

The background of the slide is a blue-tinted photograph of a port terminal. Several large gantry cranes are visible, along with a city skyline in the distance. The text is overlaid on this image.

Vision for Brooklyn Marine Terminal

Public Workshop #3

January 11-21, 2025

BMT Managed by
NYC/EDC

Meeting Goals

- Project Overview and Recap
- Share how we can cover baseline requirements and arrive at a vision that supports local and city priorities
- Work together using the Brooklyn Marine Terminal site planning tool to **build your preferred scenario for Brooklyn Marine Terminal's future**
- **Discuss trade-offs** for different land use scenarios, development options, and financial implications

Agenda

Overview & Intro Presentation

20 mins

Site Scenario Planning Tool

90 mins

Survey & Reflection

10 mins

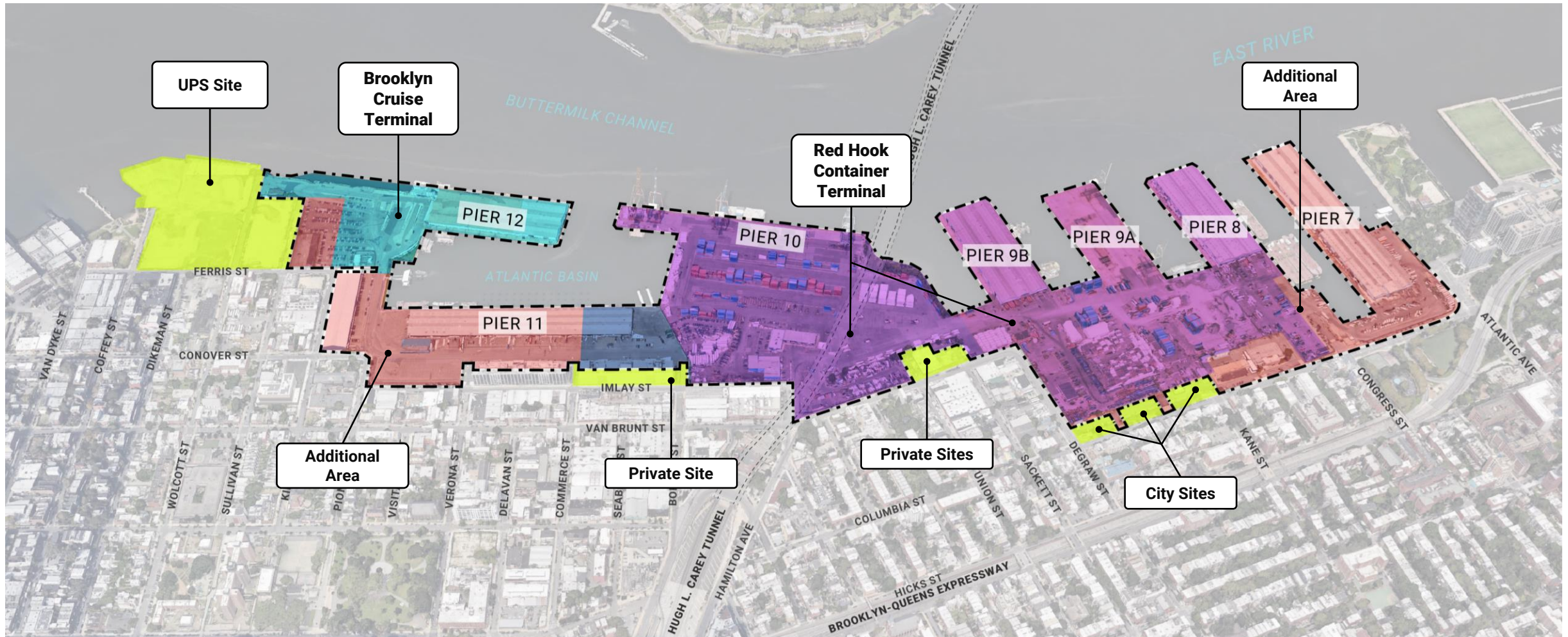
Project Overview

An aerial photograph of a large cargo ship docked at a pier in a harbor. The ship is viewed from an elevated angle, showing its deck and superstructure. The water is dark, and the city skyline is visible in the background under a blue sky. The entire image is overlaid with a semi-transparent blue filter.

The Vision for Brooklyn Marine Terminal is a generational opportunity to reimagine the site with modern maritime at its core and mixed-uses, including housing and community amenities.

BMT Today

Out of the 122 acres at BMT, only 51% (62 acres) are currently used for maritime dependent uses; however, with proper infrastructure investment and repairs, some of these areas could potentially be restored or repurposed for maritime use.

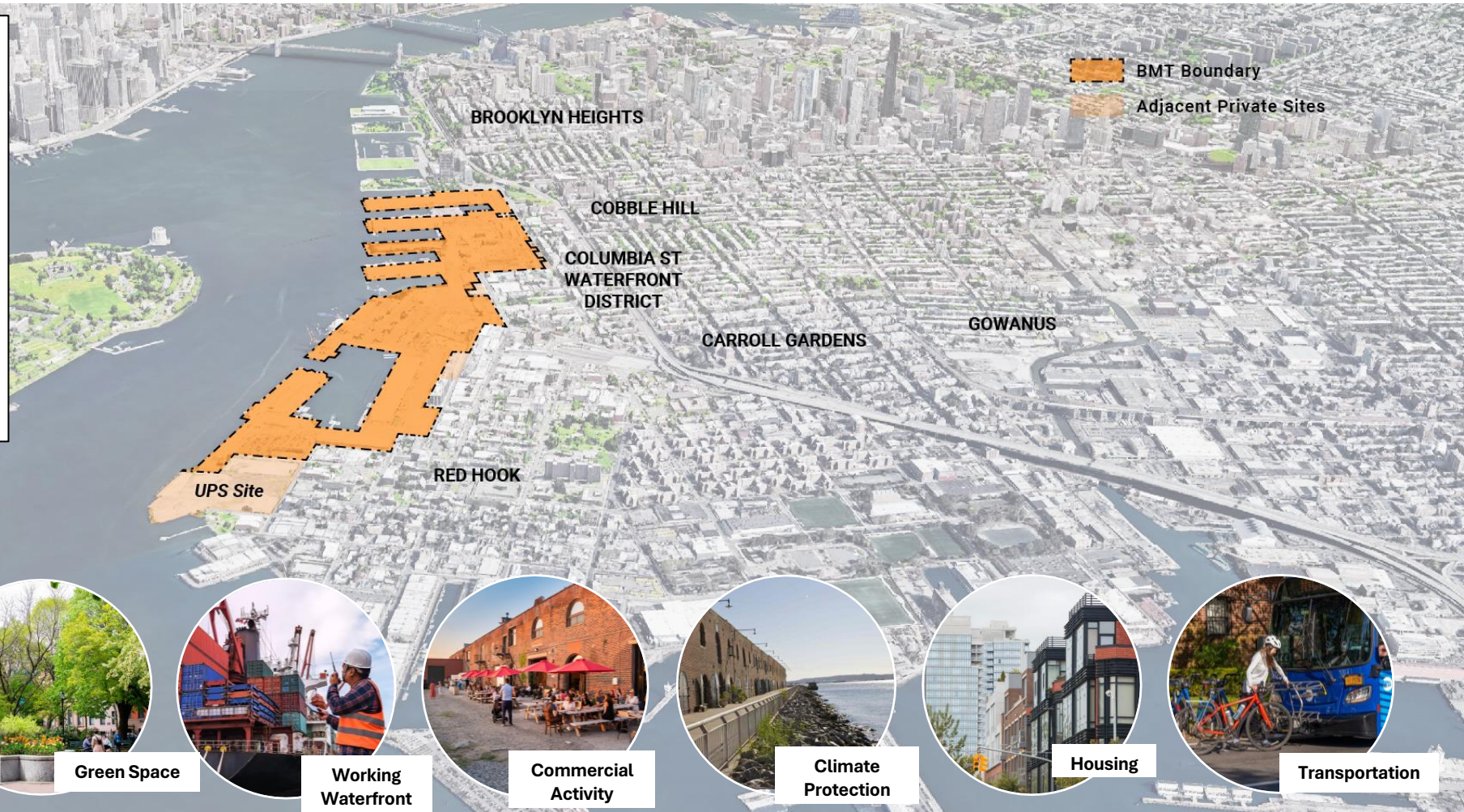


BMT Provides an Opportunity for Big Ideas

The BMT site represents an opportunity to explore bold and imaginative design concepts that can reshape and enhance its use, impact, and integration within the community.

Opportunities

- Capitalize on waterways to move goods
- Expanded public waterfront access
- Increased open public green space
- Modernized working waterfront including green and good jobs
- Increased waterfront commercial district activity
- Increased climate protections
- Housing at multiple affordability levels
- Improvements to transportation



What are the City's goals for BMT?

The City will work with local, citywide, and regional stakeholders to develop a shared vision for the future of this vital facility, centered on the following goals:



Support a **clean and modern maritime** port that creates jobs and industry growth.



Reduce emissions across operations and related activity.



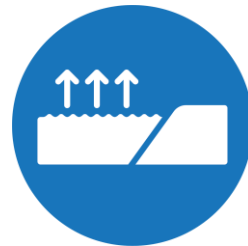
Create new mixed-use residential development for the community, invest in neighborhood opportunities, and create **open space and waterfront access**.



Integrate environmental justice by addressing current and historic environmental inequities.



Complement and **connect with the surrounding communities** and neighborhoods.



Protect the site against increasing threats from **climate change**.



Improve mobility and **mitigate traffic disruption**.



Support the **long-term financial sustainability** of the site.



An Exciting Future Awaits BMT: Unlocking Potential with Vision and Investment

- Invest in upgrading the old and unusable infrastructure
 - Piers 9A and 9B have been condemned due to significant structural deterioration
- Build a sustainable long-term financial position
 - Current port operations require City subsidies
- Improve port efficiency by consolidating non-maritime and inactive uses
- Increase job numbers and improve local career access
- Expand housing options and provide community-serving amenities
- Improve traffic flow and transit access
- Address climate change impacts today and mitigate future risk

Initial Community Feedback

▪ **Housing & Affordable Housing**

- Recognition that we are in a housing crisis and support for affordable housing. There is some concern about luxury developments. Several community members expressed a desire to invest in Red Hook Houses

▪ **Industrial and Maritime Growth**

- Tension between desire to preserve the working waterfront and providing additional non-maritime uses; importance of health and safety of workers and nearby residents

▪ **Retail, Shopping, & Entertainment**

- Desire to maintain and strengthen small, local businesses in the area; mixed feedback on cruise industry with some concerns around negative traffic impacts

▪ **Job Training**

- Interest in educational programming, space to support maritime training, prioritizing local community members for employment opportunities at BMT

▪ **Public Parks & Open Space**

- Enthusiasm for increased park space, recreational amenities and waterfront access

▪ **Climate Resiliency & Sustainability**

- Concern over how the Vision for BMT will address or impact air quality, flooding, and overall climate resiliency of the area

▪ **Transportation Options & Connections**

- Strong desire for increased public transportation access (ferries, train, shuttles, bus) and bike/pedestrian Infrastructure

▪ **Mitigate Truck Traffic**

- Major concerns around truck and vehicle traffic from BQE creating major safety hazards, streets already overburdened, coordinate with BQE study

Let's talk about how we achieve these goals...

Financial Sustainability

BMT Master Plan scenarios will be analyzed for financial feasibility and guided by the following guidelines:

- ✓ **Maritime Infrastructure** – pier and waterfront structure, along with other underground infrastructure costs, are anticipated to be covered by project revenues and grants
- ✓ **Maritime Business Topside Capex** – Port operator(s) will cover as much of the above-ground infrastructure costs as possible—such as support buildings, warehouses, and equipment—in exchange for long-term lease(s) awarded through a competitive process.
- ✓ **Maritime Business Operating Costs** – container, cruise, and flexible port operations must generate enough revenue to cover their costs without relying on ongoing public funding.
- ✓ **Mixed Use and Public Realm** – Improvements to parks, flood protection, and other public spaces must be fully paid for using revenues from mixed-use and housing developments.

Growth Potential for Container Terminal

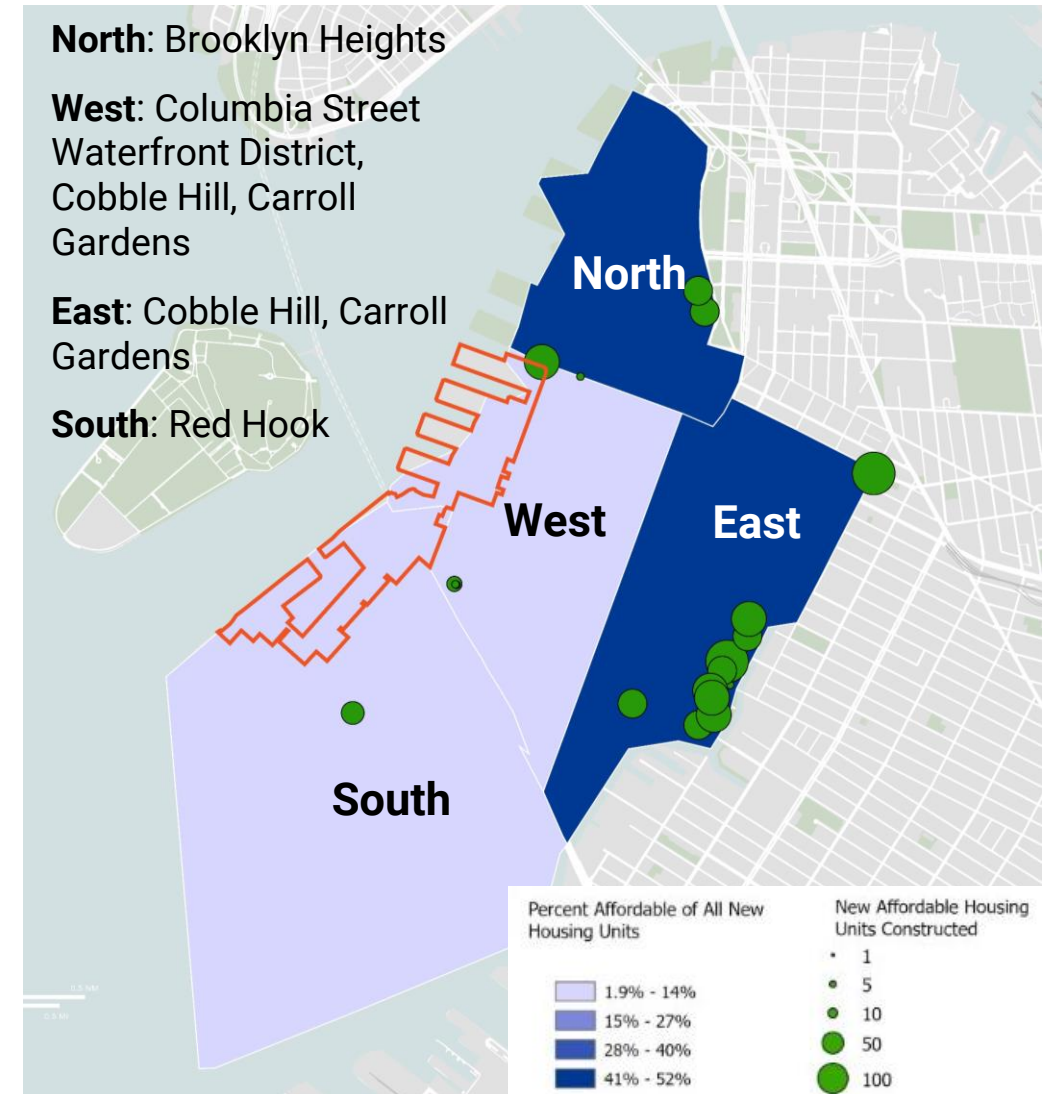
- BMT is well-positioned to serve smaller vessels, benefiting from the market opportunity created as Howland Hook and NJ terminals prioritize larger container vessels.
- Moffatt & Nichol forecasts that a modernized port at BMT could attract one additional service, increasing annual throughput by 50%—from 90,000 to approximately 135,000 container moves per year.
- A modernized and more efficiently configured container terminal, featuring a higher-stacked container yard, could accommodate the throughput growth from an additional service.
- Providing a longer-term lease, for 30 years as an example, to a single operator for the container, cruise, and flex terminals could increase efficiency and financial sustainability.

New Housing from 2014 to 2024

While there has been new development throughout the neighborhoods around BMT, very little affordable housing has been built in the neighborhoods adjacent to the site.

- Full BMT Study Area: **2,344** new housing units, **36.9%** affordable
- North: **309** new housing units, **52.1%** affordable
- East: **1,476** new housing units, **46.9%** affordable
- South: **302** new housing units, **2%** affordable
- West: **257** new housing units, **1.9%** affordable

Source: NYC Housing Preservation and Development 2024, PLUTO 2024.

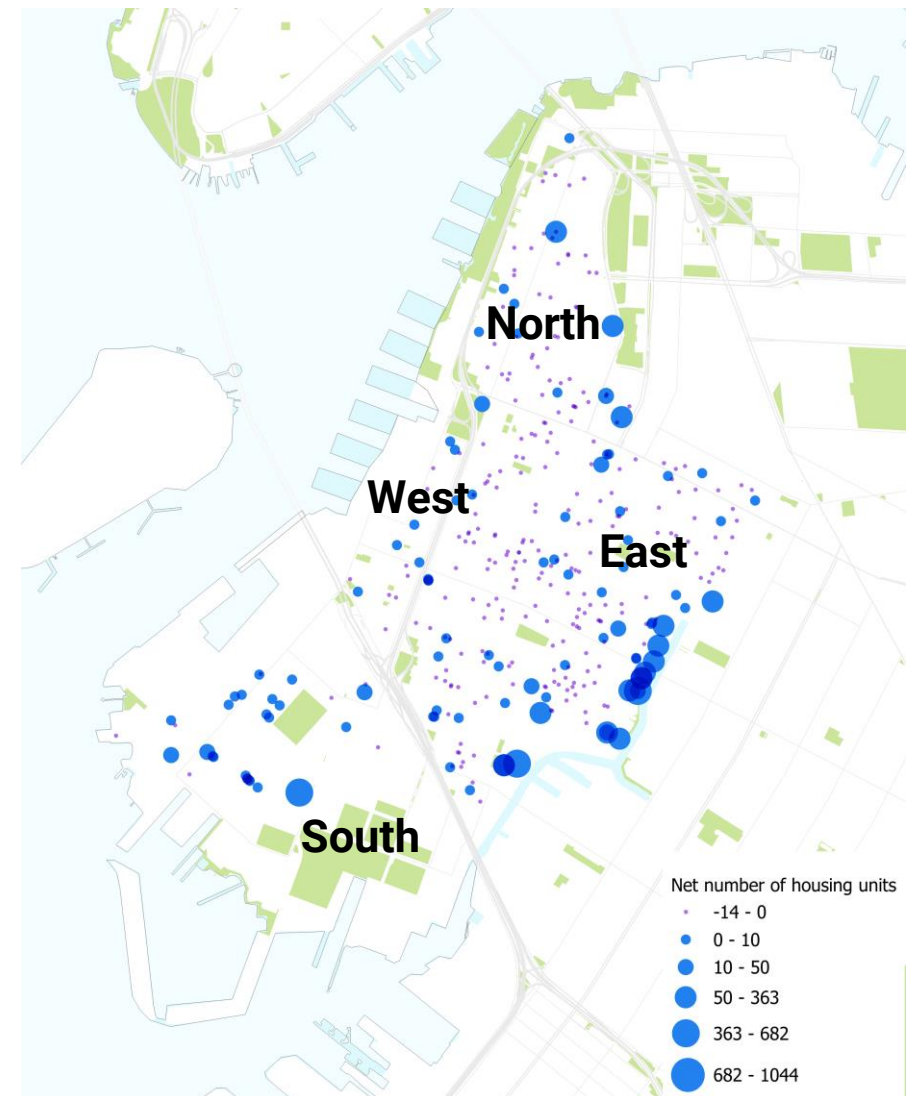


Permitted and Not Yet Completed Housing (in Pipeline)

While there are housing in pipeline throughout the neighborhoods around BMT, the majority is concentrated in the East, with the west in slight net reduction.

- Full BMT Study Area: **4,525** units
- North: **424** units
- East: **3,676** units
- South: **444** units
- West: **-19** units

Source: NYC Department of City Planning's (DCP) Housing Database, Release 2024Q2 Project Level & Unit Change Summary Files



Notable Current and Future Developments

Commercial

- Bungalow Project's **Red Hook Studio** (~Q1 2027)
 - 145 Wolcott Street in Red Hook
 - 230,000 GSF, 4 Stages

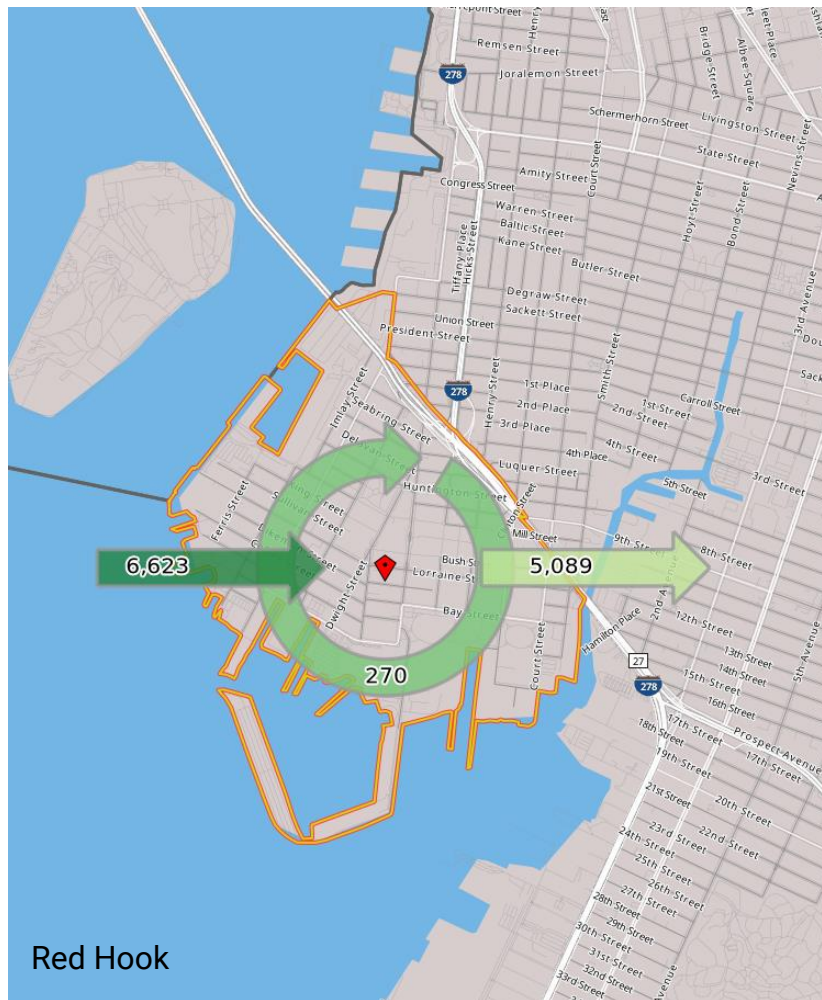
Large Residential Projects:

- **Pacific Park Mega-Development**
 - 8M SF Mixed-Use, 16 condo towers, 8-acre park, 6,000 apartments (2,250 affordable)
- **175 Third St**
 - Mixed-Use, 815 apartments (244 affordable)
 - Spurred by the Gowanus rezoning
- **589 Fulton St**
 - 51-story tower, 591 apartments (170 affordable), 30k SF retail

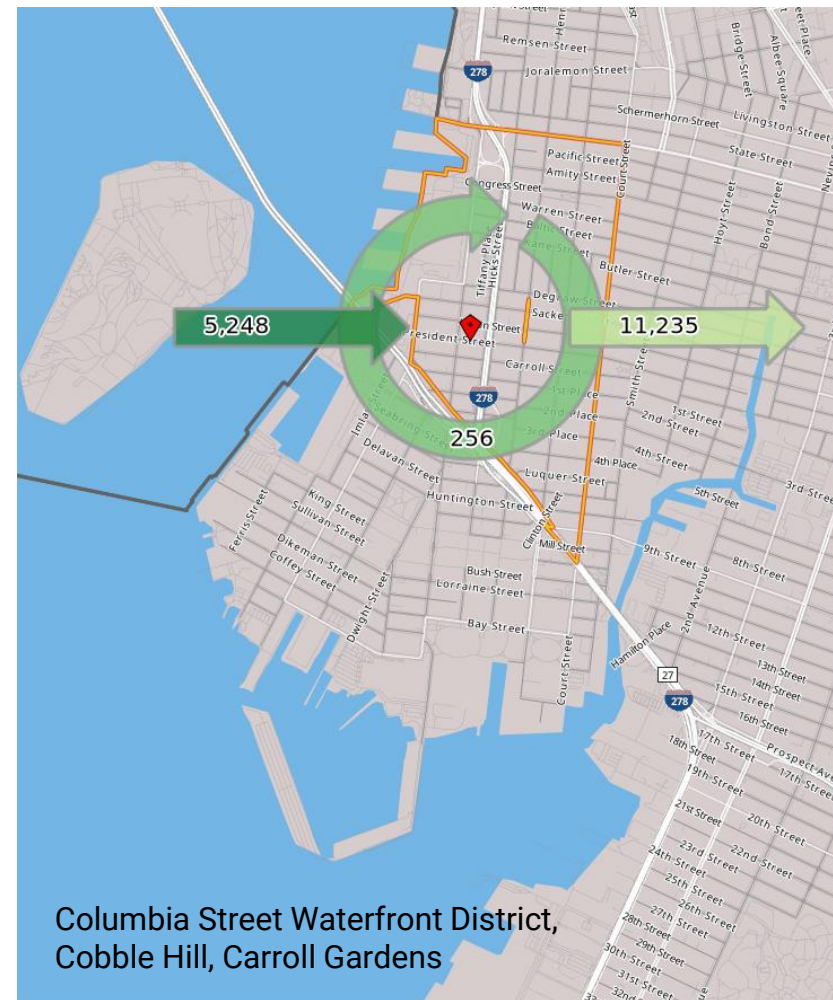


Neighborhood Job Trends

As of 2022,
 3.9% of Red Hook residents worked in the neighborhood;
 4.7% of Columbia Street Waterfront District, Cobble Hill, Carroll Gardens residents worked in the neighborhoods.



- 6,623 - Employed in Selection Area, Live Outside
- 5,089 - Live in Selection Area, Employed Outside
- 270 - Employed and Live in Selection Area



- 5,248 - Employed in Selection Area, Live Outside
- 11,235 - Live in Selection Area, Employed Outside
- 256 - Employed and Live in Selection Area

Source: U.S. Census Bureau, LEHD Origin-Destination Employment Statistics, 2022

Balancing Benefits and Costs



Supporting Project Outcomes

Addressing city and local priorities will require generating sustainable revenue to fund critical initiatives.

Clean & Modern Port

- Invest in pier infrastructure
- Enhance operational efficiency

Reduce Port Emissions

- Incorporate sustainable practices
- Invest in port electrification and operations

Open Space

- Increase open space & waterfront access

Resiliency

- Protect against coastal flooding & extreme rainfall
- Minimize impacts on the sewer system

Improve Mobility

- Mitigate traffic impacts
- Expand bus and ferry service to improve local transit
- Improve greenway connectivity

Opportunities to Generate Revenue

Each of these desired outcomes need significant financial investment

Housing

- Building market rate homes enables the inclusion of additional amenities:
 - Affordable housing
 - Well-maintained green space
 - Community amenities like schools and libraries

Hotel

- Local job opportunities
- Cruise traffic mitigation
- More opportunities to support local businesses

Public Grants

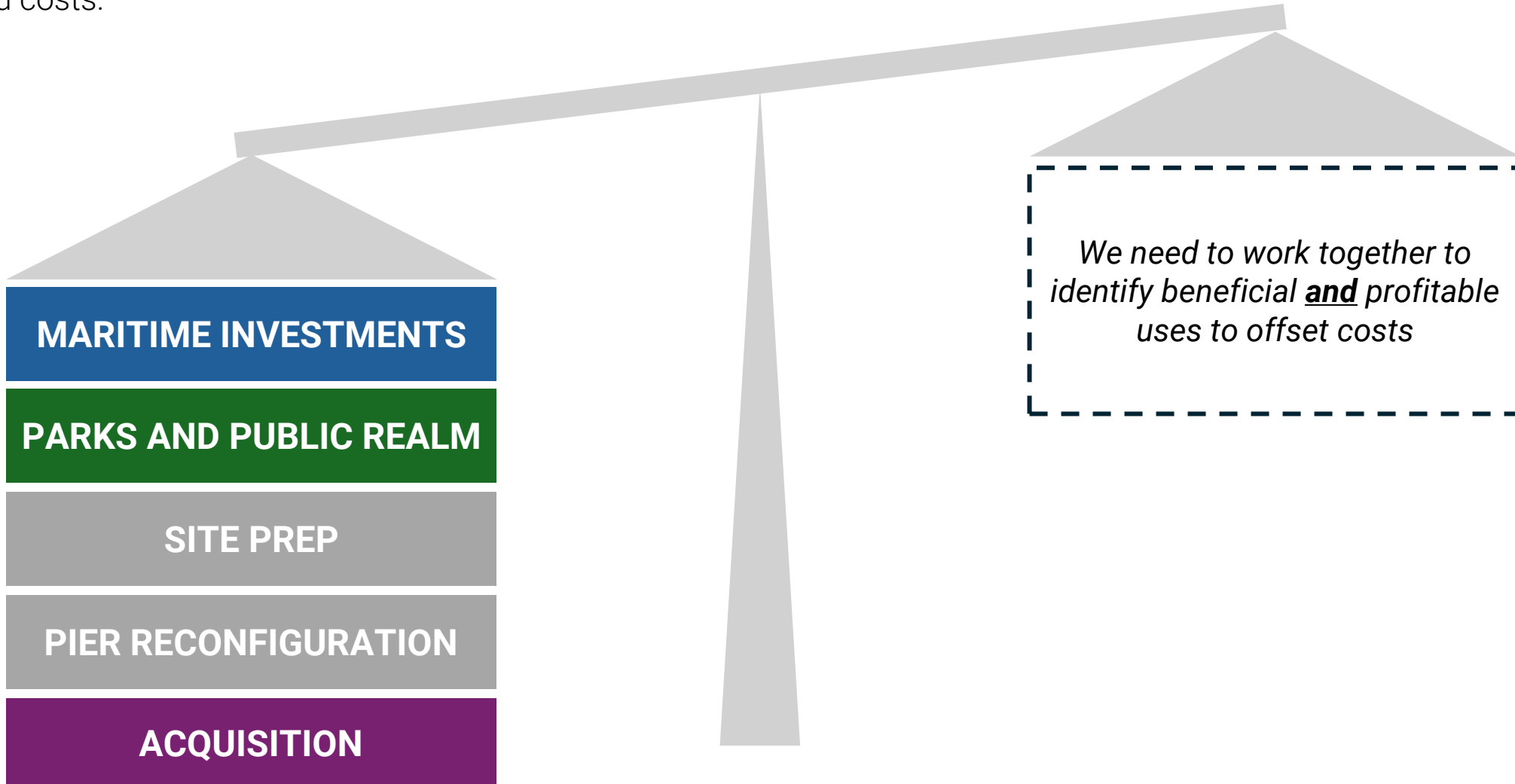
- MEGA Grant
- City investment
- State investment

Housing Makes Other Benefits Possible

- **Housing is needed.**
- NYC is in an unprecedented housing crisis and **we need to develop more homes** that are affordable to people at all income levels
- **Housing creates additional jobs** indirectly
 - Residents increase the customer base at local businesses
 - New jobs are created to support residents
- **We can build critically needed affordable homes** when we also build market rate housing that cross-subsidizes them

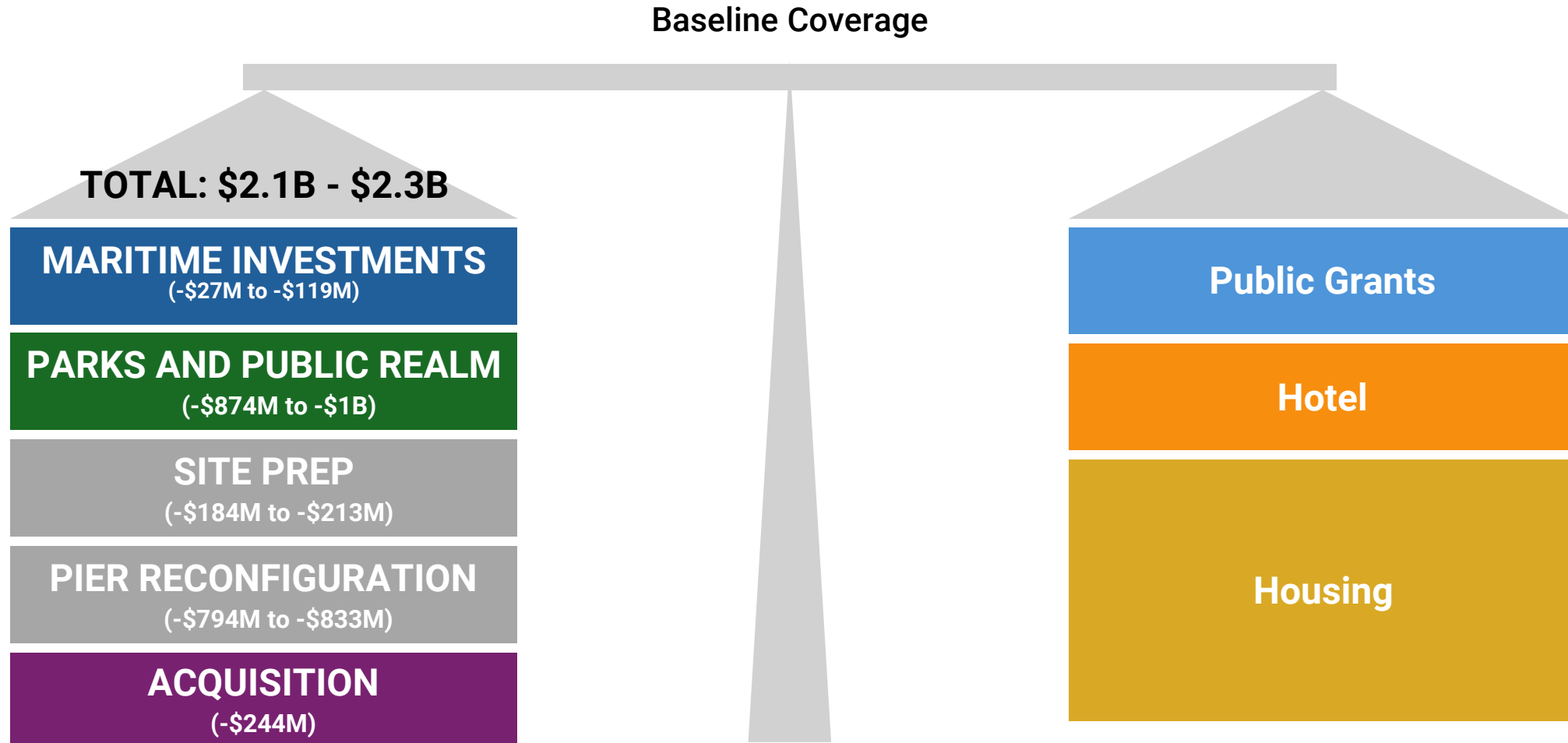
Establishing Baseline Cost

The baseline cost includes expenses for port operations, public realm investments, site preparation, pier infrastructure, and other related costs.



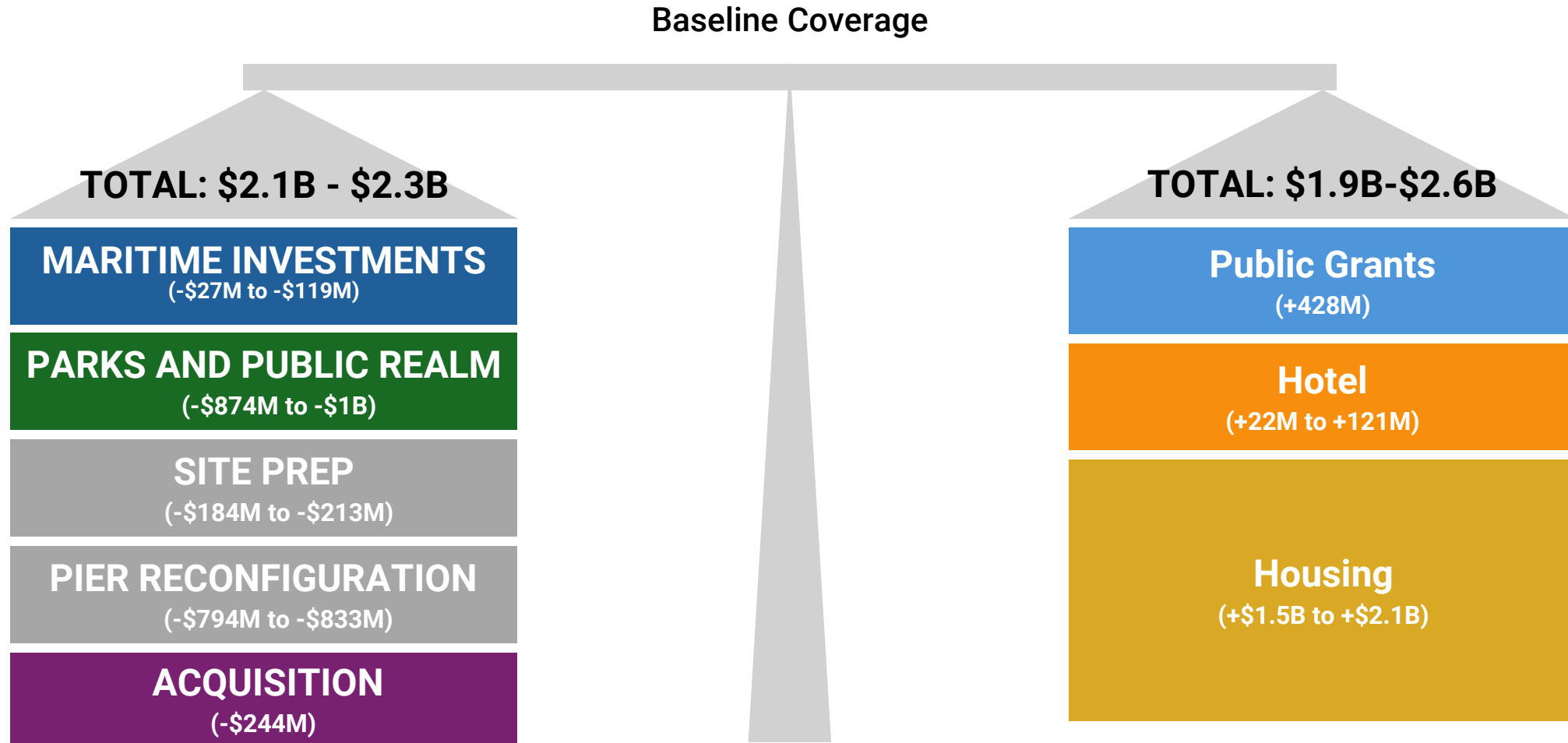
Establishing Baseline Cost

We will aim to balance these costs through the development of market-rate housing, hotels, and public grants.



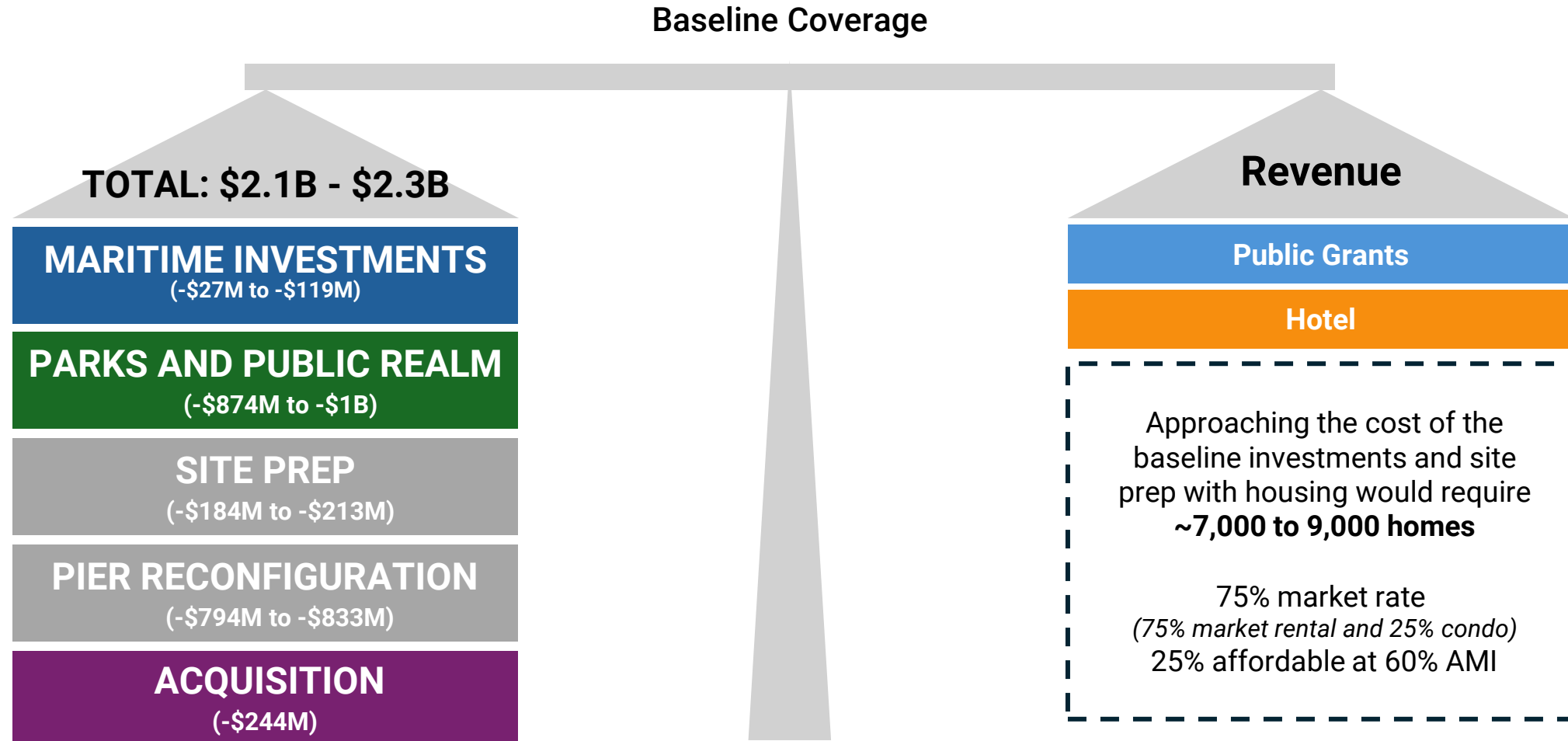
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We need to work together to find a compromise
between financial sustainability, community
benefits, and revenue positive uses.

Planning Considerations

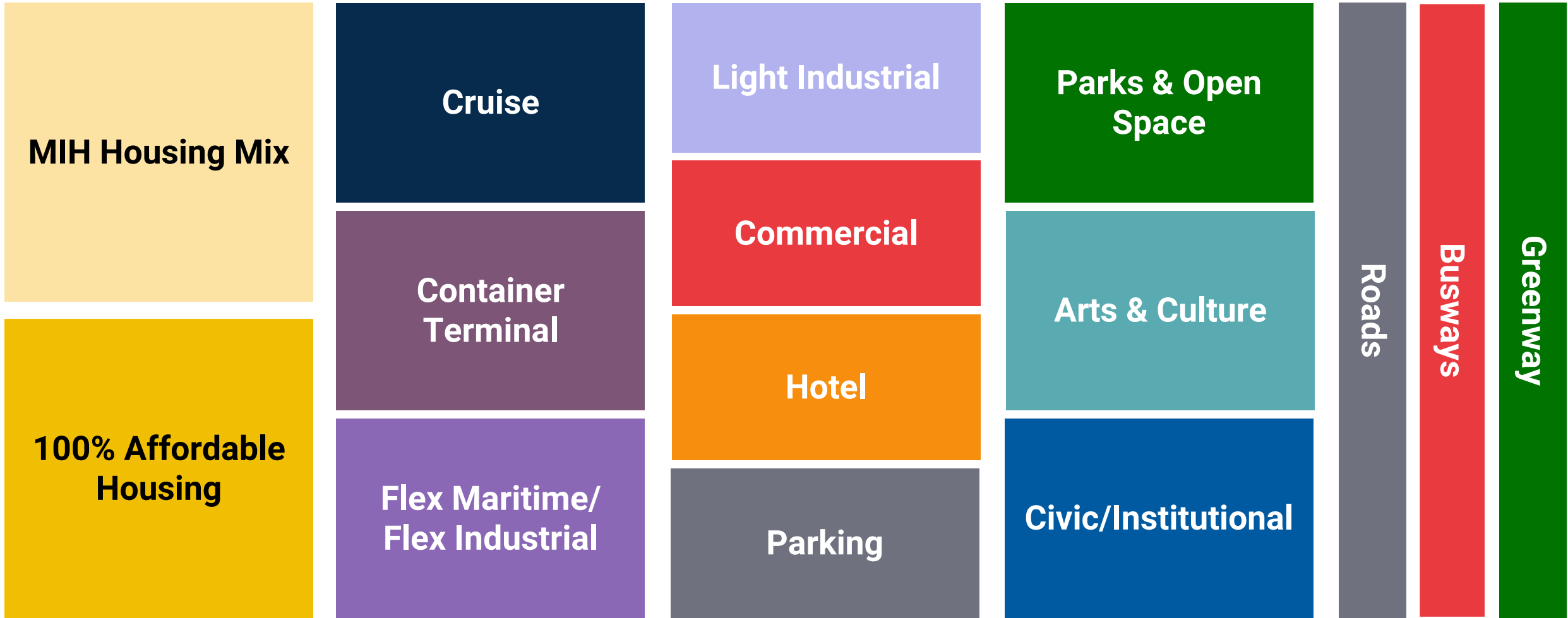
- Where is the existing transportation, and how should it inform the location of new housing?
- Where should we focus and prioritize job opportunities to best support local residents?
- Where are the highest market values to support financial viability of the site?

Site Planning Introduction



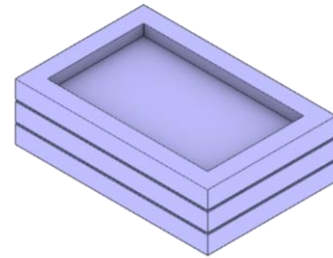
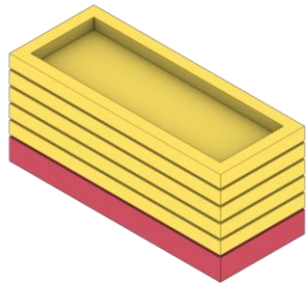
Land Use Blocks and Tiles

In the activity, place blocks and site area pieces to show where you would like to see each use.

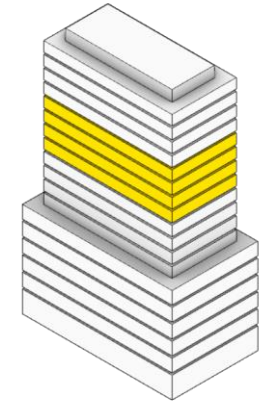
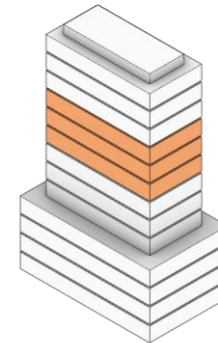
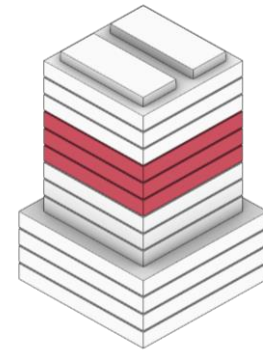


Land Use Block Types

Blocks come in different forms to represent different parts of a building and building shapes.



Base blocks

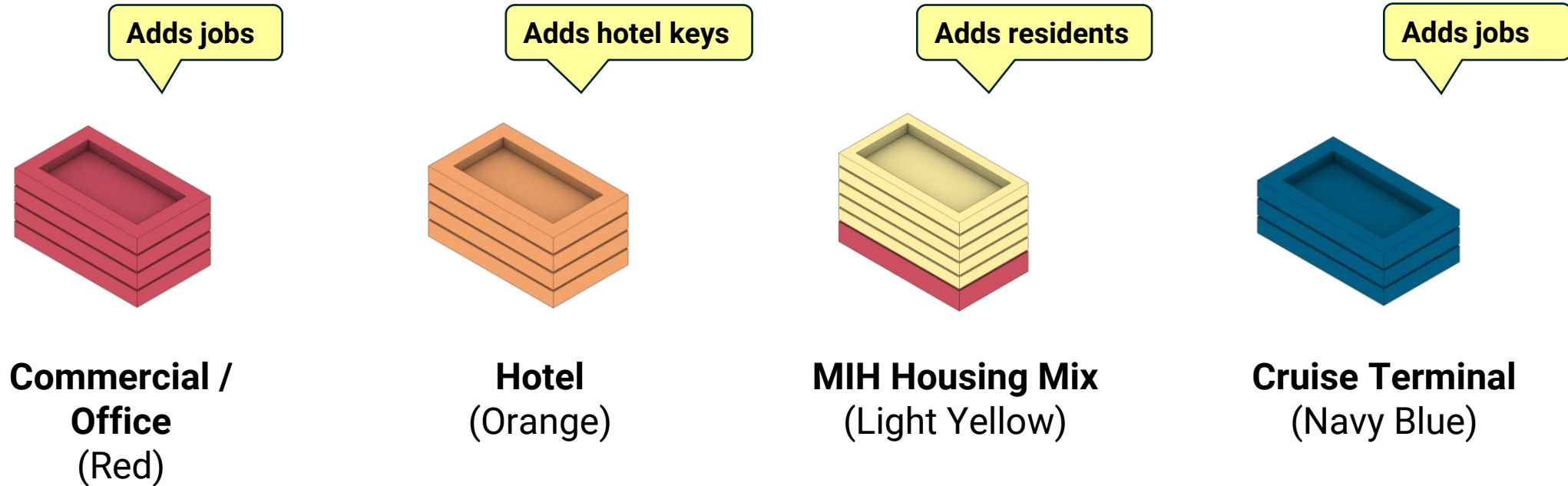


Tower blocks

- Most blocks can be stacked to reach your desired height
- The size of the block represents the Gross Floor Area (GFA), which is the total floor space within a building

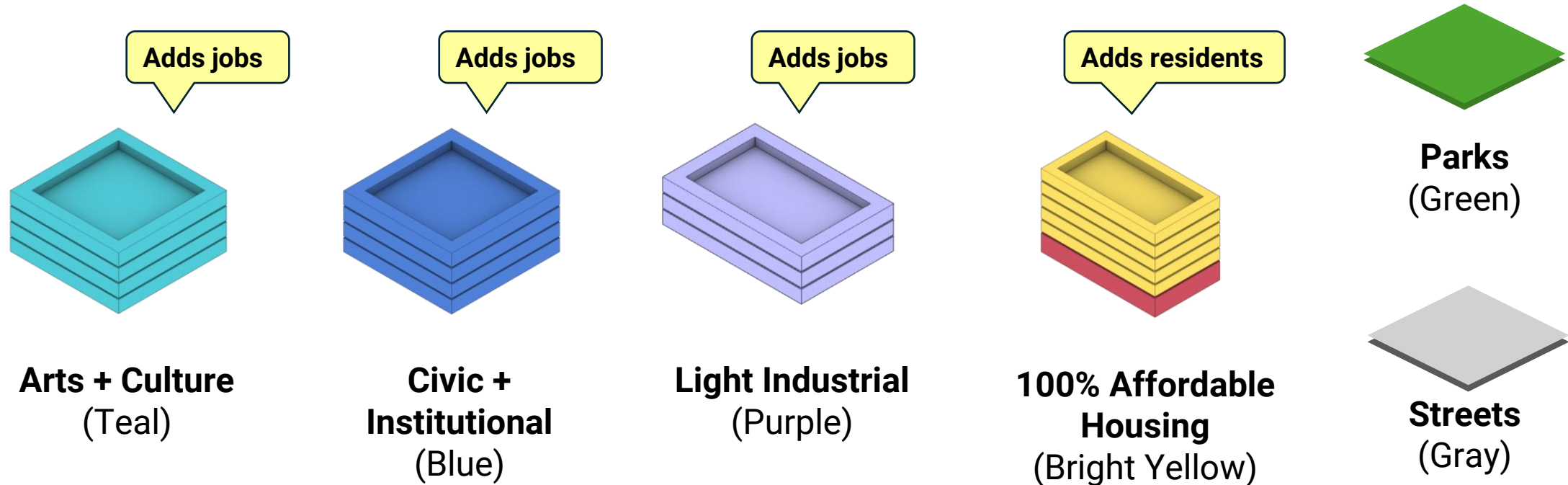
Revenue Positive Blocks

These land uses generate revenue and will get your scenario closer to financial sustainability.



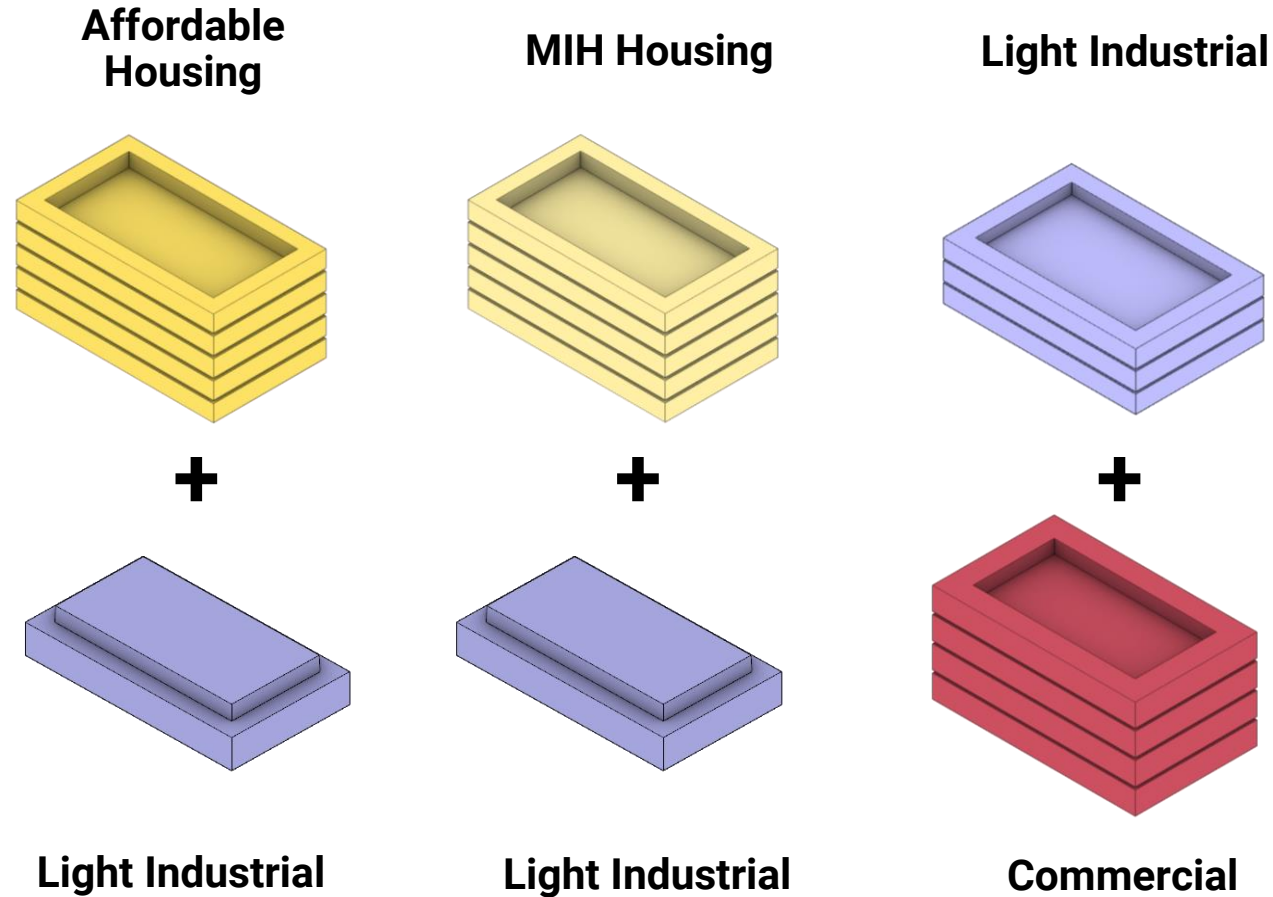
Revenue Negative/Neutral Blocks

These land uses offer important community benefits, but their costs outweigh their revenue. The more of these uses you add, the more revenue positive blocks you will need to reach balance.



Integrating Light Manufacturing with Other Uses

Light industrial can be the ground floor use of housing and can go on top of commercial.



You can mix and stack Light Industrial blocks with most other uses.

Housing Assumptions

There are some assumptions built into the model to make this exercise possible.

These are not decisions; they are a starting point.

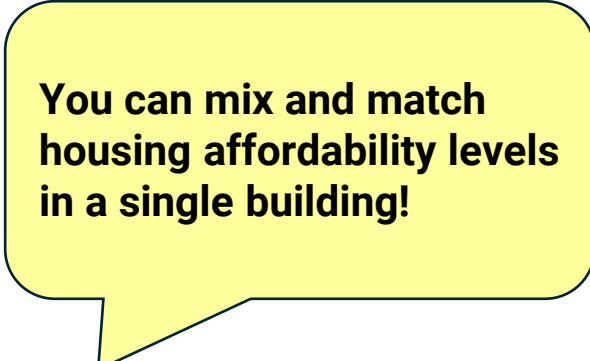
- **MIH Housing Mix**

- The "typical" **light yellow** housing block represents an affordability mix of 75% market-rate, 25% affordable
- This mix is based on Mandatory Inclusionary Housing (MIH)

- **Affordable Housing**

- The **yellow** affordable housing block represents 100% affordable housing.

** For the finances in this exercise, all affordable housing is modelled to be 60% of Area Median Income (AMI)*



You can mix and match housing affordability levels in a single building!

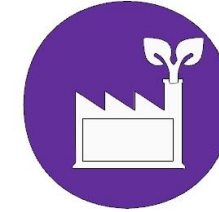
Flex Maritime / Flex Industrial

What is **Flex Maritime/Flex Industrial**? **You decide!**

- The baseline assumption is for any type of light industry with maritime connections
- **Add special tokens** to indicate if there are certain types of industry you would locate there
 - For example, *Blue Highways* or *Renewable Power*
- This industrial area may not require MARSEC security, so public access may be possible



Blue Highway



Green Industry



Warehousing/
Cold Storage



Waste Management



On-site
Renewable
Power



Micro
Distribution
Hub

Special Use Tokens

In the activity, use icon tokens to show where specific types of uses would be.

Non-Maritime Light Industrial



Maker Space



Film/
Sound Stage



Urban
Agriculture

Flex Maritime



Blue Highway



Green
Industry



Warehousing/
Cold Storage



Waste
Management



On-site
Renewable
Power



Micro
Distribution
Hub

Waterfront Commercial District

Commercial



Restaurants



Small/ Local
Retail



Destination
Retail



Big-Box
Retail



Entertainment

Civic/ Institutional



School



Community
Center



Workforc Dev./
Training Center



Post Office



Library

Arts/Culture



Museum



Gallery



Public Art



Performance Art

Parks & Open Space



Destination
Park



Passive
Park



Urban
Forest



Playground



Plaza with
Seating



Sports



Community
Garden



Dog Run



Green
Infrastructure



Amphitheater

Model Mechanics

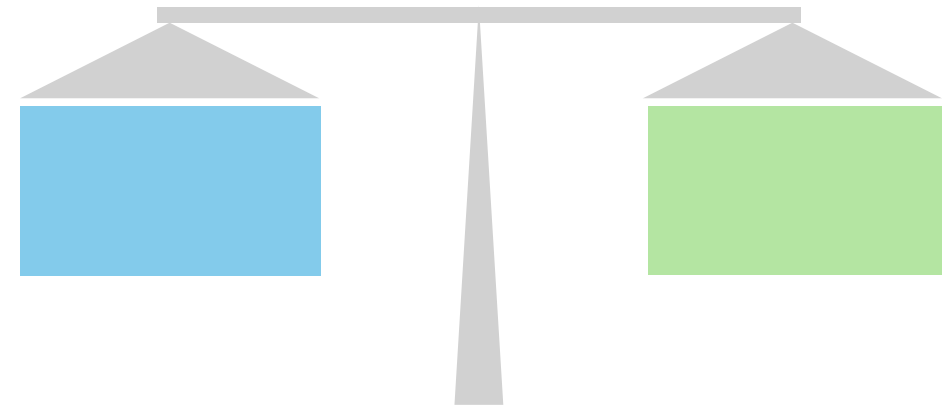
How does the model work?

- **Finances**

- For each block there is an associated cost and revenue
- For each block whose cost outweighs its revenue, you will need to build more revenue positive uses to achieve financial sustainability

- **Outcomes**

- Each block also has an associated number of jobs, residents, hotel rooms, open space acreage



Modeling Metrics

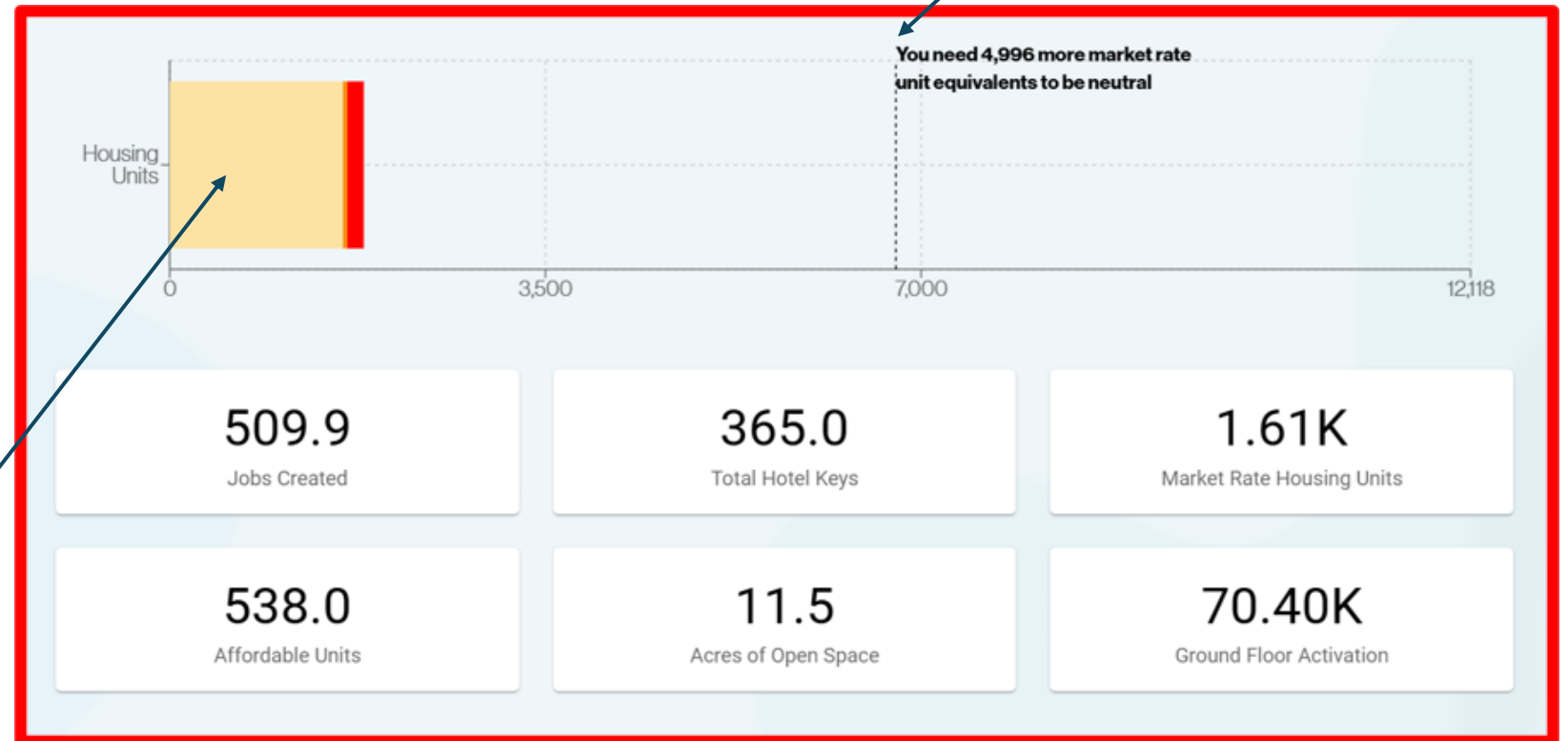
For each block that your group builds on BMT site model, there are **associated metrics** for jobs, finances, housing units, and hotel keys.

As your team builds, a facilitator will track your site plan's metrics using a web app.

Work together to create a site plan that covers its costs.

This bar ticks up when you add revenue positive uses

This line moves higher for each cost you add

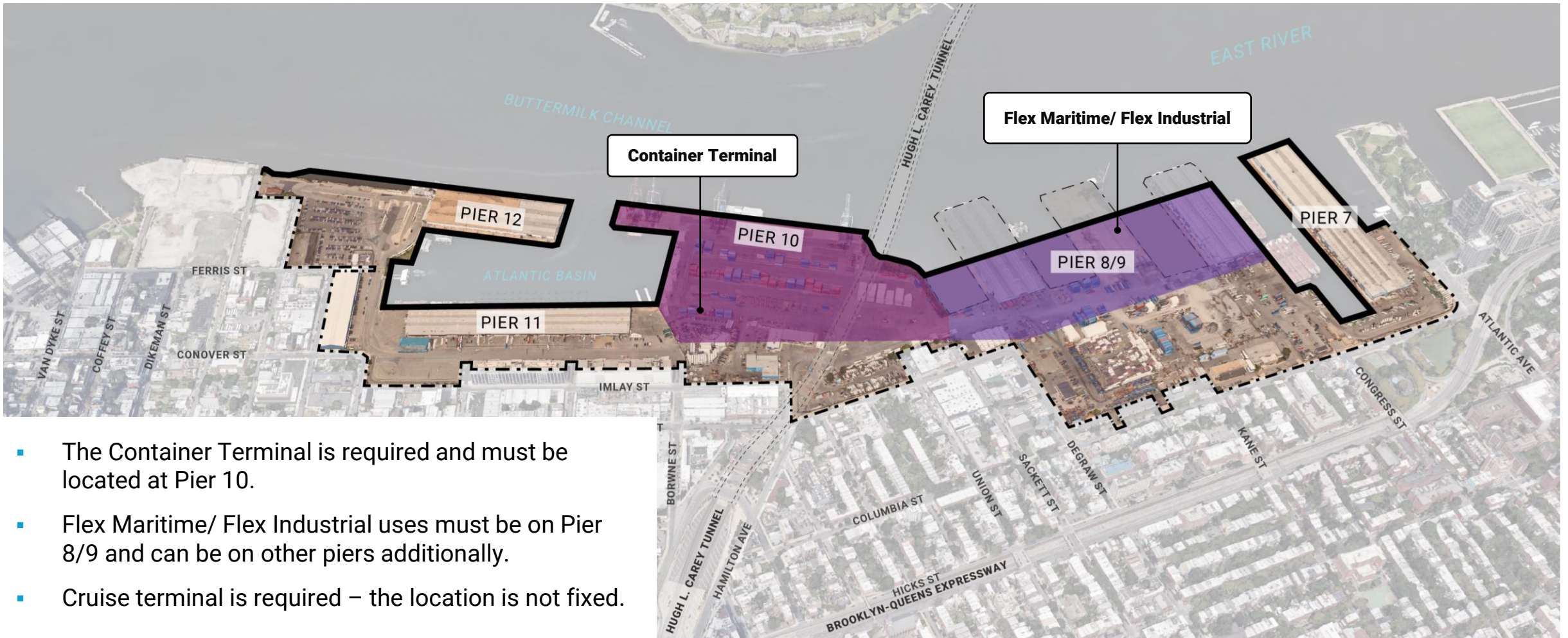


Modeling Activity Agenda

1. 10 min Initial Decision Locate the Cruise Terminal
2. 30 min Part 1 Build out Site (Iteration 1)
3. 5 min Checkpoint Metrics Check-in
4. 30 min Part 2 Refine Site (Iteration 2)
5. 5 min Checkpoint Metrics Check-in
6. 10 min Part 3 Survey & Reflection

Major Uses

There are three Major Uses – the Container Terminal, Brooklyn Cruise Terminal, and Flex Maritime/Flex Industrial. For the activity, the locations of the Container Terminal and Flex Maritime/Flex Industrial are fixed.

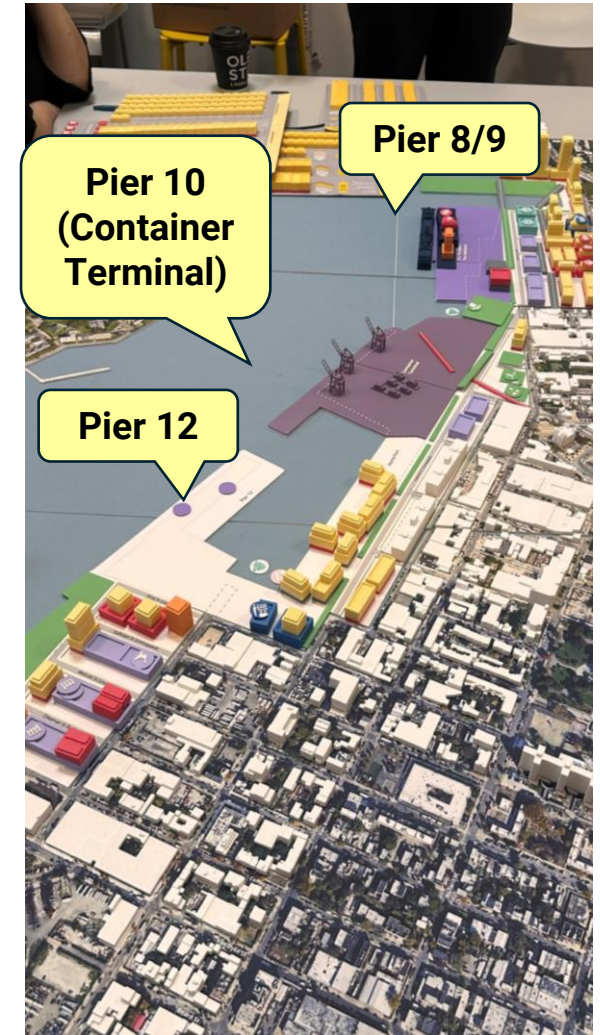


- The Container Terminal is required and must be located at Pier 10.
- Flex Maritime/ Flex Industrial uses must be on Pier 8/9 and can be on other piers additionally.
- Cruise terminal is required – the location is not fixed.

Initial Decision: Set Cruise Terminal Location

10 mins

- **Decision Point:** Where do you want to place the Cruise Terminal?
 - Option 1: North (at Pier 8/9)
 - Option 2: South at its existing location (Pier 12)
 - Consider traffic impacts
- **Key Considerations**
 - Should the flex maritime/industrial zone be integrated with the cruise terminal operations?
 - If so, what potential synergies or challenges might arise from this pairing?

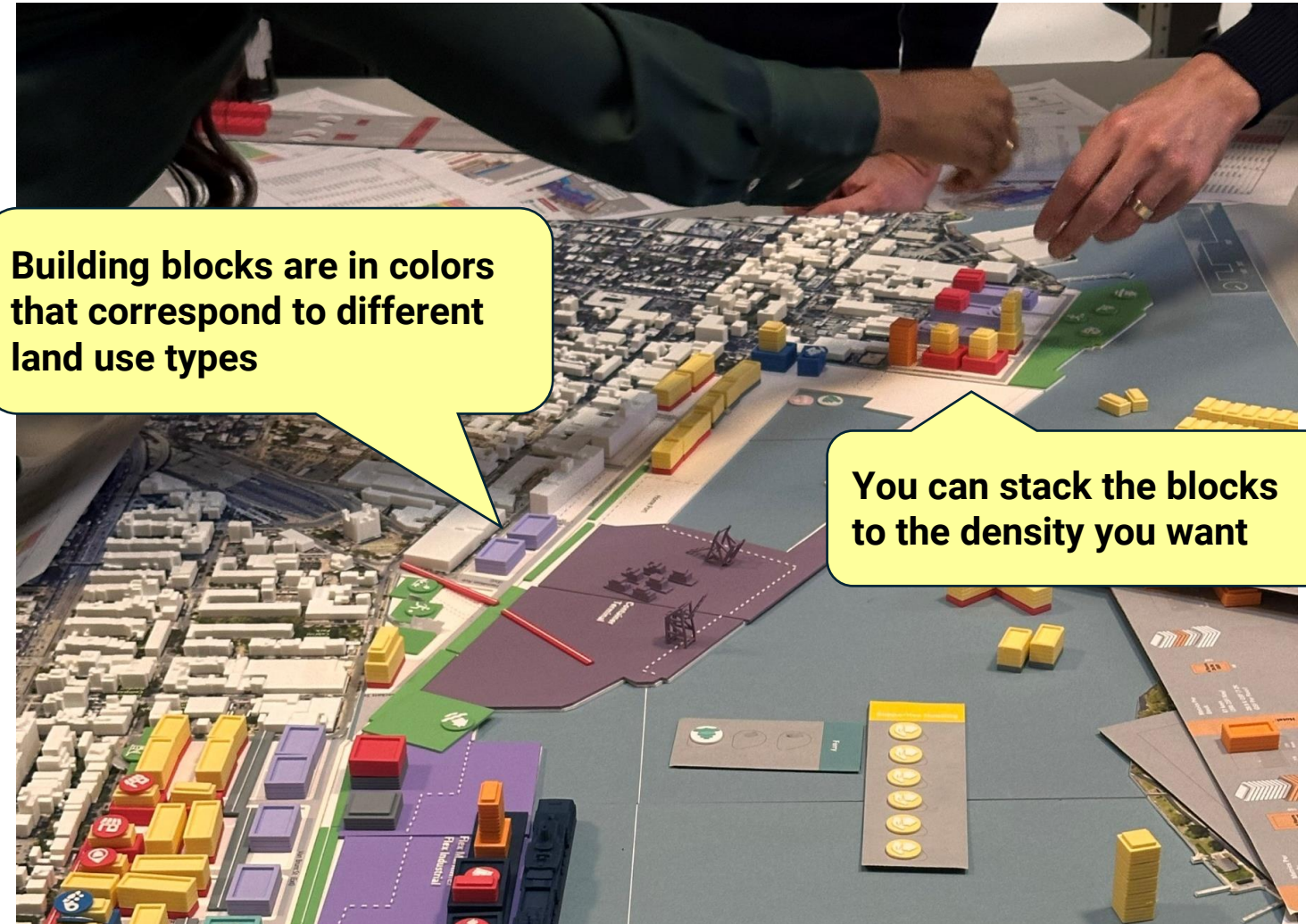


Part 1: Build out Site (Iteration 1)

30 mins

Now you are ready to build out the remainder of the site! Use land use blocks and tiles available.

- Where would you like to see large destination parks and green spaces located?
- Where would it be appropriate to add housing?
- What density is appropriate in different parts of the site?
- How much affordable housing can we produce?

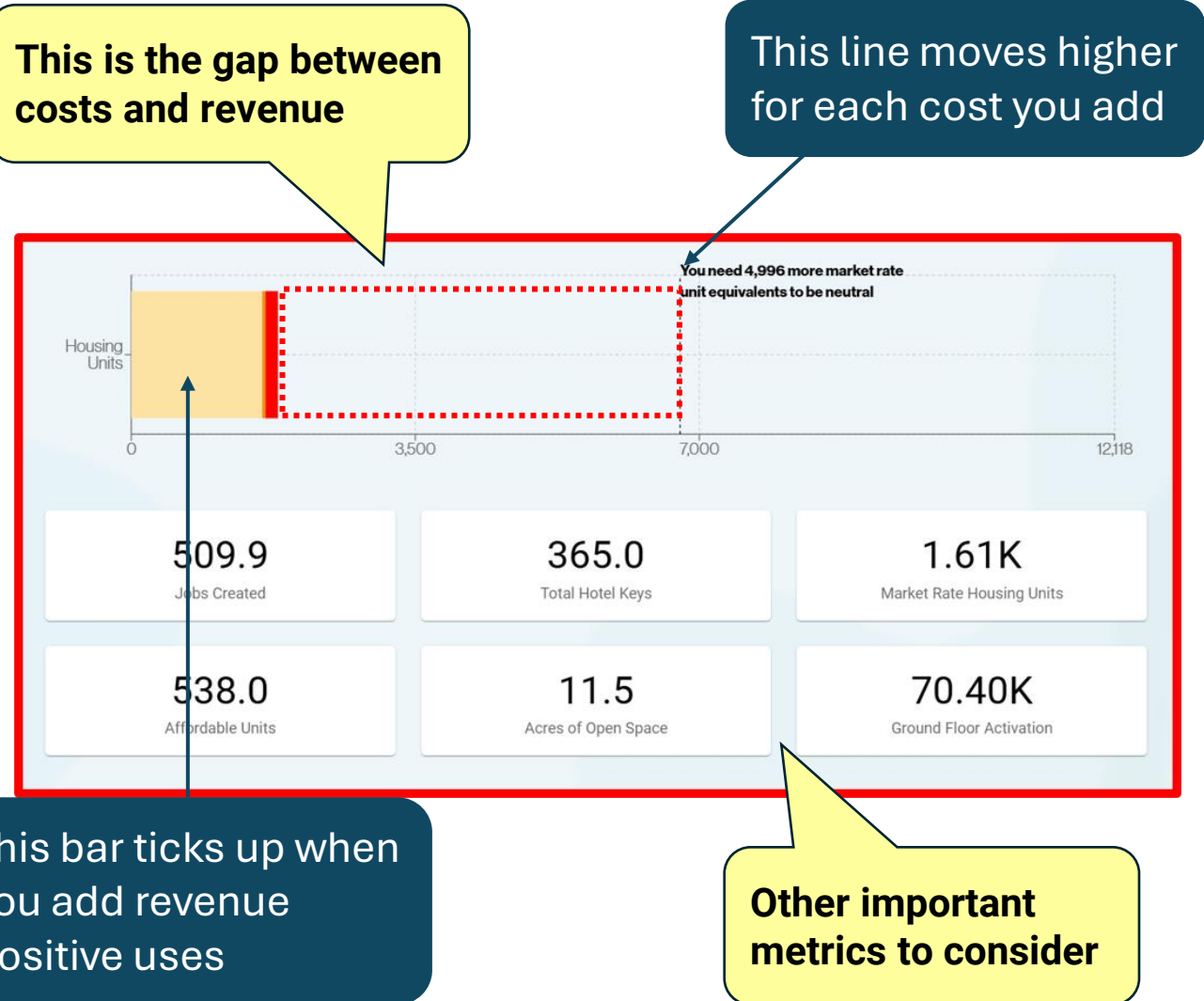


Checkpoint: Metrics Check-in

5 mins

Now you have begun to build out the site. The facilitator will enter your modeling choices into the web app to check its financial standing and other metrics.

- Does your initial build-out effectively balance costs and revenue?
- What do the metrics show?
- If the site is not currently balancing costs and revenue:
 - How close is it to achieving financial sustainability?
 - What additional revenue-generating uses would you consider adding?



Part 2: Refine Site (Iteration 2)

30 mins

With the understanding of the metrics and impacts of your build-out in Part 1, you can now:

- Adjust the site to address any gaps
- Add new amenities
- Evaluate the financial sustainability as you adjust or add amenities

Add tokens on building blocks to indicate your preferred uses and programs



Metrics Check-in

5 mins

- Where did you prioritize housing development within the site?
- What was your strategy for incorporating density into the site?
- What Flex Maritime and Industrial uses did you select, and why?
- Where did you create open space?
 - Are these locations serving the communities in need?
 - What types of program did you choose?
- What additional community amenities did you create?
 - How do these amenities address the community's needs?

Survey & Reflect

10 mins



The background of the slide is a blue-tinted photograph of a port terminal. Several large gantry cranes are visible, extending over a dock area. In the distance, a city skyline with various buildings is visible under a clear sky. The overall scene is industrial and maritime.

Vision for Brooklyn Marine Terminal

Public Workshop #3

January 11-21, 2025

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