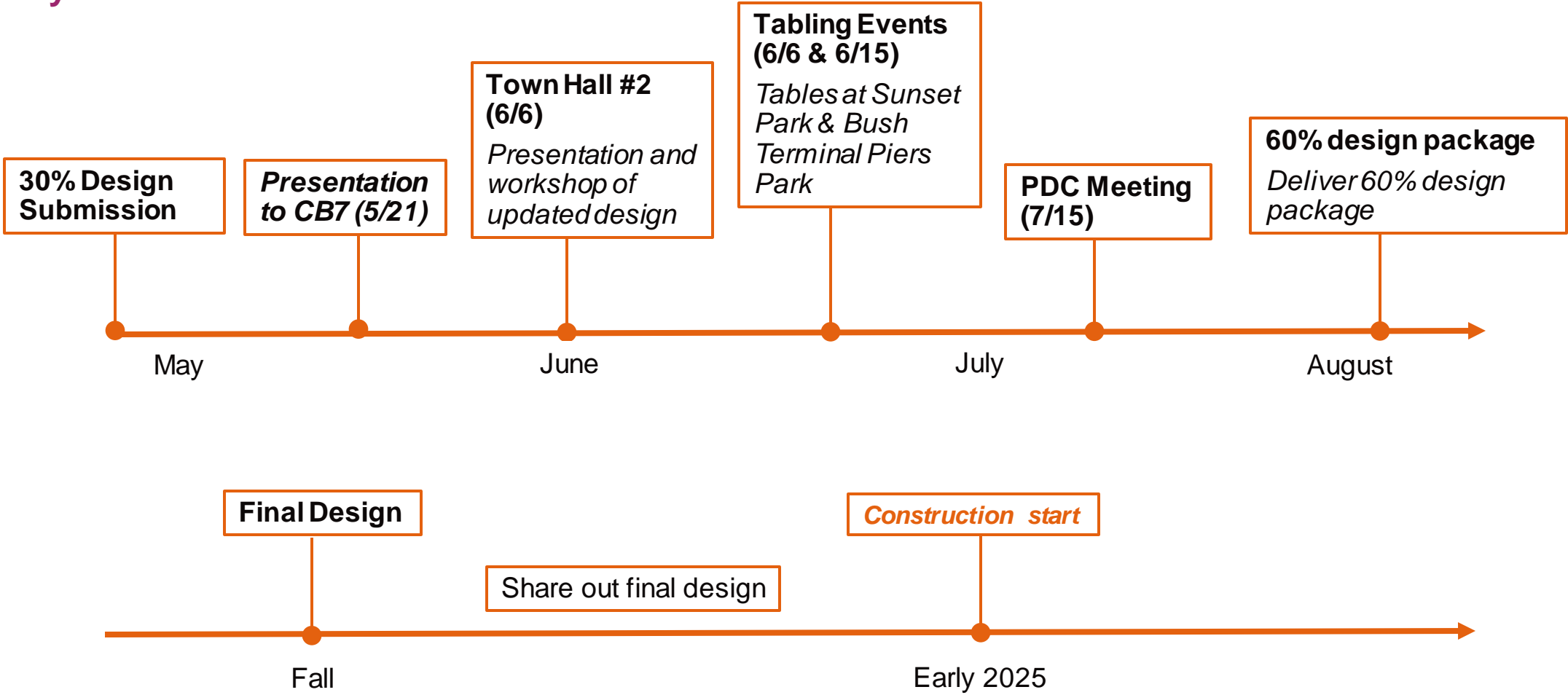
- Have we included the spaces you would like to have on the pier?
- Will you be able to do the activities you want to on the pier?
- Did we miss anything?
- What should we keep in mind as we move ahead with the plans?
- Can you see yourself on the pier?
- What would you add?
- What do you need to have a better experience on the pier?

# NEXT STEPS



# Next Steps

## Key Milestones



**THANK YOU!**



# APPENDIX

# Design Goals

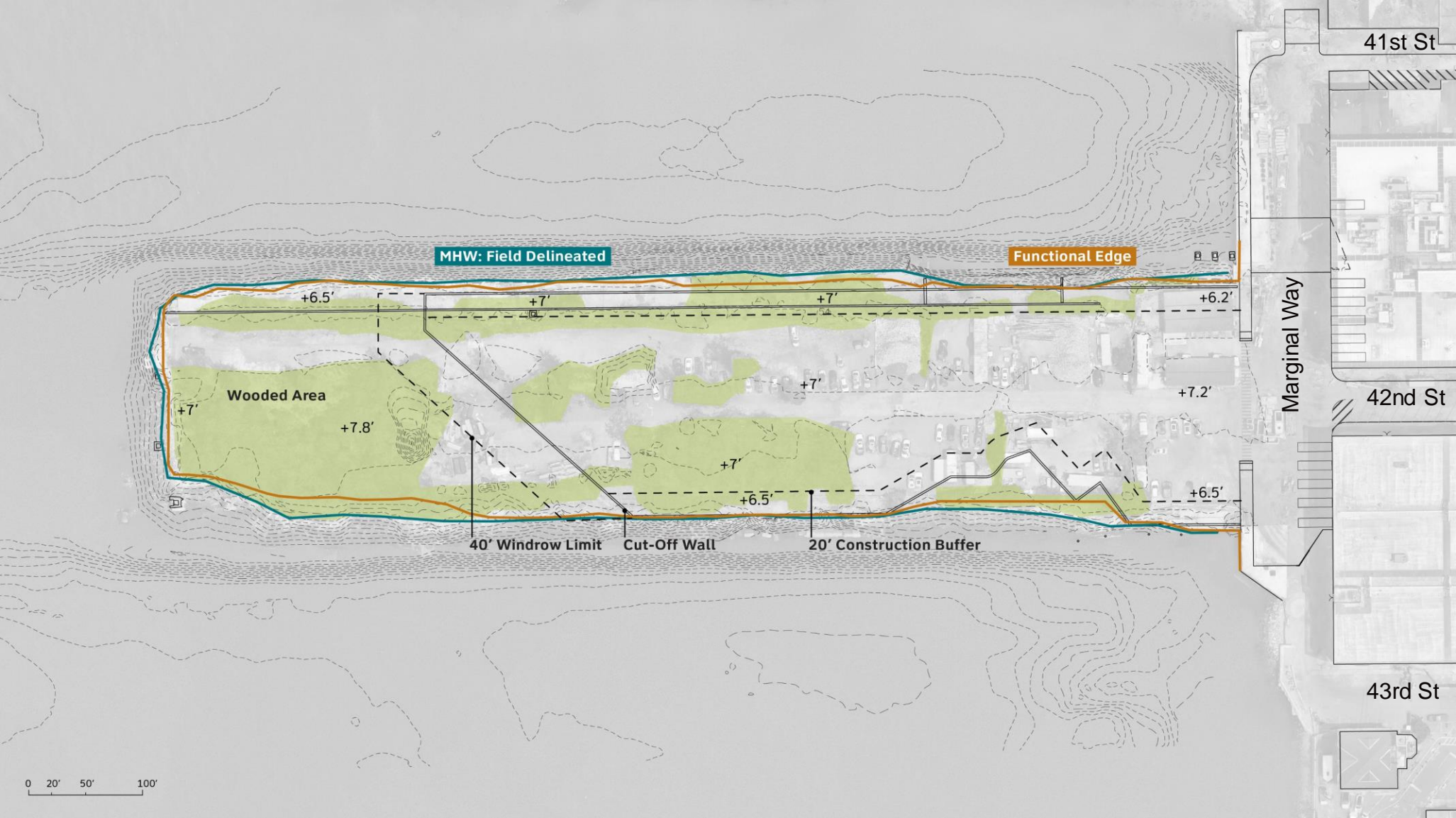




# Existing Conditions



# Constraints





# Opportunities

