

COMMUNITY MEETING

Sunset Park
Waterfront and
Industry City
Rezoning

June 17, 2019



Agenda

6:30-6:40

- Introduction

6:40-7:10

- Town Halls
 - July 23, 2018 – Visioning Session
 - August 13, 2018 – Jobs
 - September 17, 2018 – Transportation and the Environment
 - October 1, 2018 – Economic Effects
 - November 9, 2018 – Industry City Presentation

7:10-7:30

- Community Needs Assessment Reports
 - Economic Snapshot – NY State Comptroller
 - Health – NYU Langone
 - Education – Hunter College
 - Housing – NYU Wagner

7:30-7:40

- Process Going Forward

7:40-8:00

- Discussion

Issues

- Application for Rezoning sent to DCP to certify in March 2019.
- CM Menchaca and CB7 publicly stated we weren't ready to accept it, so IC pulled the application.
- Application follows Draft Scope of Work published September 2017
- After Application is certified by Department of City Planning, Application reviewed per the Uniform Land Use Review Procedure (ULURP)
- CB7 will receive it first, opportunity for community to define issues and points of interest
- Assume Application will be certified in September 2019.

The Six Phases of the Uniform Land Use Review Process



Gallery Exhibit at CB7



Meeting #1 – Community Planning Initiative Kick-off July 23, 2018

CB7 INVITES YOU TO A TOWN HALL MEETING

About the CB7 Brooklyn Waterfront and
Industry City

Sunset Park Library

4201 4th Avenue

Brooklyn, NY 11232

Childcare and refreshments will be provided!

For more information, please contact:

MPEREZ.CB7@GMAIL.COM



Join Us!

Monday, July 23

6:30 p.m. to 8:30
p.m. – Community
Planning Initiative
Kick-off

Monday, Aug. 13,

6:30 p.m. to 8:30
p.m. – Jobs and
Economic
Development

Monday, Sept. 10

6:30 p.m. to 8:30
p.m. –

Transportation
and the
Environment

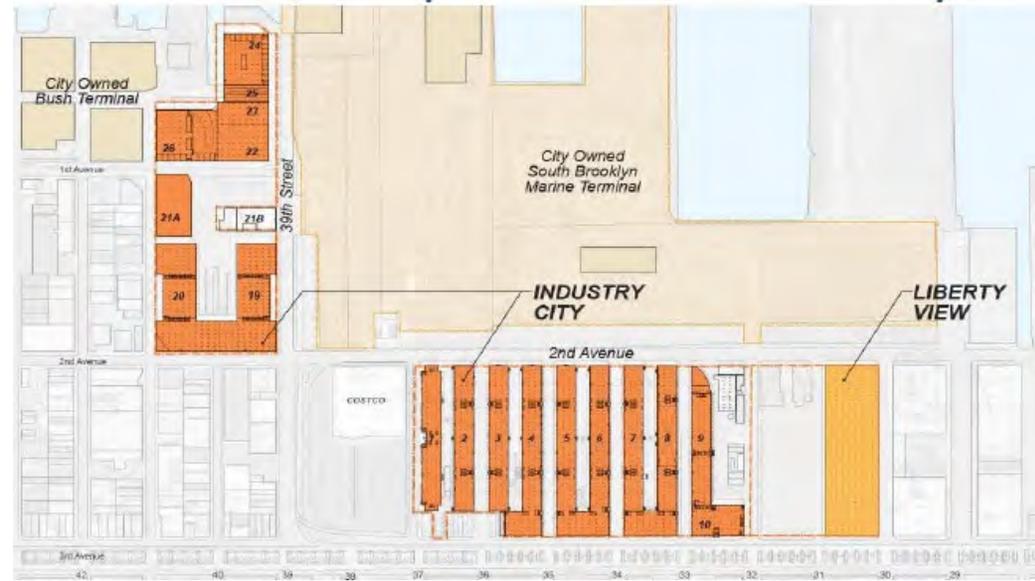
Monday, Oct. 1

6:30 p.m. to 8:30
p.m. – Economic
Effects on the
Community



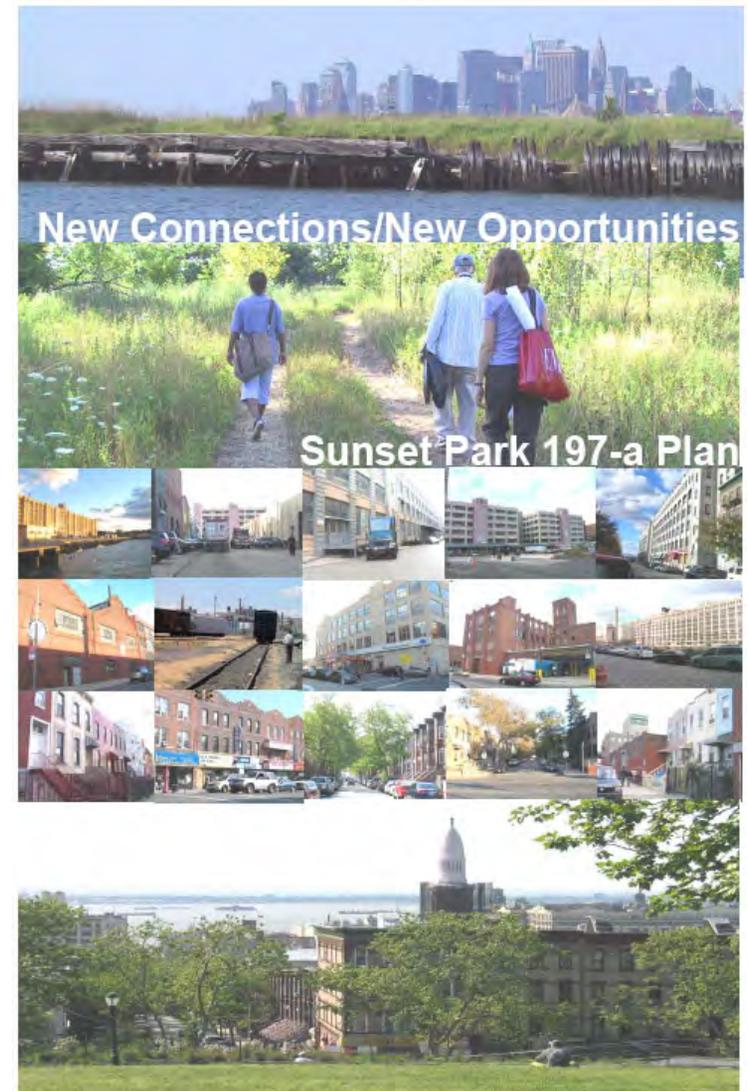
Industry City Rezoning

- Redevelop and retain existing warehouse and industrial complex
- 16 loft warehouse buildings, 6.5M sf
- Mixed use project - commercial, manufacturing, and community uses - “Innovation Economy Hub”
- Change in zoning map and text, special permit to modify bulk, use, parking and public access area requirements, special permit for hotel use, demap 40th Street.
- Allow retail, academic and hotel uses not permitted under existing zoning, and increase overall density of Project Area



CB7's 197a Plan

- To promote industrial redevelopment and job creation in Sunset Park while retaining existing industrial jobs.
- To maximize waterfront access and open space opportunities in combination with industrial and waterfront redevelopment.
- To preserve existing industrial, commercial and residential uses and fabric in the area east of First Avenue.
- To encourage development that places a minimal environmental burden on adjacent residential communities.
- To preserve and celebrate Sunset Park's rich maritime and industrial heritage.



Discussion

Four Questions:

1. What are the good things at the waterfront we should keep?
2. What are the things we need to improve?
3. How can these future developments benefit the neighborhood?
4. What concerns do these developments raise that we need to be aware of?

Waterfront Positives:

- Views
- Manufacturing jobs
- Walk to work
- Great buildings that are already there
- Creative energy
- Diversity
- Food
- Green space
- Keep the port active
- Ferry
- Feels safer, more open to community

Waterfront Things To Improve:

- Access
- Support / protect local small businesses
- Community engagement
- Resiliency
- Transport to and from waterfront
- Park / green space
- Job development – manufacturing, green jobs
- Entrepreneurship/incubators
- Infrastructure – flooding, sidewalks, sanitation, potholes
- Third Ave – unwelcoming, poor lighting
- Lack of parking
- Safety of roads and sidewalks

Development Benefits:

- JOBS, JOBS, JOBS – LIVING WAGE
- Connecting educational institutions/high school with job opportunities
- Tourism/commerce
- Focus on resiliency/green spaces
- Preserve manufacturing, train youth for these jobs
- Support of local small business – mom & pops
- Landmarking / preservation
- Transportation to/from waterfront
- Access to area for pedestrians and bikes
- Quality job generation, skills, wages
- Diverse retail

Development Concerns:

- Landlords will increase rent, property taxes increase
- Displace seniors and small businesses
- Lack of affordable housing
- Less parking
- Replacing well-paying jobs with service jobs
- Job recruitment within community - transparency
- Changing Sunset Park's culture – lack of diversity, higher-income earners: impact funding allocations, class segregation – “playground for the rich”
- Increased construction of hotels
- Increased population –demand on infrastructure and services, school overcrowding
- Health issues from increased pollution
- More truck traffic
- Quality of life
- Privatization of public assets

Meeting #2 –Jobs and Economic Development August 13, 2018 –

La Junta Comunitaria 7 te invita a una:

REUNIÓN COMUNITARIA

**SOBRE LA ZONA INDUSTRIAL EN EL MUELLE Y
INDUSTRY CITY**

ACOMPÁÑANDOS!

LUNES, JULIO 23, 2018 6:30-8pm - Reunión Inicial de la Iniciativa de Planificación Comunitaria
LUNES, AGOSTO 13, 2018 6:30-8pm - Trabajo y Desarrollo Económico
LUNES, SEPTIEMBRE 17, 2018 6:30-8pm - Transporte y el Medio Ambiente
LUNES, OCTUBRE 1, 2018 6:30-8pm - Efectos Económicos en la Comunidad

HABRÁ CUIDADO DE NIÑOS Y REFRESCOS!

EN LA BIBLIOTECA DE SUNSET PARK
4201 4TH AVE BROOKLYN, NY 11232

PARA MÁS INFORMACIÓN CONTÁCTENOS:
MPEREZ.CB7@GMAIL.COM

PosterMyWall.com



Jobs and Economic Development

Bush Terminal Industry City

- Originally built as Bush Terminal in 1895
- Successful due to prime waterfront location, scale of buildings, innovative services
- 25,000 workers
- Brooklyn developed as a major international seaport





· A · N E W · F R E I G H T · C I T Y ·

**A · N E W
F R E I G H T
C I T Y**

20 acres of money worth
and money making
facilities.

The Terminal of all rail-
roads connecting New
York City.

Manufacturing space in the
most desirable - 100,000
sq. ft. or any part of
it on your floor.

Twenty miles of cement
tracks.

First class and satisfied
customers using the
"Nation's greatest"
distribution.

Cover the local and foreign
or M&E people.

BUSH · T E R M I N A L · C O .

**A · U N I O N
F R E I G H T
T E R M I N A L**

Low Rates.

Low Expenses.

No charge on rail
shippers.

Freight load delivered.

The Freight Car at the
door at the New
York Water.

Unlimited shipping facilities
for bulk or white.

First class of work.

Twenty-seven companies
share.

First class service
facilities.

The finished and direct
transformation.

The largest and best value
market in the country.

Jobs and Economic Development

- By the 1950's, changes in manufacturing diminished value of the vertical urban industrial property
- By 2013, only 1,900 workers left and complex was 60% vacant

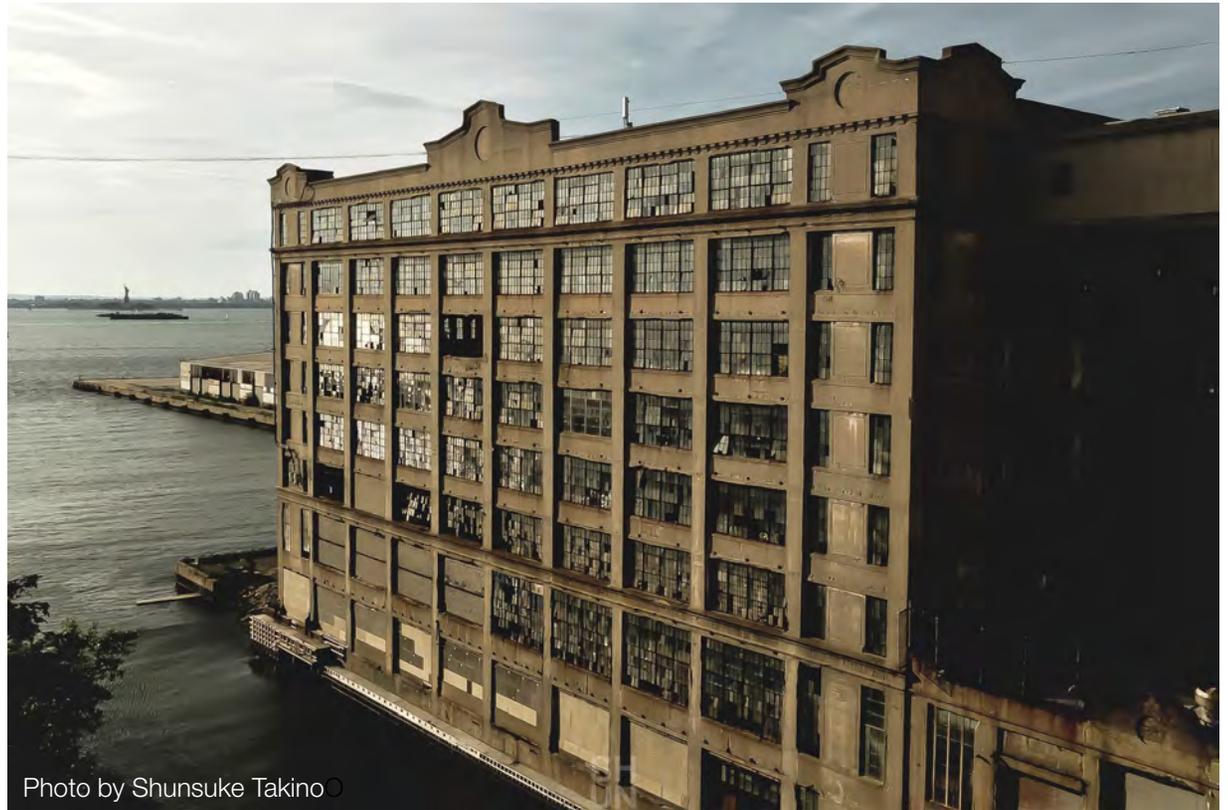


Photo by Shunsuke Takino

Jobs and Economic Development

Industry City

- Rezoning plan to promote an “Innovation Economy Hub”
- Focus on:
Art, Design, Film, Fashion,
Manufacturing, Technology and
Food Sectors
- Collaborative Hub concept =
 - Entrepreneurs and small
business owners work
through cross-collaboration,
inspiration and business
growth



Jobs and Economic Development

Industry City

- Provide a broader range of land uses
- 3.57M sf of Innovation Economy uses
- 900,000 sf of retail
- 700,000 sf of new academic, hotel and event space
- Propose 13,000 on-site jobs at full buildout- \$5B in economic activity



Jobs and Economic Development

Industry City

- Integrate with mixed use communities and other like-minded makers
- Creative office, studio and art uses
- Meeting and hotel space for business partners, host prospective workers and global partners on-site
- Academic classrooms, lab and research facilities to foster academic and professional linkages
- Places to eat and buy goods, expanded retail uses



Round Robin Discussions

- 6:40-7:05 • Jesse Solomon – Southwest Bklyn Industrial Business District
- 7:05-7:30 • Daniel Veliz – Opportunities for a Better Tomorrow
- 7:30-7:55 • Marcela Mitaynes – Neighbors Helping Neighbors

Marcela - Neighbors Helping Neighbors

- Real Stabilization - 45%
- Living wage jobs
- Room to grow - 60% salary and position
- 8th business and families
- Connection between renting and housing crisis
- Development in Bx - connected? Speculation in property values
- Grandfather data on displacement
- How does zoning affect (and deal with) roots in the neighborhood?

Dan - OBT Request

- Training work force development
- 100 young adults, 60% need internships
- digital marketing workshop @ innovation lab
- How would we continue to support immigrant families in SP? with
- Are there any other small businesses that can be pursued with?
- How would OBT's programming be affected by proposed rezoning? is it scalable?
- To benefit for employers
- Connections with H.S.
- What industries exist and how can create curriculum and pipelines?
- Mentorship Program?

Jesse - SBIDC

- 2000-2014 56% of jobs growth
- 49,000 jobs 3.8% unemployment
- 11% manufacturing
- 9% industrial
- 9% wholesale
- 56% of jobs needed as well
- Cost of infrastructure
- Cost of doing business
- Employment match
- Jobs +10 years down the road.

Jesse - SBIDC

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- 49,000 jobs 3.8% unemployment
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- Employment match
- Jobs +10 years down the road.

What Kind of Jobs?

- Food Service to Tech
- Wide Variety
- INTERSHIPS
- Now jobs are available in I.C. that weren't previously available in neighborhood

SWBIDC

- 5.6% unemployment
- 28% up on line
- 56% in business since 2010
- What types of jobs are better over long term?
- Skills Gap - more training needed for service jobs
- Manufacturing?
- Office jobs
- Service

WHAT JOBS ARE IMPORTANT?

- TECHNOLOGY
- CODING
- CYBER
- More-Aged Adult Opportunities?
- Passive Energy jobs?
- Mix of Technology + Manufacturing jobs
- How do we attract businesses?

O.B.T. →

- What is the innovation economy?
- Workforce Development Agency
- 4200 employees at I.C.

Opportunities for a Better Tomorrow

- Transform workforce development
- How can we support immigrant families in Sunset Park?
- How can OBT's programs connect and scale with IC to provide pipeline of employment?
- Offer variety of training in different sectors
- OBT programs for adult populations, middle-aged/mid-career
- Help small biz owners with tech
- Outreach to immigrant communities, language barriers

Neighbors Helping Neighbors

- Living wage jobs
- Displacement – IC development will push people out
- How does this affect people with roots in neighborhood?
- Hotel and retail jobs do not provide ladder to success
- Need stronger employment foundation, jobs with better pay
- Construction work – working longer, harder for lower wages
- Concern about luxury retail, new residents that can afford it
- Can there be an MOU for tenants related to local hiring?

Southwest Brooklyn Industrial Business District

- 2000-2014 SBIDC seen 56% growth in business
- 5.6% unemployment – 11% in manufacturing
- Manufacturing becoming highly specialized
- Skills gap – more training needed for newer jobs
- Tech, coding, cyber, new energy jobs
- Cost of infrastructure and cost of doing business weighs heavily on manufacturing industries

Meeting #3 – Transportation and the Environment September 17, 2018

COMMUNITY BOARD 7
INVITES YOU TO A:

Town Hall

About the CB7 Brooklyn Waterfront and Industry City

JOIN US!

MONDAY, SEPT. 17 6:30 - 8pm - Transportation and
the Environment

MONDAY, OCT. 1 6:30 - 8pm - Economic Effects
on the Community

LOCATION: SUNSET PARK LIBRARY
4201 4TH AVE BROOKLYN, NY 11232

Refreshments and childcare provided!

For more info please contact:
mperez.cb7@gmail.com



Comments

- Change inherent in Sunset Park's history – immigration, working and middle class character, ethnic diversity, industrial employment base
- Can industry and the innovation economy co-exist?
- Are manufacturing jobs more important than service, hotel and retail sector jobs?
- Why should the public invest in innovation economy?
- What is pathway for community members to access these jobs?
- Not just IC, EDC operates and manages as much space as IC on waterfront, needs to be transparent and engaged with community
- Climate change will affect Sunset Park's industrial areas significantly – how to respond?
- Opportunity for renewable energy industries
- Break down barrier of the Gowanus Expressway, increased mobility
- Reduction of truck trips in region may cause more trucks in Sunset Park.
- IC Rezoning is the “most radical and consequential proposal” to affect Sunset Park's fabric, culture and essence

Meeting #4 – Economic Effects on the Community

October 1, 2018

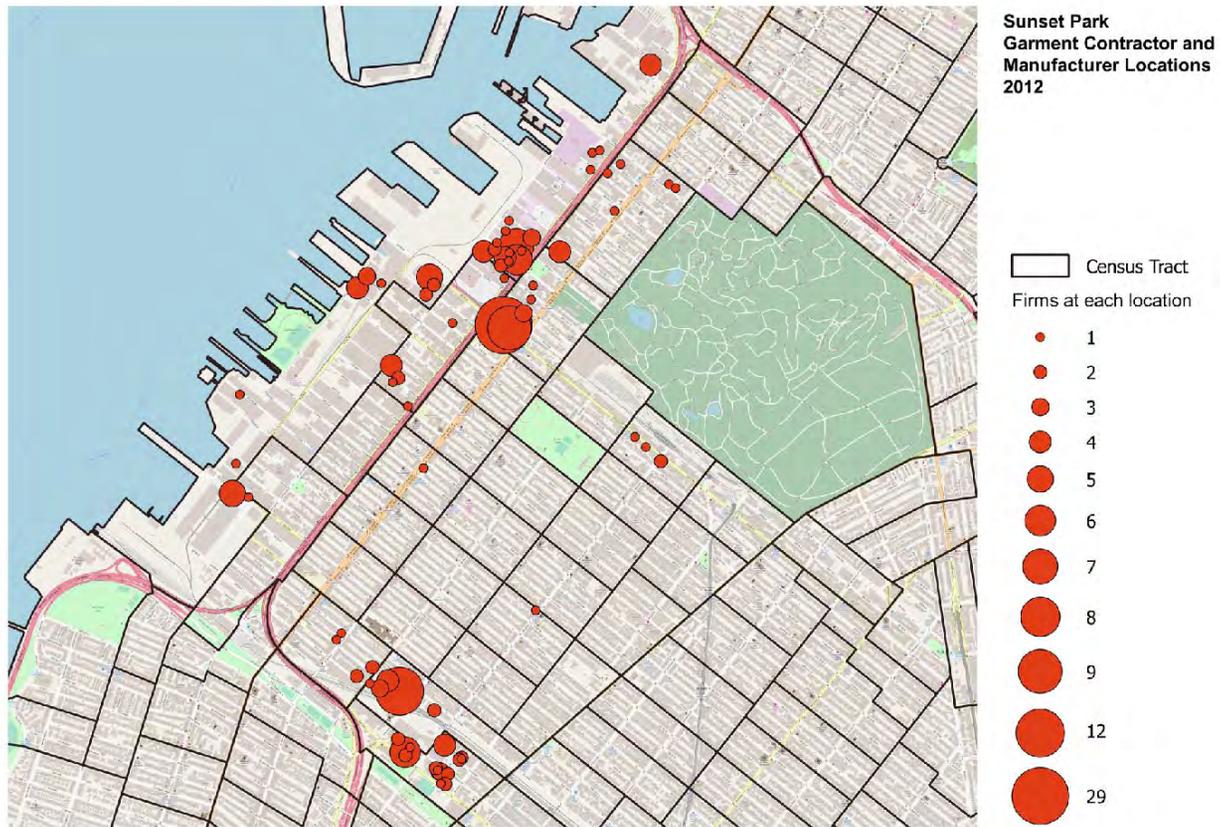


ECONOMIC EFFECTS ON SUNSET PARK COMMUNITY BOARD 7 TOWN HALL

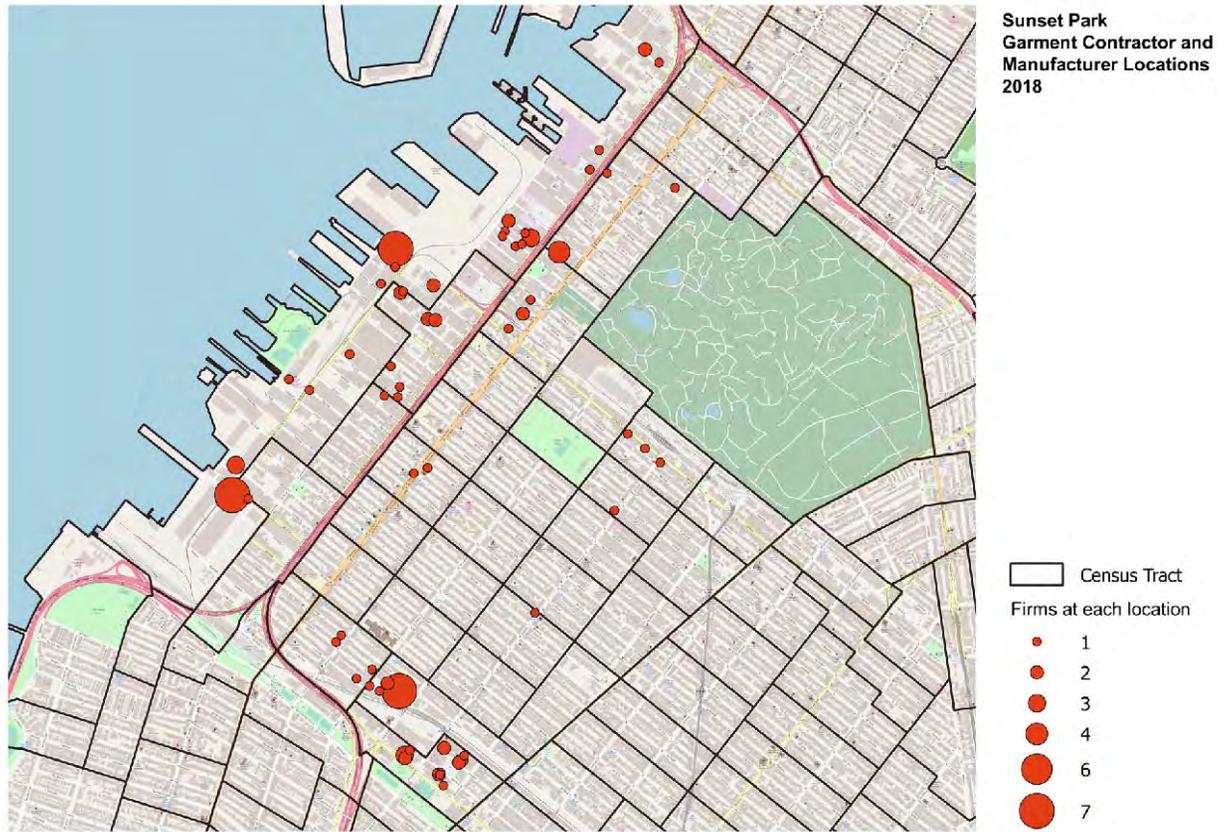
Tarry Hum
Professor and Chair
Queens College Department of Urban Studies
Professor
The Graduate Center Environmental Psychology PhD Program
City University of New York

October 1, 2018

Sunset Park Garment Contractors and Manufacturers 2012



Sunset Park Garment Contractors and Manufacturers 2018



Sunset Park Garment Factory



"The Gateway to Sunset Park"



02

OVERVIEW

SUNSET YARDS

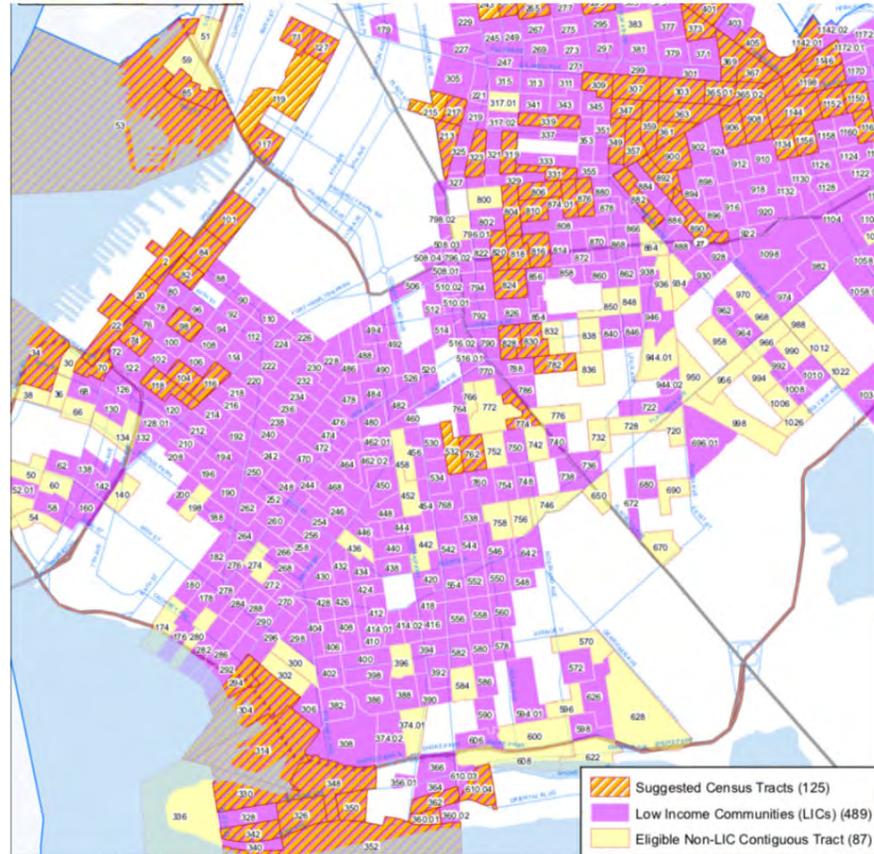
**OPEN VIEWS.
FROM SUN UP TO SUNDOWN.**

Located at 341 39th Street, Sunset Yards is a modern commercial space in the historic waterfront neighborhood of Sunset Park, Brooklyn. Uniquely positioned between the subway and the expressway, and standing adjacent to open rail yards, the building enjoys 260 degrees of unobstructed views and sits around the corner from Industry City's six million square feet of retail, workspace, and amenities.

Itself a one-time garment factory and warehouse, Sunset Yards has undergone floor-to-ceiling renovations and is outfitted with modern industrial-style finishes and state-of-the-art infrastructure. New windows offer plentiful light and views of Brooklyn, New York Harbor, the Statue of Liberty, and the Manhattan skyline.



Brooklyn Federal Opportunity Zones



Meeting #5 – Industry City Presentation November 9, 2018

NYC Brooklyn 7
Community Board

TOWN HALL

Industry City Presentation on the
CB7 Waterfront Rezoning



CB7 BOARD ROOM | **FRIDAY, NOV. 9** | Refreshments
4201 4th Ave | 6:30 - 8 PM | and childcare
Brooklyn, NY | provided!

For more info contact: mperez.cb7@gmail.com





Industry City Statements

- Industry City is a national model for innovation economy and local partnerships around job creation
- New technology allows for advanced manufacturing, new methods not like industry 20 or 30 years ago, industry is now design and prototyping, film and TV
- Opportunity to connect the community with IC businesses
- Private industrial complex vs. Navy Yard and Army Terminal - rare for private owner to undertake redevelopment without public investment
- Under new ownership, IC has brought back complex, reduced vacancy, small maker spaces, incubate companies, affordable
- Aim for 15,000 jobs, 6.6 million square feet of space
- IC survey of workers – 2000 responses of 6500 workers
- 57% lived in Brooklyn, 50% under 35, 57% people of color, 51% have less than four year degree, 33% no college at all, 35% coming from surrounding neighborhoods
- Local companies getting contracts, \$100 M of \$300 M invested comes back to Brooklyn

Industry City Statements

- Academic institution connection, vocational collaboration, connect with community through tech
- OBT and Innovation Lab – job search assistance, tech start coding program, connect people to current jobs, small business training, summer internships, ESOL and citizenship classes
- Growth in neighborhood residents assisted – 30% of placements from 11220 and 11232
- Long game – make sure PS 94 5th grader is prepared and can get a job when they graduate
- No housing in development, adaptive reuse of existing buildings is sustainable
- Want expanded retail to complement upper floor uses, not to displace neighborhood merchants, want to support 5th Ave.
- Hotel use essential to businesses in complex – conference and meeting space, union hotels, need to be confirmed through public approval process
- Change zoning use from heavy manufacturing M3-1 to light manufacturing, M2-4, restrict noxious uses, lower emissions
- Expand waterfront access, ferry service, bike lanes, expanded greenway, safer underpass at 36th St
- New walkways and loading docks – seriousness about industrial activity
- Electrical upgrades, natural gas vs. oil, committed to Mayor’s carbon reduction goal and resiliency investments

The Industry City plan meets the goals of the Sunset Park 197-a Plan.

	Key 197-a Plan Recommendations	Industry City Plan
ENVIRONMENT	Reduce emissions and increase energy efficiency	Existing investments include windows, roofing, and mechanical and electrical upgrades; joined NYC Carbon Challenge to reduce building emissions by 30%
OPEN SPACE	Create additional open space on and increase access to waterfront	IC courtyards currently encompass 5 acres of open space, with plans to further improve waterfront open space and pedestrian access
	Establish sense of place on waterfront by creating amenities	Existing programs draw in local community; additional programs and retail/dining amenities will increase waterfront use
COMMUNITY FACILITIES/SERVICES	Develop community/cultural facilities on waterfront	Current host to community and cultural events; future plans include dedicated event space for tenant and community use
HISTORIC PRESERVATION	Preserve historic buildings and infrastructure	Preservation of existing buildings

The Industry City plan meets the goals of the Sunset Park 197-a Plan.

	Key 197-a Plan Recommendations	Industry City Plan
ECONOMIC DEVELOPMENT	Convert vacant or underutilized property into job-intensive industrial uses and create affordable rental industrial space	Majority-underutilized portfolio will transform into active innovation economy hub with 15,000 on-site jobs and 6.6M SF of rentable space
EDUCATION	Develop vocational training center to prepare students for jobs in manufacturing and hi-tech industries	Expansion of Innovation Lab will provide entrepreneurship and vocational training for local residents
	Pair vocational training center with new university branch or campus	387K SF of new classroom, lab, and research space will foster academic and professional linkages between students and businesses
TRANSPORTATION	Expand public transit access to waterfront	Supports extension of bus routes to waterfront and creation of new water taxi stop
	Improve pedestrian and cyclist safety and experience	Includes improvements to streets and supports integration of Brooklyn Greenway

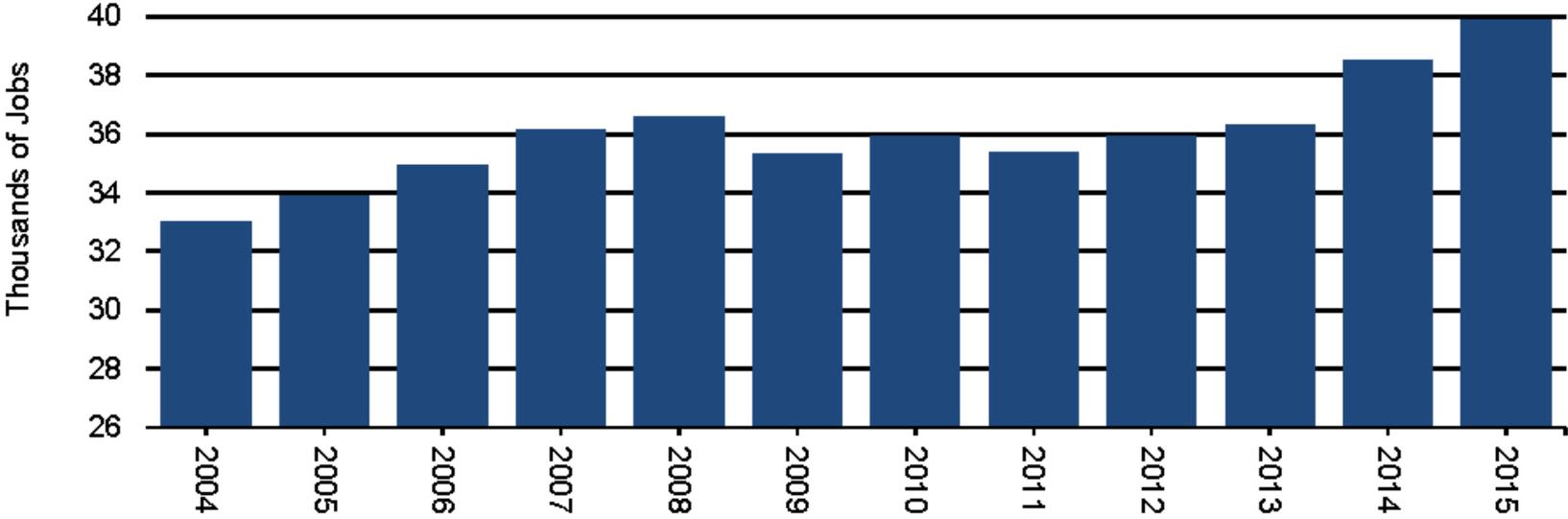
Community Assessment Reports

- Economic Snapshot – NY State Comptroller
- Health – NYU Langone
- Education – Hunter College
- Housing – NYU Wagner

NY State Comptroller - Economic Snapshot Sunset Park - 2015

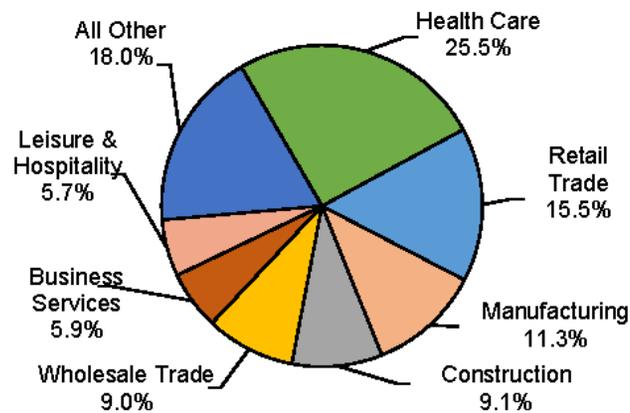
- Since 1990, population has grown twice as fast as NYC overall
- Immigrants represent 49% of population (2014) vs NYC 37%
- Asians fastest growing segment since 1990 – 241% increase
- Number of businesses increased by 56% between 2000-2014
- Private sector employment increased by almost 10%, 39,920 jobs
- Health care largest employment sector, 25% of jobs
- Manufacturing 11.3% private sector jobs, highest concentration in City
- Restaurants, bars, hotels less than 6% of jobs, but 20% of jobs added since 2010
- Since 2009, median household income of area residents increased twice as fast as Brooklyn overall, but poverty and affordable housing remain concerns
- School enrollment rose by 55% during past 15 years, school overcrowding still a problem

FIGURE 2
Private Sector Employment in the Greater Sunset Park Area



Sources: NYS Department of Labor; OSC analysis

FIGURE 3
Distribution of Private Sector Jobs in 2015



Sources: NYS Department of Labor; OSC analysis

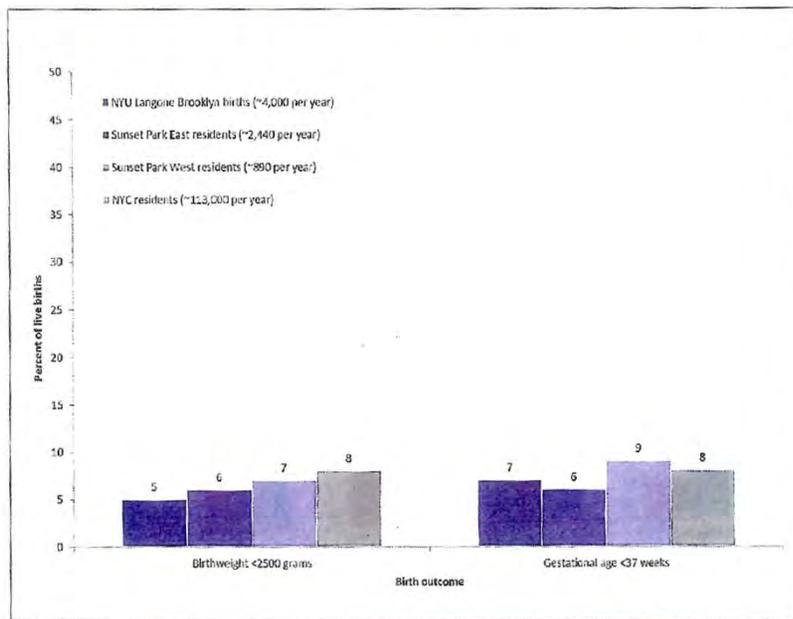
FIGURE 4
Occupations of Sunset Park Residents

Occupations	Employed Residents	Share of Total Employed
Chefs, Cooks, Servers and Other Restaurant Workers	12,984	17.2%
Retail Sales Workers and Sales Representatives	7,171	9.5%
Accountants, Computer Analysts, Lawyers and Other Professionals	7,001	9.3%
Administrative Assistants, Clerks and Other Office Workers	6,631	8.8%
Manufacturing Workers (e.g., Machine Operators and Assemblers)	4,970	6.6%
Teachers, Teaching Assistants and Administrators	4,543	6.0%
Housekeepers, Janitors and Other Maintenance Workers	4,300	5.7%
Home Health Care Aides and Medical Assistants	4,212	5.6%
Construction Workers	4,136	5.5%
Personal and Child Care Service Workers	3,540	4.7%
Creative Professionals (e.g., Producers, Editors and Designers)	2,608	3.5%
Taxi Drivers, Truck Drivers, Bus Drivers, etc.	2,377	3.2%
Doctors, Nurses and Other Medical Professionals	2,314	3.1%
Counselors, Social Workers and Community Service Managers	1,847	2.5%
Police Officers, Firefighters and Security Guards	1,715	2.3%
All Other	4,944	6.6%
Total Employed Residents	75,293	100%

Sources: U.S. Census Bureau; OSC analysis

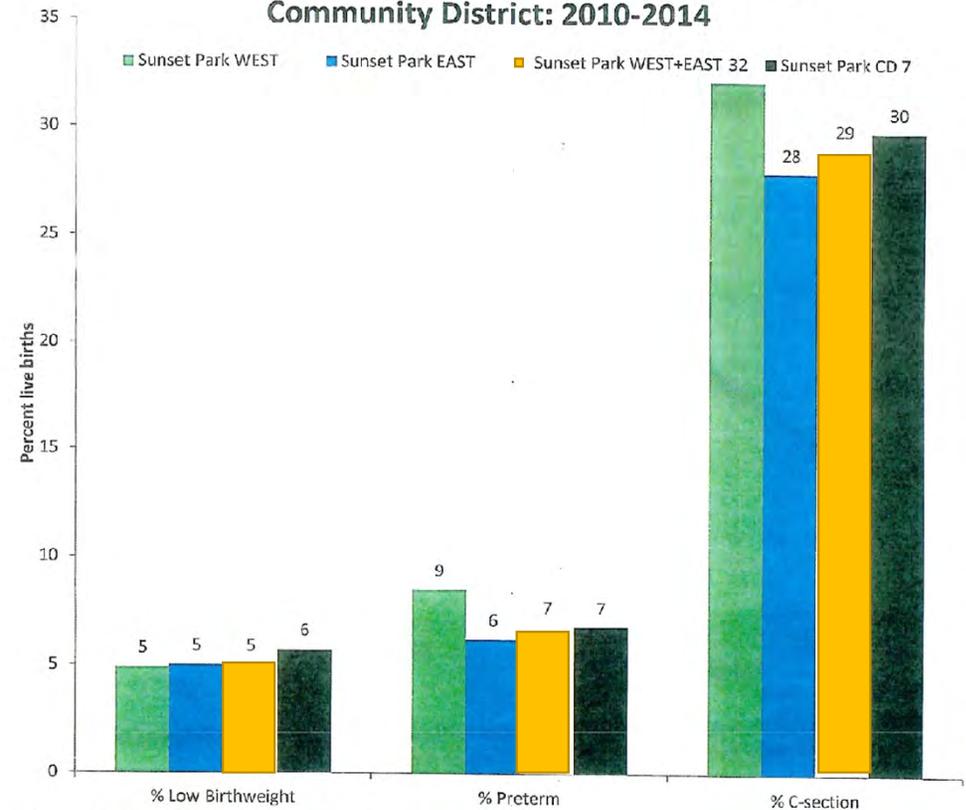
NYU Langone – Community Health Assessment

Select birth outcomes: NYU Langone-Brooklyn, Sunset Park neighborhood, and New York City



Source: NYC DOHMH, Bureau of Vital Statistics, 2010-2015. Sunset Park East and Sunset Park West based on all live births at any New York City hospital. Data for NYC residents based on live births occurring in NYC from 2010-2014 when Community District of residence is known

Low birthweight, preterm and C-section delivery: Sunset Park Neighborhood Tabulation Area and Community District: 2010-2014

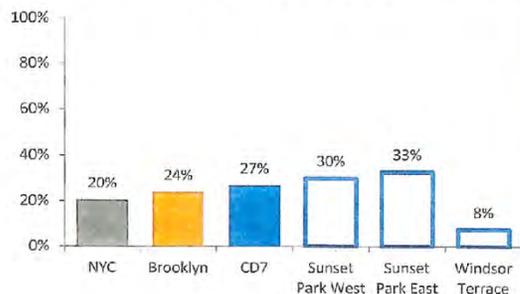


Source: NYC DOHMH Public Use Birth Microdata

NYU Langone – Community Health Assessment

Food Security + Access

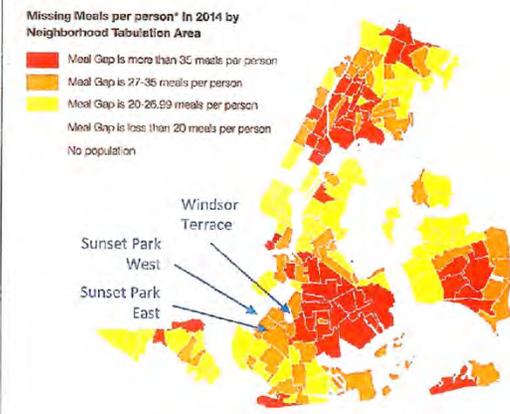
A higher percentage of residents in CD7 received SNAP benefits than other parts of NYC, and even more are eligible. Sunset Park residents were three to four times more likely to receive SNAP benefits than Windsor Terrace residents. 9.2-18.6% of the CD7 population is eligible for, but not participating in SNAP (higher than other NYC communities).



Source: American Community Survey 2012-2016; retrieved from NYC Department of City Planning Population Fact Finder <https://coofactfinder.planning.nyc.gov/>

Eligible but not receiving data Source: [Hunger Free America Declining SNAP Participation June 2018 report](#)

14% of CD7 residents are food insecure, slightly lower than the NYC average. As a whole, CD7 has a lower meal gap than other parts of NYC (3,830,870 meals short per year). However, Sunset Park East has a larger meal gap than NYC as a whole; approximately 27-35 meals per person.

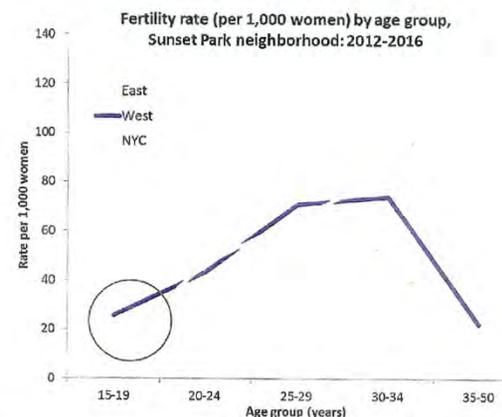


Food insecure data source: Feeding America, 2015. Food insecure individuals indirectly estimated using statistical modeling techniques. For information, visit feednyc.org. Retrieved from <https://data2go.nyc.gov/>

CD7 data source: Food Bank for New York City, 2014; retrieved from <https://data2go.nyc.gov/>

Map retrieved from <https://www1.nyc.gov/assets/foodpolicy/downloads/pdf/2016-Food-Metrics-Report-Long>; original source Food Bank for New York City analysis based on Gundersen, C., A. Dewey, A. Crumbaugh, M. Kato & E. Engelhard. Map the Meal Gap 2016: Food Insecurity and Child Food Insecurity Estimates at the County Level. Feeding America, 2016. *The 2014 Meal Gap is presented as the number of missing meals per capita for each Neighborhood Tabulation Area (NTA), to show the magnitude of missing meals while controlling for population size.

Fertility Rates by Age



- Teen fertility rates ~2 times higher in Sunset Park West
- Fertility rates are ~1.5 to 2 times higher among Sunset Park East women ages 20-34
- Fertility rates peak at age 30-34 years in all three areas

Source: US Census Bureau American Community Survey, 2016 five year estimates. Fertility rate calculated as the number of women giving birth in the past 12 months, divided by number of women in the age group.

NYU Langone – Community Health Assessment

Outdoor Environment + Land Use

Outdoor Air Pollutants

Estimated annual average concentrations calculated from a model that used NYC Community Air Survey measurements.

	Sunset Park			Sunset Park	
	Sunset Park	Brooklyn	NYC	Zip codes 11220 and 11232 Compared with other NYC neighborhoods*	Trend over time
Nitrogen Dioxide (NO2)(Mean ppb) Annual Average 2016	19.3	18.5	17.6	Middle	Annual Average 2006-Annual Average 2010
Fine Particulate Matter (PM2.5)(Mean mcg per cubic meter) Annual Average 2016	8.4	7.8	7.5	Worse	Annual Average 2006-Annual Average 2010
Ozone (O3)(Mean ppb) Summer 2016	33.3	34.0	33.8	Middle	Summer 2009-Summer 2016
Sulfur Dioxide (SO2)(Mean ppb) Winter 2014-15	0.4	0.5	0.6	Better	Winter 2005-06-Winter 2014-15

Outdoor Air Toxics

Estimated annual average concentrations of known carcinogens that are part of a class of pollutants also known as hazardous air pollutants.

	Sunset Park			Sunset Park	
	Sunset Park	Brooklyn	NYC	Zip codes 11220 and 11232 Compared with other NYC neighborhoods*	Trend over time
Benzene (µg/m3) 2011	1.3	1.7	1.6	Better	2005-2011
Formaldehyde (µg/m3) 2011	2.0	2.2	2.1	Better	2005-2011

Source: NYC DOHMH Environment & Health Portal, [Outdoor Air and Health in Sunset Park](#) report, accessed July 8, 2018; see report for original data sources.

Outdoor Environment + Land Use

In 2010 and 2011 Sunset Park (UHF 205) residents had some of the highest rates of traffic-related bicycle and pedestrian injuries that resulted in ER visits and hospitalizations in NYC. Use with caution, this data is old.



Source: New York State Statewide Planning and Research Cooperative System (SPARCS) updated March 2013; retrieved from NYC DOHMH Environment & Health Data Portal, July 5, 2018.

Traffic Density

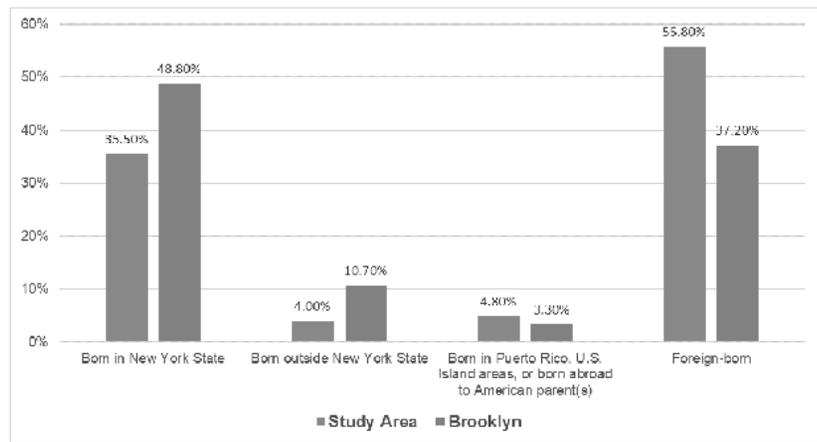
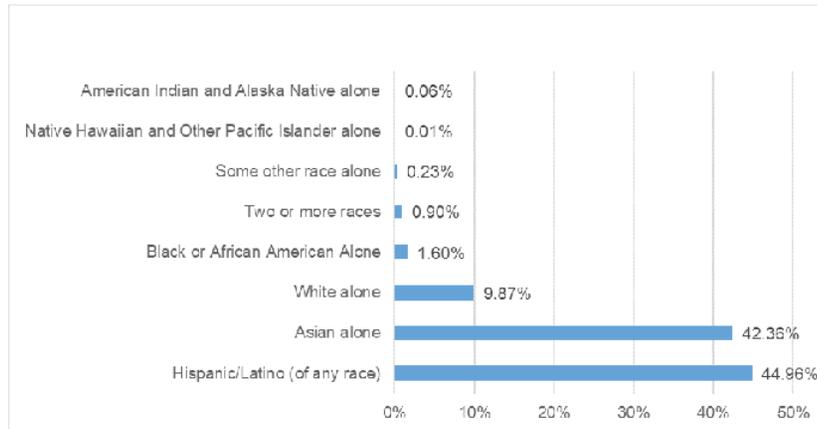
Estimated millions of annual vehicle miles traveled per km2. Vehicle miles traveled is an indicator of emissions from automobile exhaust, brake wear and tire wear.

	Sunset Park			Sunset Park	
	Sunset Park	Brooklyn	NYC	Zip codes 11220 and 11232 Compared with other NYC neighborhoods*	Trend over time
All vehicles 2016	26.1	23.0	23.0	Middle	2006-2016
Cars 2016	24.1	21.8	21.7	Middle	2006-2016
Trucks 2016	1.7	1.0	1.2	Middle	2006-2016

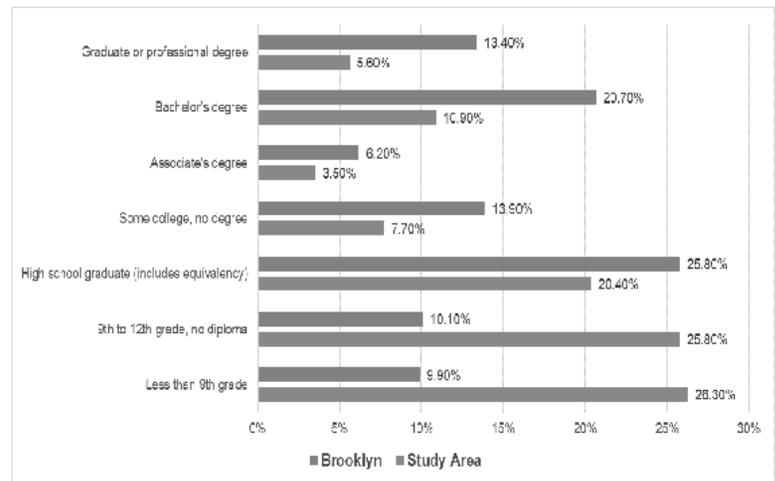
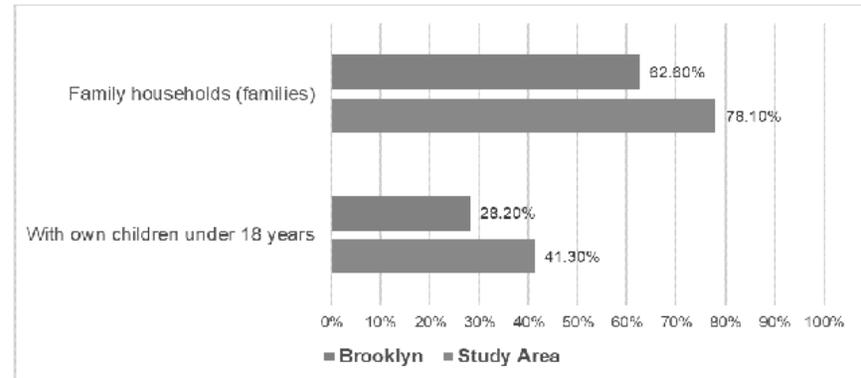
Source: NYC DOHMH Environment & Health Portal, [Outdoor Air and Health in Sunset Park](#) report, accessed July 8, 2018; see report for original data sources.

Hunter College – Education and Employment

Race, Ethnicity, and Immigration Population

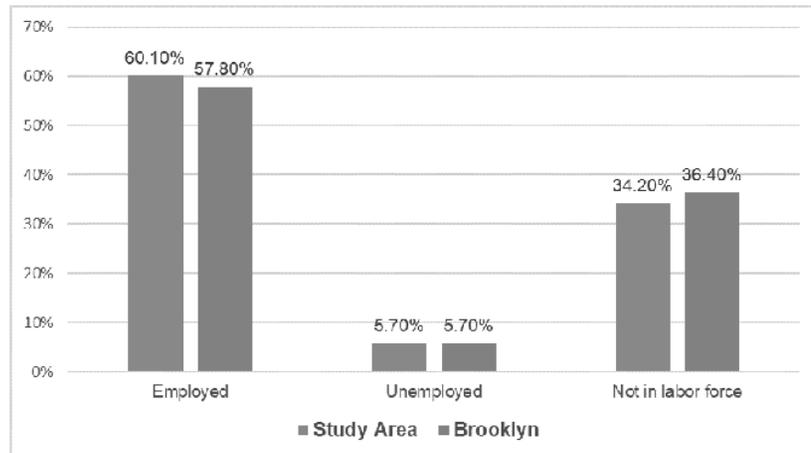


Families and Educational Attainment



Hunter College – Education and Employment

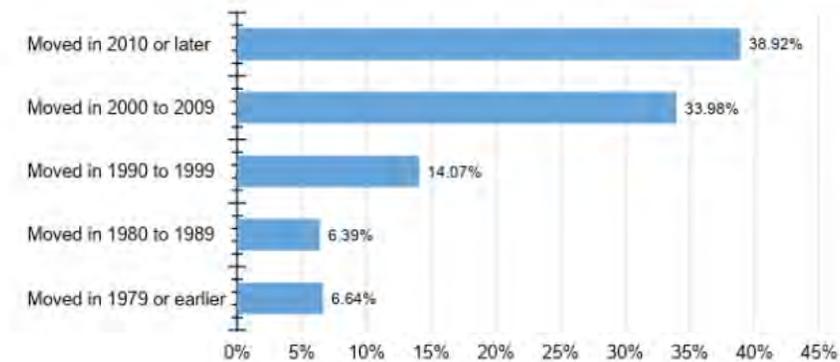
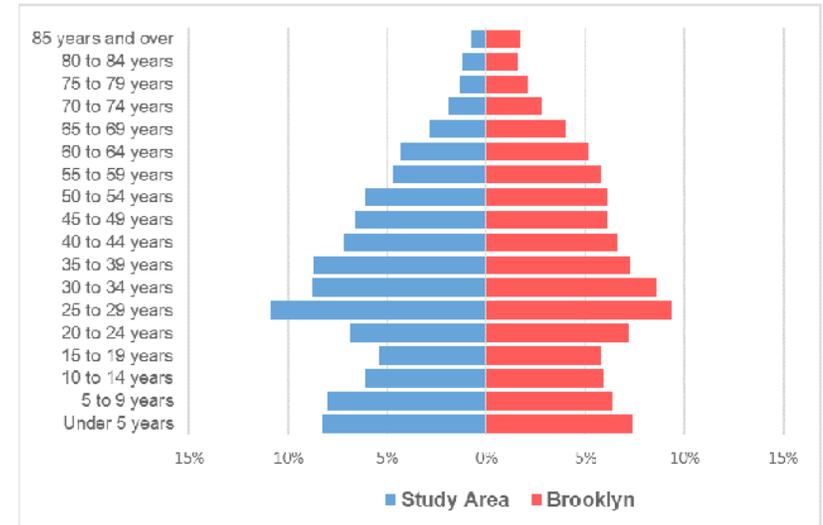
Employment, Occupation, and Income



NYU Wagner – Affordable Housing



Age and Neighborhood Longevity



NYU Wagner – Affordable Housing

Housing Tenure, Stock, and Rent Prices

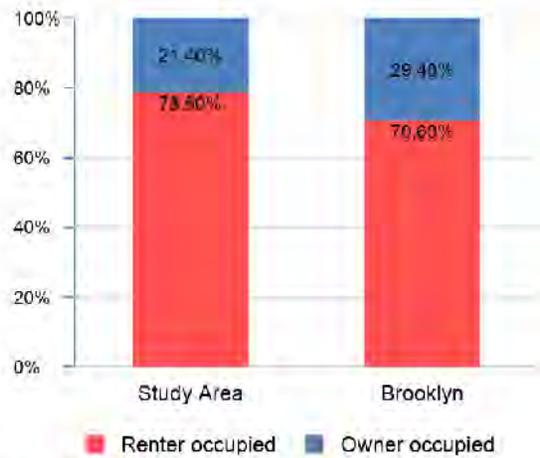


Figure 10 Housing Tenure
2013-2017 American Community Survey, 5-Year Estimates
U.S. Census Bureau

Average Rent

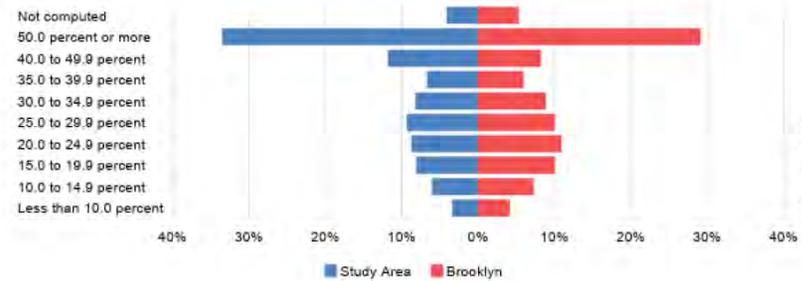


Figure 12 Gross Rent as a Percentage of Income
2013-2017 American Community Survey
5-Year Estimates
U.S. Census Bureau

Overcrowding

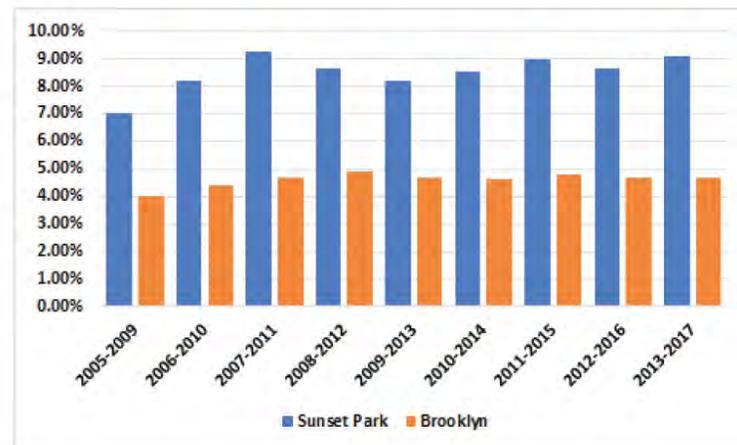
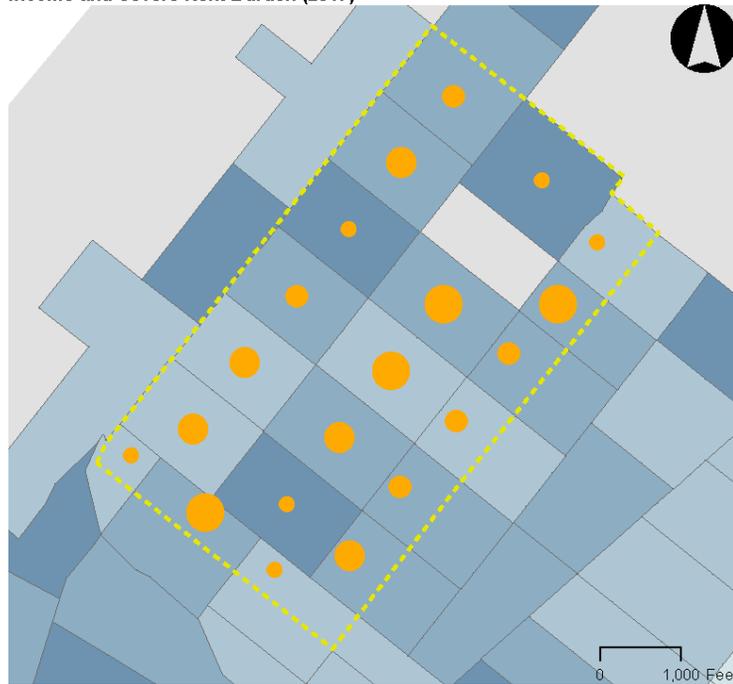


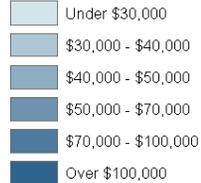
Figure 13 Severe Overcrowding
American Community Survey
5-Year Estimates
U.S. Census Bureau

NYU Wagner – Affordable Housing

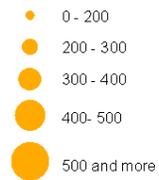
Income and Severe Rent Burden (2017)



Median Household Income

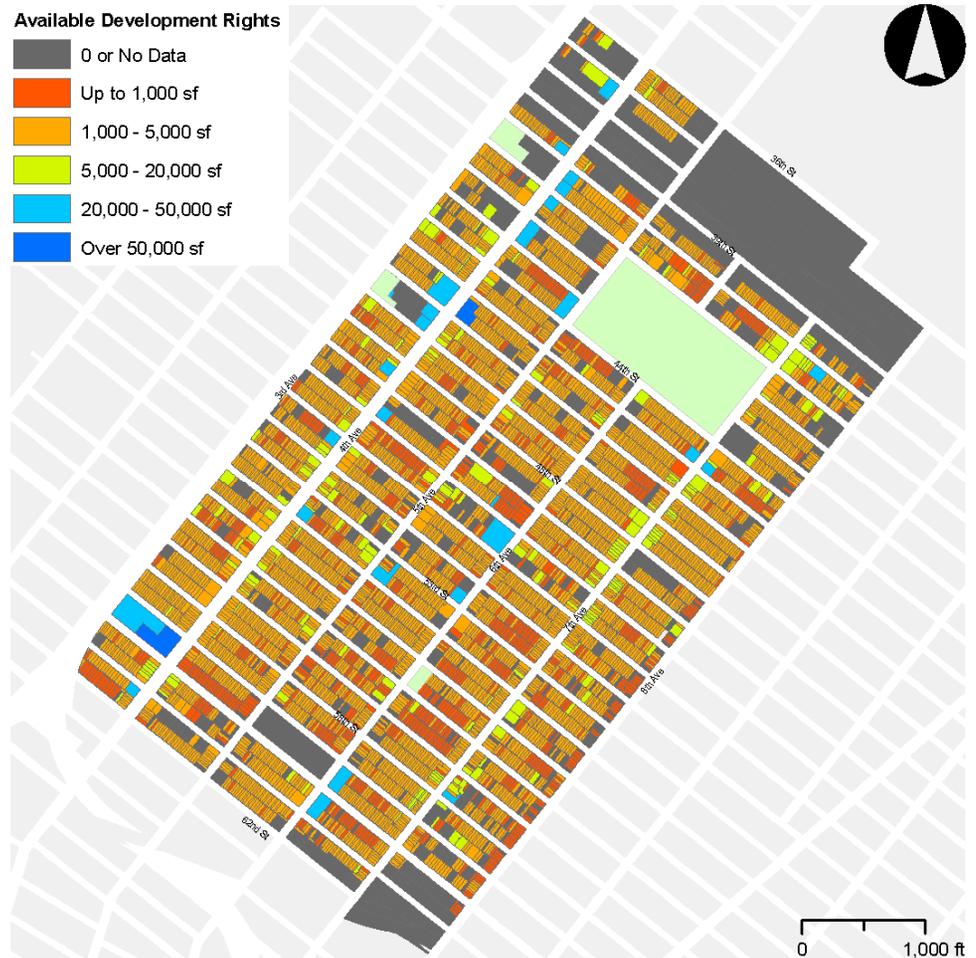


Number of Severe Rent Burdened Households



Study Area

Available Development Rights



NYU Wagner – Affordable Housing

Land Use					
Goals	Objectives	Timeline	Actions	Agency or Private Entity	Funding Type / Sources
Preservation	Acquisition of existing housing units to preserve affordability	Short to medium term	Approach current owners	NYC Housing Preservation & Development (HPD), NYC Housing Development Corporation (HDC)	HPD Pillars, NYC Acquisition Fund
New Production	Production of new housing units	Short to medium term	Add capacity for residential density where contextually appropriate	Dept. of City Planning (DCP), NYC HDC, NYC HPD, Private Developers	Tax-Exempt Bonds, Qualified Opportunity Fund, Private Capital, Tax Exemptions and or Abatements
Housing Program Design	Design a housing program to match community need	Medium to long term	Work with state and local agencies to develop housing programs that target neighborhood income demographics	DHCR, HPD, HDC	N/A - Policy design
Revisit Sunset Park 197-A Plan	Realign plan with community goals	Long term	Community Stakeholder outreach, Asses	NY City Council, City Planning Commission (CPC), NYC DCP, Brooklyn Community Board 7	N/A

Financing Programs					
Goals	Objectives	Timeline	Actions	Agency or Private Entity	Funding Type
Qualified Opportunity Fund	Establish a fund to attract investment in Brooklyn Community Board 7	Medium to long term	Designate a fund manager. Outline fund objectives.	Internal Revenue Service (IRS), fund manager, investors	Private investment
Transfer of Development Rights	Acquire and warehouse development capacity	Medium to long term	Purchase development rights from underused sites, to be redirected to development areas approved by the community	DCP, HPD, NY City Council	HPD, EDC

Expanding and Strengthening Tenant Protections	Just Cause Eviction Legislation	Short to medium term	State Senate and local government support for Good Cause Eviction proposal	State & Local Government, Elected Officials, NY City Council	N/A - Legislative action
	Rent Stabilization enforcement	Short to medium term	Renewal of rent stabilization laws with amendments expanding tenant protections	State & Local Government & Elected Officials	N/A - Legislative action
	Tenant Rights' Advocacy	Short to medium term	City and State funding for local not-for profit organizations in affected neighborhoods	HPD & Department of Housing and Community Renewal (DHCR)	HPD Partners in Preservation Pilot Program
	Creation of a local restricted unit database	Short to medium term	Establish a research and data team to track rent-restricted units	DHCR, HPD, Brooklyn Community Board 7	Brooklyn Borough President, City Council

Process Going Forward

- Community Meetings
 - June 17 – Findings and Community Assessments
 - July 17 – Zoning Application
 - August 14 – Manufacturing Districts
 - September 9 – Councilmember Menchaca
- CB7 Committee Meetings
 - July 15 – Youth and Education
 - July 22 – Waterfront and Economic Development
 - August 5 – Public Safety/Sanitation and Environment
 - August 7 - Transportation/Access and Accessibility
 - TBD – Housing
- Website – www.friendsofcb7.org
- Comment Box

Process Going Forward

Week 1 - Executive Committee Meeting

- a. Review application
- b. Divide up review work into Committees

Week 2 - Board Meeting #1 – assume September

- a. Industry City Presentation (brief)
- b. Announce review timeline to board
- c. Set up communications protocol – comments, letters, testimony, etc.

Week 3 - Public Meeting #1

- a. Industry City Presentation (detailed presentation)
- b. Questions

Week 4 - Committee Meetings - develop response

- a. Housing
- b. Transportation and Access/Accessibility
- c. Waterfront/Econ Development
- d. Health/Public Safety and Sanitation/Environment
- e. Land Use

Week 5 - Public Meeting #2

- a. Public Speak Out – public comments

Week 6 - Board Meeting #2 – assume October meeting

- a. High level status report to board
- b. Announce final review timeline to board

Week 7 - Public Meeting #3

- a. Industry City response presentation, detail any changes
- b. Questions
- c. Public comment

Week 8 - Issue Board Member Review Packet – draft

Week 9 - Land Use Committee – draft recommendation

Week 10 - Board Meeting #3 – Vote – assume November

CB7 – Seven Issues to Consider

1. **Housing**

How can IC address displacement issues in the neighborhood? What can the city do to help those displaced?

2. **Employment/Economic Development**

How can IC provide a ladder towards economic growth to the community, its businesses and its residents?

3. **Environment and Open Space**

How can IC improve its surroundings and ensure sustainable development?

4. **Transportation and Safety**

How will IC contribute to safe and reliable mobility for the entire community?

5. **Health**

How can IC help raise the level of public health in the neighborhood?

6. **Land Use**

How will IC provide a plan for equitable and sustainable growth so community impacts occur in a predictable way as well as adapt to changing circumstances over time?

7. **Education**

How can IC help improve community education indicators in a robust and beneficial way?