

The background image is a blue-tinted photograph of a port. In the foreground, a large ship is docked at a pier. Several large gantry cranes are visible, some with containers stacked on them. In the distance, a city skyline is visible across the water.

# Vision for Brooklyn Marine Terminal

Briefing Deck

March 2025

**BMT** Managed by  
NYC / EDC

# What is the Brooklyn Marine Terminal?

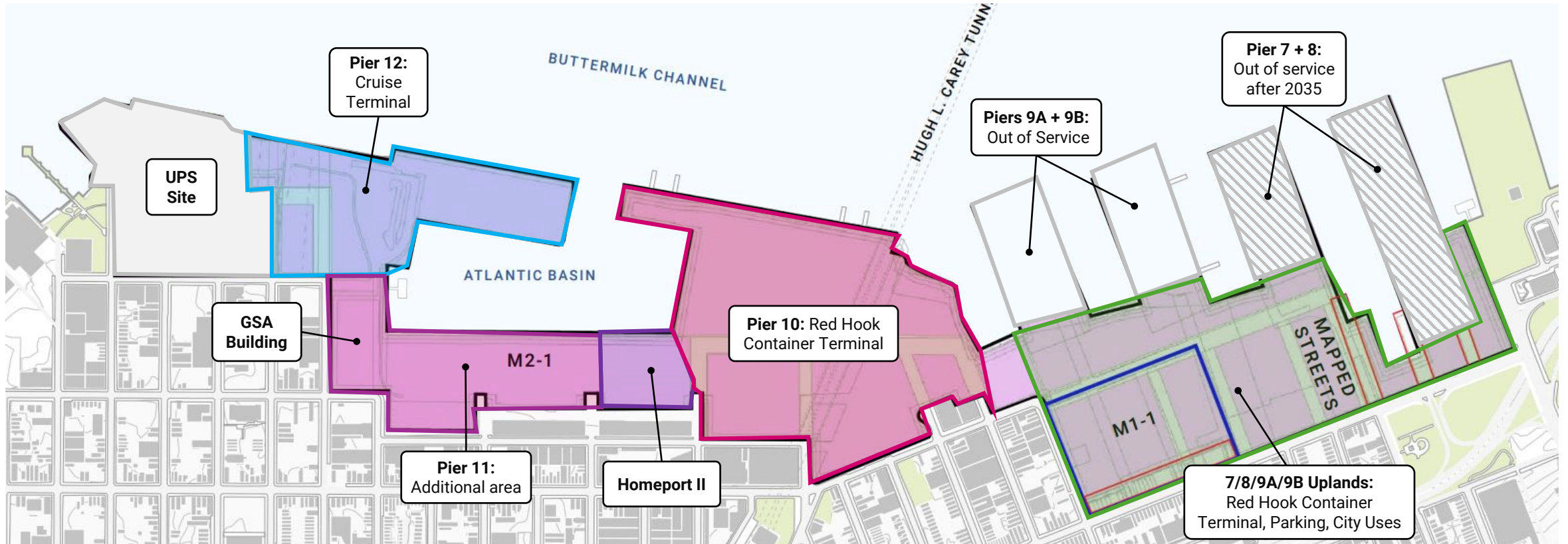
BMT is a 122- acre site that runs from Pier 7 at Atlantic Avenue in the north to Pier 12 at Wolcott Street in Red Hook to the south. In May 2024, the City, State, and PANYNJ announced an agreement to transfer this property to EDC to enable to City to transform it into a modern maritime port and vibrant mixed-used community.





# Current State of BMT: Poor/Outdated Maritime Conditions

- Only 51% (62 acres) of BMT used for maritime-dependent uses today
- Existing finger piers are out of service, or nearing useful life, and do not serve modern maritime needs
- Maintaining port operations requires public subsidy
- Challenging to site non-maritime uses



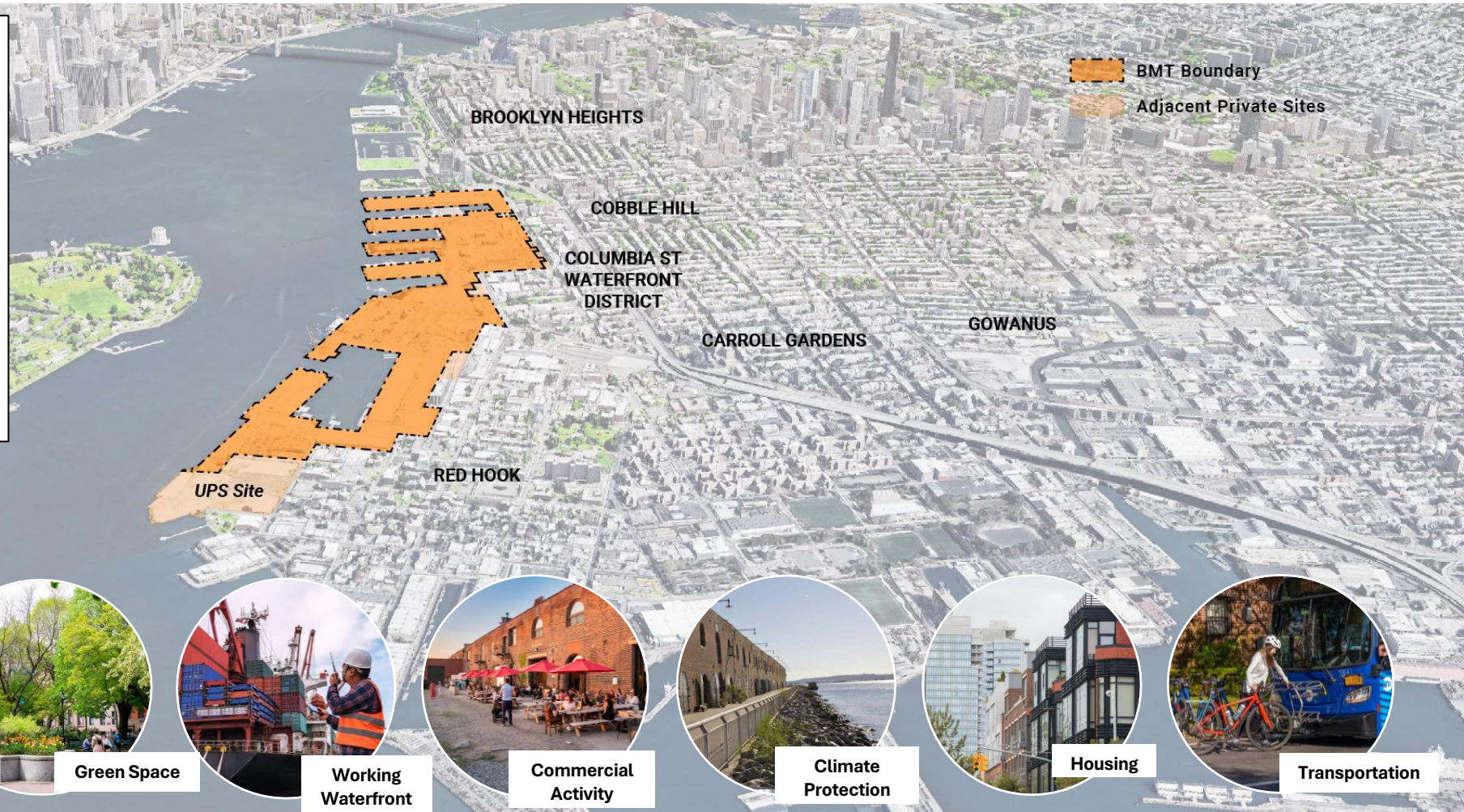


# BMT Provides an Opportunity for Big Ideas

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



Blue Highway



Public Waterfront



Green Space



Working Waterfront



Commercial Activity



Climate Protection



Housing



Transportation

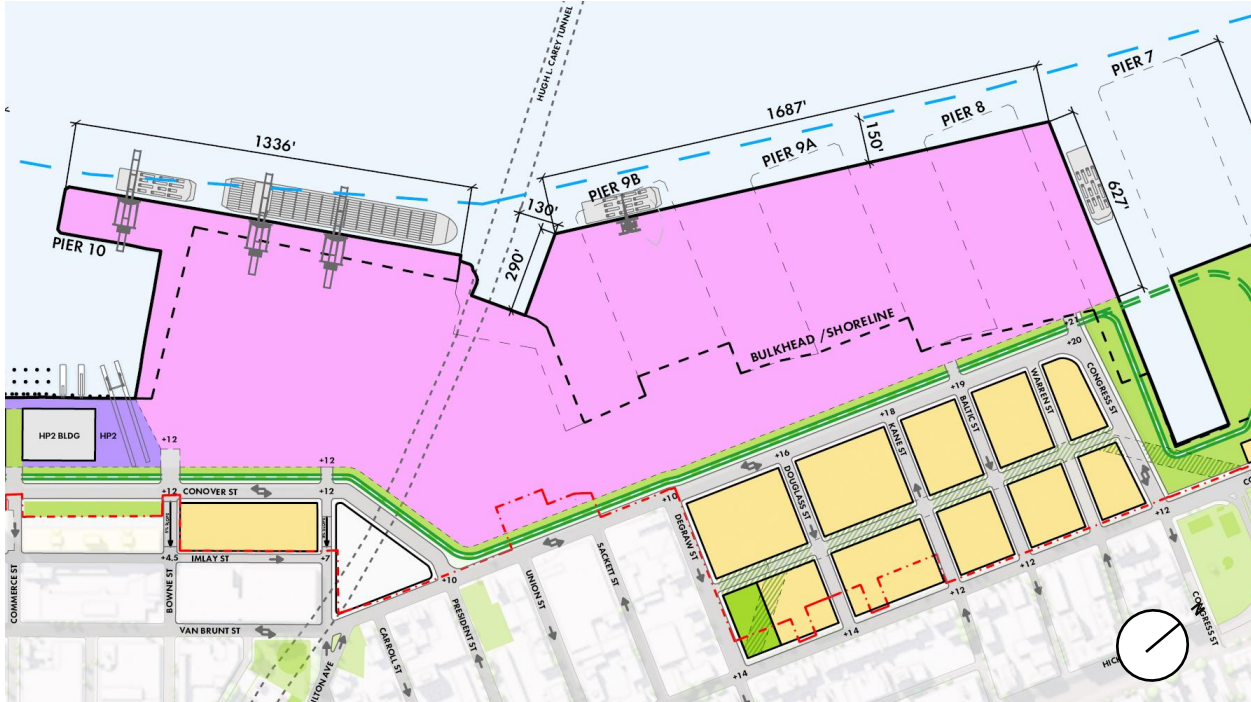




# Set a New Standard for Modern Maritime

# Modernize the Container Port

As of today, \$358M in public capital has been secured from the City (\$80M), State (\$15M) and Federal (\$164M) with an anticipated \$109M local City Match



- **New marginal pier, improved infrastructure** (load-bearing capacity), and **new equipment** responds to market demands and industry trends, **positioning the port for success**
- **Future 60-acre port** is enough space to accommodate the following uses:
  - **Container terminal** plus additional capacity (scalable to 170,000 moves);
  - **Flex maritime space**, which could include:
    - Additional container storage;
    - Bulk cargo;
    - Construction staging; and
    - Future Blue Highway space
- Future terminal operations are expected to **densify and port capacity can be increased** through efficient use of land.

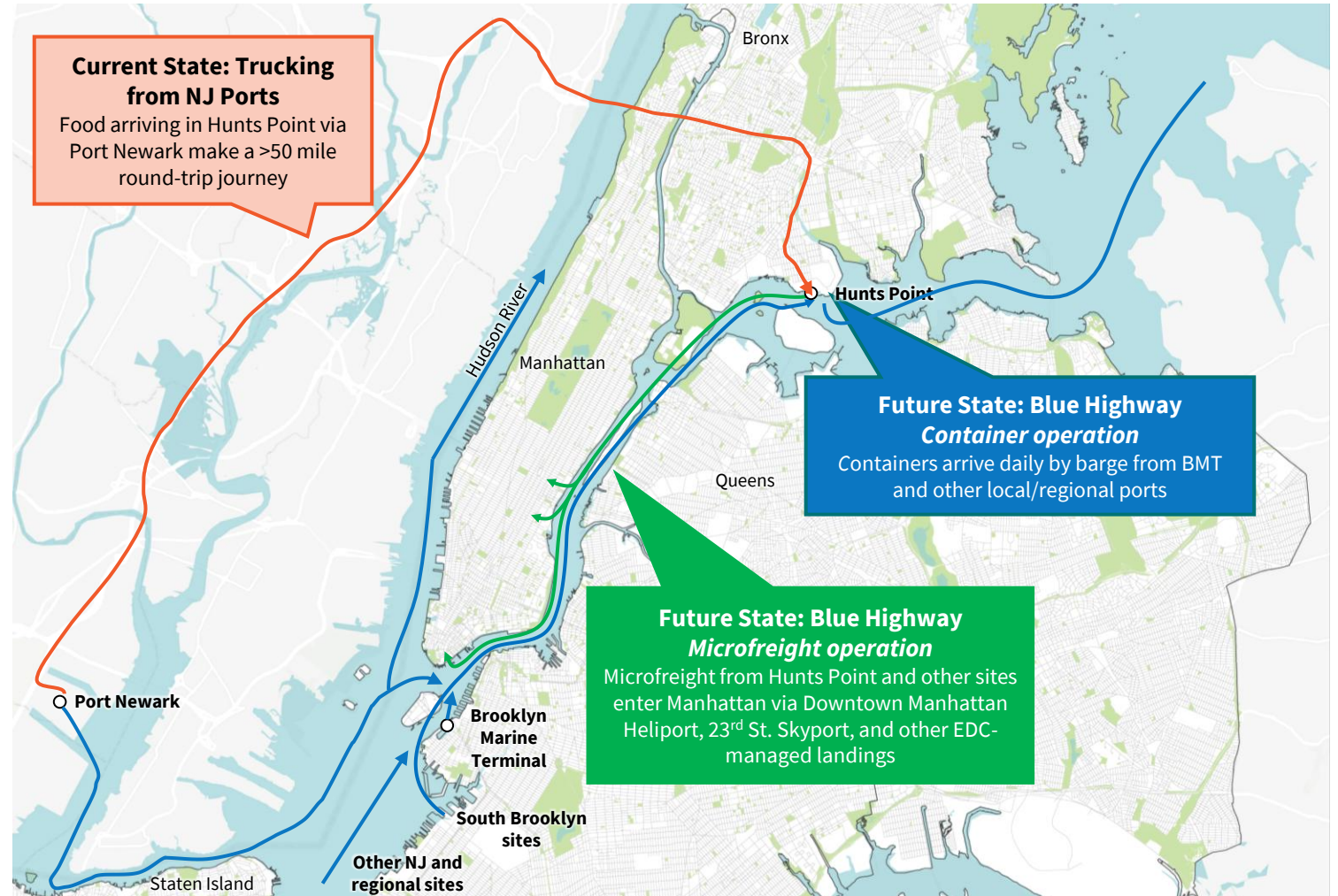


# Jumpstart the Blue Highway

Reduced emissions from displacing the movement of freight by truck is a core policy goal of the City's Blue Highways initiative

- Metrics measuring progress towards this goal include:
  - Reduction in annual **Vehicle Miles Traveled (VMT)** by trucks in the NYC region
  - Reduction in individual **truck trips per day**
- For example, the proposed Hunts Point Marine Terminal and barge operation at full capacity could replace approximately **400 one-way truck trips per day**, or **3.0M VMT annually\***

\*Avoided VMT includes trips between Hunts Point and BMT, NJ and other regional ports, and Manhattan





# Hunts Point Terminal Concept

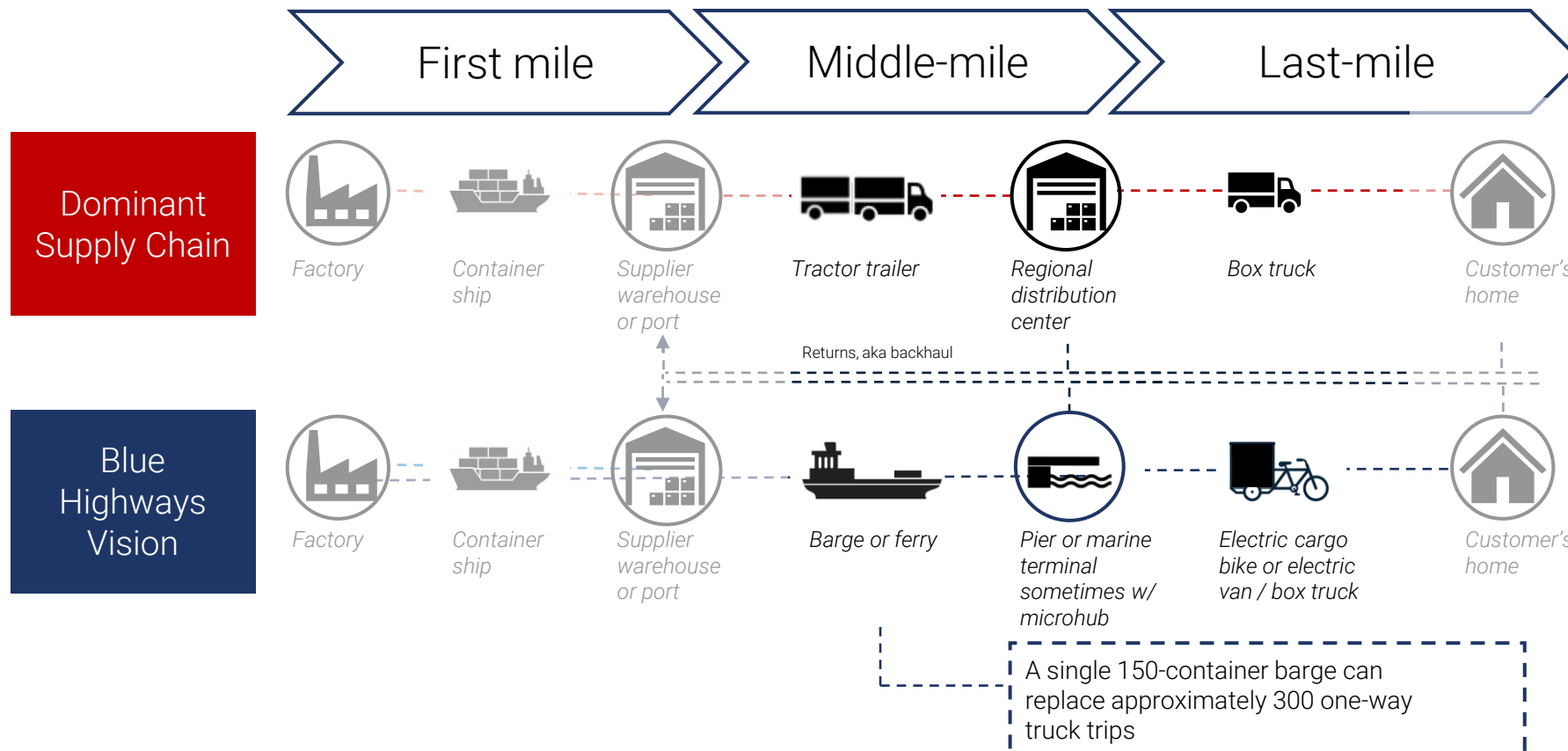
- Approximately 12% of all food in NYC flows through the Hunts Point Food Distribution Center
- In parallel, the city is redeveloping the Brooklyn Marine Terminal and looking to grow container volumes
- Strategic opportunity to link BMT and food distributors at Hunts Point via a barge service and marine terminal operation





# BMT and Hunts Point to be key nodes in a Blue Highway supply chain for moving goods in NYC

Shifting movement of freight from trucks to waterborne freight to reduce congestion, emissions, and strain on roadway infrastructure



**\$20B**

*"Excess congestion has increased 53 percent since the Partnership and HDR conducted an initial analysis in 2006, rising to a cost of \$20 billion annually."*

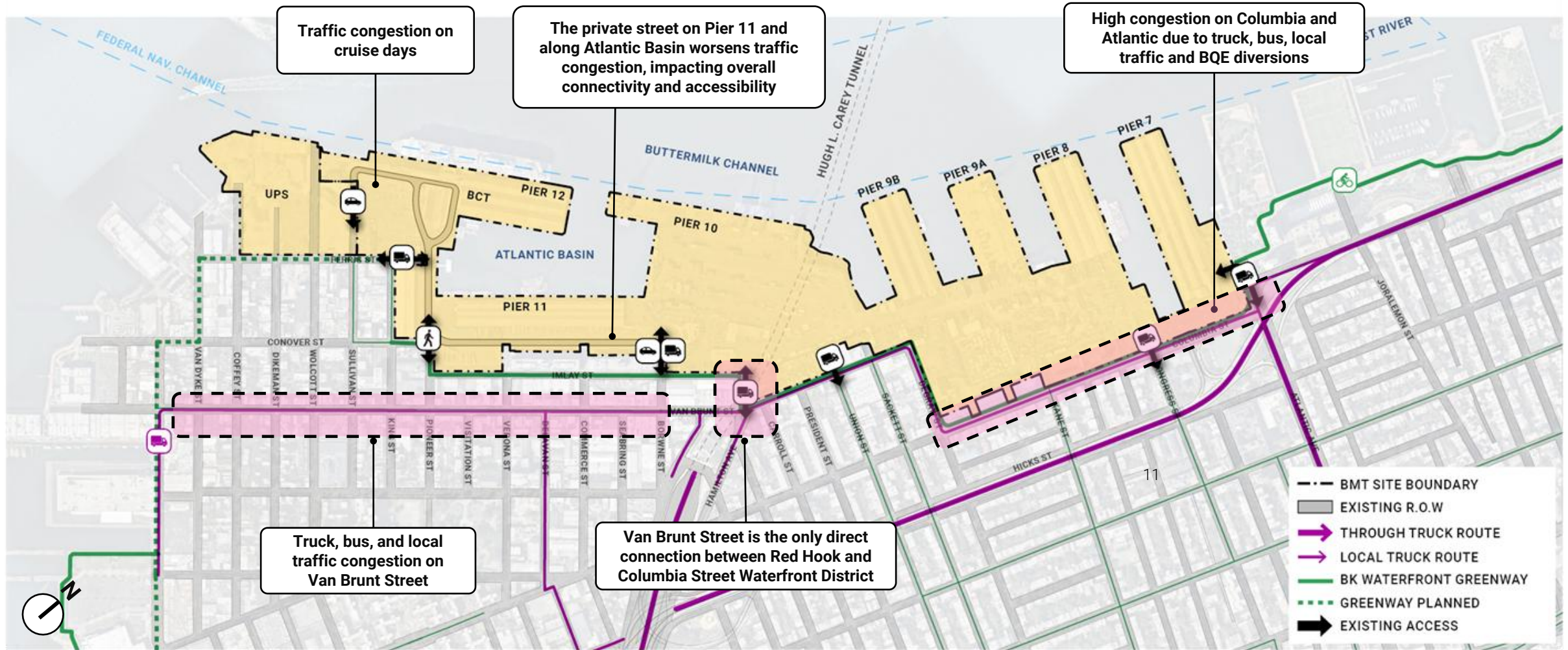
*- Partnership for New York*



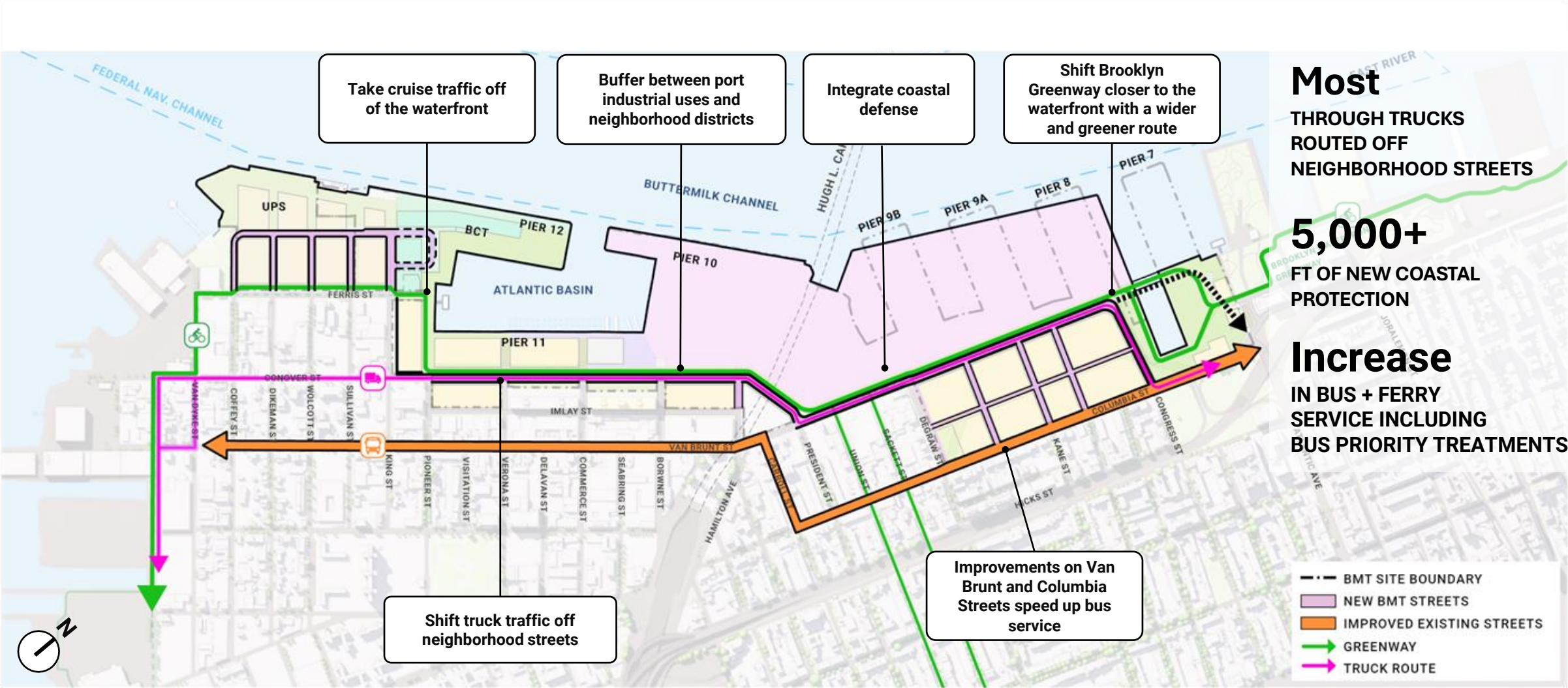
# Reduce Traffic Congestion & Improve Transit Options for the Community



# Current Challenge: Traffic Issues

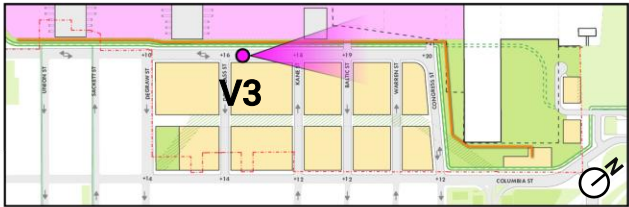


# Proposed Solution: The BMT Spine Concept

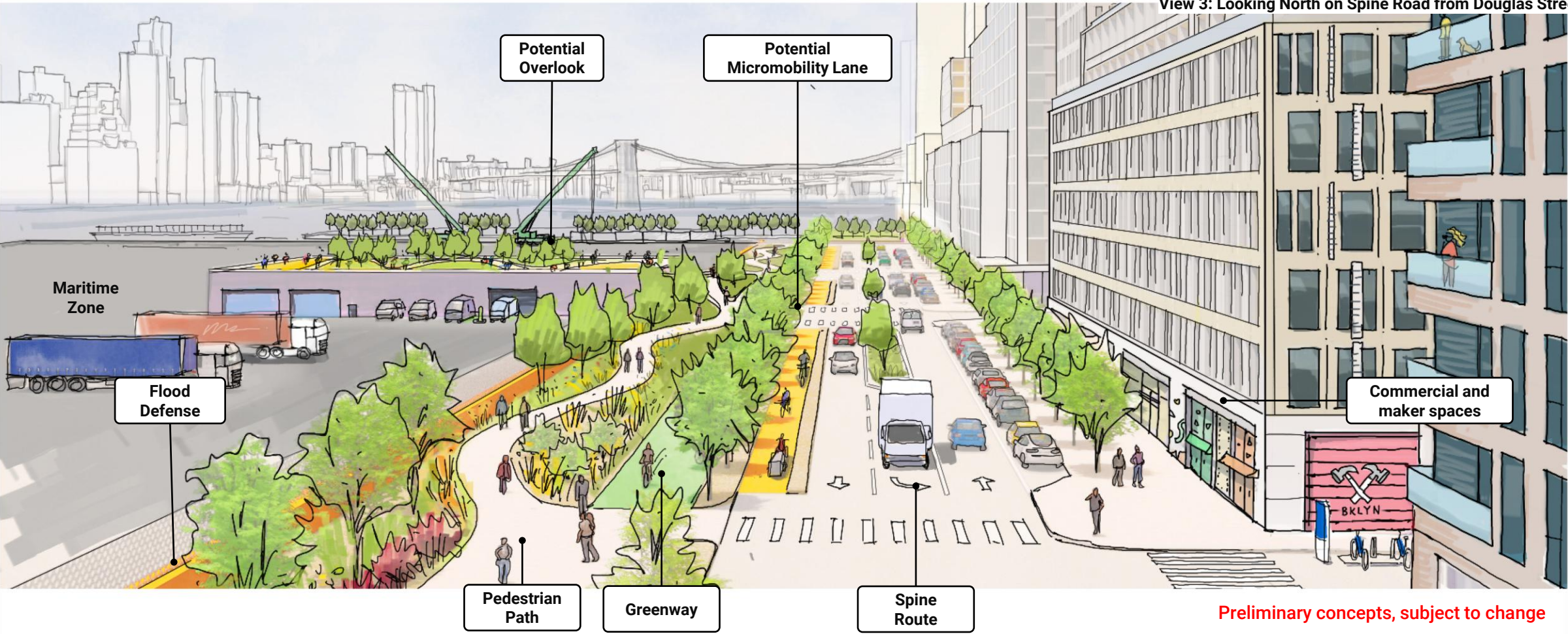




# The BMT Spine can buffer the port, consolidate trucks, expand the greenway, and provide coastal protection



View 3: Looking North on Spine Road from Douglas Street





# Proposed Transit Improvements

## Red Hook Bus and Ferries

- Existing Service Routes
- New / Expand Service to Site
- New / Expand Service to New Destinations
- New Service to Lower Manhattan

### Transform B61

- Double Frequency
- Bus Priority on Columbia St and Van Brunt St, and across corridor for speed and reliability
- Improve Downtown BK subway connections
- Add Limited-Stop Service

### Extend additional routes to neighborhood

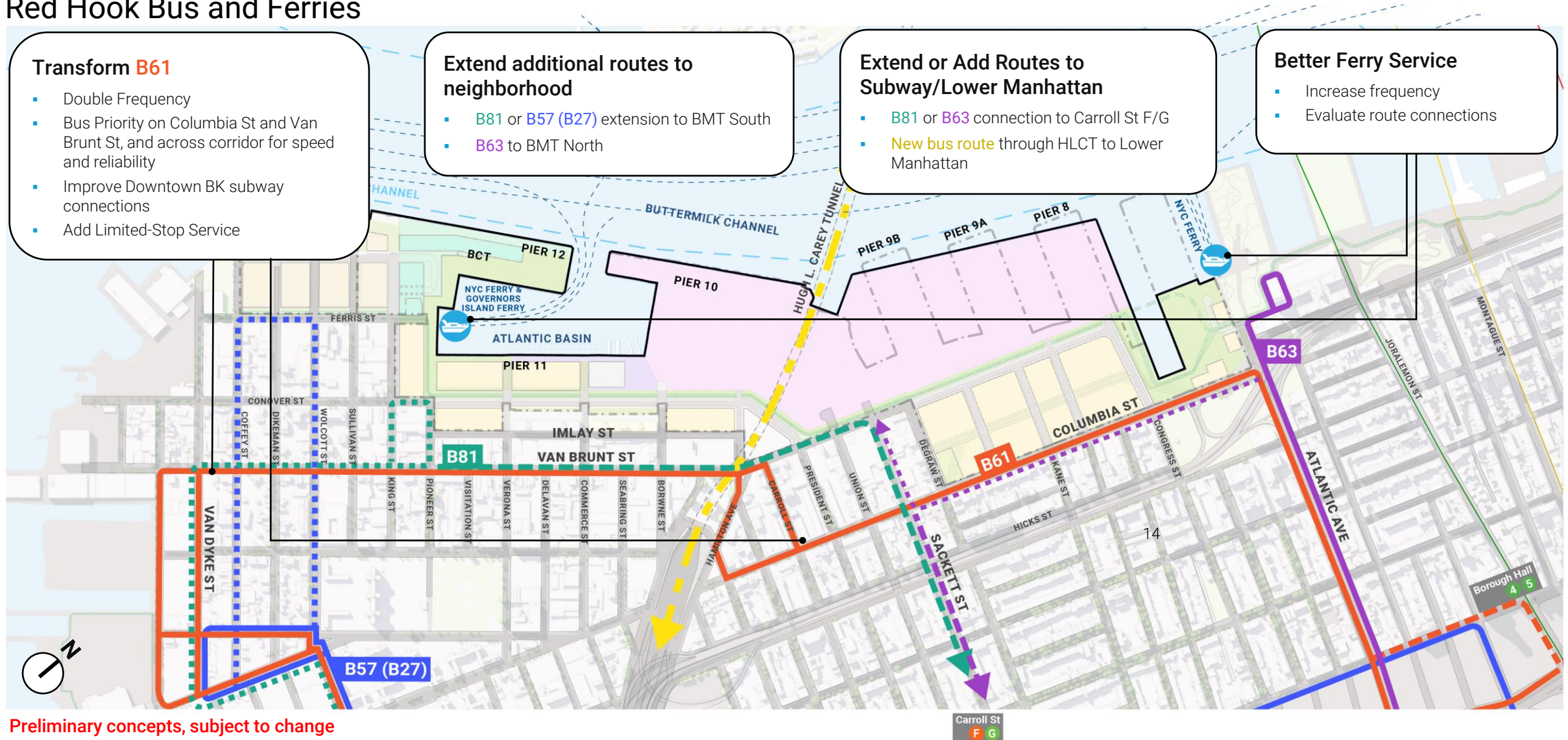
- B81 or B57 (B27) extension to BMT South
- B63 to BMT North

### Extend or Add Routes to Subway/Lower Manhattan

- B81 or B63 connection to Carroll St F/G
- New bus route through HLCT to Lower Manhattan

### Better Ferry Service

- Increase frequency
- Evaluate route connections



Preliminary concepts, subject to change



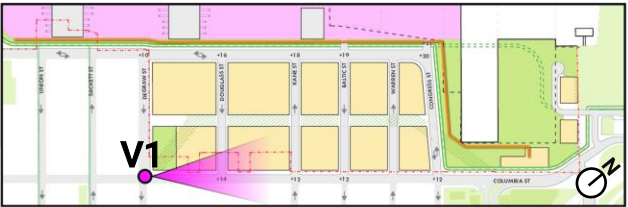
# Columbia Street and Degraw Street, Today



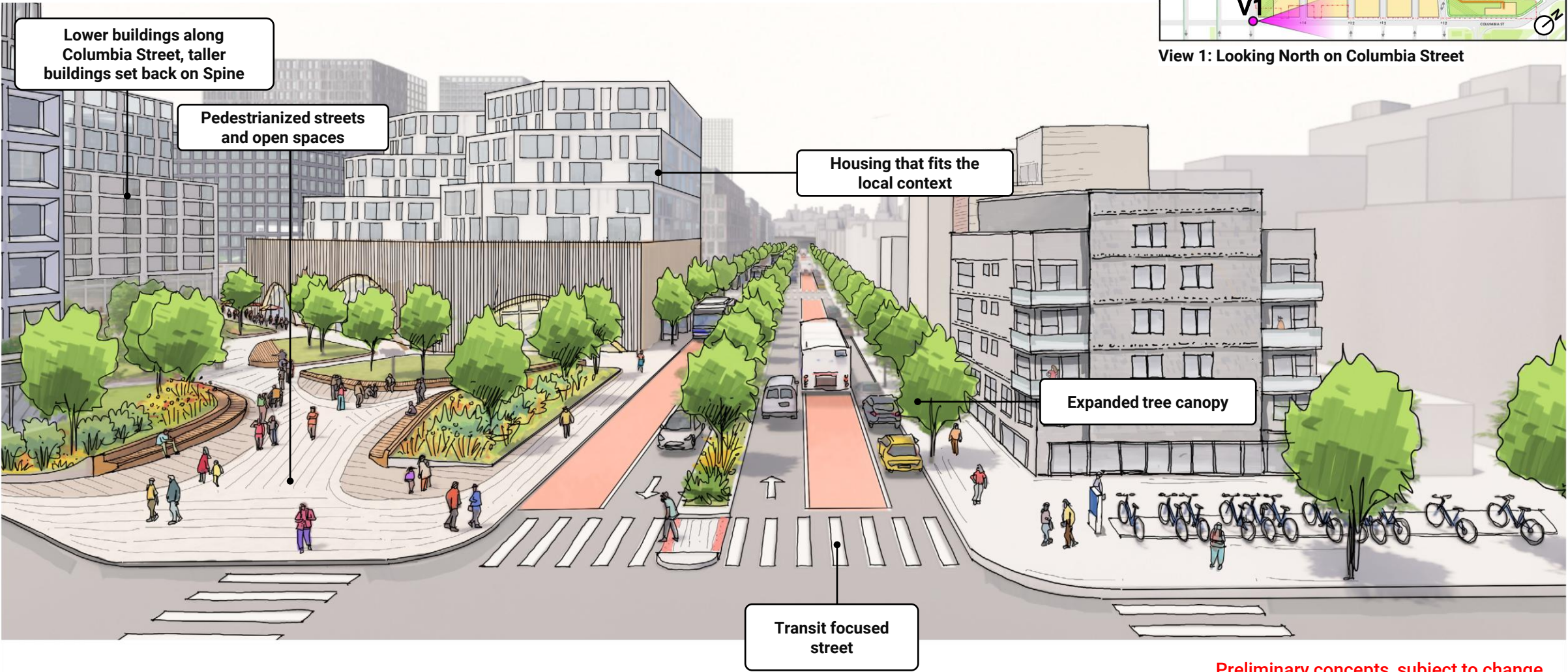
View 1: Looking North on Columbia Street



# Columbia Street and Degraw Street, Potential Future



View 1: Looking North on Columbia Street



Preliminary concepts, subject to change

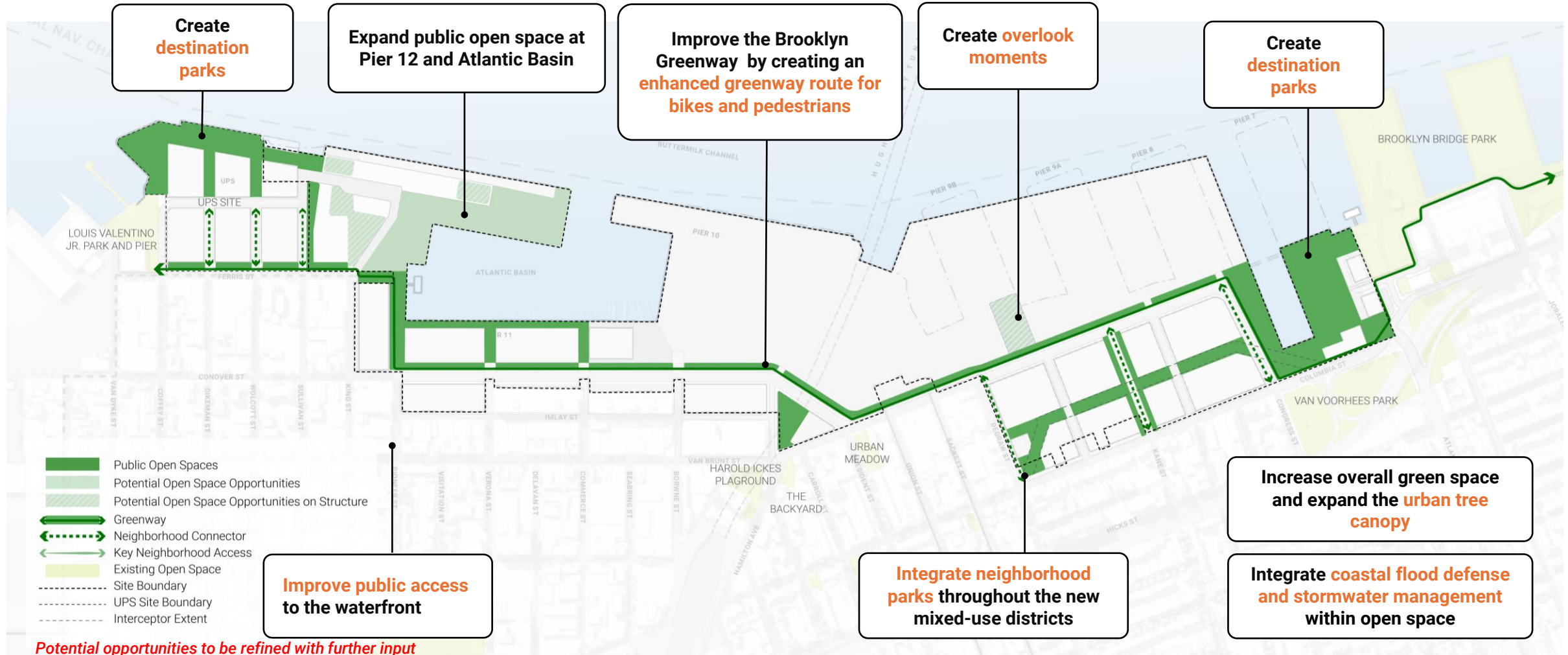




# Significantly Increase Open Space & Waterfront Access

# BMT will expand public open space and access to the waterfront

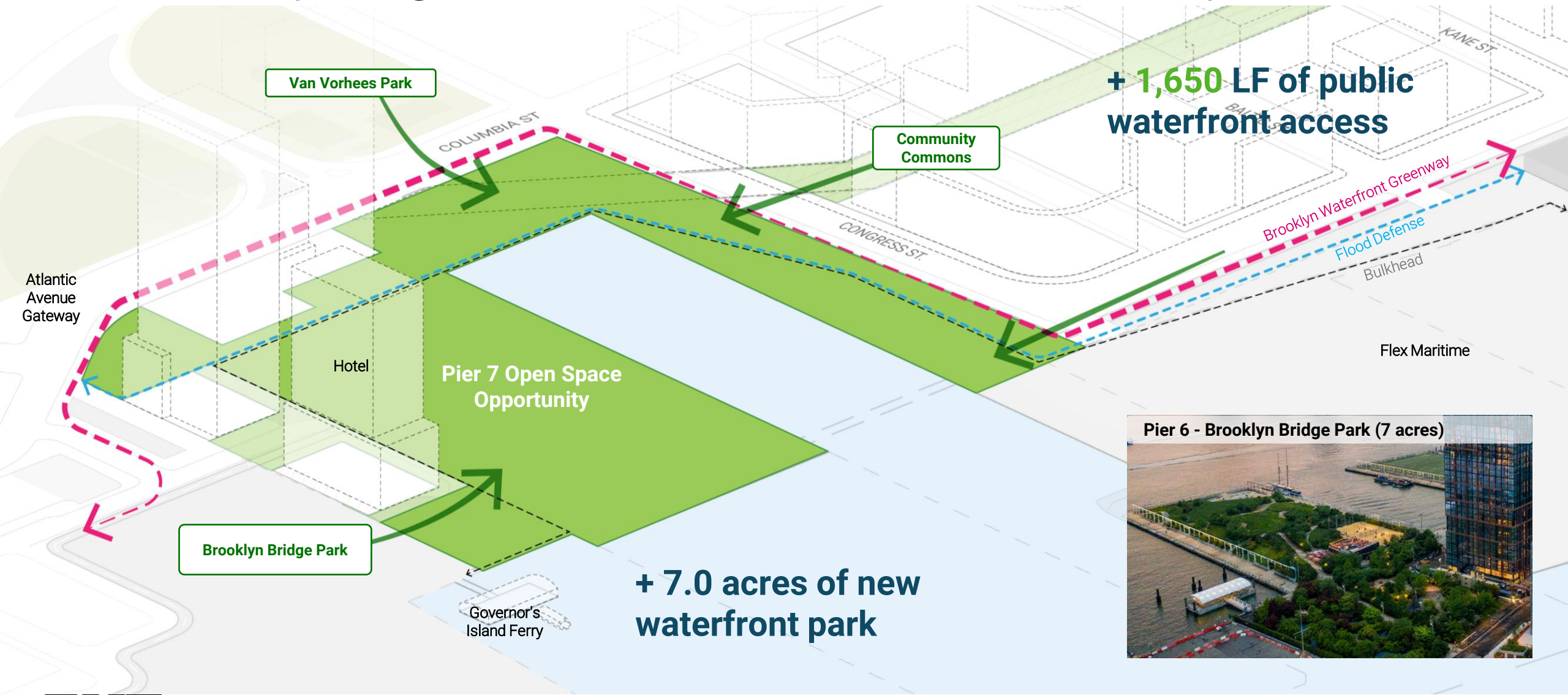
## The plan will create new parks, streetscapes, and community amenities



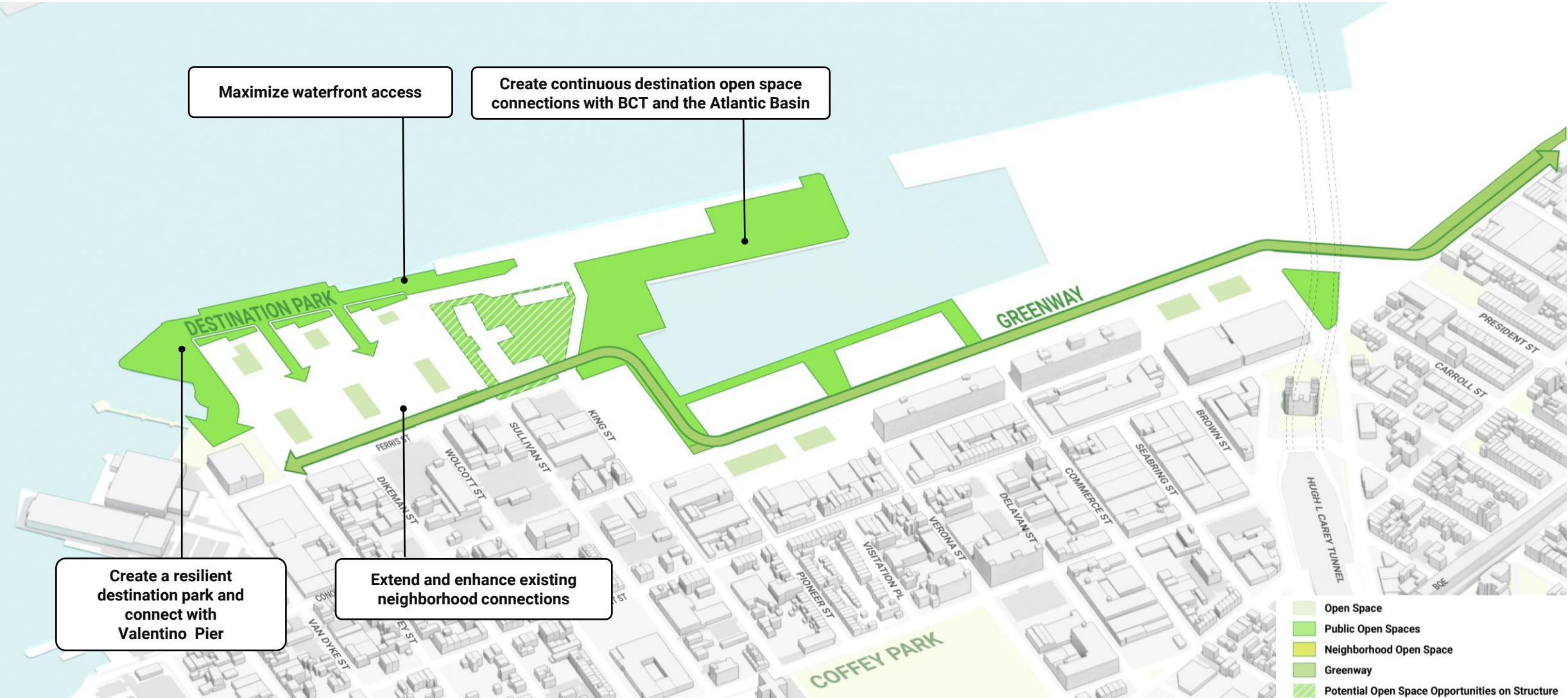


# BMT North:

Connect Brooklyn Bridge Park to Van Voorhees with a new destination park



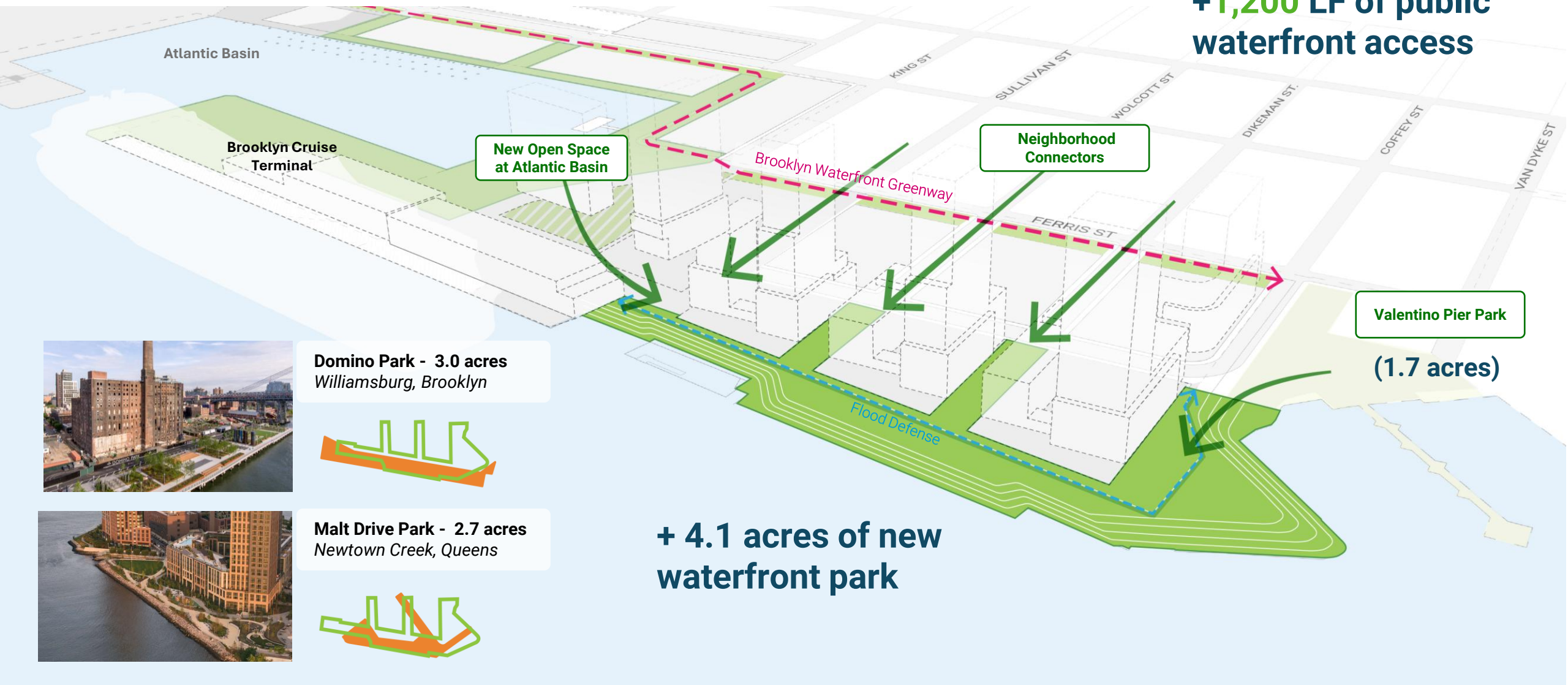
# BMT South: Connect the community with new public open space





# Create a resilient destination park at UPS

## UPS Open Space Opportunity



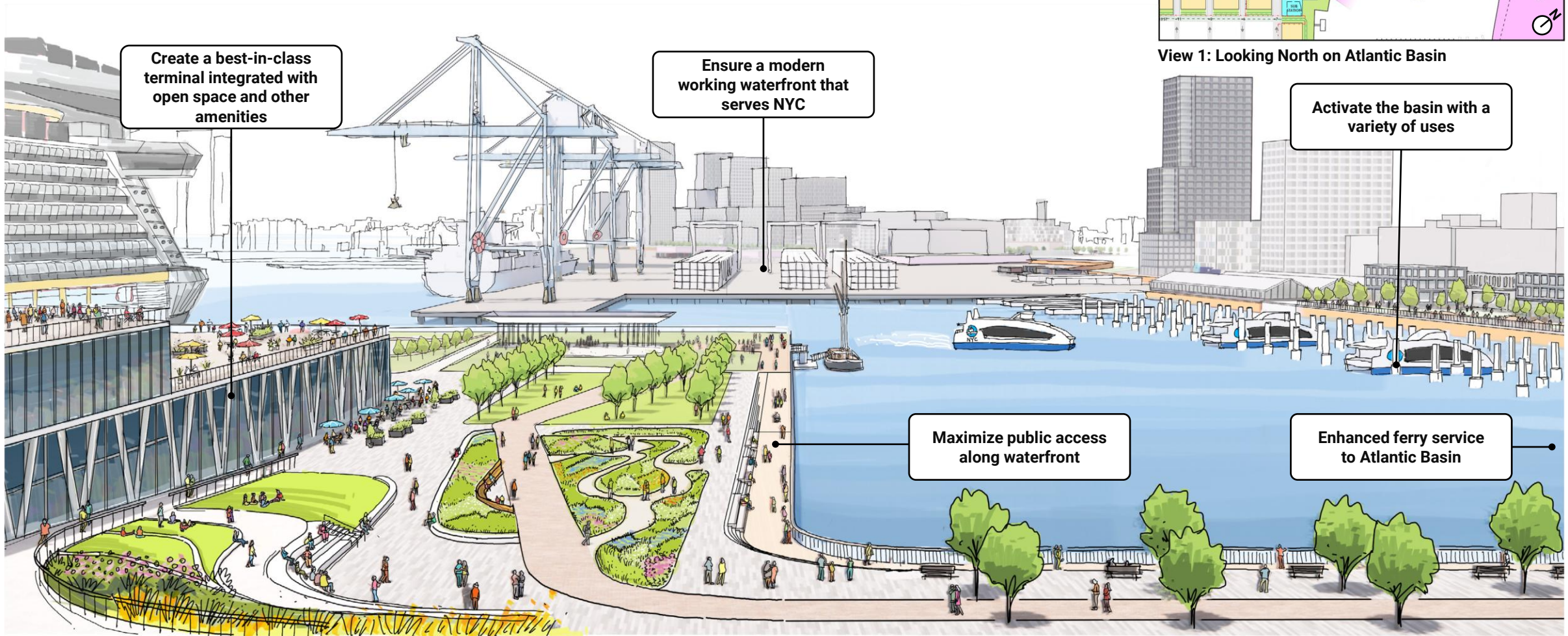


# Atlantic Basin Today





# A new activated waterfront at Atlantic Basin celebrating maritime history for locals and visitors



Preliminary concepts, subject to change



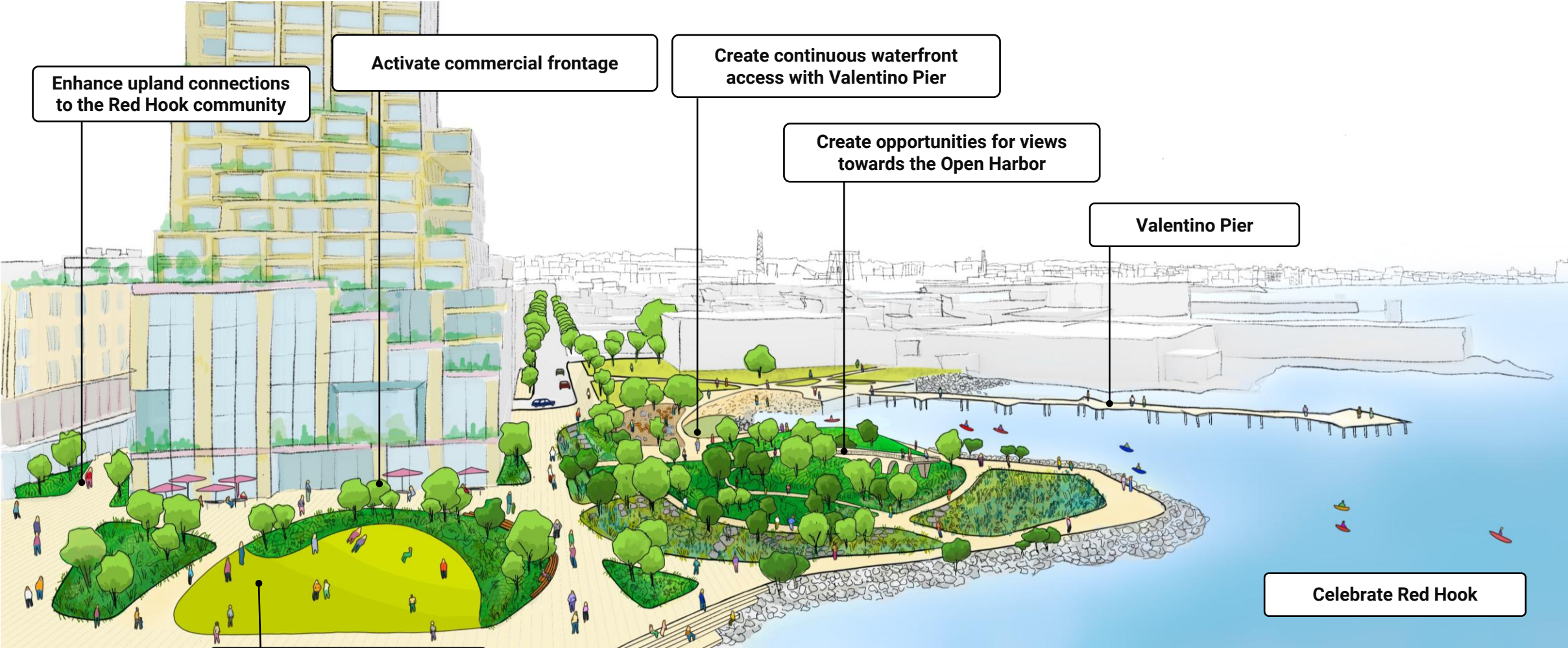
# UPS site and Valentino Pier Park waterfront today

## BMT South: UPS Open Space Opportunity





# Celebrate Red Hook's waterfront with resilient and active park space from Atlantic Basin to Valentino Pier Park



A blue-tinted photograph of a port scene. In the foreground, a large ship is docked at a pier, with several tall cranes positioned over it. The cranes have long horizontal jibs and vertical supports. In the background, a city skyline is visible across the water. The overall scene is industrial and maritime.

# Tackle the Housing Crisis & Invest in Community



# BMT North: Massing and Open Space Variations

## Baseline



- Balance between building heights and open space
- Lower and less bulky buildings overall

Total housing units	3800
Affordable units	950
Hotel keys	400
Columbia St. base height	65'
Max building height	305'
Total open space	15.3 ac
Total public open space	12.0 ac
Community facility	132K sf
Maker/Creative Industrial Space	55K sf
Commercial/Retail	74K sf

## Option A: Bookends



- Larger open space to the north and south
- Bulkier towers to enable increased open space

Total housing units	3800
Affordable units	950
Hotel keys	400
Columbia St. base height	65'
Max building height	305'
Total open space	17.6 ac
Total public open space	14.9 ac
Community facility	150K
Maker/Creative Industrial Space	51K
Commercial/Retail	70K

## Option B: Mosaic



- Wider variety of building parcels and scales of building
- Smaller, and perhaps less impactful open space

Total housing units	3800
Affordable units	950
Hotel keys	400
Columbia St. base height	65'
Max building height	305'
Total open space	16.5 ac
Total public open space	12.5 ac
Community facility	150K
Maker/Creative Industrial Space	92K
Commercial/Retail	90K

## Option C: Fill at Pier 7



- Increased market rate and affordable housing units
- More space for resilience and transportation improvements

Total housing units	5330
Affordable units	1333
Hotel keys	400
Columbia St. base height	65'
Max building height	355'
Total open space	16.3 ac
Total public open space	12.8 ac
Community facility	190K
Maker/Creative Industrial Space	90K
Commercial/Retail	120K



# Illustrative view of the BMT North area

## Baseline alternative looking north along Columbia Street





# BMT South: Massing & Open Space Variations

## Baseline



- Neighborhood-scale buildings adjacent to existing neighborhood on Ferris Street
- Towers focused waterside

Total housing units	4,370
Total affordable units	1,090
UPS site units	2,200
UPS site affordable units	550
Hotel Keys	400
Ferris St. base height	45'-65'
Max UPS site building height	305'
UPS site open space	5.6 ac
UPS site public open space	4.2 ac
Community facility (Overall sf)	93K
Community facility (UPS site sf)	40K
Commercial/Retail (Overall sf)	188K
Commercial/Retail (UPS site sf)	36K
Maker/Creative Industrial Space (Overall sf)	143K
Maker/Creative Industrial Space (UPS site sf)	59K

## Option A:



- Fewer towers but taller, bulkier bases
- Industrial corridor along Ferris Street

Total housing units	4,370
Total affordable units	1,090
UPS site units	2,200
UPS site affordable units	550
Hotel Keys	400
Ferris St. base height	65'-85'
Max UPS site building height	165'
UPS site open space	5.6 ac
UPS site public open space	4.2 ac
Community facility (Overall sf)	127K
Community facility (UPS site sf)	26K
Commercial/Retail (Overall sf)	228K
Commercial/Retail (UPS site sf)	37K
Maker/Creative Industrial Space (Overall sf)	188K
Maker/Creative Industrial Space (UPS site sf)	45K

## Option B:



- More open space connections across the site but requires taller towers
- Wider variety in building scale and form

Total housing units	4,370
Total affordable units	1,090
UPS site units	2,200
UPS site affordable units	550
Hotel Keys	400
Ferris St. base height	65'
Max UPS site building height	305'
UPS site open space	7.5 ac
UPS site public open space	4.2 ac
Community facility (Overall sf)	192K
Community facility (UPS site sf)	99K
Commercial/Retail (Overall sf)	220K
Commercial/Retail (UPS site sf)	32K
Maker/Creative Industrial Space (Overall sf)	159K
Maker/Creative Industrial Space (UPS site sf)	16K

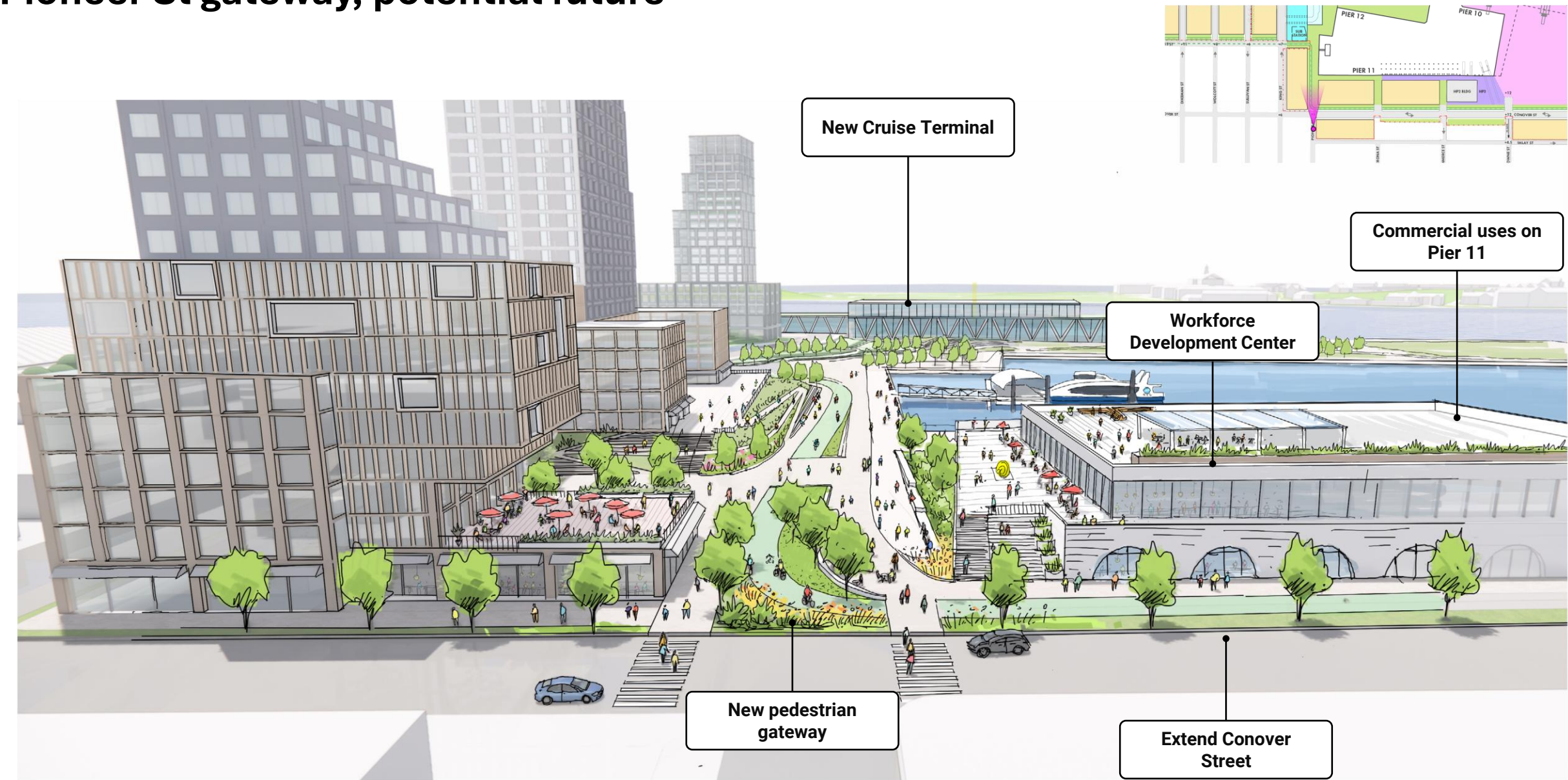


# Pioneer St gateway, existing conditions today





# Pioneer St gateway, potential future



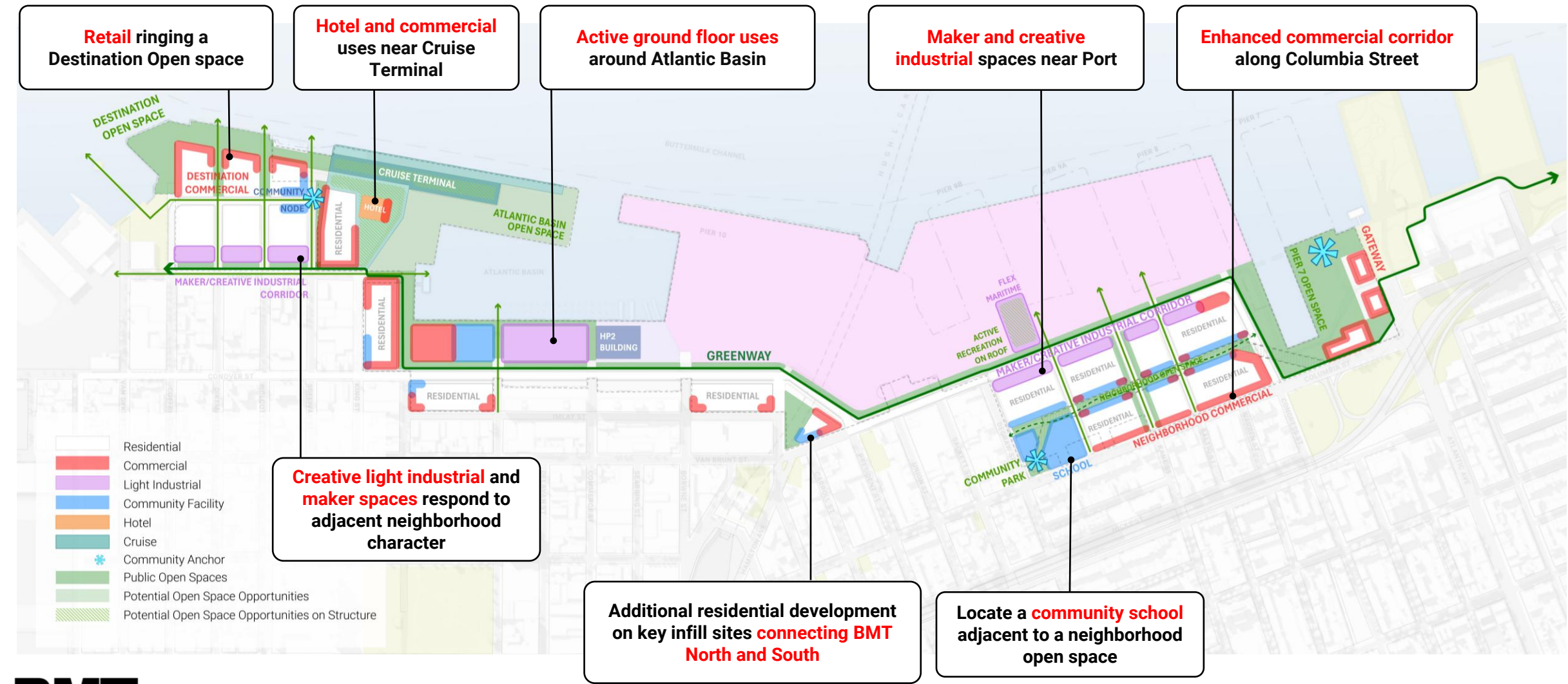


# A Vision For the Future



# BMT will create an active, inclusive, and connected neighborhood

The plan will include neighborhood elements informed by community feedback





# Potential Future of the Brooklyn Marine Terminal

**60 acres**  
modern + sustainable  
port area

**30+ acres**  
public  
open space

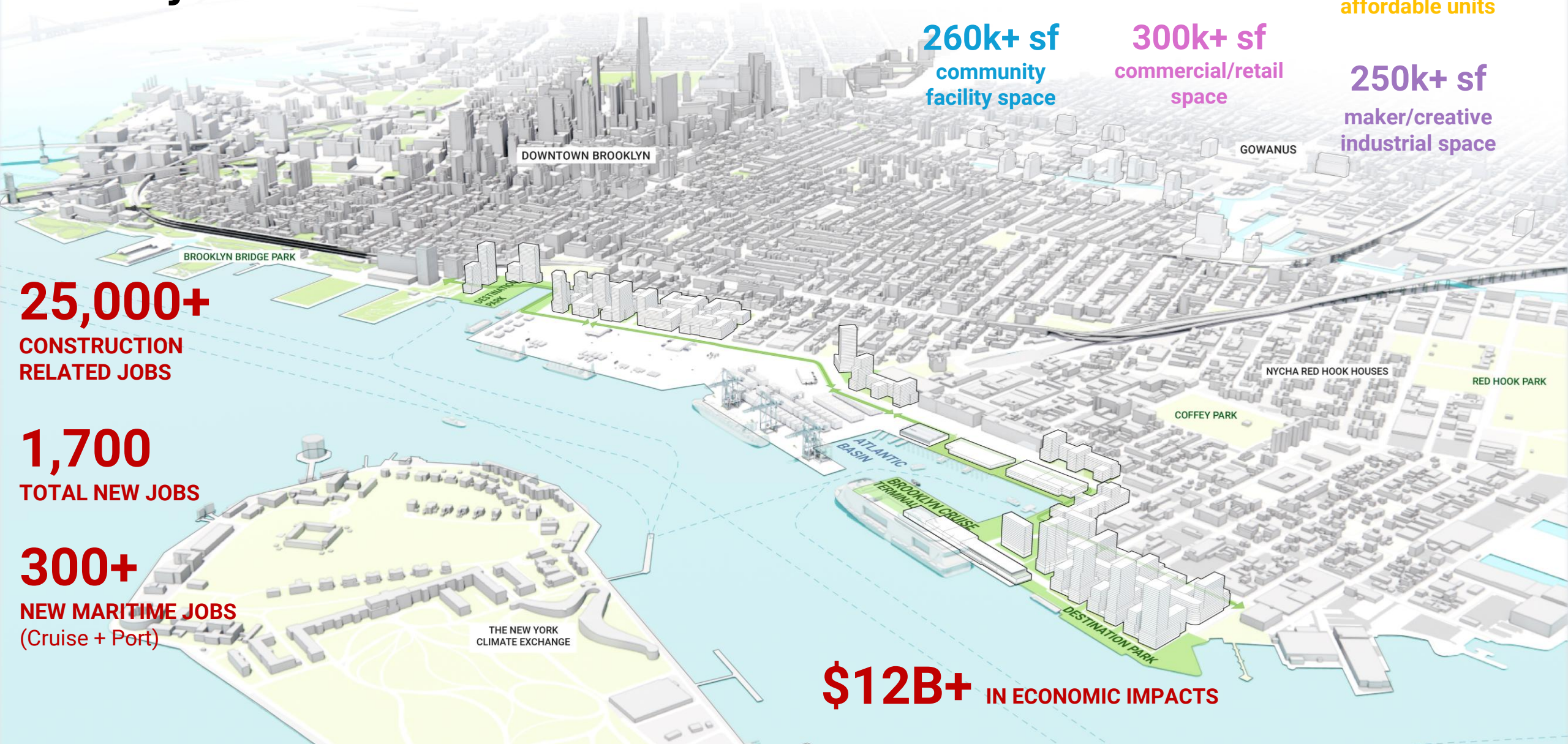
**5,320 lf**  
public waterfront  
access

**7,000-9,000**  
housing units  
**1,600-2,200**  
affordable units

**260k+ sf**  
community  
facility space

**300k+ sf**  
commercial/retail  
space

**250k+ sf**  
maker/creative  
industrial space



**25,000+**  
CONSTRUCTION  
RELATED JOBS

**1,700**  
TOTAL NEW JOBS

**300+**  
NEW MARITIME JOBS  
(Cruise + Port)

**\$12B+** IN ECONOMIC IMPACTS