

The background of the slide is a blue-tinted photograph of a port terminal. Several large gantry cranes are visible, extending over a dock. A dark-colored ship is moored at the dock in the foreground. In the distance, a city skyline with various buildings is visible under a clear sky.

Vision for Brooklyn Marine Terminal

Task Force Meeting #10 Presentation
April 4, 2025



Agenda

- Governance
- Points of Agreement/Commitments
- BMT Plan: Task Force feedback and proposed changes
- Timeline for Task Force Vote
- Housing Production & Preservation

Governance



What happens after the Task Force Vote?

Following the Task Force vote, a **Working Group (WG)** will be formed to guide the Site Plan for the duration of the GPP process.

The environmental review process will commence and **carry multiple alternatives**.

From May to July, the Site Plan will be **refined** with Working Group and public engagement, in coordination with ongoing environmental analysis.

Areas of refinement include:

- Urban design/massing for each subdistrict with selection of a preferred massing from a set of alternatives
- Hotel location
- Parking requirements
- Preferred street circulation plan
- Programmatic priorities for open space
- Project phasing

From August to October, the preferred Site Plan will be **formalized** into the draft General Project Plan documents. During this period, we will focus on the formalization of:

- Block by block design and dimensions for the entire site plan
- Program for each block

What happens after the Task Force Vote?

Post-GPP adoption and implementation (2026 – 2031)

- **Following the GPP approval, the WG will sunset and a BMT Oversight Taskforce will be formed.**
 - Modelled after the Gowanus Oversight Taskforce
 - Proposed role and responsibilities:
 - A community-based group that works proactively and collaboratively with NYCEDC and City agencies to advance timely implementation of commitments agreed-upon by the BMT Taskforce
 - Provide an online repository of information tracking each commitment's status and progress towards achieving implementation milestones
 - Public meetings convened quarterly to promote accountability, transparency, and continued engagement with community stakeholders
- **NYCEDC Funding for 3rd-party consultant support for BMT Oversight Taskforce**
 - Consultant is responsible for status updates, meeting coordination and facilitation, and maintaining an online repository of information

Governance Approach: Precedents

Projects of similar scale and complexity are often accompanied by a project-specific entity to carry out the project’s implementation and lead decision-making via binding or advisory Board approvals.

	Brooklyn Bridge Park (BBPC) – 85 acres	Hudson Yards (HYDC) – 28 acres
Timing	BBP GPP was approved in January 2006 . City established Brooklyn Bridge Park Corporation as a Local Development Corporation (LDC) in 2010 .	HY GPP was approved in November 2004 . HY Development Corporation (HYDC) and HY Infrastructure Corporation (HYIC) were both created shortly thereafter in 2005 .
Process	Governor and Mayor signed MOU in 2002 initially dedicating funding for construction and creation of BBP Development Corporation as an ESD subsidiary. State & PA contributed majority of upfront funding but eventually City contributions exceeded, and MOU required Board representation to change accordingly. BBPC was then stood up by the City as a non-profit to lead implementation.	HYDC was established by the City of New York in 2005 as an LDC.
Board	Board seats (17): <ul style="list-style-type: none"> - Mayoral Appointees (6) - Governor Appointees (4) - Local Elected Appointees (4) - DMO - Parks Commissioner - EDC President 	Board seats (13): <ul style="list-style-type: none"> - CPC Chair - NYC OMB Director - DMHEDW - DMO - HPD Commissioner - SBS Commissioner - Parks Commissioner - EDC President - Council Speaker - Comptroller - Manhattan BP - Councilmember - Chairperson CB4
Powers	Meant to be solely a development entity but assumed O&M responsibility in lieu of other owner. BBPC operates under a mandate to be financially self-sustaining; they can lockbox development revenues .	HYDC spearheads the implementation of the City’s Hudson Yards development program . HYDC has a planning, development and construction staff. The HYIC is responsible for financing property acquisition and infrastructure work for the Hudson Yards Financing District.

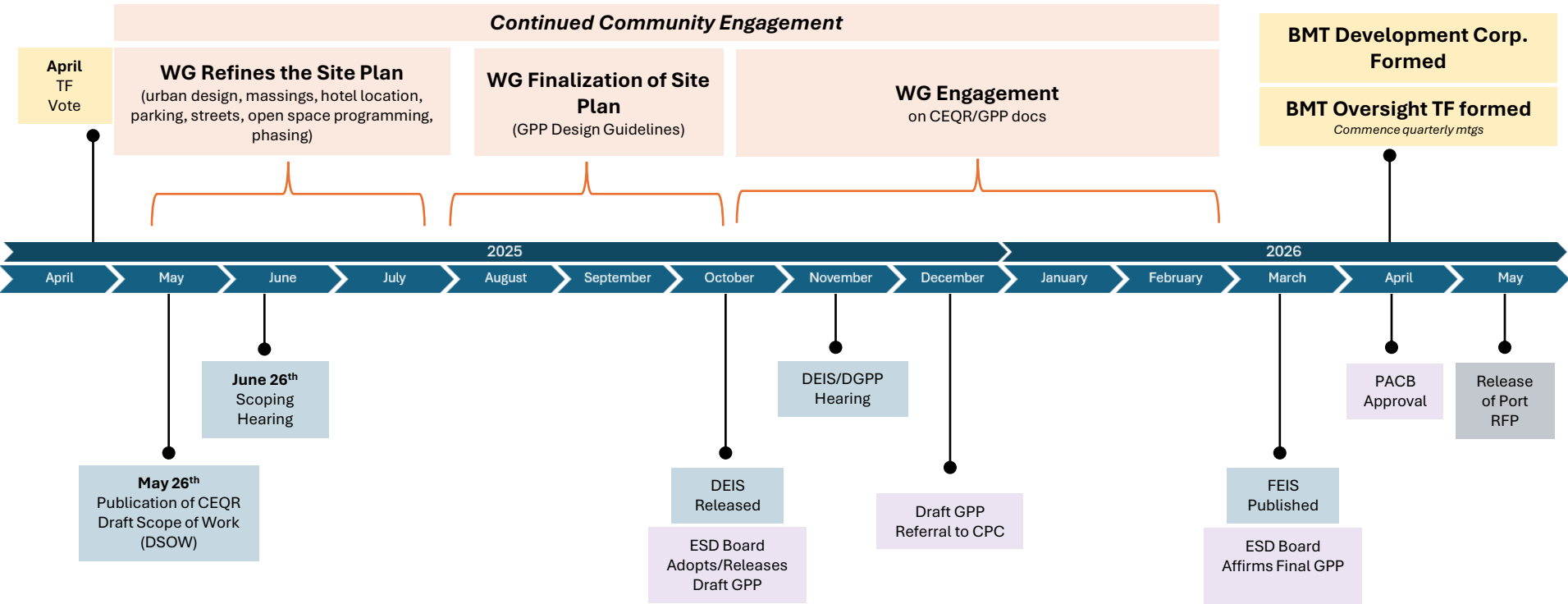
Governance Approach: BMTDC

Post-GPP adoption and implementation

Following the GPP approval, the City will establish the **Brooklyn Marine Terminal Development Corporation (“BMTDC”)**, a not-for-profit corporation to implement the BMT Project.

- **Precedents:** BBP, HYDC, Brooklyn Navy Yard, Trust for Governors Island
- **State and Local Board Structure:** The BMTDC Board will include state and local electeds and community representation with appointees from the Mayor and the Governor, modeled after Brooklyn Bridge Park.
- **Activities of BMTDC:** Direct and authorize procurements; project financing; project phasing; award subleases; ensure consistency with Vision Plan, Commitment Letter, and approved GPP.
- **NYCEDC’s role:** NYCEDC staffs and will provide project services to BMTDC. NYCEDC will carry out the day-to-day operations and management of the project at the direction of the BMTDC Board through its existing staffing and expertise.

What happens after the Task Force Vote?



Points of Agreement

A blue-tinted photograph of a port terminal. In the foreground, a large gantry crane stands on a concrete pier. To the left, a ship is docked at a pier, with stacks of blue and white shipping containers visible. In the background, a city skyline with various buildings is visible under a clear sky. The overall scene is industrial and maritime.

The background image shows a port scene with several large gantry cranes, a ship docked at a pier, and a city skyline in the distance. The entire image is overlaid with a semi-transparent blue filter.

BMT Plan: Task Force feedback and proposed changes

How has the overall site plan changed since Fall 2024?

	Fall 2024: Planning the Port	Jan-Feb 2025: Narrowing down scenarios	TF#8 – March 14 Preferred Plan	TF #9 – March 28 Refining Preferred Plan	Change
Industrial Port	55 acres	60 acres	60 acres	60 acres	+5 acres
Housing Units		8,659 – 12,924 units	8,200 units	7,700 units	-959 to -5,224 units
% Affordable		25%	25%	35%	+10%
Affordable Units		2,165 - 3,231 affordable units	2,050 affordable units	2,695 affordable units	-536 to +530 affordable units
Open Space		25 – 27 acres	30 acres	32 acres	+5 to 7 acres
Maker/ Creative Industrial Space		140,000 sf	240,000 sf	265,000 sf	+125,000 sf
Commercial Space		140,000 sf	305,000 sf	307,000 sf	+167,000 sf
Community/Civic Space		64,000 sf	260,000 sf	285,000 sf	+221,000 sf

How have the mixed-use districts changed since January 2025?

		Jan-Feb 2025: Narrowing down scenarios	TF#8 – March 14 Preferred Plan	TF #9 – March 28 Refining Preferred Plan	Change
BMT North	Housing Units	4,248-6,620 units	3,800 units	3,800 units	-448 to -2,820 units
	Affordable Units	1,062-1,655 units	950 units	1,330 units	-325 to +268 affordable units
	Open Space	7.5-10 acres	14 acres	16 acres	+6 to +8.5 acres
	Maker/ Creative Industrial Space	65,000 sf	55,000 sf	55,000 sf	-10,000 sf
	Commercial Space	65,000 sf	75,000 sf	75,000 sf	+10,000 sf
Atlantic Basin	Housing Units	2,226-3,470 units	2,200 units	2,200 units	-26 to -1,270 units
	Affordable Units	557-868 units	550 units	770 units	-98 to +213 affordable units
	Open Space	11.6-14.9 acres	11 acres	11 acres	-0.6 to -3.9 acres
	Maker/ Creative Industrial Space	50,000 sf	140,000 sf	170,000 sf	+120,000 sf
	Commercial Space	50,000 sf	195,000 sf	200,000 sf	+150,000 sf
BMT South	Housing Units	2,185-2,834 units	2,200 units	1,700 units	-485 to -1,134 units
	Affordable Units	546-708 units	550 units	595 units	-113 to +49 affordable units
	Open Space	3-3.7 acres	4.5 acres	5 acres	+1.3 to +2 acres
	Maker/ Creative Industrial Space	25,000 sf	45,000 sf	40,000 sf	+15,000 sf
	Commercial Space	25,000 sf	35,000 sf	32,000 sf	+7,000 sf

Timeline for Task Force Vote





Task Force Timeline

- Task Force Meeting #10
 - Friday, 4/4, 12:00 – 2:00 PM
- Task Force Meeting #11
 - Friday, 4/11, 1:30 – 3:30 PM
- Task Force Office Hour: Blue Highways
 - Pending
- Public Meeting #5, Virtual
 - Monday, 4/21, 6:00 – 8:00 PM
- Task Force Meeting #12
 - Week of 4/21
- Task Force Meeting #13 and Vote
 - Pending

Housing Production & Preservation

The background image is a blue-tinted photograph of a port or construction site. In the foreground, there are large, complex metal structures, likely cranes or gantries, used for moving heavy loads. In the middle ground, there are stacks of blue and white containers or materials. In the background, a city skyline is visible across a body of water, with several tall buildings. The overall scene suggests an industrial or construction environment.

BMT Housing: Overall and District Comparison (January and April 2025)

District	# of housing units	# of affordable units	Affordable units as % of district units	Affordable units as % of total BMT units
BMT North	4,247	1,062	25%	12%
Atlantic Basin	2,227	557	25%	6%
BMT South (UPS)	2,185	546	25%	6%
Totals (Jan 2025)	8,659	2,165		

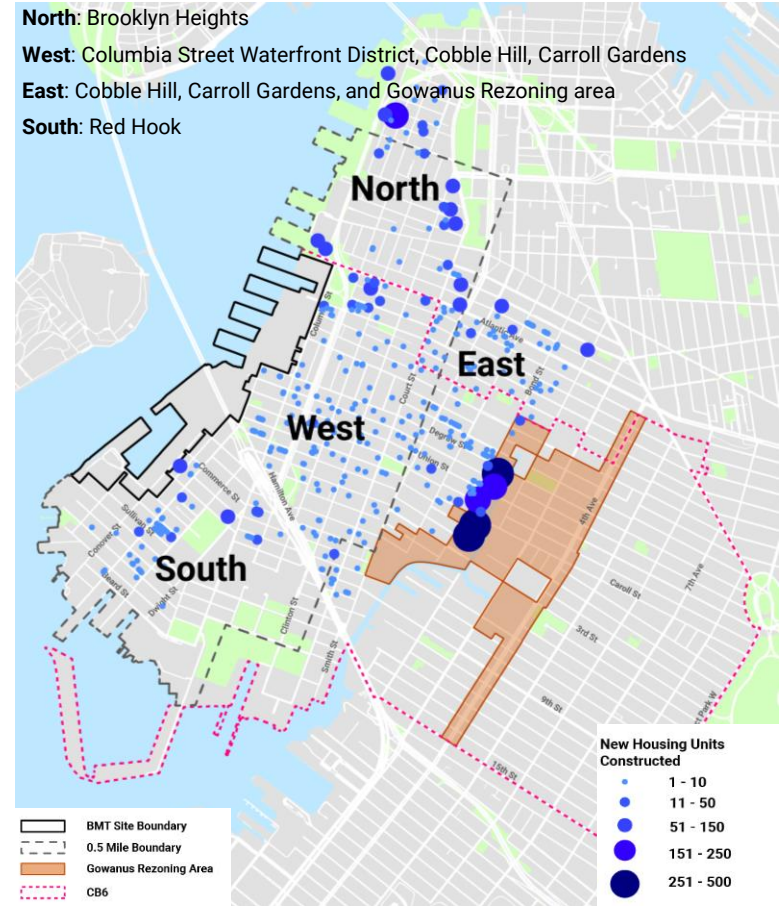
District	# of housing units	# of affordable units	Affordable units as % of district units	Affordable units as % of total BMT units
BMT North	3,800	1,330	35%	17%
Atlantic Basin	2,200	770	35%	10%
BMT South (UPS)	1,700	595	35%	8%
Totals (Apr 2025)	7,700	2,695		

New Housing from 2014 to 2024

- **2,344** new housing units (net new units) have been built in surrounding neighborhoods over the last ten years.
 - North: **309** new units
 - East: **1,476** new units
 - South: **302** new units
 - West: **257** new units

As rents continue to increase, 30% of renters in the area are rent burdened today, with rent burden highest in Red Hook (35%).

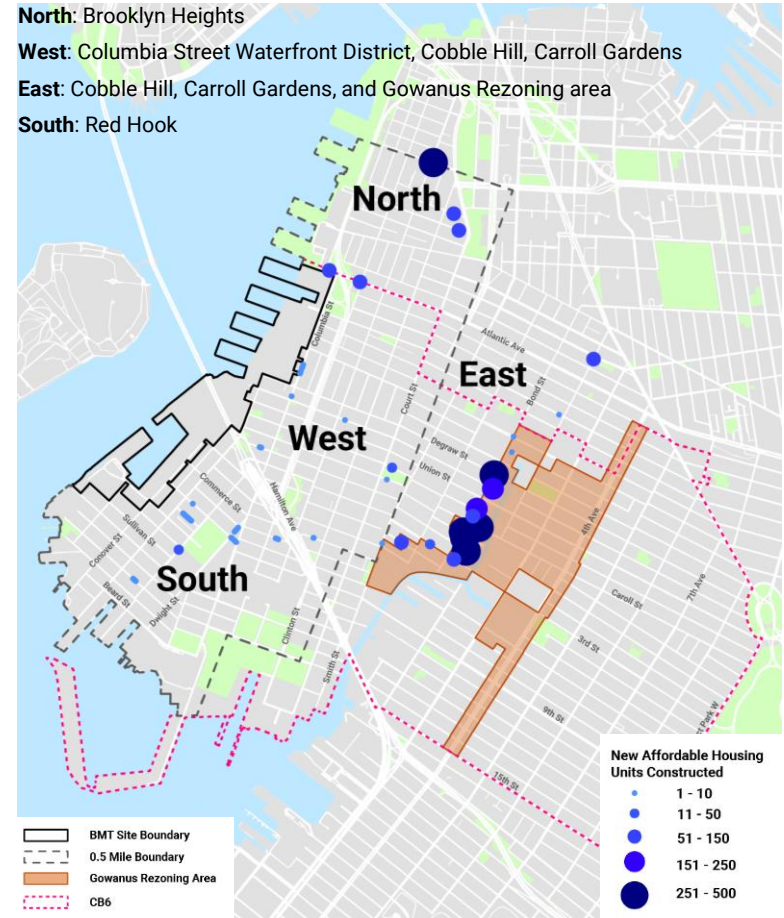
Source: NYC Housing Preservation and Development 2024, PLUTO 2024.



New Affordable Housing from 2014 to 2024

Of the housing that has been built in the area in the last ten years, only **864** units have been affordable. **563** of these units were delivered in the Gowanus Rezoning Area.

- North: **52.1%** of new units affordable (161 units)
- East: **46.9%** of new units affordable (692 units)
- South: **1.99 %** of new units affordable (6 units)
- West: **1.95%** of new units affordable (5 units)



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

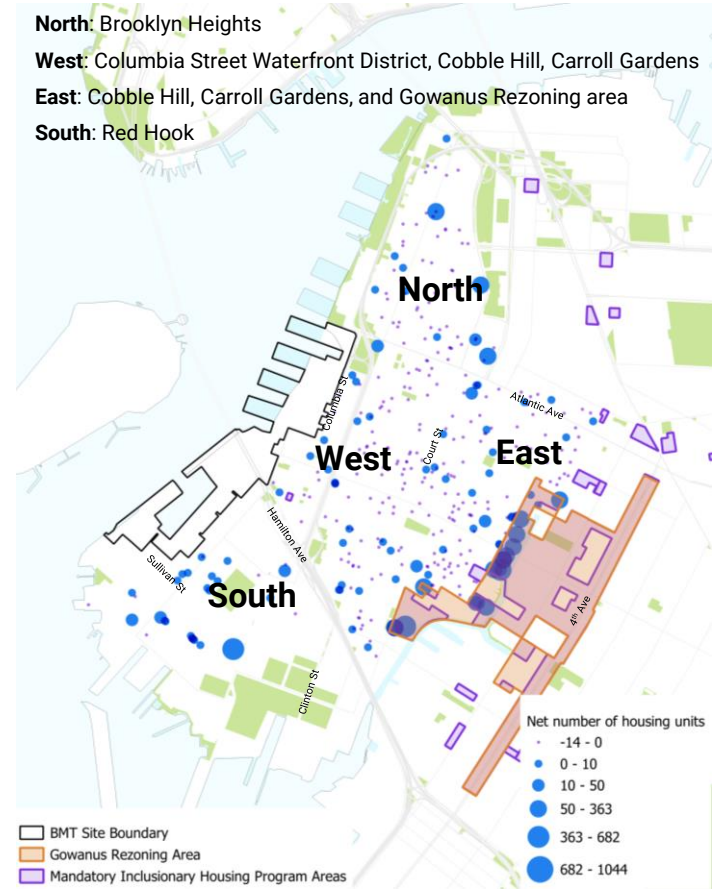
Permitted and Not Yet Completed Housing (in Pipeline)

There is housing in the pipeline throughout the neighborhoods around BMT, but a slight net reduction in the immediately adjacent neighborhood.

The surrounding neighborhoods are expected to **gain 4,425 units** and **lose -293 units**.

- North: **+507 units** (-78 units)
- East: **+3,374 units** (-99 units) - *Most of these units are being delivered as part of the Gowanus Rezoning.*
- South: **+449 units** (-5 units)
- West: **+95 units** (-111 units)

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

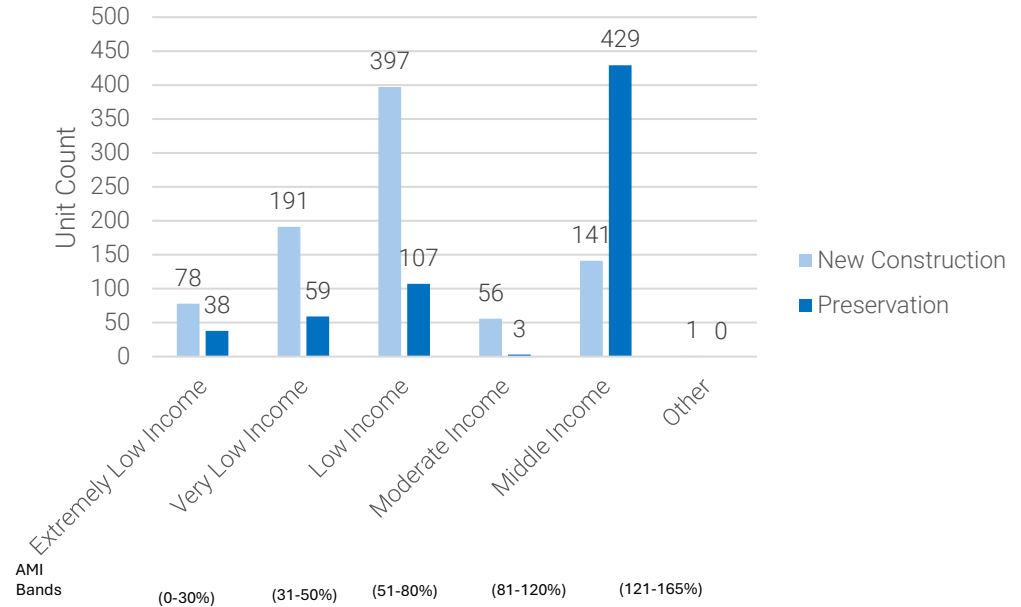


Affordable Housing Production and Preservation (2014-2024)

Since 2014, HPD has financed **1,500 affordable homes** in the surrounding neighborhoods

- **864** new homes constructed
- **636** homes preserved
- **77% of new construction** during this period **served low to extremely low-income households**
- **67% of preservation** during this period **served middle income households**

Affordable Housing Production and Preservation since 2014



Source: NYC Housing Preservation and Development 2024.

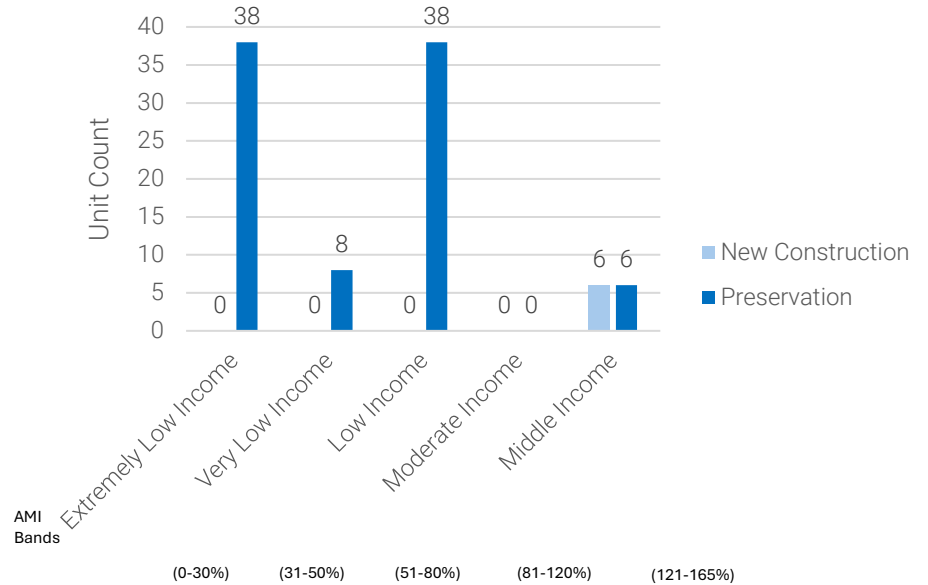
Affordable Housing Production and Preservation in Red Hook

Red Hook, 2014-2024

Since 2014, HPD has financed **96 affordable homes** in the Red Hook

- **6** new homes constructed
- **90** homes preserved
- **87.5% of the affordable units** financed in the Red Hook during this period **served extremely low income, very low income, and low-income households.**

Affordable Housing Production and Preservation in Red Hook since 2014



Source: NYC Housing Preservation and Development 2024.

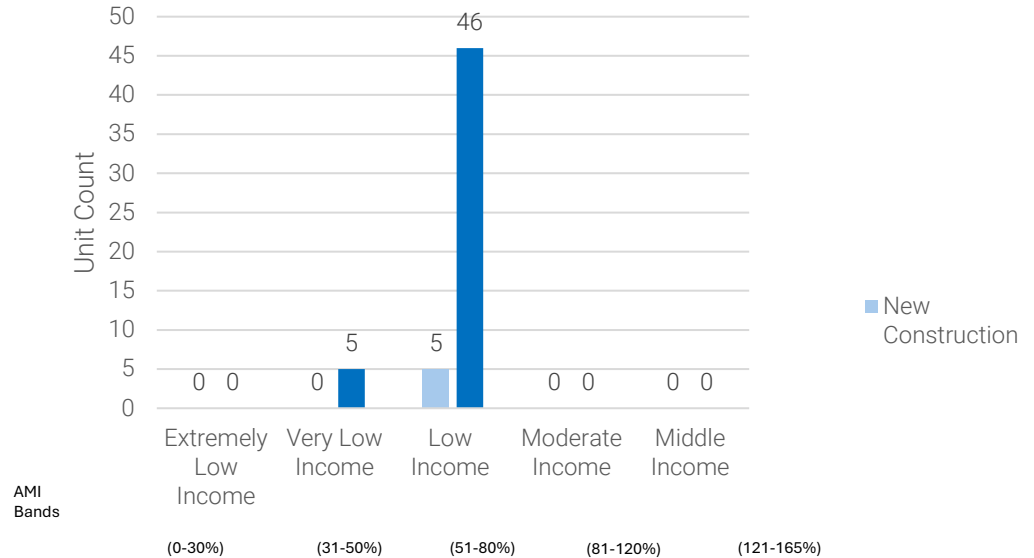
Affordable Housing Production and Preservation in West Subarea

Columbia Street Waterfront District, and Western Cobble Hill & Carroll Gardens, 2014-2024

Since 2014, HPD has financed **56 affordable homes** in these neighborhoods

- **5** new homes constructed
- **51** homes preserved
- **100% of the affordable units** financed in these neighborhoods during this period served primarily low-income households and some very low-income households.

Affordable Housing Production and Preservation in the West since 2014



Source: NYC Housing Preservation and Development 2024.

Task Force Vote: Materials and Process



Task Force Vote

The Task Force will vote on a high-level framework with each of the following components developed with Task Force input*:

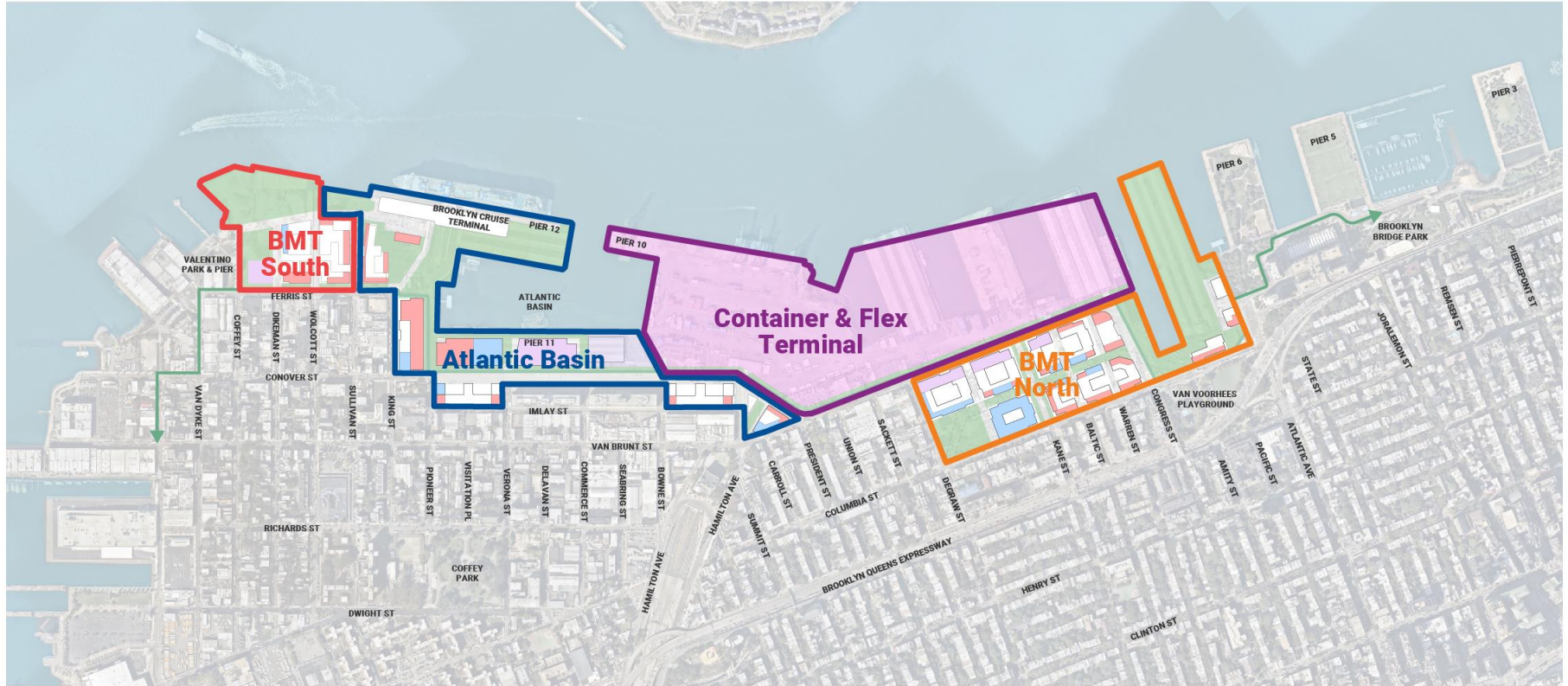
1. **Port:** 60-acre port with new marginal pier and electrification investment
2. **Subdistricts:** Creation of *three* subdistricts for mixed use development: BMT North, Atlantic Basin and BMT South
3. **Housing:** A total of 7,700 housing units of which 35% (2,695 units) will be permanently affordable housing at 60% AMI on average
4. **Circulation:** Two street circulation options to advance through environmental review
5. **Resiliency:** All new development will be resilient to coastal flooding. The site will be raised to protect against future SLR; a floodwall will be designed to a 2100 100-yr storm; stormwater will be managed on-site.
6. **Financials:** A financially feasible plan including State approval for condos and retention of tax revenues.
7. **Governance:** *Governance structure* for advancing framework towards GPP and oversight governance for accountability on execution.

Components of Plan subject to TF Vote:

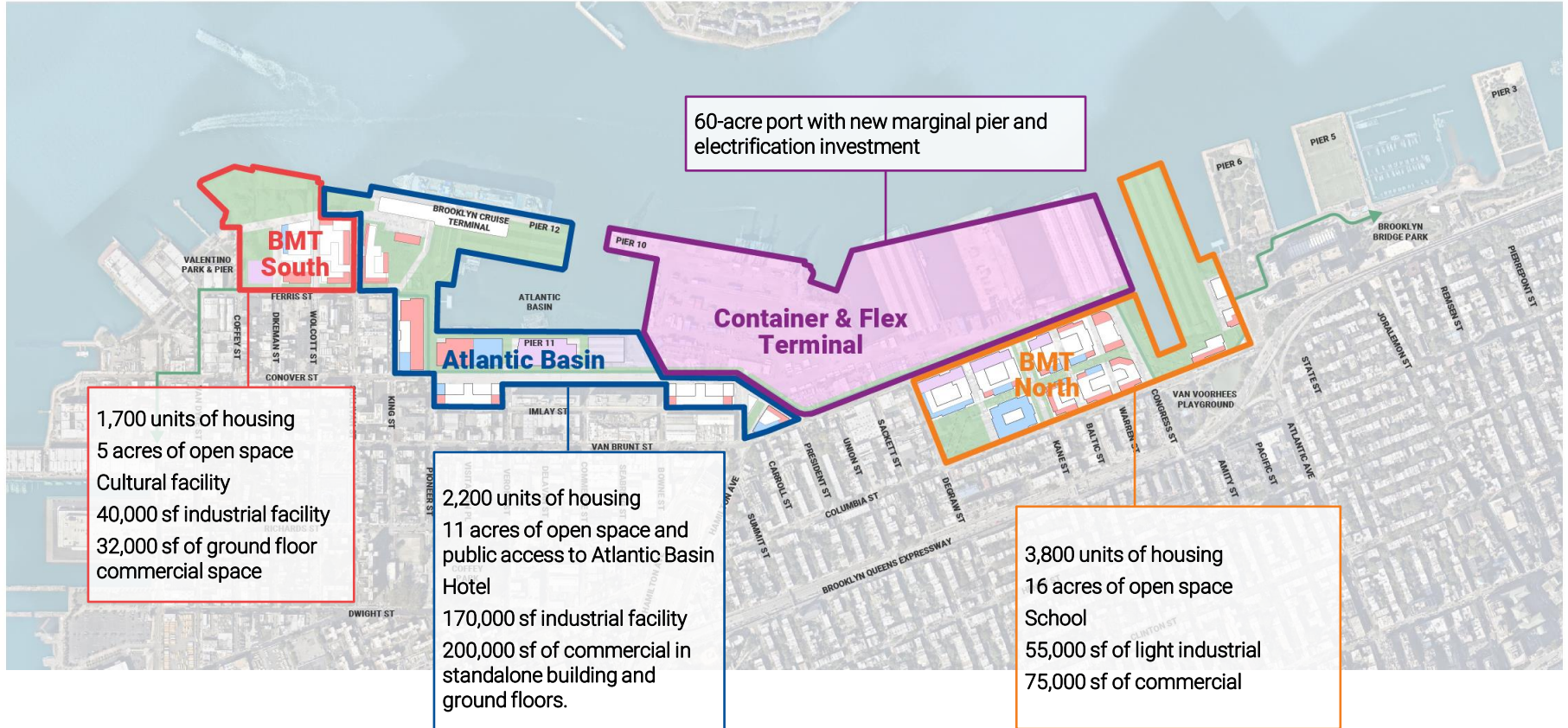
BMT North	Atlantic Basin	BMT South
3,800 units	2,200 units	1,700 units
16 acres of open space	11 acres of open space	5 acres of open space
55,000 SF of light industrial	170,000 SF of light industrial	40,000 SF of light industrial
75,000 SF of commercial	200,000 SF of commercial	32,000 SF of commercial

*** All numbers are subject to further Task Force discussion before the Task Force vote.**

Brooklyn Marine Terminal Preferred Plan



Brooklyn Marine Terminal Preferred Plan



1,700 units of housing
 5 acres of open space
 Cultural facility
 40,000 sf industrial facility
 32,000 sf of ground floor commercial space

2,200 units of housing
 11 acres of open space and public access to Atlantic Basin
 Hotel
 170,000 sf industrial facility
 200,000 sf of commercial in standalone building and ground floors.

3,800 units of housing
 16 acres of open space
 School
 55,000 sf of light industrial
 75,000 sf of commercial