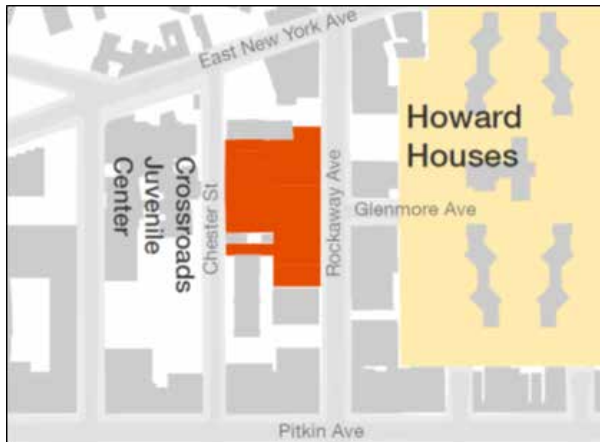


# Brownsville Planning Process: What we heard at Workshop 3

The third public workshop for the Brownsville Neighborhood Planning Process was held at P.S./I.S. 323 Cafeteria on Wednesday, November 16, 2016. Community members, together with planners and urban designers from the NYC Department of Housing Preservation and Development and Department of City Planning, led more than 85 participants through activities to create proposals for four sites. Building off what was heard at previous workshops, participants prioritized types of housing and affordability levels, ground floor uses, street improvements, height and density, open space, and other building features and amenities.

HPD continues to gather feedback on the sites through an ongoing survey at [courbanize.com/brownsville/survey](http://courbanize.com/brownsville/survey).

## Site A: Rockaway Avenue and Chester Avenue

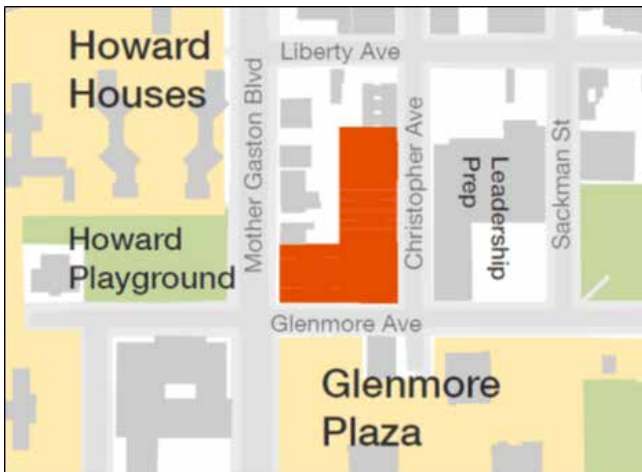


- Housing** Two groups of participants agreed that a new building should feature rentals serving a diversity of incomes from extremely low to moderate income. Supportive housing for homeless and formerly incarcerated individuals and homeownership opportunities were also discussed.
- Community Facility** An interdisciplinary arts or cultural space emerged as a consensus priority. The juvenile detention center across the street was discussed at both tables, and participants want to see a community facility that can work with at-risk youth, either through the arts or in a separate facility featuring skill building, trades education, and workforce development.
- Retail** Participants referenced Restoration Plaza in Bedford-Stuyvesant as an example of the type of retail destination that could be possible here. Healthy foods and groceries, sit-down restaurants, coffee shops, and entertainment activities were the types of businesses that participants want to see.
- Public Realm** Participants discussed dividing the site in two to create a plaza that lines up with Glenmore Avenue and could be programmed for cultural performance, sports activities, or seating space to be used by businesses. The buildings should use different colors and materials to add interest to the area. Participants wanted a design that brings activity to Chester Street, while being sensitive to the existing homeowners on that block.

*Note: This site includes some lots that are owned by the city, but are not in HPD's jurisdiction. HPD is in conversations with other city agencies about the future use of those lots and would like for them to be developed in accordance with the results of this process. At this time, however, HPD only has jurisdiction over the properties along Chester Street, where retail or large community facilities would not be allowed by zoning.*

**Height and Density** Most participants wanted to maximize total building area and apartments, but also want to consider context and possible congestion. Participants discussed heights up to 14 stories with a terrace at setback at 6-8 stories.

## Site B: Christopher Avenue and Glenmore Avenue



- Housing** The majority of participants preferred affordable rentals for a range of incomes. An affordable building with some supportive housing was also discussed.
- Community Facility** Participants felt that a trade school and/or youth business incubator on the Mother Gaston Boulevard side of the site would add to the existing concentration of education uses in the area and is needed in the neighborhood. The table also prioritized a cultural facility.
- Public Space** The table discussed site improvements that would improve safety in the area such as better lighting, sidewalk widening, and curb bulb-outs.
- Height and Density** Participants were ok with height up to 20 stories to match the surrounding buildings, but stressed the importance of considering light and air for school nearby.

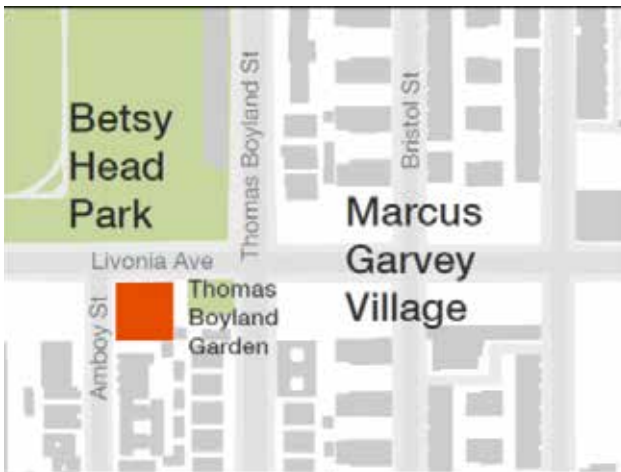
## Sites 1, 2, 3: Livonia Avenue between Mother Gaston Boulevard and Powell Street

- Housing** All three discussion groups prioritized a mixture of homeownership and rentals, but stressed that a significant portion of the project should be coops or condos. Senior housing was also listed as a priority for a portion of the site.
- Community Facility** Participants discussed a wide variety of potential community facilities including youth centers, arts spaces and recreation centers.



<b>Retail</b>	Participants want to see a mixture of small, neighborhood-serving retail and larger destination businesses like grocery stores, movie theaters, and other entertainment venues. Restaurants and cafes were also listed as a priority for the area.
<b>Public Realm</b>	The top priority of all of the tables was better lighting on Livonia, especially around train station entrances. Participants stressed that businesses should front only on Livonia and not on the side streets, where the new buildings should be more residential in character.
<b>Height and Density</b>	Most participants did not want tall buildings due to the proximity of small-scale homes to the south. Tables discussed new buildings as tall as 6-8 stories as long as there are set backs after four stories. Regardless of heights, participants stressed the need for the buildings to maximize the number of affordable apartments while being sensitive to the character of the surrounding neighborhood, including the NYCHA buildings across the street, the elevated train along Livonia, and the small homes to the south.

## Site 4: Livonia Avenue at Amboy Street



<b>Housing</b>	The workshop table listed homeownership as its top priority for this site, ideally in small row-houses. Participants discussed, and were open to, a mix of homeownership and rentals, as long as it could be accommodated in a small building.
<b>Community Facility</b>	Participants chose not to include an active ground floor use in their proposed design. However, at previous workshops, participants expressed wanting to see a health-related community space or a healthy food store, since some residents of Marcus Garvey Village do not feel comfortable shopping at the stores on Rockaway Avenue due to safety concerns.
<b>Public Realm</b>	Better lighting, safer crosswalks, and traffic calming on Livonia were the top urban design priorities. Participants also discussed benches and information kiosks to encourage community building.
<b>Height and Density</b>	Participants prioritized a low-scale building to match the small homes surrounding the site.