

The background of the slide is a blue-tinted photograph of a port terminal. Several large gantry cranes are visible, extending over a body of water. A dark-colored ship is docked at a pier 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 #9 Presentation
March 28, 2025



Agenda

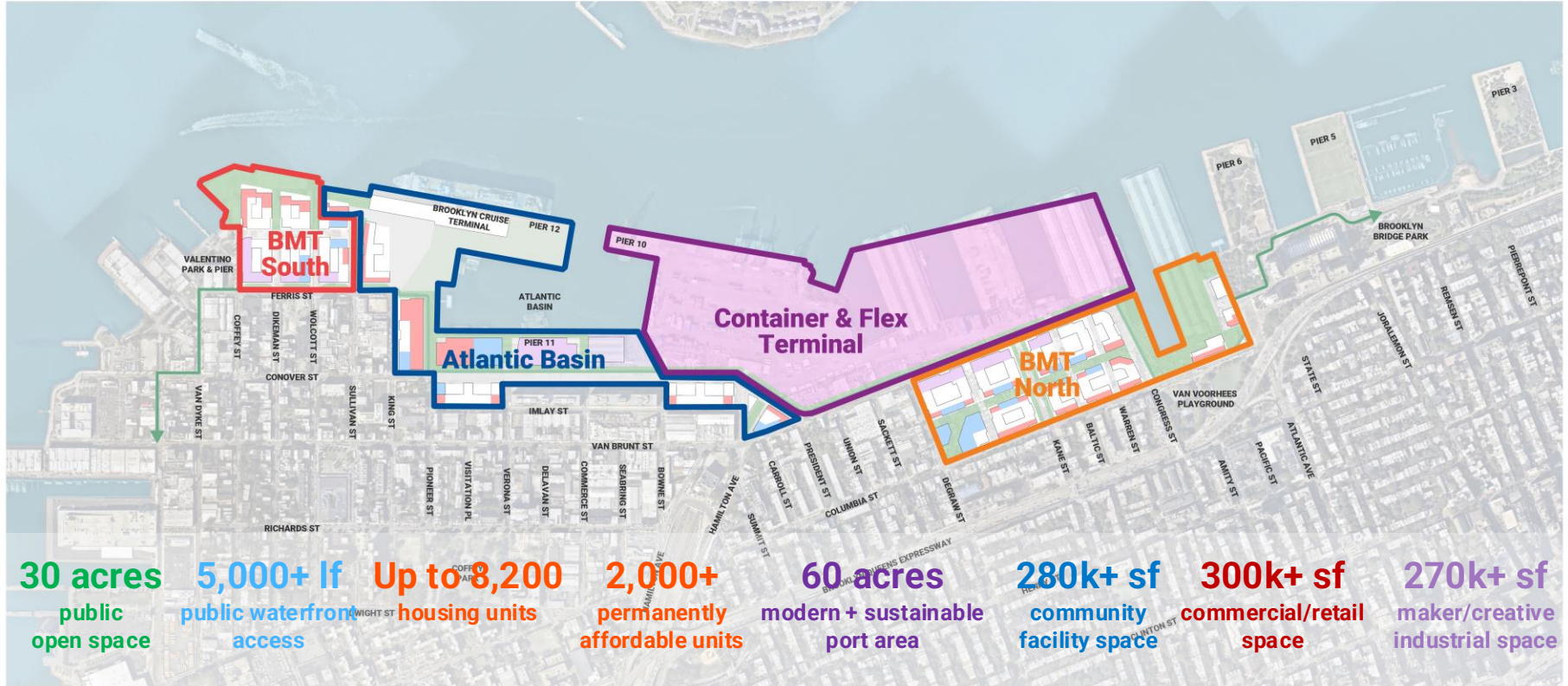
Meeting Goal: To provide an overview of the preferred site plan, future governance approach, and community asks.

1. The Preferred Plan for BMT
2. Response to Community Asks
3. Governance & Timeline
4. On-going Engagement and Next Steps

The Preferred Plan for BMT

A blue-tinted photograph of a port. 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 sky is clear and blue.

Brooklyn Marine Terminal Plan



30 acres
public
open space

5,000+ lf
public waterfront
access

Up to 8,200
housing units

2,000+
permanently
affordable units

60 acres
modern + sustainable
port area

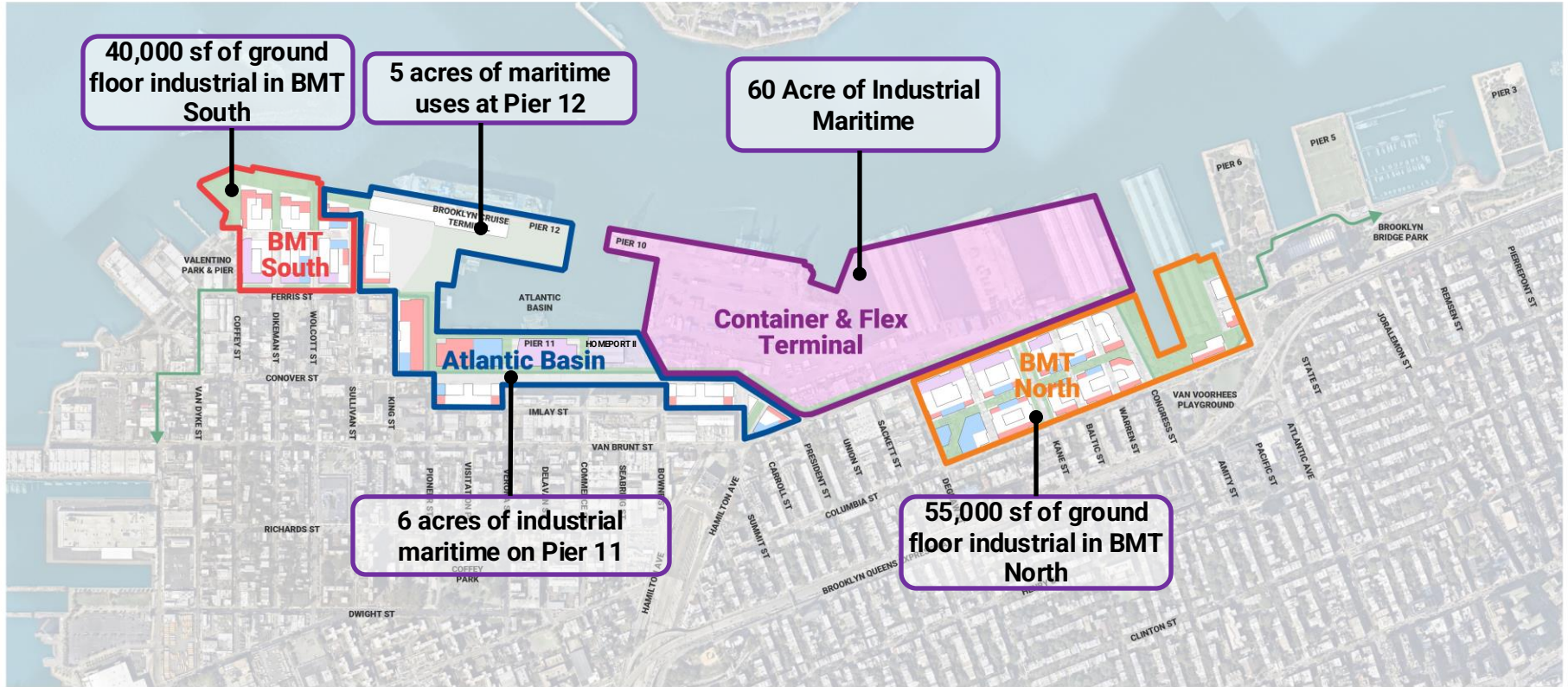
280k+ sf
community
facility space

300k+ sf
commercial/retail
space

270k+ sf
maker/creative
industrial space

The Preferred Plan will create 74 acres of modern industrial space

54% of 138-acre site will remain for active maritime, light industrial uses



A generational opportunity to reconnect the BMT waterfront

74 acres of modern maritime and industrial space, including a 60-acre modern, clean port and Blue Highway hub with a historic level of investment.

Almost 40% increase in public open space in CB6

2,050 units of affordable housing will be delivered in Red Hook and Columbia St. 10 affordable units delivered in the last decade.

1 mile of new public waterfront access, on par with Brooklyn Bridge Park

Integrated climate and stormwater resiliency providing 5,000 ft of coastal protection against 2100 storm

25,000 + construction jobs

1,700 new jobs

300 new & preserved maritime jobs

Expanded transit access including additional bus and ferry service

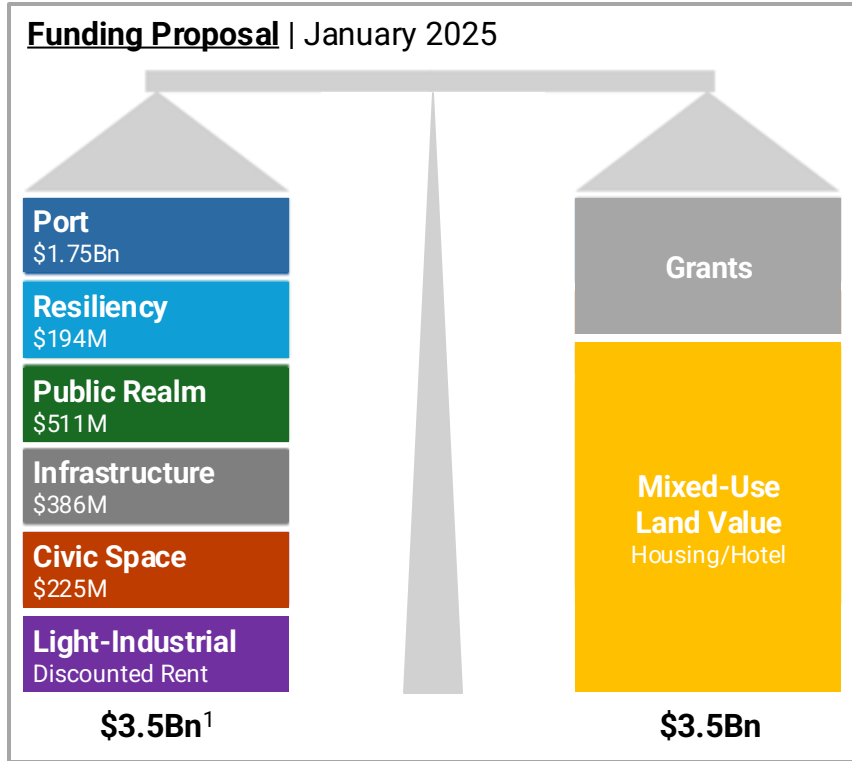
~400 one-way daily truck trips eliminated by Blue Highway service

Response to Community Asks



Funding Plan for Community Asks

Task Force Leadership and EDC are working to secure additional public funding support



¹ Includes \$500M held for private sites reimbursement

- January 2025 proposal – a financially feasible plan with mix of grants and cross-subsidy to fund public costs
 - Substantial upfront port and public realm costs
 - Constrained by existing grant allocations
 - Mixed-use cross-subsidy for affordability & public costs
- **Task Force and stakeholder advocacy has generated \$1.0 to \$1.5Bn of additional community asks**
- Community asks encompass the following categories:
 - Density
 - Affordable housing + NYCHA
 - Affordable industrial space
 - Cultural space
 - Open space
 - Transportation
 - Workforce
 - Resiliency
 - Governance

Community Asks – Housing Density

What we heard through engagement:

- Desire for density on UPS site that is sensitive to neighborhood scale and traffic concerns

Potential New Commitments

- Reduce density at UPS site by 500 units to 1,700 units

Housing units	1700
Max base height	65'
Max building height	205'
Open Space	5 ac
Community/Civic	33,000 sf
Commercial	32,000 sf
Maker/Creative Industrial	40,000 sf



Community Asks – Affordable Housing and NYCHA

What we heard through engagement:

- Interest in affordable housing, including low and middle income, innovative housing models, homeownership
- Support for modernization or infill at NYCHA
- Interest in off-site housing preservation opportunities

Existing Commitments	Potential New Commitments	New Costs
<ul style="list-style-type: none">▪ 25% of total units (1,925 units) are permanently affordable at average 60% AMI (ranging from 40% AMI to 80% AMI)	<ul style="list-style-type: none">▪ 35% of units (2,695 units) permanently affordable at average 60% AMI<ul style="list-style-type: none">– 200 units reserved for NYCHA residents– Portion reserved for family-sized units▪ Local affordable housing fund for:<ul style="list-style-type: none">– NYCHA campus improvements– Off-site affordable preservation within CB 6– Affordable homeownership at BMT (e.g., Downpayment Assistance Fund)	<p>\$950M</p> <p>\$200M</p> <p>\$50M</p>

Community Asks – Affordable Industrial Space

What we heard through engagement:

- Desire to retain/enhance light industrial flex spaces
- Preserve the character of Red Hook in BMT South by including light industrial uses in the area
- Local operator management of a portion of the light-industrial space

Existing Commitments	Potential New Commitments	New Costs
<ul style="list-style-type: none">▪ Create 270,000 sf of light-industrial space at discounted rents of \$25psf (\$220M¹)	<ul style="list-style-type: none">▪ Provide up to 25,000 sf of deeply discounted space for an industrial non-profit at \$15psf ▪ Establish Industrial Development Fund to provide loans and grants to support acquisition of properties, purchase of equipment, and facility fit out within CB 6	<p>\$4M²</p> <p>\$10M</p>

¹ Reflects value of difference between assumed blended *market-rate*, new construction commercial and light-industrial rent of \$75 psf and \$25 psf for 270,000 SF of space at 6.25% discount rate

² Reflects value of difference between \$25 psf (assumed in the existing commitments) and more deeply discounted rent of \$15 psf for 25,000 SF of light-industrial space at 6.25% discount rate

Community Asks – Community and Cultural Space

What we heard through engagement:

- Transform Atlantic Basin and BMT South into a commercial, cultural, and creative hub
- Interest in arts and culture as well as introducing other community amenities

Existing Commitments

- Reserve 285,000 sf of space for a school in BMT North district and civic uses throughout the site plan

Potential New Commitments

- Plan for a destination cultural space in BMT South district

New Costs

\$30M

Community Asks – Open Space

What we heard through engagement:

- Desire to create additional open spaces at the north and south ends of the site, connected by a north-south greenway and integrated public transit
- Interest in different scales of accessible parks that can serve the local community
- Support for integrating green space with the neighborhood
- Support for improving public waterfront access
- Support for more open space on Pier 7

Existing Commitments

- Provide 30 acres of publicly-accessible open space
- Create more than 5,000 linear feet of public waterfront access
- Provide an additional 7 acres of linear open space along a new mile-long greenway
- Work with the community to design programming for open spaces

Potential New Commitments

- Work with Brooklyn Bridge Park to incorporate a larger open space on Pier 7 into the existing park

New Costs

Up to \$220M

Community Asks – Transportation

What we heard through engagement:

- Task Force expressed desire to study multiple street circulation options
- Ensure that new traffic plan does not create a funnel toward Atlantic Ave and BQE Interchange
- Desire for additional options and/or increased frequency for transit, including bus rapid transit, ferry, and shuttles
- Interest in separating truck traffic from non-truck traffic on Van Brunt St and Columbia St
- Interest in improving the Brooklyn Greenway
- Interest in better understanding housing and public space opportunities over the BQE trench while mitigating noise and pollution from the trench

Existing Commitments

- Study multiple site circulation proposals through environmental review
- Increase NYC Ferry service frequency for additional ridership
- Create a continuous mile-long greenway for pedestrians and bicyclists, connected to BBP and Valentino Pier

Potential New Commitments

- Secure MTA commitments to plan for bus service enhancements, including a bus route to Lower Manhattan
- Funding for shuttle to subway
- Commit to studying BQE overbuild for open space, connectivity, and mixed-use development *

New Costs

N/A

\$25M

\$2M

** All capping proposals – including a complete overbuild of the Cobble Hill trench – would need to be studied for feasibility coordinated with and approved by SDOT, who owns and maintains this section of the highway.*

Community Asks – Workforce

What we heard through engagement:

- Workforce opportunities should be connected to the maritime and industrial uses on site
- Support for local hiring and workforce training that supports the local neighborhood with an emphasis on NYCHA residents
- Create opportunities for family-sustaining wages that benefit a diverse range of communities

Existing Commitment	Potential New Commitments	New Costs
Reserve a minimum of 15,000 sf of space within a future mixed-use development at Atlantic Basin for a port and Blue Highway experiential learning center that includes space for workforce training	<ul style="list-style-type: none"> ▪ Funding for the build out of experiential learning and workforce development center. ▪ Issue an RFP for an operator to manage the experiential learning center and develop community-based job training, events, and early education programs in collaboration with local CBOs to introduce youth to maritime & logistics career pathways. ▪ Fund operators of experiential learning and workforce development center and other Blue Highway initiatives, including: <ul style="list-style-type: none"> ○ One operator to develop a career pathways website and launch a grant fund to scale Blue Highways workforce training. ○ One operator to create a dedicated workforce pipeline for young adults at NYCHA Red Hook Houses through career readiness programs and a maritime degree scholarship fund. ▪ Establish a PLA for BCTC for City-funded work, including Community Hiring and M/WBE goals 	<p>\$17M</p> <p>N/A</p> <p>\$10M</p> <p>N/A</p>

Community Asks – Resiliency

What we heard through engagement:

- Support for resiliency and protection against threats from climate change, particularly in Red Hook.
- Concerns about how any new housing can be protected from flood risk given BMT’s location in the flood plain.

Existing Commitments

- All new investments, including the port, new development, and new open space, will be resilient, using best practices and complying with current building code
- The site - including streets, open space, and development sites – will be raised to prevent flooding of BMT and immediate neighborhood from frequent storms and future SLR
- A flood barrier system will be constructed spanning the length of the BMT site, with a design elevation based on a 2100, 100-year storm
- The BMT site will manage stormwater that falls on the site, optimizing water re-use and green infrastructure, and discharge any runoff directly to the harbor, avoiding impacts to the existing storm drainage system
- Complete a DEP-led amended drainage plan for BMT (by end of 2025) and surrounding area (by end of 2026) to identify infrastructure needs and upland drainage measures

Potential New Commitments

- Study future tie-ins to connect BMT resiliency with an integrated Red Hook peninsula flood protection system

New Costs

\$5M

Community Asks – Governance

What we heard through engagement:

- Community members and Task Force expressed a desire to continue engagement and advisory beyond the initial April vote.

Existing Commitment

- Task Force and Advisory Group engagement facilitated by WXY until April vote.
- Engagement to continue through the environmental review and GPP process

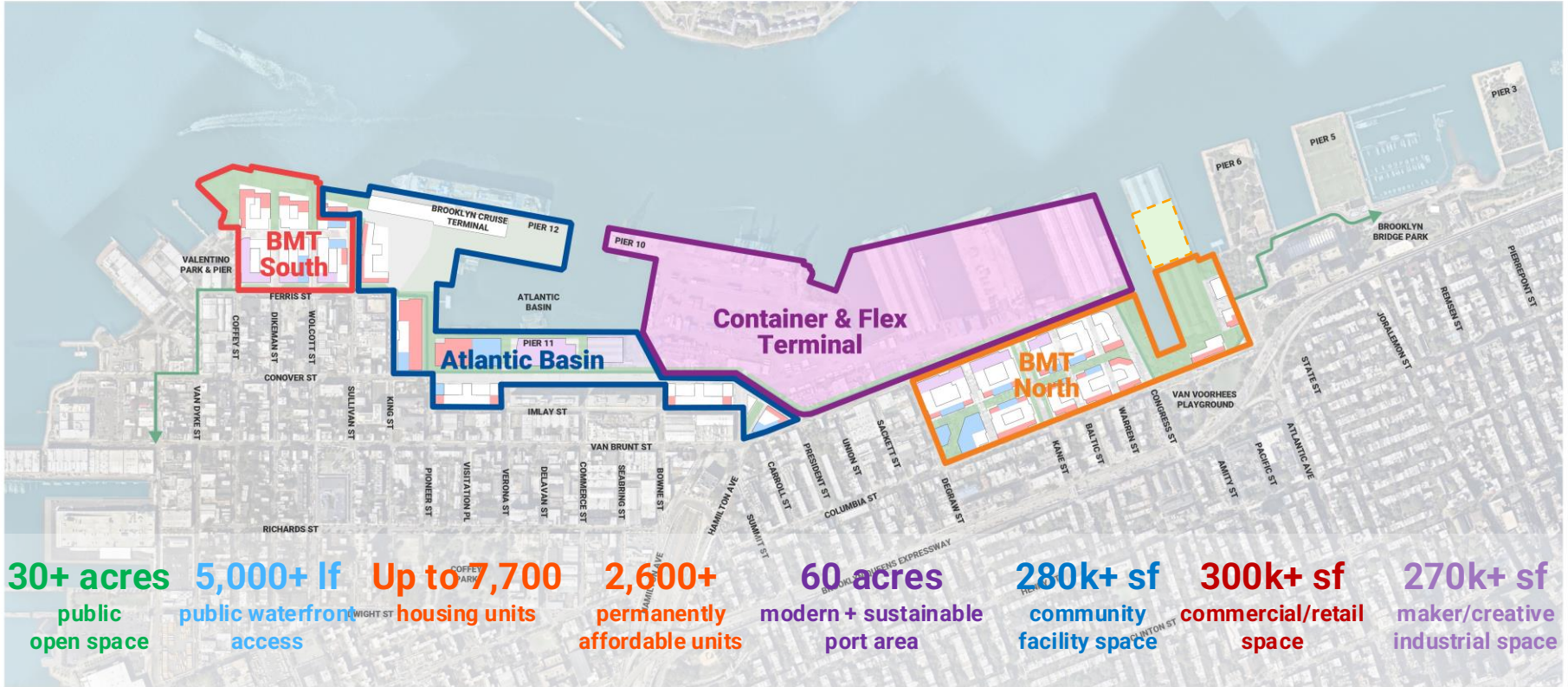
Potential New Commitments

- Fund 3rd-party consultant to support a BMT Oversight Taskforce for 5-year implementation period, post-GPP

New Costs

\$1M
(200k per year)

Brooklyn Marine Terminal Plan



30+ acres
public open space

5,000+ lf
public waterfront access

Up to 7,700
housing units

2,600+
permanently affordable units

60 acres
modern + sustainable port area

280k+ sf
community facility space

300k+ sf
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270k+ sf
maker/creative industrial space

BMT Governance



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	175,000 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 4/11 Task Force vote.**

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.

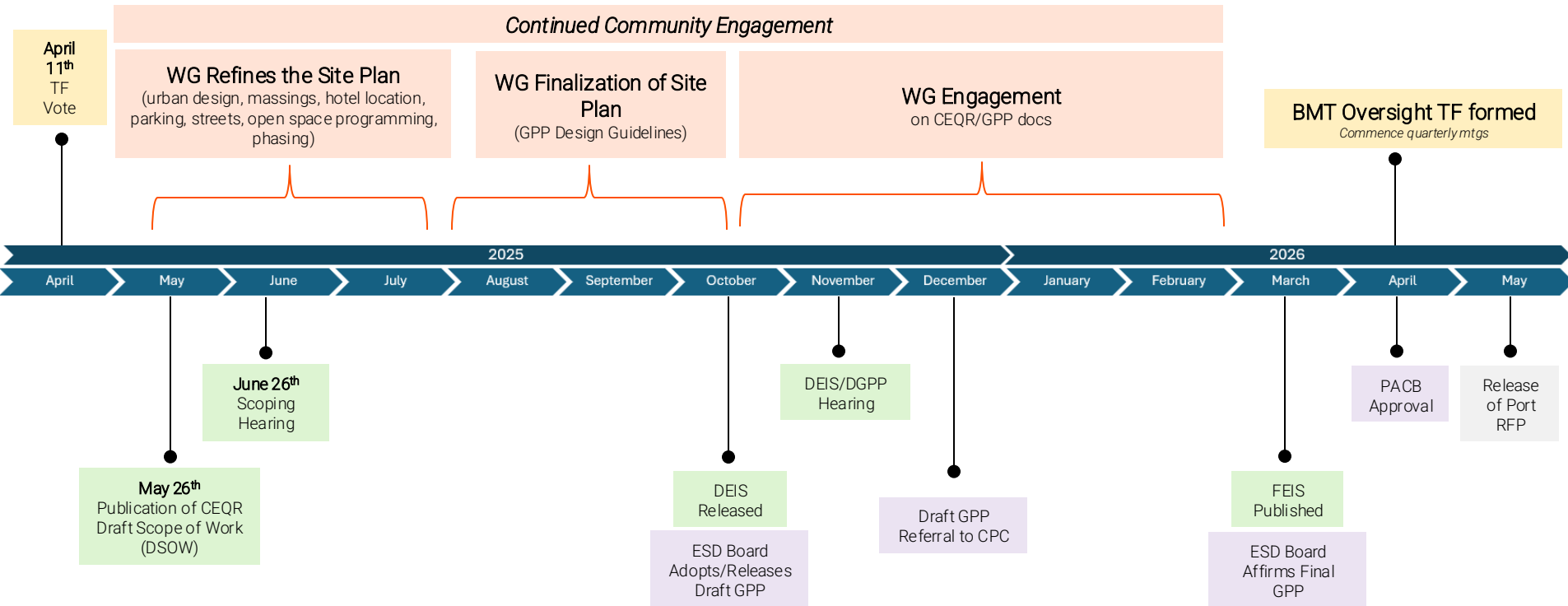
Areas of refinement include:

- 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?



Community Governance post-GPP

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
- **EDC 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

On-Going Engagement

Recap engagement since last TF meeting:

- Task Force Office Hour - Resiliency
- NYCHA Focus Groups
 - Mandarin and Cantonese-speaking residents
 - Spanish-speaking residents
 - Youth
 - NYCHA residents
- AG All-Hands Meeting
- Columbia Waterfront Community Meeting
- Public Workshop #4
- Red Hook Business Alliance meeting

Upcoming engagement with Advisory Groups before 04/09:

- 4/1: Resiliency with WEJR
- Workforce with MWILSB + NYCHA, and NYCHA Youth
- Housing and Public Benefits with CDH
- Transportation & Open Space with TMOS

