

Vision for Brooklyn Marine Terminal

Task Force Meeting #1

September 27th, 2024

The background image shows a port terminal with several large gantry cranes. A ship is docked at the pier, and a forklift is visible in the foreground. The sky is clear, and the water is visible on the left. The entire image has a blue tint.

What did you **learn from the tour** that you didn't know before?

What is your **history & experience with the site?**

Agenda

Introduction

Task Force Leadership

Vision

Project Team

Project Background

Goals for BMT & Facilitated Discussion

Task Force Responsibilities

Planning & Engagement Process

Process

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Approvals and GPP

Work to Date

Next Steps

Our Goals for Today:

- Introduce you to the project team
- Give you an overview of the process
- Hear about your priorities

Introduction

Task Force Leadership

Chair



Congressman
Daniel Goldman

Vice Chair



Council Member
Alexa Avilés

Vice Chair



State Senator
Andrew Gounardes

Vision for Brooklyn Marine Terminal is a **generational opportunity** to reimagine 122 acres of this vital facility with **modern maritime** at its core and **mixed-uses**.

The Brooklyn Marine Terminal **Task Force** will determine the **Vision Plan for Brooklyn Marine Terminal** through extensive community engagement and input from a wide range of stakeholders.

Project Team

Lead Agencies



Empire State
Development



Consultant Team

Engagement and planning will be supported by a multidisciplinary team of consultants retained by NYCEDC.



Engagement consultant

BURO HAPPOLD

Planning consultant



Planning Scope

Buro Happold will provide the Task Force with **technical planning expertise and apply an environmental justice framework** to support the community and stakeholder engagement process.

Buro Happold's work includes:

- Port planning and analysis
- Financial, economic, and market analysis
- Technical analysis and surveys
- Civil, structural, and maritime engineering
- Transportation planning
- Climate resilience
- Master planning and design

Project Background

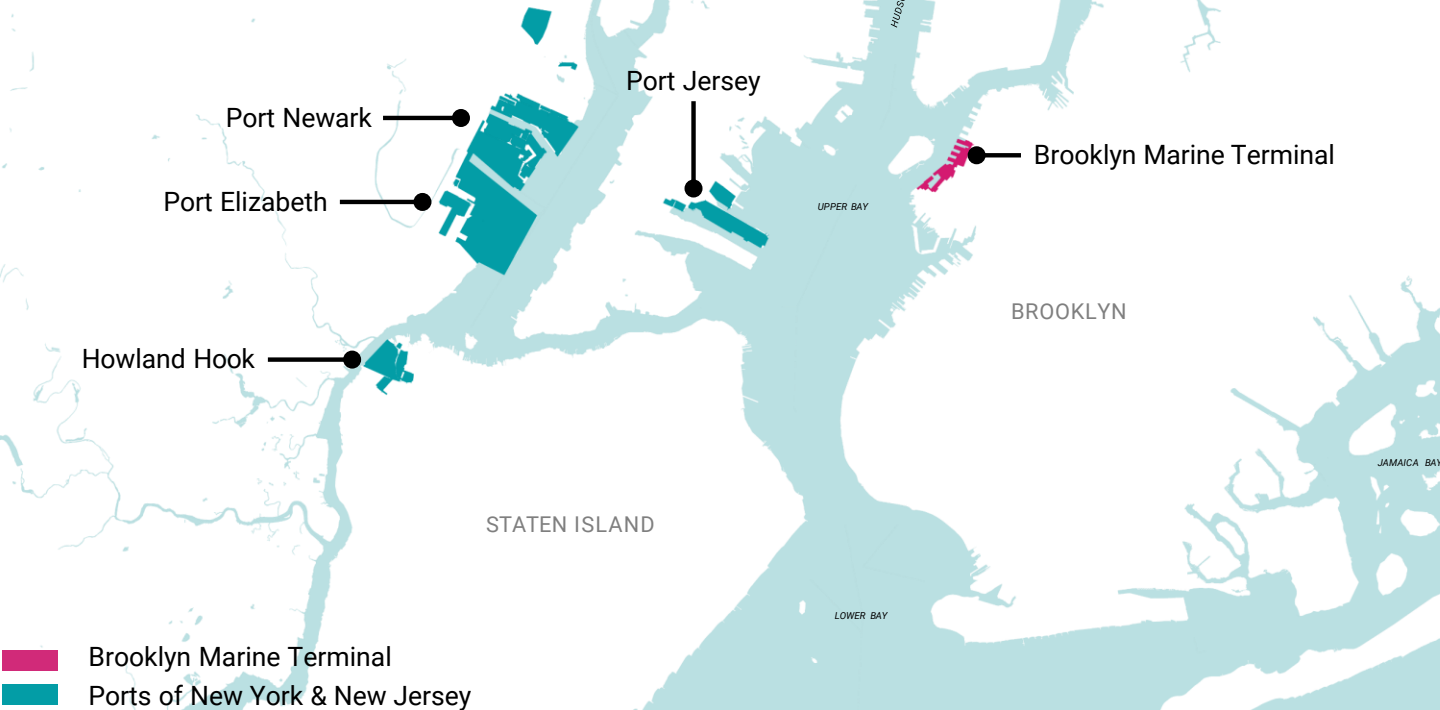
The background image shows a port terminal with several large gantry cranes. In the foreground, a ship is docked at a pier, and a yellow forklift is visible. The sky is clear and blue. The overall scene is a busy maritime facility.

Brooklyn Marine Terminal

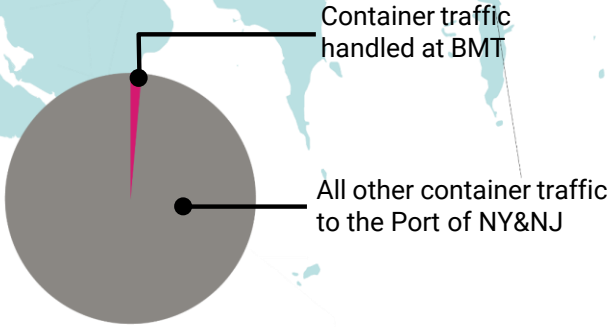
- Pier 7 is leased to a commercial tenant
- Red Hook Container Terminal (RHCT) occupies Piers 8 and 10.
- Piers 9A and 9B are currently out of commission.
- Pier 11 will be the future home port for NYC Ferry.
- Brooklyn Cruise Terminal is on Pier 12

Regional Ports & Contexts

Since 2002, container activity in the Port of NY&NJ has more than doubled, making it the second largest US port for loaded containers. Container volume is expected to more than double again by 2050.



Sources: NYCEDC 2024; Crain's New York 2018



Red Hook Container Terminal (RHCT) in Brooklyn Marine Terminal handles a very small share (1.4%) of the Port's container traffic and of that, over half (52%) is barged across NY Harbor to New Jersey.

RHCT routinely receives refrigerated containers of produce and food that are important for the City's food supply chain and break-bulk cargo.

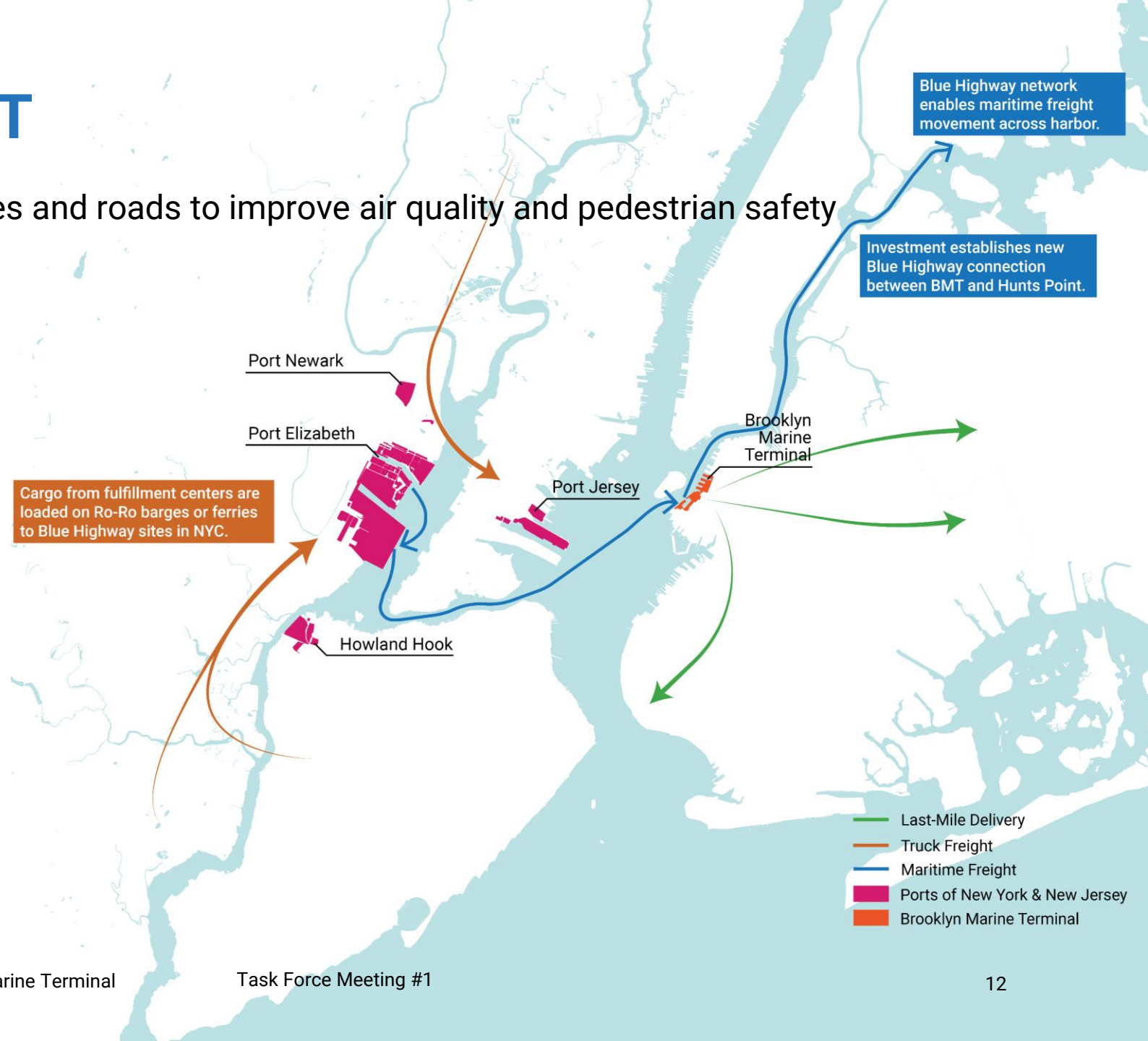


Blue Highway at BMT

Initiative to remove trucks from bridges and roads to improve air quality and pedestrian safety

The Blue Highway is an emerging network of NYC's waterways to move goods into and around the City for low-emission, last-mile deliveries.

BMT is highly desirable for freight delivery by water from NJ ports and is of interest for barge, fast ferry deliveries to Manhattan, Governor's Island, Hunts Point.





Why now?

Governor Hochul and Mayor Adams worked together to **swap NYC's Howland Hook and the Port Authority of NY/NJ's BMT**, allowing for a rightsizing of roles and responsibilities between the two agencies.

Consolidating control with the City will facilitate master planning and new investment.

- Under EDC management, the **City has already invested over \$160 million in Piers 11 and 12** and has an interest in resiliency, sustainability, job creation, and modern maritime/mixed use districts.
- **The City is spending an additional \$80 million** to stabilize and repair Piers 7, 8, and 10, fund a new modern, electrified container crane for operations at the terminal, and fund planning for BMT's future. Piers 9A and 9B have been out of service due to ongoing structural deterioration.
- The City received **\$164 million in federal funding** for the modernizing BMT as a port and Blue Highway hub.

BMT Goals

The Vision for BMT will seek to develop a shared vision for the future of this vital site, centered on the following goals:

- Support the **long-term financial sustainability** of the site.
- **Support a clean and modern maritime port** that generates job opportunities and industry growth.
- **Reduce emissions** by shifting truck-based freight to more sustainable, water-based modes.
- **Improve mobility** and mitigate traffic disruptions.
- **Protect the site** against increasing threats from climate change.
- **Create new mixed-use residential development** for the community, and invest in neighborhood opportunities, creation of **open space, and waterfront access**.
- **Integrate environmental justice** by addressing environmental inequities.
- Complement and **connect with the surrounding communities**.

Facilitated Discussion

The background image shows a port terminal with several large gantry cranes. In the foreground, a yellow forklift is visible. In the background, a ship is docked at a pier, and a city skyline is visible across the water. The entire image has a blue tint.

Engagement and Planning Process

A blue-tinted photograph of a port terminal. In the foreground, a large gantry crane stands on a concrete pier. In the background, a ship is docked at a pier, and a city skyline is visible across the water. The overall scene is industrial and maritime.

Task Force Responsibilities

Task Force members play a critical role in advising, reviewing, and voting on a vision plan for BMT. The Planning and Engagement Consultants will support the Task Force's work throughout this planning process.

- Responsibility of TF members to **support a productive and thoughtful exchange of ideas and solutions**
- Responsibility of the individuals and organizations selected as TF members to **designate one person to be the primary representative and one alternate representative** for TF meetings. TF members may be removed if representatives are absent at two TF meetings.
- Responsibility of the representative (primary or proxy) **to attend all TF sessions.**
- Responsibility of the representative **to be engaged and come prepared to discuss draft recommendations** put before the TF.

Process Overview

The planning and engagement process will focus on:

- Identifying priorities & opportunities
- Exploring potential options
- Refining those options
- Vote on vision plan



Task Force & Advisory Groups

- The project team with WXY will lead the Advisory Group (AG) Meetings.
- Each AG meeting will be recorded and feedback from AG meetings will be summarized by the project team for the task force and the public.
- Each AG will meet three times. AG chairs will help shape meeting agendas and meeting priorities.
- Topics covered at each meeting:
 - **Advisory Group Meeting #1:** Understand priorities, issues and opportunities as it relates to the future of BMT, feedback from PW #1
 - **Advisory Group Meeting #2:** Feedback on options presented to date
 - **Advisory Group Meeting #3:** Feedback on preferred option from Task Force



Task Force & Community

- Community engagement, planning, and site analysis will help to shape the future of BMT
- There will be two community surveys, one is out now, and one at the end of the planning effort
- There will be at least three Public Workshops with the content focused on:
 - **Public Workshop #1:** Understand priorities, issues, and opportunities as it relates to the future of BMT
 - **Public Workshop #2:** Presentation and feedback about the initial options
 - **Public Workshop #3:** Feedback on preferred option from Task Force
- There will be drop-in feedback sessions at the terminal every week for members of the public
- All feedback from community surveys and public workshops will be on our website



Task Force Decision Making



Task Force

There will be at least six Task Force Meetings during the process with the content focused on:

- **Task Force Meeting #1:** Intro to the planning and engagement process
- **Task Force Meeting #2:** Site opportunities and constraints, program components
- **Task Force Meeting #3:** Concept plan scenarios, market analysis findings, recommended program components
- **Task Force Meeting #4:** Site plan options and vision principles
- **Task Force Meeting #5:** Recommendation for preferred options
- **Task Force Meeting #6:** Vote on vision plan





Task Force Decision Making Process

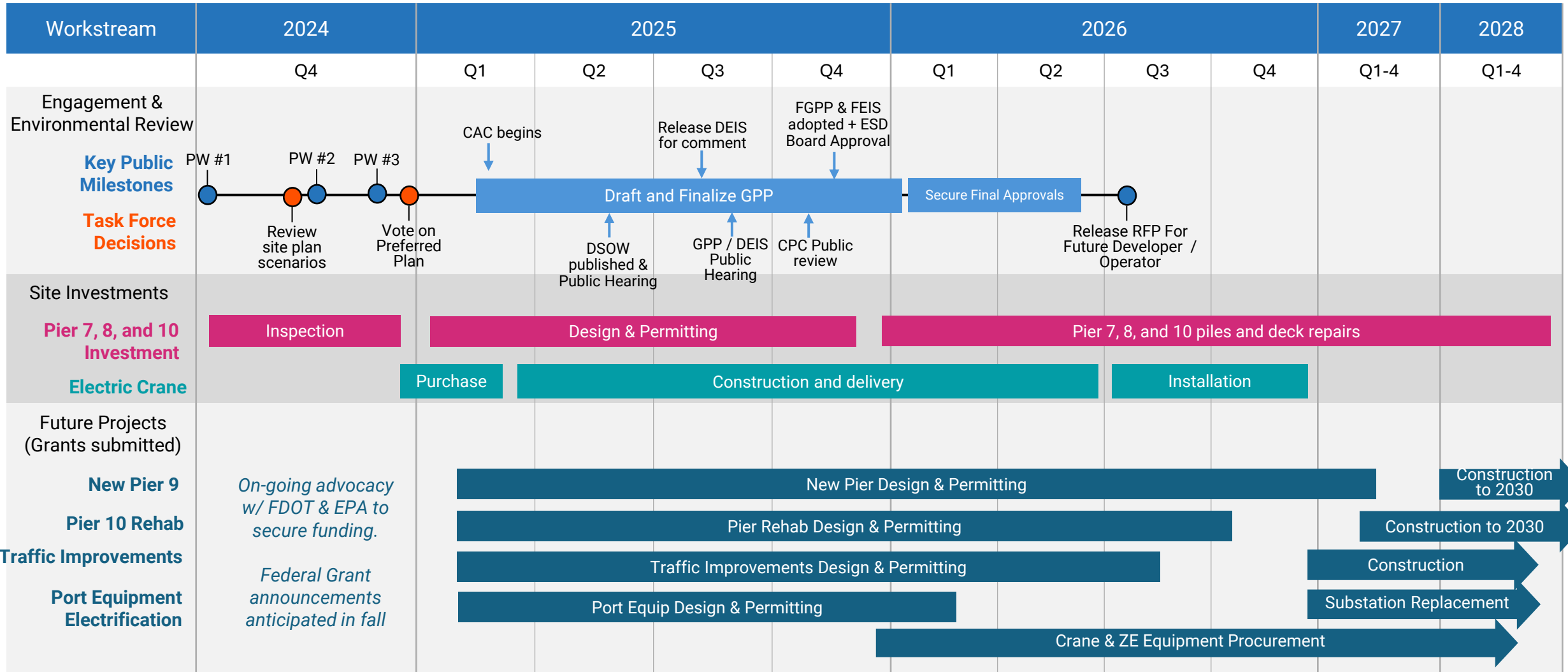
Goal is to collaboratively deliberate with the goal of consensus.

Rules for advancing recommendations for the vision plan:

- If a **recommendation is at an impasse**, discussion will be held to see if a revision of the recommendation can lead to approval.
- If **consensus cannot be reached**, members can suggest that the Project Team prepare **alternative recommendations**.
- If resolution **cannot be reached on alternative recommendations**, recommendations may be included in the vision plan with **accompanying explanation that they are not supported by full consensus**.
- If an approval is not consensus-based, a disapproving organization(s) can **register their disagreement with the approved recommendation in the vision plan**.
- Decisions on recommendations will advance with a 2/3 quorum and 2/3 majority vote if consensus is not reached.

Timeline & Approvals

BMT Project Schedule





BMT/Howland Hook Transaction

In April, the City, NYCEDC, the Port Authority, and the State entered into an MOU to **swap BMT and Howland Hook**. The MOU right sizes roles and responsibilities, facilitating planning and investment for both sites ultimately **advancing common City and State goals of growing modern maritime ports and increasing housing production**.

Both the City and State committed initial BMT Funding (\$80 million from City, \$15 million from State)

The MOU facilitates the following:

- State agreement to terminate the ineffective Tri-Party Agreement.
- EDC to lead creation of a Task Force to develop a vision plan for BMT.
- To implement the vision plan, the City will need land use approvals through a GPP to allow a greater range of uses on site, rearrange streets, and create more density.
- At the conclusion of the GPP, Port Authority transfers BMT property to the City; the City transfers Howland Hook property to Port Authority.



General Project Plan

A GPP was critical part of the State/City agreement and is the only process that meets all the State/City goals: approval of all BMT and HH components of the project simultaneously through a single process; strong input from Federal, State and regional stakeholders to achieve common policy goals.

- **GPP is the process to consider planning issues of regional importance** as it allows for stakeholders other than local stakeholders to have a voice.
- The BMT engagement process will **involve a broad group of stakeholders** representing the regional goals and interests associated with the site, including at the local and state levels.
- **ULURP is designed for local land use actions and involves only local review.** It would also separate the transaction into multiple land use applications while still requiring State-level approvals and a separate process to complete the swap for Howland Hook.

Next Steps

- Regularly scheduled meetings with the Task Force, proposed during the day with hybrid option
 - **Week of October 14th** **Task Force Meeting #2**
 - **Week of October 28th** **Task Force Meeting #3**
 - **Week of November 18th** **Task Force Meeting #4**
 - **Week of December 16th** **Task Force Meeting #5**
- **Advisory Group** meetings to begin October
- **Workshop Repeat** on October 7th at St. Stephen Parish from 6pm – 8pm
- **Drop-in Feedback sessions** at the terminal throughout October
- **Public Workshop #2** – Early November

Q&A