
Land Use

The study area is predominantly residential (70% of the study area) with commercial activities and businesses along the Flatbush Avenue corridor.

Residential Use

The residential area is made up of 47% of one- and two-family houses, which occupies close to half the residential lots in the study area, while 38% of multi-family walkup and elevator buildings exists within the study area boundaries.

From Empire Boulevard to Newkirk Avenue, the area consists of multi-family residential buildings primarily west of Flatbush Avenue and of one- and two-family houses located east of the major retail corridor. Many of the residences are brick and stone one- and two- family houses particularly in the historic district of Lefferts Gardens (see Land Use Map – Section 1 and 2, Figures B-6 and B-7). Secondly, at the southern end of the study area from Avenue I to Avenue U, the housing stock is comprised of one- and two- family detached and semi-detached houses (see Land Use Map – Section 3 and 4, Figures B-8 and B-9). Third, a sizeable number of multi-family residential buildings are concentrated in the middle of the study area between Newkirk Avenue and Avenue I (see Land Use Map – Section 2 and 3, Figures B-7 and B-8).

Aligned along the Flatbush Avenue corridor are mixed commercial and residential buildings with residential units above businesses and retail stores. They represent 15% of the residential area.

Commercial Use

Flatbush Avenue is a major transportation route and is a central shopping and commercial area that serves the needs of the residents within the Flatbush Avenue Pedestrian Study area. Many of the structures on both sides of Flatbush Avenue are two- to three-story mixed-use commercial/residential buildings with retail on the ground floor and residential or office/business space above. These mixed use buildings represent 8% of the study area.

Along the Flatbush Avenue corridor, there are several franchise restaurants such as McDonald's, Wendy's, Golden Krust, DeIslands and local eateries that serve the many ethnic groups that live in the study area. In addition, there are major financial centers (Chase, Citibank, Flatbush Federal Savings Bank, etc), chain pharmacies (Rite Aid, Walgreens), medical clinics and small family owned businesses in this busy commercial area. Located at the southern most point of the study area is the recently renovated Kings Plaza Shopping Mall Center that serves as a "one stop shop" location for goods, services, and entertainment.

The retail chain store "Target" recently opened on Flatbush Avenue at Avenue H on what used to be an underutilized municipal parking lot. It is a new addition to the already busy commercial area and is expected to boost economic revenue in the area.

Public Facilities & Institutions

There are few public facilities or institutions and are dispersed throughout the study area. However there are a few with notable historical significance for Brooklyn. They include: Erasmus Hall High School, whose buildings were erected between 1905 and 1940 and are arranged around an open quadrangle with the original school building in the middle¹; the Brooklyn College Campus built in the 1930's is

located north of the Midwood area² and the Flatbush Dutch Reform Church located at the corner of Flatbush and Church Avenue built in 1793³. These institutions serve as landmarks and attract many people who visit the area.

Recreational Facilities , Parks and Open Space

The Flatbush Avenue Pedestrian Study area has few open spaces but one large park serves the northern end of the study area. It is the historic Prospect Park, one of the major parks in the city of New York and is more than 450 acres in size. The Brooklyn Botanic Garden which occupies 52 acres in open space across from Prospect Park also attracts many residents for recreational purposes.

There is one small park/playground at the border of the study area shown in the Land Use Map – Section 3 (Figure B-8) and is used by residents of the area. It is the Amersfort Park located at Avenue J and East 38th Street.

Parking Facilities

There is a scarce amount of parking facilities scattered throughout the study area. In general these lots lie adjacent to commercial or mixed-use lots. A few parking facilities are in residential areas. Refer to Land Use Map – Section 2 (Figure B-7) and Land Use Map – Section 4, Figure B-9 for locations.

Transportation and Utilities

The study area is well served by public transportation (subways and buses) and has several utilities such as a Metropolitan Transportation Authority (MTA) bus depot, gas stations, etc.

At the northern end of the study area is the B/Q subway station with utilities above ground linked to the functioning of the subway station. This subway line runs parallel and adjacent to the Flatbush Avenue corridor up to Parkside Avenue. South of this street, Flatbush Avenue distances away from the B/Q subway line.

The 2/5 subway line also serves this area and runs along Nostrand Avenue about 6 blocks east of Flatbush Avenue. It ends at the junction of Nostrand and Flatbush Avenues which is a major transfer point for subway and bus passengers.

There are over ten local bus routes that exist through the study area. The B41 operates along Flatbush Avenue in the north-south direction; bus routes B2, B3, B7, B9, B12, B35, B43, B46, B47, and B103 operate in the east-west direction, and the Q35 operates between the study area and Rockaway Park, Queens.

There are several utilities along the major retail corridor. Located in the southern section of the study area and near the intersection of Fillmore Avenue, is the MTA Flatbush Bus Depot where the buses are refueled and housed while not in circulation. In addition to the MTA transit properties, several gas stations (Mobil, Shell), and a Con Edison property, located on Avenue N east of Flatbush Avenue, make up the remainder of the utilities within the study area.

Land Use Map - Section 1 of 4

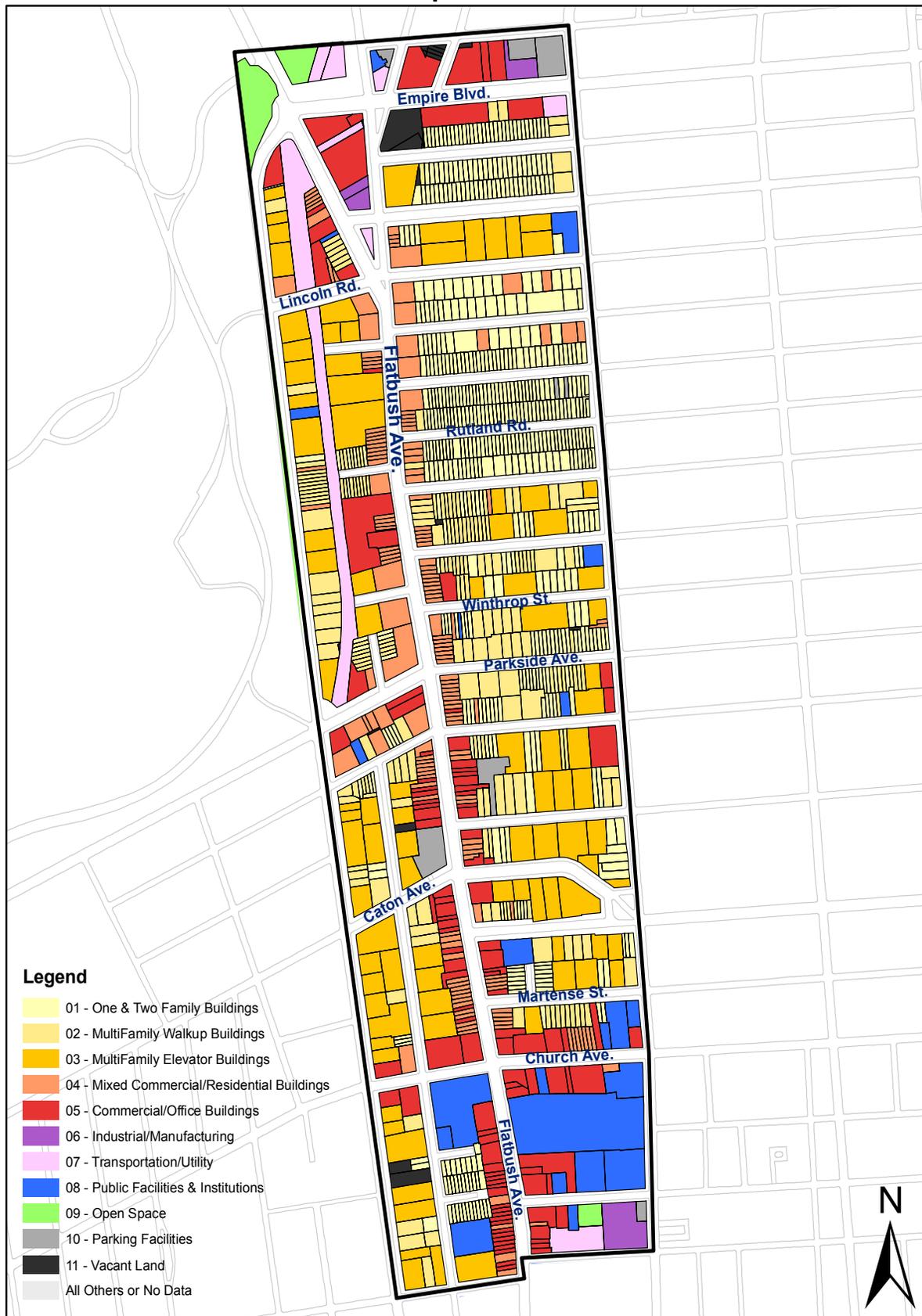


Figure B-6

Land Use Map - Section 2 of 4

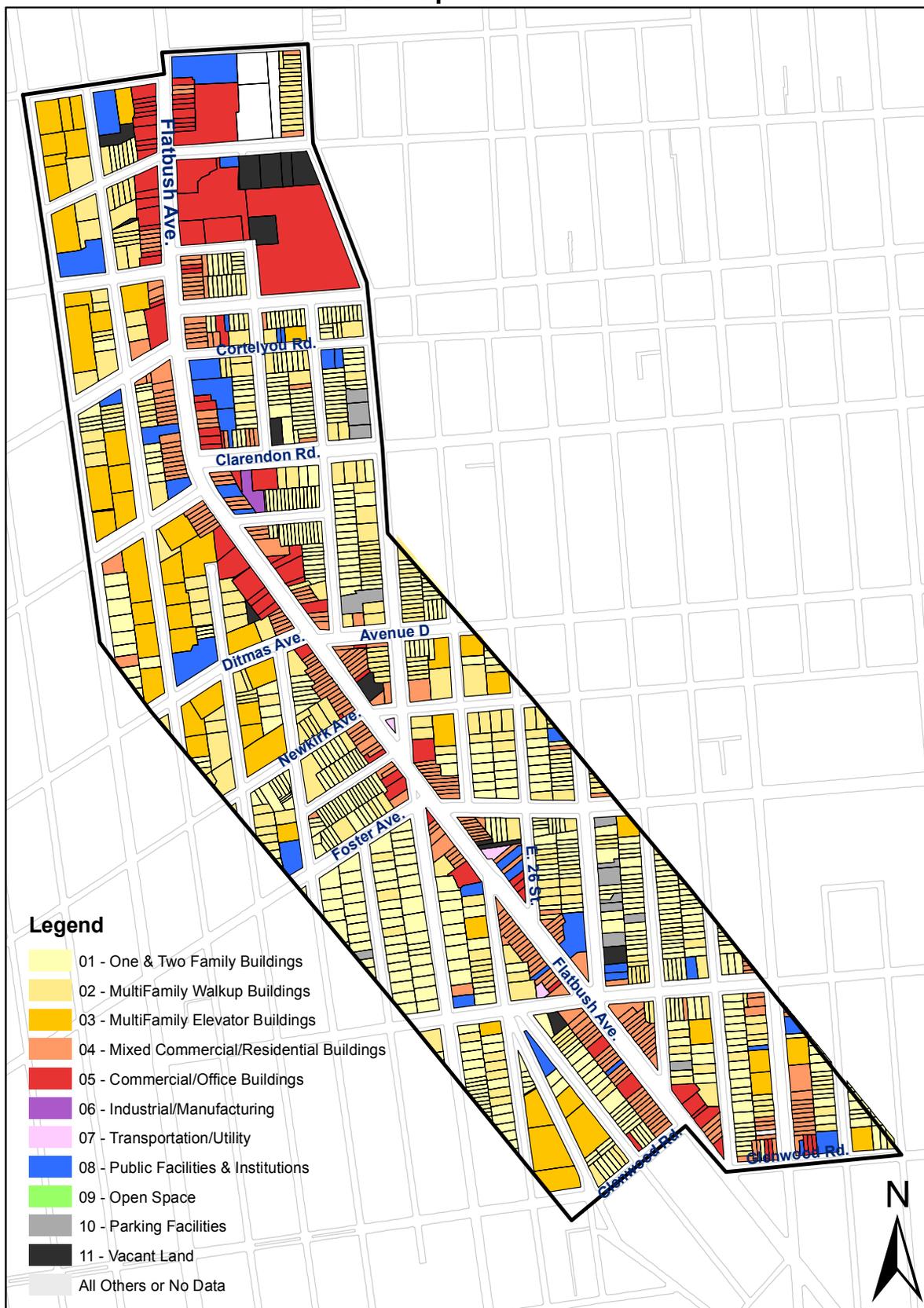


Figure B-7

Land Use Map - Section 3 of 4



Figure B-8

Land Use Map - Section 4 of 4



Figure B-9

