

The background image shows a port terminal with several large gantry cranes. In the foreground, a dark-colored ship is docked at a pier. The sky is clear and blue. The entire image has a semi-transparent blue overlay.

# Vision for Brooklyn Marine Terminal

Task Force Meeting #2

October 25, 2024



# Meeting Goals

- Provide **updated** information on the **planning process** including the timeline
- Review and discuss BMT **site context & opportunities**
- Provide an overview and summary of **community engagement to-date**, including emerging themes
- Collectively work towards a shared set of **guiding principles**

# Agenda

Agenda & Meeting Goals	<b>5 min</b>
Expanded Timeline & Planning Process	<b>10 mins</b>
Site Context + Opportunities	<b>15 mins</b>
Guiding Principles Discussion Engagement Summary Past Planning & Big Moves Discussion	<b>75 mins</b>
Next Steps	<b>5 mins</b>



# Task Force Meeting #1

## Recap:

- BMT site tour followed by meeting at Brooklyn Cruise Terminal
- Discussion highlighted the need for integrated planning, considering environmental justice, transportation, and climate resiliency, among others.

## What we heard:

- Concerns were raised about the project timeline, the need for more detailed information, and the importance of community trust and transparency.
- The meeting concluded with a commitment to address these concerns and ensure a collaborative process.

## What the project team has done:

- Revised schedule with Task Force Leadership approval

# Planning Process

PORT AUTHORITY OF NY & NJ  
Red Hook  
Container  
Terminals

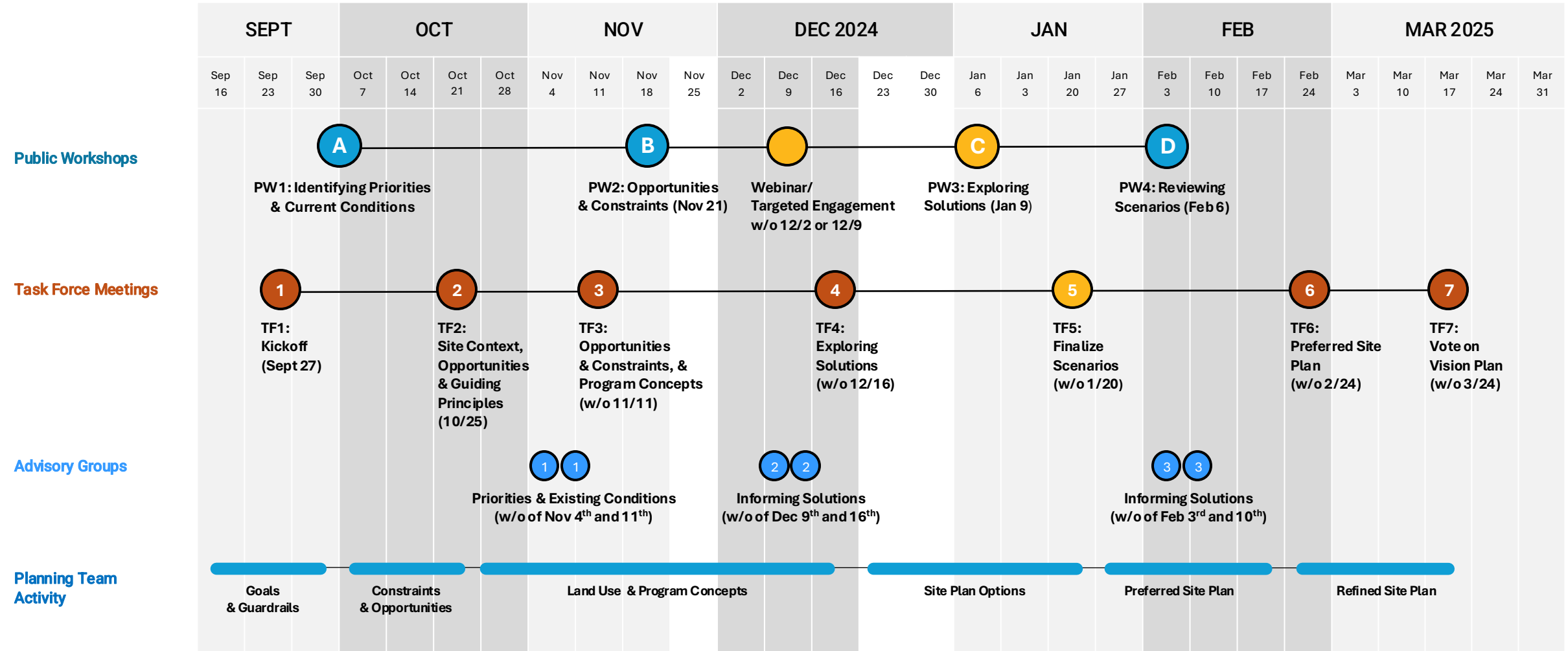
Red Hook Terminal  
THE PORT AUTHORITY OF NY & NJ  
Lanes 10-12



# Updated Timeline – What Have We Gained?

- **Three (3) additional months** for planning & engagement
- Additional **Public Workshops** (in-person and virtual)
- **Varied workshops styles** including presentations, small group discussion, and small group work sessions
- Additional **Task Force** meeting
- Targeted engagement for **underrepresented groups**
- **Integration of planning** team and community **engagement** activities

# Updated BMT Project Timeline



# Task Force Meeting Agendas



**Guiding Principles**  
October 25



**Big Opportunities & Constraints**  
Week of November 11



**Exploring Solutions**  
Week of December 16



**Finalize Scenarios**  
Week of January 20



**Preferred Final Site Plan**  
Week of February 24



**Vote on Vision Plan**  
Week of March 24

**Agenda:**

- Updated timeline
- Recap TF#1
- Planning process
- Site context & opportunities
- Engagement summary
- Guiding principles/Big moves
- Utilize Public Workshop #1 feedback to reach agreement on guiding principles

**Draft Agenda:**

- Potential opportunities and benefits/impacts
- Profiles of current and potential land use and facility types
- Case studies
- TF discussion and review site needs and requirements
- Preview workshop #2 with TF

**Draft Agenda:**

- Recap Public Workshop #2 findings
- Utilize interactive model
- Collect site specific ideas for the mix of land uses, distribution and location of open space
- Understand and explore trade-offs
- Preview workshop #3 with TF

**Draft Agenda:**

- Recap Public Workshop #3 findings
- Review scenarios
- Discussion of benefits / impacts for each scenario
- Discussion on governance

**Draft Agenda:**

- Recap Public Workshop #4 findings
- Review preferred site plan
- Review draft vision plan recommendations

**Draft Agenda:**

- Review refined final scenario
- Task force votes on the final plan/ recommendations

**Discussion Points:**

- Feedback and input on site context, opportunities, and guiding principles

**Discussion Points:**

- Feedback and input on opportunities and site needs

**Discussion Points:**

- Feedback and input on site specific ideas to inform scenarios

**Discussion Points:**

- Feedback and input on scenarios to inform preferred final site plan

**Discussion Points:**

- Feedback and input on preferred final site plan
- Feedback and input on draft vision plan recommendations

**Discussion Points:**

- **TF votes on Vision Plan**
- Final site plan
- Final recommendations

# BMT Public Workshops

1

## Identifying Priorities & Current Conditions

September/October

### Format: Open house

- Introduce planning process
- Build a shared understanding of the site
- Identify high-level priorities
- Utilize PW1 feedback to reach agreement on guiding principles

2

## Opportunities & Constraints

November

### Format: Presentation & small group discussion

- In-person & virtual
- Recap engagement to-date and emerging themes
- Introduce guiding principles
- Introduce potential big moves
- Introduce relevant case studies
- Acknowledge & integrate past planning efforts
- Collect feedback on opportunities & constraints

3

## Exploring Solutions

January

### Format: Small group work sessions

- Utilize interactive model
- Collect site specific ideas for the mix of land uses, distribution and location of open space
- Understand and explore trade-offs

4

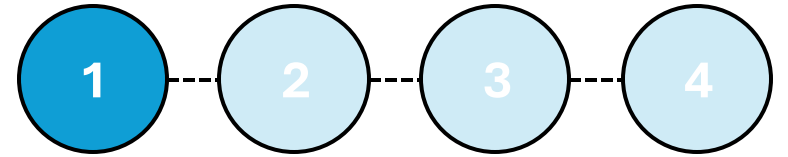
## Reviewing Scenarios

February

### Format: Open house

- Present scenarios to the public
- Present draft recommendations to the public
- Community members provide feedback & prioritize scenarios and recommendations

# BMT Public Workshops



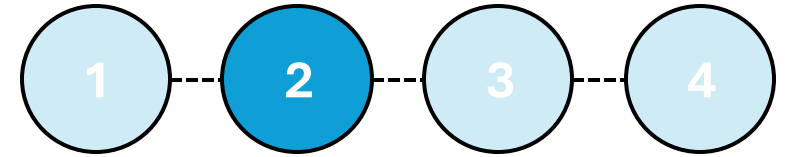
## Identifying Priorities & Current Conditions

September/October

- **Format: Open house**
- **Two in-person workshops**
- Introduce planning process
- Build a shared understanding of the site
- Identify high-level priorities
- Utilize PW1 feedback to reach agreement on guiding principles



# BMT Public Workshops



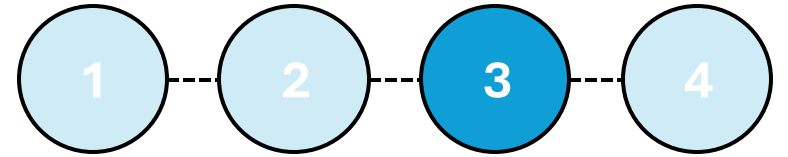
## Opportunities & Constraints

November

- **Format: Presentation & small group discussion**
- **In-person & virtual meeting**
- Recap engagement to-date and emerging themes
- Introduce guiding principles
- Introduce potential big moves
- Introduce relevant case studies
- Acknowledge & integrate past planning efforts
- Collect feedback on opportunities & constraints



# BMT Public Workshops



## Exploring Solutions

January

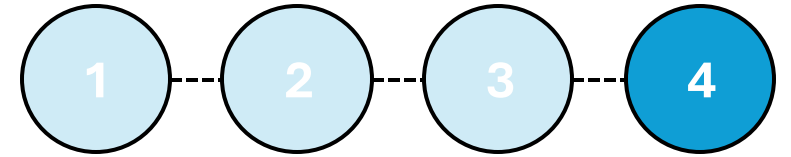
- **Format: Small group work sessions**
- **In-person workshops**
- Utilize interactive model
- Collect site specific ideas for the mix of land uses, distribution and location of open space
- Understand and explore trade-offs

### Beacon in a Box!

1. Key Questions & Considerations
2. How to play
3. Game Etiquette



# BMT Public Workshops



## Reviewing Scenarios

February

- **Format: Open house**
- **In-person workshop**
- Present scenarios to the public
- Present draft recommendations to the public
- Community members provide feedback & prioritize scenarios and recommendations



# Planning Scope & Tasks

Existing Conditions

What are the structural and physical constraints and opportunities?

Market Analysis

What are the economic opportunities for potential land uses?

Program Components

What are the spatial requirements for potential land uses?

Resilience Strategies

What are the opportunities to protect against climate and environmental challenges?

Design Development

What are the urban design opportunities?

Cost Estimation

How much will the different scenarios cost?

Implementation

What will need to be done to make the potential scenarios real?

Phasing Strategies

How might the site evolve over time?

Financial Model

Will the scenarios be financially sustainable?

Engagement

How do we ensure the planning process is built on community ideas and questions?

# BMT Site Context + Opportunities

# BMT Site Context



## BMT SITE CONTEXT

Today, BMT has many non-maritime uses and needs significant investment to fix existing issues. However, with such a large site, we have flexibility for multi-purpose solutions in the future.



## BMT SITE CONTEXT

**Piers 9A and 9B are currently too deteriorated to be safe for use. However, this is an opportunity to reconfigure the shoreline for future modern maritime uses.**



**In Sept 2024, EDC won a \$164 million federal grant for pier reconfiguration, Pier 10 repairs, and transportation improvements.**

## BMT SITE CONTEXT

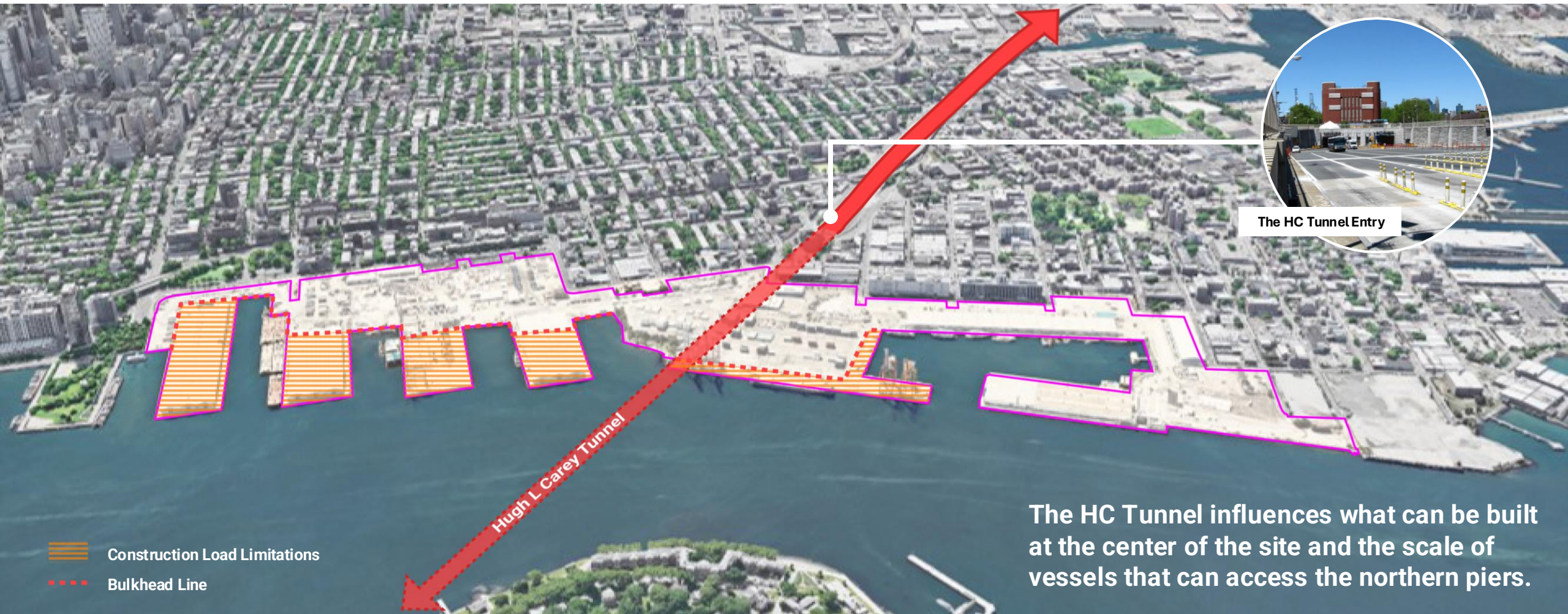
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## BMT SITE CONTEXT

The HC Tunnel runs right through the middle of BMT. New sizeable foundations or dredging over the tunnel would create risk to this route. Piers 7-9 cannot hold sizeable foundations.



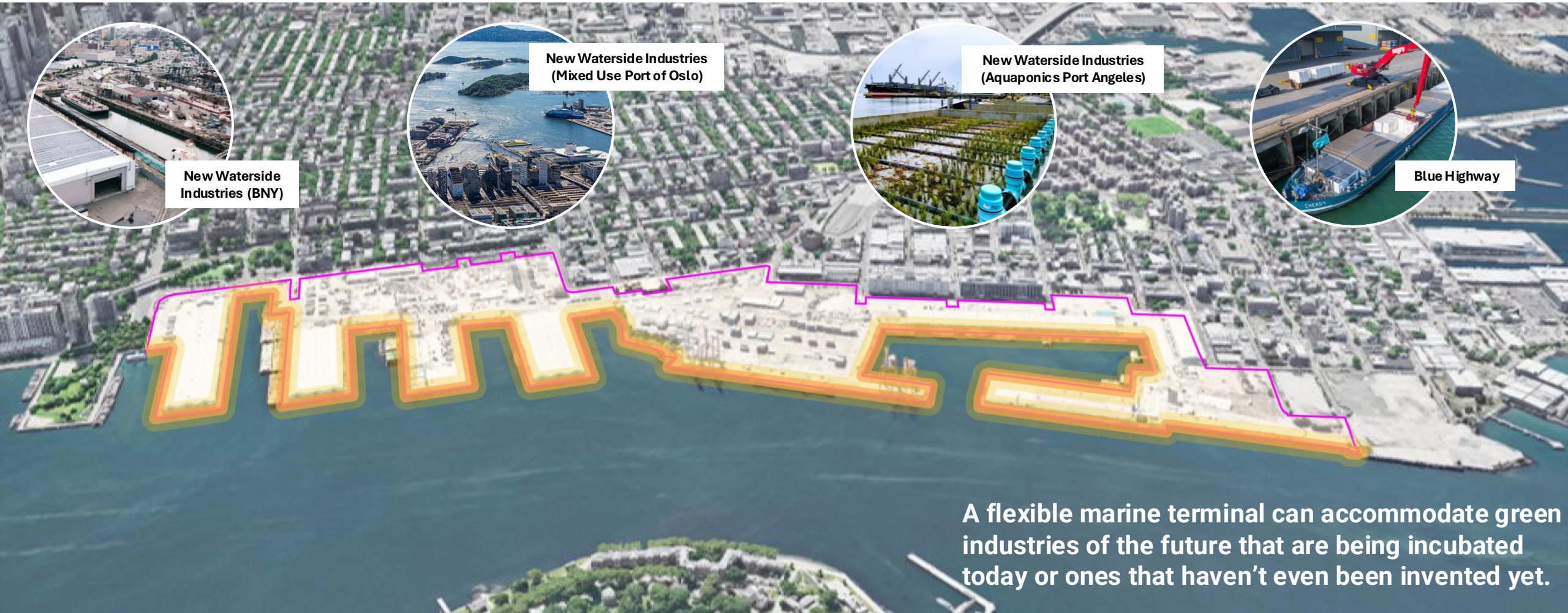
The HC Tunnel influences what can be built at the center of the site and the scale of vessels that can access the northern piers.



# BMT Site Opportunities

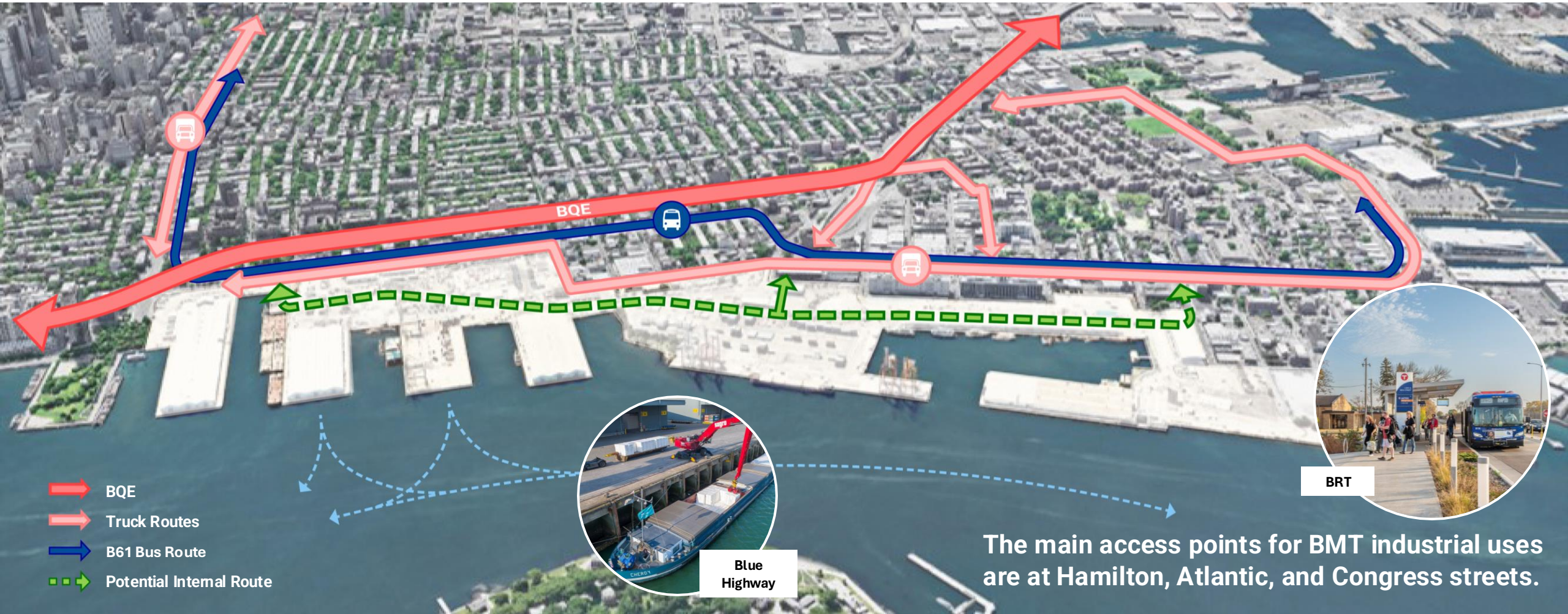
## BMT OPPORTUNITIES

**BMT has the potential to be planned not just for today's maritime industries but also the green industries coming in the future. Flexibility provides more future opportunities.**



## BMT OPPORTUNITIES

**BMT can increase jobs and accelerate the local economy while also potentially routing truck traffic off neighborhood streets or onto our waterways as Blue Highways.**



# BMT OPPORTUNITIES

Nearby neighborhoods have seen some new housing, particularly in Gowanus.



Rent burden in this area is at 35%.  
Citywide rent burden is 43%.

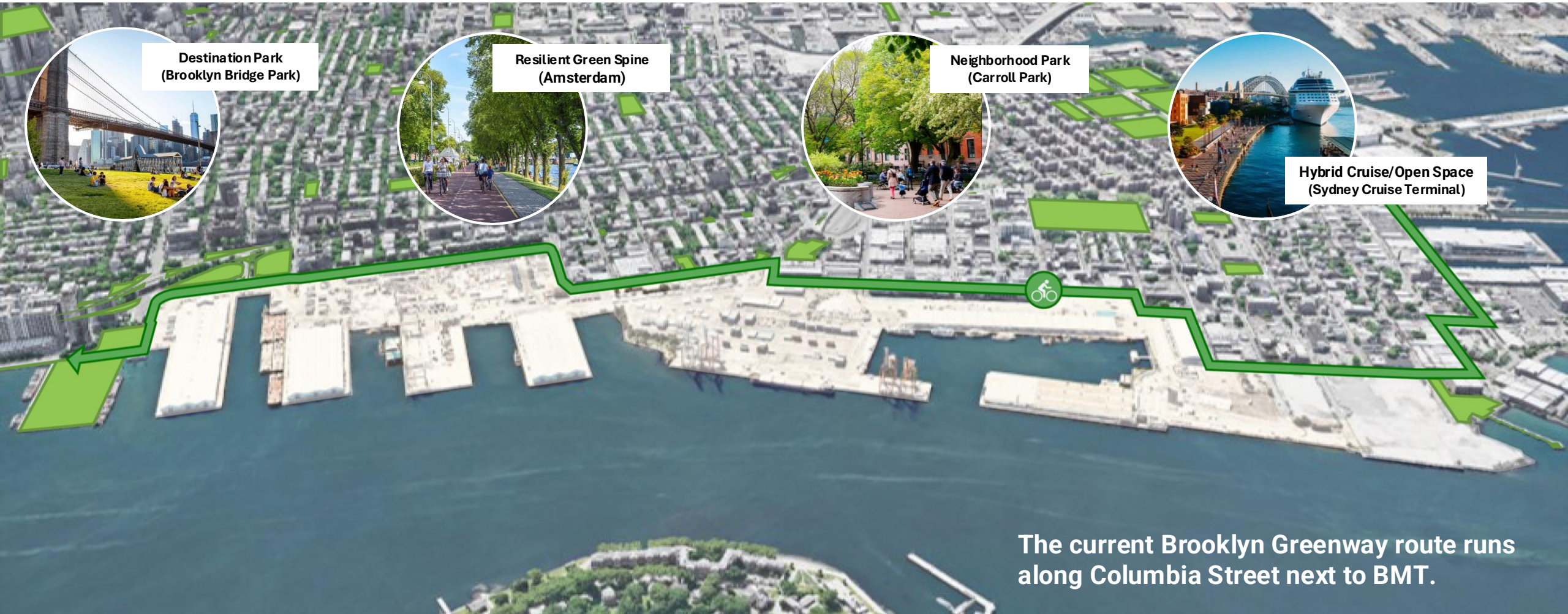
## BMT OPPORTUNITIES

**BMT can offer new lines of protection against storm surge and other climate impacts.**



## BMT OPPORTUNITIES

**BMT can increase and enhance public waterfront access, provide new greenway connections closer to the water, and address environmental injustices.**



The current Brooklyn Greenway route runs along Columbia Street next to BMT.

## BMT OPPORTUNITIES

**BMT can provide a site that centers belonging and accessibility. BMT is a large site for the city and can offer many benefits both locally and citywide.**



Housing



Healthy Environment



Jobs



Destination Open Space



Green Economy



New Businesses

# Questions

A blue-tinted photograph of a port. In the foreground, a large gantry crane stands on a pier. To the left, a ship is docked. In the background, a city skyline is visible under a clear sky. The overall scene is industrial and maritime.

# Initial Community Engagement

The background of the slide is a photograph of a port or industrial facility, overlaid with a semi-transparent blue filter. In the foreground, a large gantry crane stands prominently. In the middle ground, a dark-colored ship is docked at a pier. The background shows a city skyline with various buildings under a clear sky.

# Engagement Overview

Over **1,800** community members engaged to date

Virtual Information Session - **450** participants

Public Workshop #1 - **280** participants (across two events)

Initial Community Survey - **810** respondents

Tabling Events\* – **295** participants (across 6 events)

BMT Feedback Sessions\*\* – **26** participants (across 5 events)

*\*Tabling events as of 10/21/24*

*\*\*BMT Feedback Sessions as of 10/21/24*

# Public Workshop #1 – Summary

Miccio Center | Saturday, September 28 | 11a to 2pm

200 participants



# Public Workshop #1 – Summary

Sacred Hearts & St. Stephen | Monday, October 7 | 6 to 8pm

80 participants



# Draft Emerging Themes

## Public Parks and Open Space

Enthusiasm for increased park space, recreational amenities and waterfront access

## Climate Resiliency and Sustainability

Concern over industrial air pollution, flood protection, and overall resiliency plan for area

## Transportation Options and Connections

Interest in more public transportation options (ferries, shuttles, bus routes) and bike/pedestrian infrastructure

## Reduce Truck Traffic

Anxiety around traffic from BQE creating traffic and major safety hazards, streets overburdened

## Housing and Affordable Housing

Strong opposition to luxury high-rises, general support of affordable housing and increased NYCHA funding

## Industrial and Maritime Growth

Tension between preserving the working waterfront and protecting health/safety of nearby residents

## Retail/Shopping/Entertainment

Desire to maintain small, local businesses in the area, mixed feelings over cruise industry

## Job Training

Request for educational programming and space to support maritime training, local community members should be prioritized for employment

An aerial photograph of a city harbor, likely New York City, featuring a large cruise ship docked at a pier. The image is overlaid with a semi-transparent blue filter. The text 'Guiding Principles Discussion' is prominently displayed in white, bold, sans-serif font across the upper portion of the image.

# Guiding Principles Discussion



# Past Planning Efforts & Big Moves

It is essential to acknowledge and consider the numerous planning efforts in the surrounding communities. Many of these plans seek to address the same challenges we face today.

## Key Questions

- Which previous planning efforts feel most relevant to the current BMT planning?
- What aspects of past planning efforts do we want to elevate as we plan for the future of BMT?
- What additional previous planning efforts would you like to highlight?

An aerial photograph of Lower Manhattan and the Brooklyn waterfront. The image shows a dense urban landscape with numerous skyscrapers in the background and a mix of residential and commercial buildings in the foreground. A large body of water is visible on the right side, with a bridge structure extending across it. The overall scene is captured from a high angle, providing a comprehensive view of the city's layout and the waterfront area.

# Past Planning Efforts & Big Moves

## Housing

- Complete redevelopment of site for housing

## Transportation & Transit

- Subway extension & BQX
- Direct connections to BQE or HLC tunnel
- New BQE Atlantic Avenue interchange
- Cap the BQE trench
- Gondola to Lower Manhattan

## Open Space & Waterfront Access

- Extension of Brooklyn Bridge Park



# Guiding Principles

- A guiding principle is a **foundational idea** that **directs decision-making and actions** in a specific context.
- It provides a **framework** for approaching challenges, making decisions, and **prioritizing actions** while staying aligned with overarching values and goals.
- Today's goal is to provide feedback on a set of **draft guiding principles** shaped by community engagement to date, the City and its current priorities/project goals.
- **Don't expect resolution today.** WXY will update the guiding principles based on today's discussion and present them back to the TF.
- Guiding principles are meant to **address holistic set of needs and aspirations**, not just guidance for selection of land uses and their locations.



# City Priorities

- Clean and modern port
- Reduce the impact of truck traffic on the neighborhood
- Grow jobs in maritime careers and industries
- Provide a range of housing options
- Promote access to the waterfront
- Protect the site from climate change



# Emerging Draft Guiding Principles

## **Economic + Social**

- Preserve and support existing communities and their built character
- Provide economic opportunity to local residents
- Promote human capital and vitality through open space, community facilities, culture and arts
- Address citywide housing needs
- Ensure the site's financial viability & promote citywide financial stability

## **Environment + Infrastructure**

- Address existing environmental inequities and injustices such as air quality, road safety, and coastal flooding and ensure equitable access to resources
- Plan for mobility that minimizes the impacts of vehicular and freight traffic, supports pedestrian and bicycle connectivity and improves transit for BMT and the surrounding communities
- Ensure that BMT is a model for net zero development and is adapted for climate change
- Utilize waterfront space for citywide maritime needs



# Questions for Discussion

- What's missing?
- Are these principles too broad? Should they be narrower?
- How do we think about site planning in relationship to these broader principles?
- How should we consider related capital investments, programs, and policies supporting these principles?
- Should we develop indicators or metrics related to these principles?
- Should we prioritize these principles?

# Emerging Draft Guiding Principles: Economic + Social

- Preserve and support existing communities and their built character
- Provide economic opportunity to local residents
- Promote human capital and vitality through open space, community facilities, culture and arts
- Address citywide housing needs
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# Emerging Draft Guiding Principles: Environment + Infrastructure

- Address existing environmental inequities and injustices such as air quality, road safety, and coastal flooding and ensure equitable access to resources
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# Next Steps

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# Next Steps: Task Force

- Task Force Meeting #3 – Opportunities & Constraints & Program Concepts (Week of November 11)
- Draft Agenda:
  - Potential opportunities and benefits/impacts
  - Profiles of current and potential land use and facility types
  - Case studies
  - TF discussion and review site needs and requirements
  - Preview workshop #2 with TF



# Next Steps: Engagement

- Scheduling first advisory group meetings next week
- Ongoing Advisory Group site tours
- Public Workshop #2 – Opportunities & Constraints (11/21)
- Engagement Summary (early November)
- Additional Engagement
  - Request of TF members to help on targeted outreach to communities that have not been engaged fully, project team can prepare and provide engagement materials
  - Drop-in Feedback Sessions at 100 Columbia at BMT
  - Public site tours on Friday, November 1st and Friday, November 8th

# Appendix

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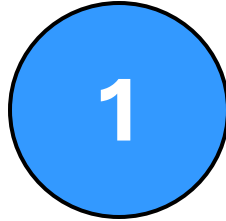
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# Advisory Group Meeting Agendas

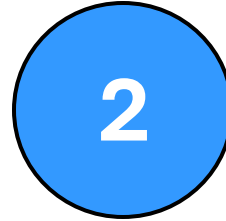


## Priorities & Existing Conditions

November

### Format: Facilitated Discussion

- Focus on understanding the BMT engagement process and existing conditions.
- **Review engagement findings** and raise **initial priorities and concerns** for consideration by the planning team.
- Advisory group feedback will be summarized and shared with the task force.

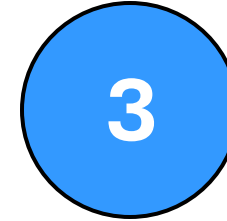


## Informing Solutions

December

### Format: Facilitated Discussion

- Following PW 2, the advisory groups will **review ongoing planning work** including constraints and opportunities.
- **Review engagement findings** and provide feedback on the planning team materials to **inform site specific ideas and scenarios**.
- Advisory group feedback will be summarized and shared with the task force.



## Informing Solutions

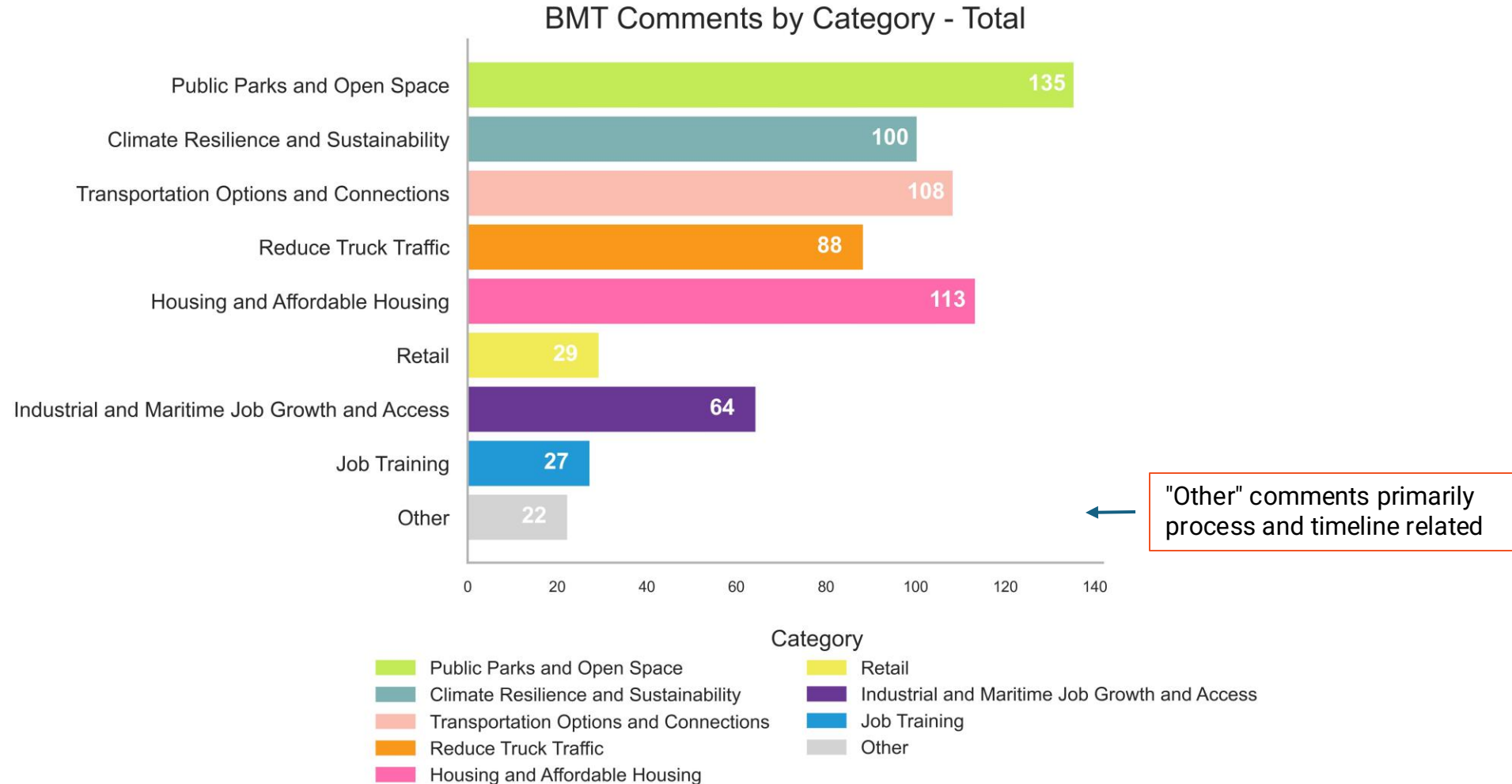
February

### Format: Facilitated Discussion

- Held following PW 3, advisory groups will **review and discuss the public workshop findings**.
- Review ongoing planning work **to inform preferred site plan**
- Advisory group feedback will be summarized and shared with the task force.

# Public Workshop Comments

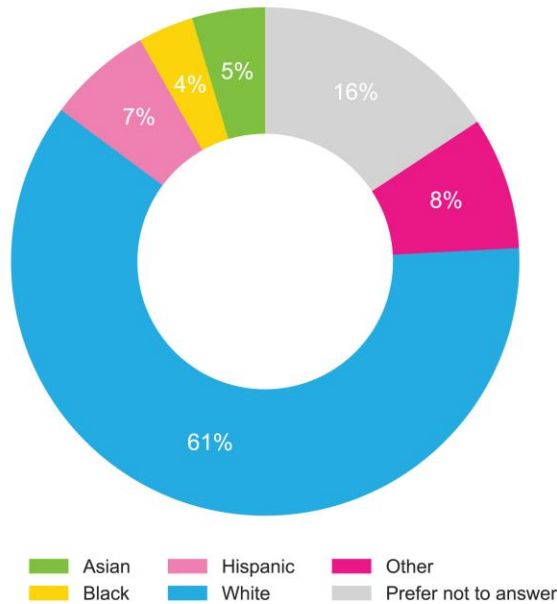
686 written comments collected across two Public Workshops



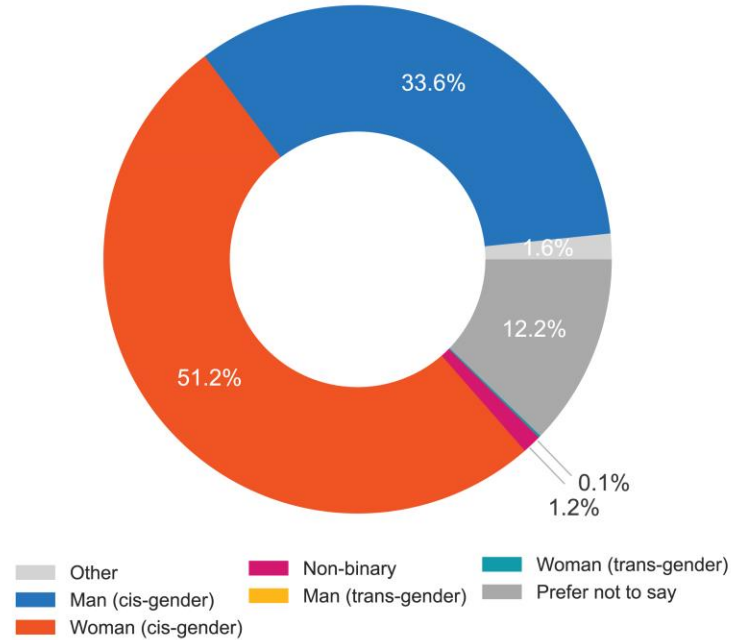
# Community Survey – Demographics

61% of survey respondents identify as White, 51% as women, and 66% live near BMT.

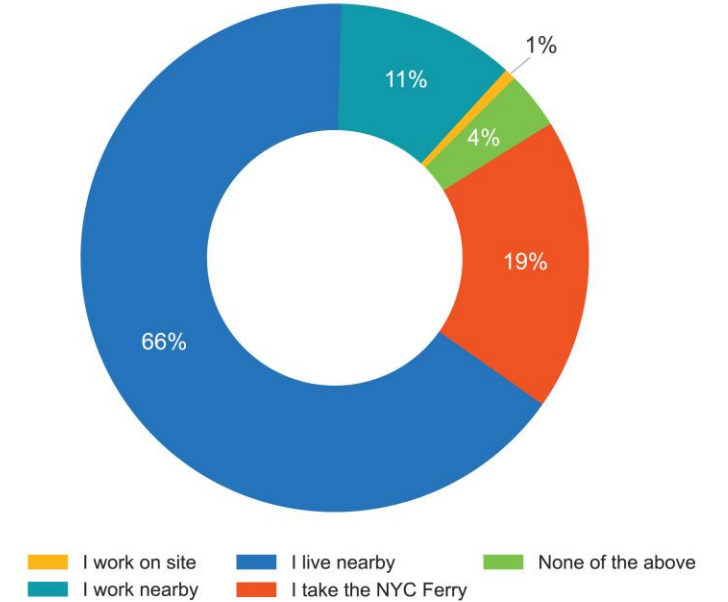
How do you identify in terms of race and identity?



What is your gender identity?



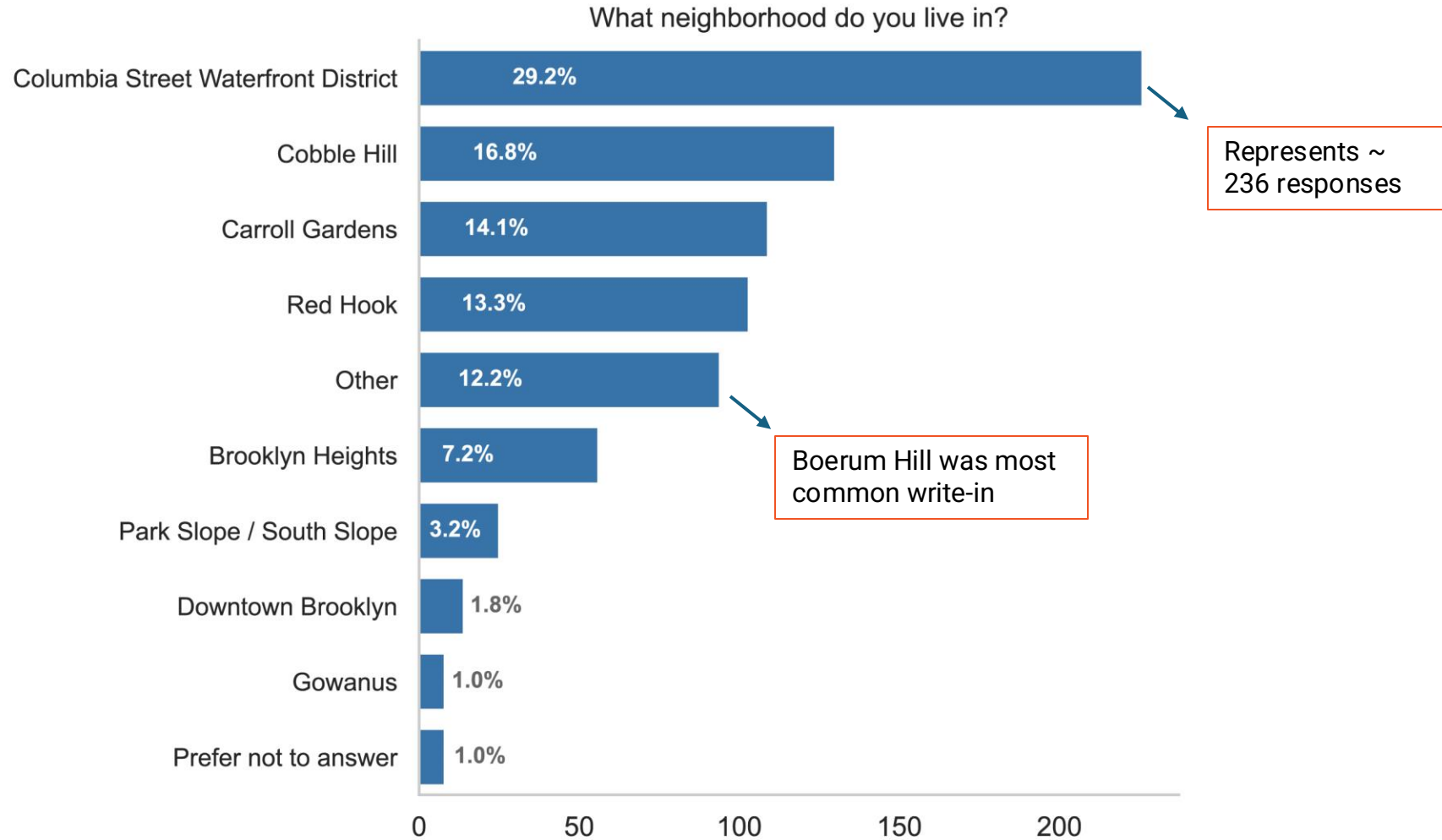
What is your relationship to the Brooklyn Marine Terminal?



Note: respondents self-identified their relationship for this question.

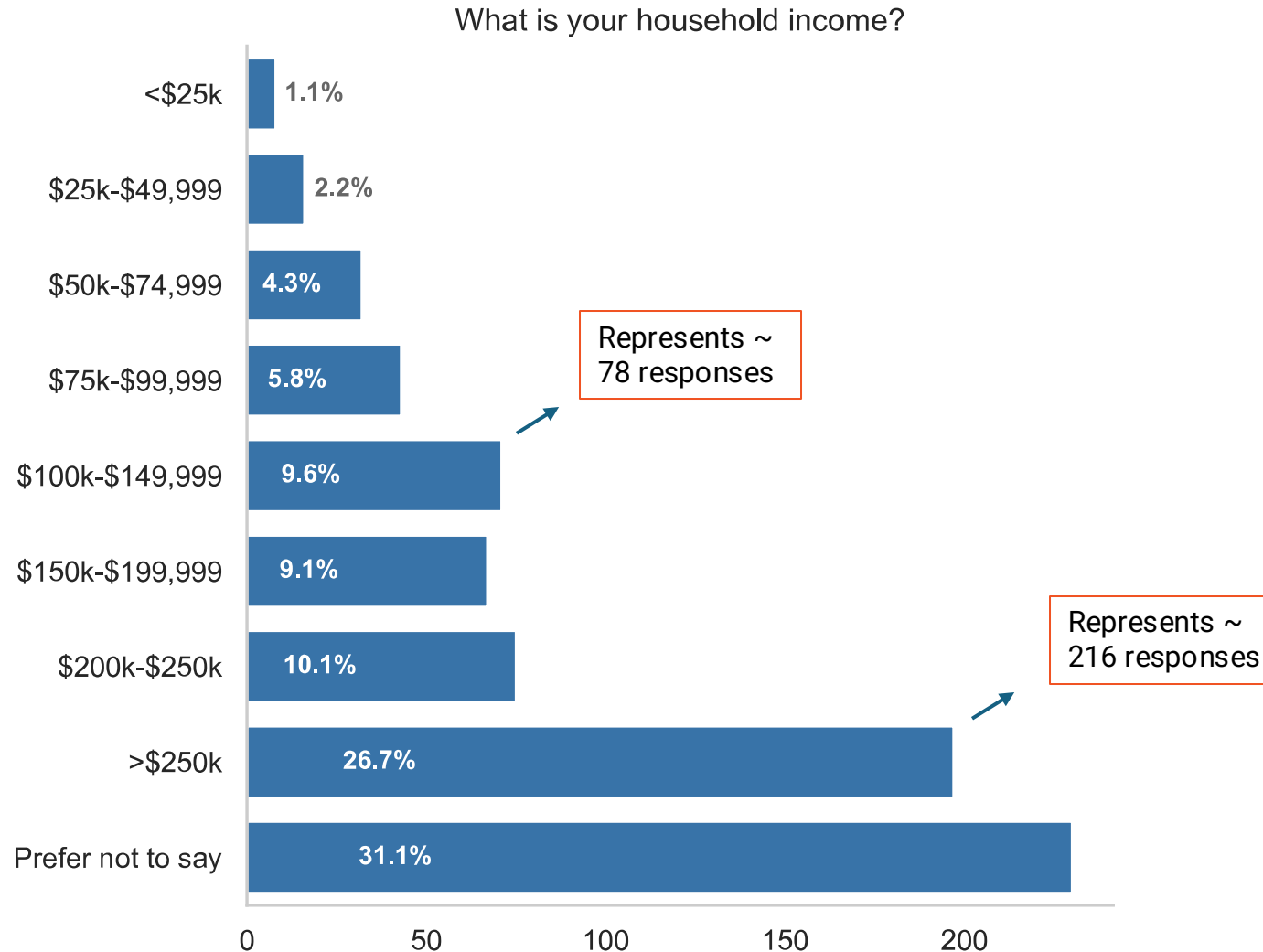
# Community Survey – Neighborhood

29% of survey respondents live in Columbia Street Waterfront District, 17% in Cobble Hill, and 14% in Carroll Gardens



# Community Survey – Household Income

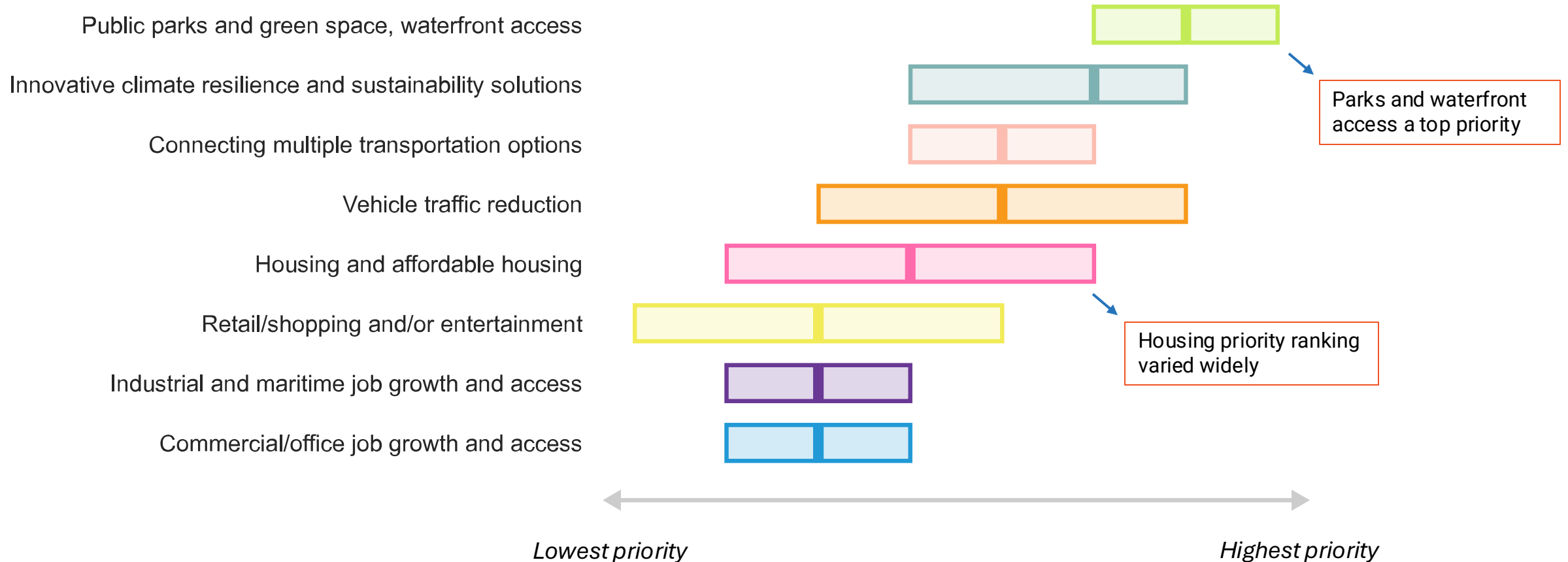
37% of survey respondents have an HHI of over \$200k and 31% chose not to disclose their HHI



# Community Survey – Site Priorities

**Top 3** priorities are public open space, climate resilience, and transportation options

Please rank the following BMT priorities from highest to lowest



# Community Survey – Process Outcomes

**Strongest agreement** over waterfront access and public open space, less agreement on other outcomes

