

DRAFT

**NYC Department of Housing Preservation & Development  
Office of Neighborhood Strategies**

# **DINSMORE-CHESTNUT COMMUNITY VISIONING REPORT**

**August 9, 2016**



**DINSMORE PLACE**

View of the site from Dismore Place.



## **DINSMORE-CHESTNUT, EAST NEW YORK COMMUNITY VISIONING REPORT**

*The Department of Housing Preservation and Development (HPD) in collaboration with other City agencies, elected officials, and community groups, facilitated two community visioning workshops to gather input on the future development of affordable housing, retail and community facilities, and a new school at the publicly owned site at Dinsmore Place and Chestnut Street. This public report summarizes the results of the workshops and additional feedback received through email and questionnaires.*

### **A COLLABORATION OF**

#### **CITY AGENCIES**

**Department of Housing Preservation and Development (HPD)**

**Department of City Planning (DCP)**

**Department of Transportation (DOT)**

**Department of Parks and Recreation (DPR)**

**Department of Small Business Services (SBS)**

**Economic Development Corporation (EDC)**

**Department of Cultural Affairs (DCLA)**

**Department of Health and Mental Hygiene (DOHMH)**

#### **ELECTED OFFICIALS**

**Council Member Rafael Espinal, District 37**

**Brooklyn Community Board 5**

**Brooklyn Borough President Eric L. Adams,**

**NY State Assembly Member Erik M. Dilan,**

**NY State Senator Martin M. Dilan**

## COMMUNITY VISIONING WORKSHOPS

The workshops were held at the Blessed Sacrament School building at 108 Pine Street in East New York, just a few blocks from the development site.

**HNY**  
HOUSING NEW YORK



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Workshop attendees share ideas for the future development of the Dinsmore-Chestnut site.

## Why: Development, Informed by the Community

In June 2016, the New York City Department of Housing Preservation and Development (HPD), with the help of the Office of City Councilmember Rafael Espinal, the Office of State Assembly Member Erik M. Dilan, the Office of State Senator Martin M. Dilan, the Office of Brooklyn Borough President Eric Adams, Brooklyn Community Board 5, and various City agencies, facilitated two community visioning workshops to gather public input for the future development of new affordable housing, a public school, neighborhood amenities, and public art in and around the Dinsmore-

Chestnut development site in East New York, Brooklyn. The purpose of the workshops was to facilitate meaningful community engagement, identify community priorities, and gather ideas for future development from those who live and work in East New York and have an intimate understanding of neighborhood conditions and needs.

This report summarizes the results of the workshops and shares additional feedback received through email and surveys. This report is also available on HPD's website at [www.nyc.gov/dinsmore-chestnut](http://www.nyc.gov/dinsmore-chestnut) and will be attached as an addendum to the Request for Proposals (RFP) issued for this site.

RFP respondents are encouraged to consult this report in developing their proposals.

## How: Community Visioning Workshops

Two workshops were held at the Blessed Sacrament School gymnasium at 108 Pine Street, a few blocks from the development site. The workshops were scheduled on a weekend (Saturday, June 18th at 1:00-3:00pm), and a weeknight (Thursday, June 23rd at 6:30-8:30pm) so that community members would have two opportunities to attend. Small group activities were held in English, Spanish, and Bengali.

# 01 | INTRODUCTION



In all, over 100 community members participated, including families, seniors, Community Board 5 representatives, local groups, and elected officials. In addition, over 40 New York City staff members attended the workshop to facilitate activities and discuss the site with the community.

HPD designed interactive activities to gather community input on needed and desired:

- Housing types
- Community facilities
- Retail uses
- Site layout and urban design
- Public art in the neighborhood

With the help of Councilmember Espinal and his staff, Brooklyn Community Board 5, and local community organizations, HPD conducted extensive outreach to encourage participation in the workshop. Outreach for the workshop included door-to-door canvassing, distributing street flyers to residents and business owners near the site, and sending email blasts to local organizations. HPD also created a paper and online feedback form with questions similar to those that were asked through activities at the workshop, for community members that were not able to attend.

Unirse al Concejal Rafael Espinal, el Departamento de Conservación y Desarrollo de la Vivienda de NYC, y colaboradores para un:

## Taller de Visualización Comunitaria

Comparta sus ideas para el desarrollo de nuevas viviendas asequibles y comodidades en el sitio "Dinsmore-Chestnut"



**1-3 p.m.**  
Sábado, 18 de Junio de 2016

**6:30-8:30 p.m.**  
Jueves, 23 de Junio de 2016  
(señala un taller)

**Blessed Sacrament School**  
108 Pine Street, Brooklyn, NY 11208

Crescent St Stop en los trenes **J Z**  
o el Bus B13 a Crescent St / Fulton St

Declaraciones de apertura por parte de los Representantes Electos  
Actividades Interactivas & Mesas de Recursos  
Mesa para los niños  
Actividades de Arte Local  
Meriendas y Refrescos  
Interpretación en Español y Bengali\*  
*Parte del Plan Comunitaria de East New York*



\* Las actividades en Bengali sólo estarán disponibles el Sábado en colaboración con Bangladesh American Community Development & Youth Services (BACDYS)

**3** Para el transporte Access-A-Ride, por favor reserve 2 días por adelantado (877) 337-2017

¿No puede asistir a los talleres? Envíe sus comentarios a <http://nyc.gov/dinsmore-chestnut>, llame a su concejal (718-642-8664) o junta de la comunidad (718-498-5711), o escribanos a [dinsmore@hpd.nyc.gov](mailto:dinsmore@hpd.nyc.gov).

Organizado por la oficina del concejal Rafael Espinal, Miembro de la Asamblea del Estado Erik M. Dilan, Senador Estatal Martin M. Dilan, Brooklyn Community Board 5, el Presidente del condado de Brooklyn Eric L. Adams, y el Departamento de Conservación y Desarrollo de la Vivienda de NYC (HPD), el Departamento de Transportación (DOT), el Departamento de Parques y Recreación, el Departamento de Planificación de la Ciudad (DCP), la Corporación para el Desarrollo Económico (EDC), el Departamento de Servicios para Pequeños Negocios (SBS), y el Departamento de Asuntos Culturales (DCLA).



Flyer in Spanish

কমিউনিটি মেম্বার এম্পাইল, এনওইসি ডিপার্টমেন্ট অব হাউসিং প্রিজারভেশন অ্যান্ড ডেভেলপমেন্ট, এবং নিউইয়র্কসিটির অন্য সংশ্লিষ্টদের সৈনিক:

## কমিউনিটি ভিশনিং ওয়ার্কশপ

ডিনসমোর-চেস্টনট সাইটে নতুন সম্ভার বাড়ি ও পাড়ার সুযোগ-সুবিধা উন্নত করতে আপনার ভাবনাগুলি শেয়ার করুন



**দুপুর ১টা - ৩টা**  
18 জুন, 2016 শনিবার

**ব্রেসড স্যাক্রামেন্ট স্কুল**  
108 পাইন স্ট্রিট, ব্রুকলিন, NY 11208

নির্বাচিত কর্মকর্তাদের দ্বারা মতামত চালাই  
ইন্টারেক্টিভ কার্যক্রম ও রিসোর্স টেবিল  
শিশুদের টেবিল  
স্থানীয় শিল্পকলা কার্যক্রম  
স্ন্যাক ও রিফ্রেশমেন্টস  
স্প্যানিশ ও বাংলা\* অনুবাদ



\* বাংলা কার্যক্রমগুলি শুধুমাত্র সাতবার্ষিক কমিউনিটি ডেভেলপমেন্ট অ্যান্ড ইয়ুথ সার্ভিসেস (BACDYS) এর মাধ্যমে সংঘটিত।

অতিরিক্ত তথ্যের জন্য কমিউনিটি মেম্বার এম্পাইল, এনওইসি ডিপার্টমেন্ট অব হাউসিং প্রিজারভেশন অ্যান্ড ডেভেলপমেন্ট (HPD), ডিপার্টমেন্ট অব ট্রান্সপোর্টেশন (DOT), ডিপার্টমেন্ট অব প্ল্যানিং অ্যান্ড ডেভেলপমেন্ট (DCP), ইকোনমিক ডেভেলপমেন্ট কর্পোরেশন (EDC), ডিপার্টমেন্ট অব স্মল বیزনেস ম্যানেজমেন্ট (SBS), এবং ডিপার্টমেন্ট অব কালচারেল অ্যাফার্স (DCLA)। ই-মেইল: [dinsmore@hpd.nyc.gov](mailto:dinsmore@hpd.nyc.gov)।



Flyer in Bengali

Join Council Member Espinal, NYC Dept of Housing Preservation & Development, and partners for a:

# Community Visioning Workshop

Share your ideas for the development of new affordable housing & neighborhood amenities on the Dinsmore-Chestnut Site



1-3 p.m.  
 Saturday, June 18, 2016

6:30-8:30 p.m.  
 Thursday, June 23, 2016  
 (choose one)

Blessed Sacrament School  
 108 Pine Street, Brooklyn, NY 11208

Crescent St Stop on **J** **Z** trains  
 or B13 Bus to Crescent St / Fulton St

Opening remarks by Elected Officials  
 Interactive Activities & Resource Tables  
 Kids' Table  
 Local Arts Activity  
 Snacks & Refreshments  
 Spanish and Bengali\* Interpretation  
*Part of the East New York Community Plan*



\*Activities in Bengali available only on Saturday in collaboration with the Bangladesh American Community Development & Youth Services (BACDYS)



For Access-A-Ride transportation, please reserve 2 days in advance at (877) 337-2017

Unable to attend the workshops? Submit your feedback through: <http://nyc.gov/dinsmore-chestnut>, call your local elected official (718-642-8664) or Community Board (718-498-5711), or email us at [dinsmore@hpd.nyc.gov](mailto:dinsmore@hpd.nyc.gov).

Hosted by Office of Council Member Rafael Espinal, State Assembly Member Erik M. Dilan, State Senator Martin M. Dilan, Brooklyn Community Board 5, Brooklyn Borough President Eric L. Adams, and NYC Dept. of Housing Preservation & Development (HPD), Dept. of Transportation (DOT), Dept. of Parks & Recreation, Dept. of City Planning (DCP), Economic Development Corporation (EDC), Dept. of Small Business Services (SBS), and Dept. of Cultural Affairs Building Cultural Capacity Initiative (DCLA-BCC). Part of the East New York Community Plan - visit <http://nyc.gov/eastnewyork> for more information.





NO STANDING  
Anytime

ONE WAY

ONE WAY

ONE WAY



Aerial view of the Dinsmore-Chestnut development site

**Workshop outreach and participation in numbers:**

**500** Flyers distributed in English, Spanish, and Bengali

**100+** Community participants attended

**40** City staff facilitated 11 tables

**131** Online and paper surveys collected<sup>1</sup>

<sup>1</sup> 44 of which were additional questionnaires collected through online and paper submissions from community members who were unable to attend the workshops.

**What: Dinsmore-Chestnut Site**

The Dinsmore-Chestnut site, bounded by Atlantic Avenue, Chestnut Street, and Dinsmore Place, is vacant land owned by the City of New York. The site is approximately 80,000 square feet, making it one of the largest vacant public sites in East New York. The Department of Housing Preservation and Development is leading a development project that will produce a significant number of affordable housing units on the site with ground-floor commercial and/or community facility uses. In addition, the New York City School Construction Authority (SCA) will build a 1,000-seat public school on the site, as well as a play yard jointly

operated with the Department of Parks and Recreation (DPR) that will serve the school’s students during school hours and be open to the public at other times.

The development of Dinsmore-Chestnut site is part of the East New York Community Plan (visit [www.nyc.gov/eastnewyork](http://www.nyc.gov/eastnewyork) for more information). Consistent with the Plan, future housing at Dinsmore Chestnut must be affordable for households earning a range of incomes.

**URBAN DESIGN EXERCISE**

Workshop attendees brainstorm their visions for the site.

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Participants discuss their preferences for housing, community facility and commercial space types in a hypothetical building exercise.

While we heard different goals for the site, some common threads amongst the many tables stood out as community priorities:

### Building Program

- **Housing Types:** A need for different affordable housing types, including family-sized units, units for singles/couples, supportive housing for those with special needs, and senior apartments.
- **Community Facilities:** Arts and cultural center, active recreation facilities, senior center and youth center, and workforce/economic development center.

- **Commercial Spaces:** Affordable supermarket or food co-op with healthy food options, sit-down restaurant or cafe, gym, and pharmacy.

### Site Layout and Urban Design

- Maximize the number of affordable housing units.
- Incorporate setbacks into the building design to contextualize it with existing neighborhood character.
- Create retail on Chestnut Street connecting Atlantic Avenue and Fulton Street.
- Incorporate a green roof or rooftop terrace into the building

design, and support urban agriculture.

- Orient the entrances to the school and residential spaces away from Atlantic Avenue for safety.
- Implement traffic calming measures and pedestrian safety measures, especially on Atlantic Avenue.
- Create a more welcoming streetscape through design elements like street trees, street benches, and public art.
- Integrate local arts and artists into the building design and public spaces.

“We want permanent affordable housing for the community”

“Necesitamos un patio para que los jovenes jueguen deportes”

“We would like more retail and recreation spaces in this area”

6.18 TABLE 1

## VISION

- SCHOOL
- AMENITIES - HOUSING, MEDICAL, STORES, EMPLOYMENT
- ENERGY-EFFICIENT SUSTAINABLE AFFORDABLE → ESPECIALLY SENIOR AND SUPPORTIVE
- 75th PRECINCT IS TOO SMALL → NEED MORE POLICE
- SAFETY + TRAFFIC CONGESTION
- SINK ATLANTIC AVE - LIKE BQE OR QUEENS BLVD. OR 4th AVE IN BK
- GRIDLOCK ON PENN. AVE.
- IMPROVE COMMUTE FROM L.I.

↑ SUPERMARKET IS REALLY NEEDED

6.18 TABLE 2

## VISION

- WORK MORE W/ STUDENTS & EDUCATIONAL PROGRAMS
- SPACE FOR THE HOMELESS
- IMPROVE EDUCATION & HOUSING
- YOUTH PROGRAMMING!
- AFFORDABLE HOUSING! → PERMANENT
- RETAIL DEVELOPMENT W/ HOUSING

6.18 TABLE 3

## VISION

- PATIO PARA NIÑOS / AREA RECREATIVA
- VIVIENDA ASESQUIBLE BAJO RECURSOS
- SEGURIDAD (PARA PARQUES)
- POLICIAS
- ILUMINACION
- HANDY CAP RAMPS / ADA
- SENIOR CENTERS!

DEPORT

6.18 TABLE 4

## VISION

- neighborhood TIES
- RECREATION
- SHOPPING - RETAIL
- SAFETY - KIDS - POLICE STATION → slow to respond
- GOOD TRANSPORTATION ESP. NORTH/SOUTH
- GYM / RECREATION
- COMMUNITY center
- hospital / medical center ACCESSIBLE
- university
- senior daycare
- library for kids
- job center

6.18 TABLE 5 (Area)

## VISION

- Affordable Affordable
- Community Center
- Recreational Center
- Live-Work Space for performing/visual Artists
- Affordable Artist Studios For local Artists
- Co-Work Space

6.23 TABLE 1

## VISION

THREE HEADLINES

- COMMUNITY FOOD CO-OP (H)
- INTERCOMMUNITY TO COMMUNITY (H)
- YOUTH UNEMPLOYMENT & PREPARATION OF LOCAL TALENT
- PROVIDING HOUSING W/ BASIC CONSTRUCTION, INTERPERSONAL SKILLS & SUPPORT
- HOUSING WITH PERFORMANCE ARTS CO-WORKING SPACE (H)
- HOUSING SHOULD BE SOLID BACKS ON NEED

“We propose a multi-generational building, from community space to apartments”

“We would like more healthy food options and a garden to grow food on-site”

“We need to improve pedestrian safety around the site”

G.Z.S  
 TABLE 2  
VISION

- ① CONTEXTUAL BUILDING + AFFORDABLE RETAIL
- ② FLEX SPACE + HEALTHY FOOD
- ③ BUILDINGS THAT CONNECT TO INDUSTRIAL JOB + DRUG STORE
- ④ GREEN BUILDING + COURTYARD  
 Healthy Food option + GROW FOOD ON SITE  
 COMMUNITY ORGANIZATION SPACE
- ⑤ MULTIGENERATIONAL BUILDING!  
 FROM COMMUNITY SPACE TO APARTMENTS
- ⑥ PROMOTE PUBLIC/OPEN SPACE

G.Z.S  
 TABLE 5  
 ARTS  
VISION

- Local Opportunities During Contracting
- Local Retail Opportunities / Strategic Placement of small Retail
- Community Needs / Financial Assistance Workshops
- Community Driven Arts
- Food Coop / URBAN Agriculture / Community Gardens
- Arts to Bridge Cultures
- "Village" programming / Community Programming / After School Programs
- Deeply Affordable Housing
- Pedestrian Safety

G.Z.S  
 MESA 3

VISION

- SEGURIDAD / <sup>PUNTO</sup> POLICIA
- LIMPIEZA
- ESCUELAS
- LIBRERIA
- VIVIENDA A SEQUIBIE
- PARQUES (PARA NIÑOS) BASKETBALL
- CLINICA / DISPENSARIO MEDICO
- LUMINARIO PUBLICO
- SUPERMERCADOS, TIENDAS, MARK?
- GYM STORE

G.Z.S  
 MESA 6

VISION

- o Prioritize the school!
- o Affordable housing + retail
- o Recreation Facility
- o Parking for new residents
- o Commercial w/ housing on top

G.Z.S  
 MESA 4

VISION

- Accesible
- Family housing, juvenes
- Parking
- More affordable housing

**HYPOTHETICAL BUILDING EXERCISE**

Using a blank board that represented a "hypothetical building", participants placed tiles with images of different uses they would like to see at the site.





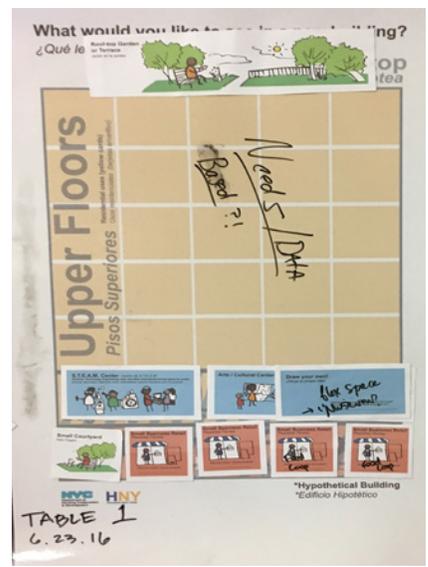
Workshop attendees worked together in groups to design their ideal program for the site.

The first activity was geared toward discussing the types of housing and amenities that should be provided in the development at Dinsmore-Chestnut. As a warm-up exercise, each participant completed a questionnaire specifying their top three choices for housing types, community facilities, and commercial spaces needed in the neighborhood.

Workshop attendees at each table then worked together as a group to design their ideal program for the site. Using a blank board that represented a “hypothetical building,” participants placed tiles with images of different types of housing, community facilities, and retail spaces to indicate the uses they would like to see at the site.

The results are summarized on pages 20-21.







**“There is a need for retail in the area to activate the street, especially along Chestnut Street.”**

**Types of Housing**

Participants identified family-sized units (2-and 4-bedrooms), senior housing, and units for singles and young couples as priorities in the community. Supportive housing was also identified as a need. Participants identified a need for a variety of housing that will serve vulnerable populations, including the formerly homeless, grandparents raising kids, victims of domestic violence, and veterans. Participants also wanted to provide artist live-work space on this site.

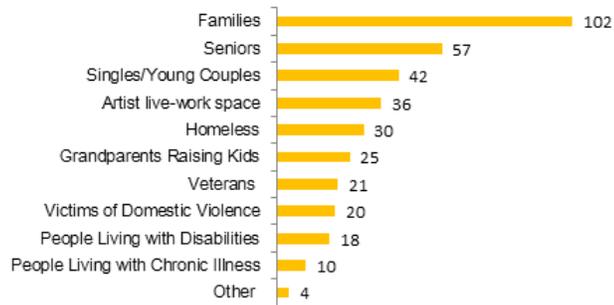
**Types of Community Facility**

Participants conveyed the importance of having community facilities that serve local youth such as an arts and cultural center, a recreation center, a daycare center, or an after-school help center. In addition, many tables highlighted a workforce development facility, such as a job training center or small business incubator, as a priority.

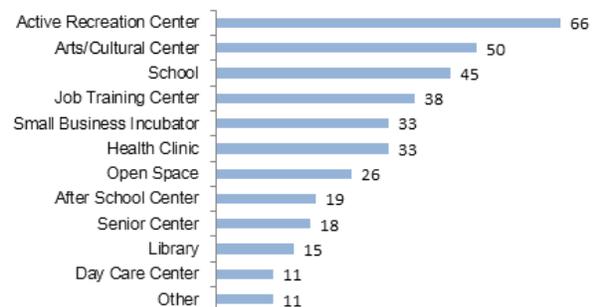
**Types of Commercial / Retail**

Participants consistently expressed the need for retail in the area that would activate the ground floor and promote walkability, especially along Chestnut Street. Almost every table mentioned the need for a grocery store that offers healthy food. Participants suggested a wide range of food store types, from bodegas to small food co-ops and supermarkets. They also noted that the neighborhood could use a pharmacy, gym, or sit-down restaurant or cafe.

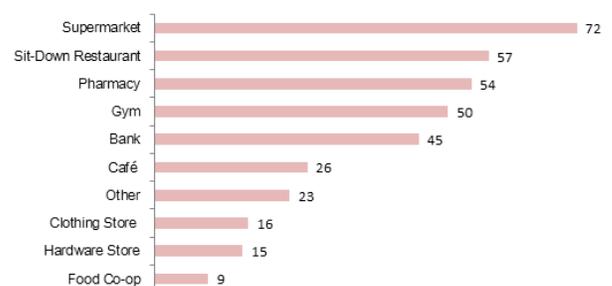
**Desired Housing Types (Questionnaire Results)**



**Desired Community Facilities**



**Desired Commercial Spaces**





**Idea:**

Many participants noted that the neighborhood currently houses a lot of families, but that more artists are moving into the area. A program that incorporates a mix of housing types and sizes would serve both newer residents and families who have lived in the area for a long time.



**Idea:**

Many participants expressed an interest in mixing different types of community spaces to serve people from across all age ranges. Additionally, open spaces with urban farming could further serve food retail uses by providing fresh produce. A food co-op could serve both community and economic development needs.



**Idea:**

Workshop participants voiced a general preference for small businesses. Although many indicated the need for a supermarket, they also acknowledged that large retailers would take up space that could otherwise be used by multiple smaller businesses. Some participants suggested that flexible, low-rent space could serve local start-ups, and could be supported by a business incubator and/or workforce development center on site.

**Desired Housing Types:**

**Hypothetical Building Exercise by Table**

Table	Senior Housing	Family Units	Singles/ Couples	Supportive Housing	Other
Average	19%	41%	23%	9%	7%
Range	15-32%	20-47%	12-37%	0-25%	0-25%

\* The chart above compiles the results from the hypothetical building board activity, summarizing the aggregate proportions of each type of housing desired on the site.

**Table Votes for**

**Community Facility/Commercial Use**

Community Facility/ Commercial Use	Table Count
Pharmacy	6
Arts/Cultural Center	5
Childcare Center	5
Youth Recreation Center	5
Food Coop	5
Healing/ Fitness Center	4
Parking Lot/Garage	4
Senior Center	4
Workforce Development Center	3
Small Business Retail	3
STEAM Center	3
Small Restaurant/Café/Fast Food	3
Grocery Store/Supermarket	3
Afterschool Center	2
Offices	2
Small Business Incubator	2
Bank	1
Prayer Hall	1
Hardware Store	1
Library	1
Community Room	1
Hall Room	1
Recreation Room	1
Flex Space/Museum	1
Small Grocery/ Bodega	1

\* The chart above shows how many tables prioritized these uses.

**SITE LAYOUT AND URBAN DESIGN**

Participants noted a need for streetscape improvements around the site.





Each table completed a site diagram and street-view sketches (see pages 24-27)

The next activity asked participants to envision the design and layout of the Dinsmore-Chestnut development site, as well as public realm improvements in the surrounding area. This activity was led by urban designers from the Department of City Planning and HPD, who asked participants questions such as: “Where should we locate certain uses? How should the buildings be designed? Where should we build ground-floor retail? How can we make the streets feel safer and more walkable?”

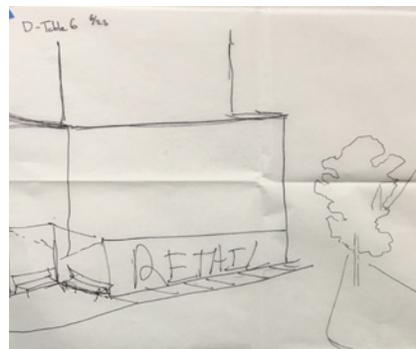
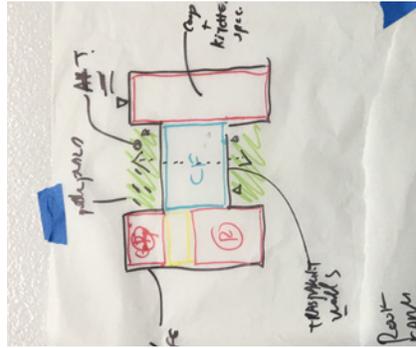
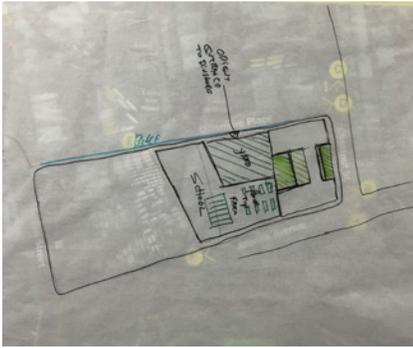
Using an aerial map of the site and surrounding area, as well as photographs of existing conditions, each table produced various sketches illustrating their vision for the neighborhood.

### Building Design

Participants generally welcomed a mixed-use building that would maximize the number of housing units. Participants were comfortable with the building reaching as high as 14 stories (the maximum allowed pursuant to zoning), though many suggested that setbacks and design elements should be used to make the building fit into the context of the neighborhood. If provided in conjunction with open spaces and other community-serving uses, participants felt that a dense development with affordable housing would be an asset to the neighborhood.

Due to safety and accessibility concerns, many noted that building

entrances should not be located along Atlantic Avenue, while some explained that streetscape improvements with retail uses could help make Atlantic Avenue a safer, more pedestrian-friendly environment. Many tables identified Chestnut Street as a good place for retail and community facility uses, while Dinsmore Place could act as a quieter street where parents could drop their kids off at school or head to the park.



### School and Play Yard

The site design activity was influenced by the need to accommodate a new school on the site in a separate building. Urban designers showed participants an aerial photo of the area with the anticipated siting of the school towards the western portion of the site.

Participants emphasized the importance of placing the school entrance and drop-off zone on Dinsmore Place, as opposed to Atlantic Avenue where traffic is heavy. Several designs incorporated a pedestrian walkway through the block that would connect Dinsmore Place to Atlantic Avenue.

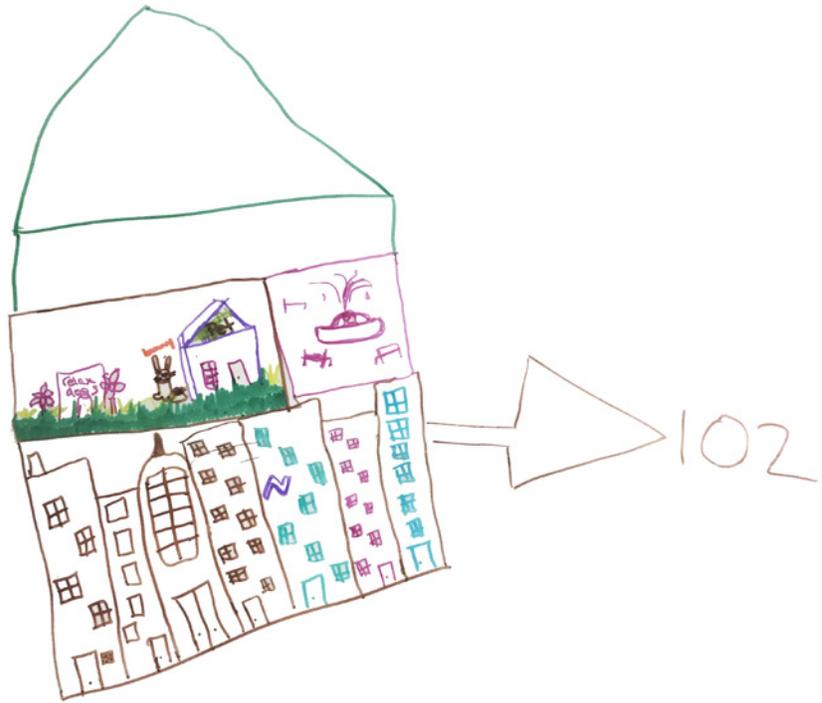
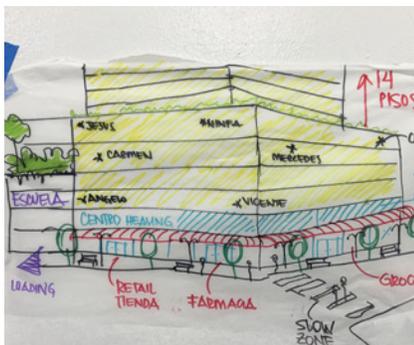
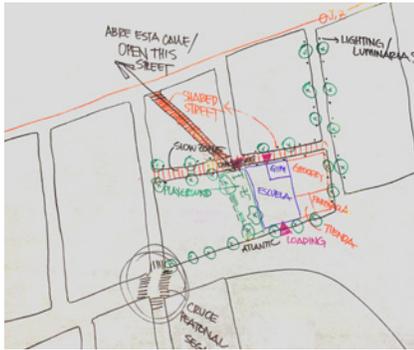
### Streets and Connectivity

Participants noted a need for streetscape improvements around the site. In particular, traffic calming measures were consistently cited as a high priority. Many commented that crossing Atlantic Avenue was particularly unsafe, and that installing speed bumps and widening sidewalks would also improve pedestrian safety on other streets surrounding the site. Some tables discussed that adding bike lanes in the area would improve safety, but participants also noted that Atlantic Avenue might be too heavily trafficked to include a bike lane, unless a physical barrier is also installed. Additionally, many participants felt that more and

better street lighting along with more trees would make the area feel safer. Some tables suggested reactivating Force Tube Avenue as a pedestrian/bike throughway and highlight its connection to the site.

### Arts and Cultural Assets

In partnership with the New York City Department of Cultural Affairs Building Cultural Capacity Initiative (DCLA-BCC), staff at one table per workshop led a discussion about arts and cultural assets in East New York. Participants discussed where in the neighborhood they experience or participate in arts and culture, and how arts could be integrated into the Dinsmore-Chestnut site.



The Kids' table proposed a mixed-use development including a school, play yard, and fountain.

Some participants commented that artist live-work space should be included in the housing that is developed at Dinsmore-Chestnut. They noted potential synergies between artist housing and the adjacent school; for example, artists could work with students in after-school programs. Participants also suggested that artists could work with targeted populations living in the development site, such as by providing an arts therapy program or arts classes for seniors, or intergenerational programs around arts and culture. In discussions regarding desired community facility space, workshop participants suggested an arts and cultural center that would include studio,

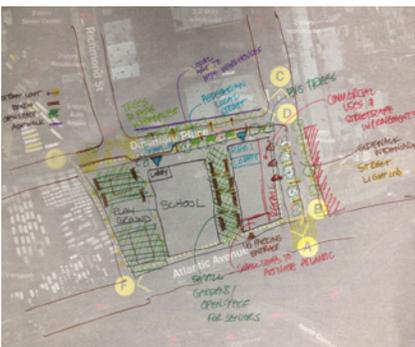
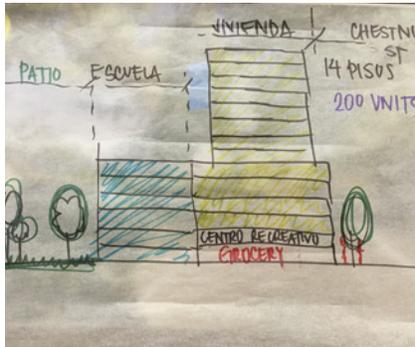
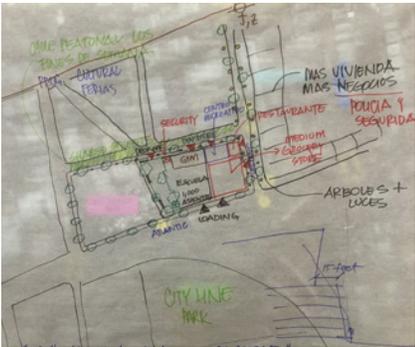
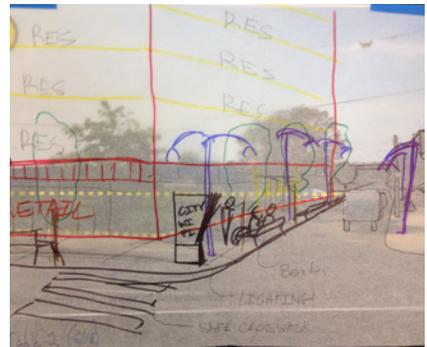
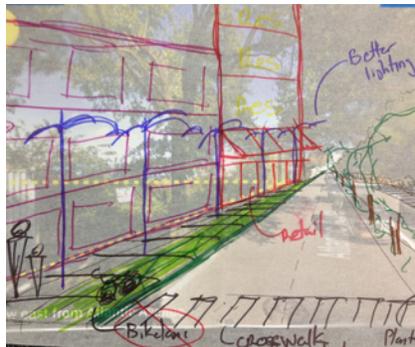
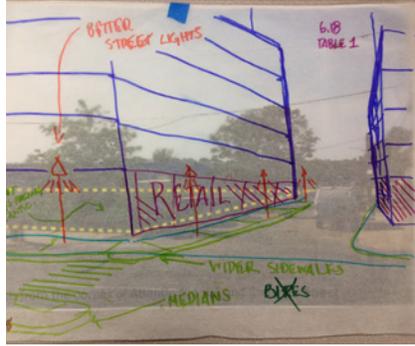
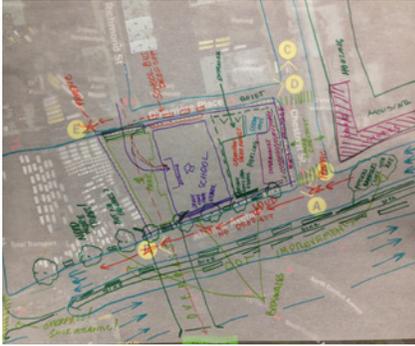
exhibition, theater/performance, and classroom space. Participants also made recommendations for spaces that would support the culinary arts, including a food co-op, urban rooftop farm, vertical gardens, and parking areas for food trucks.

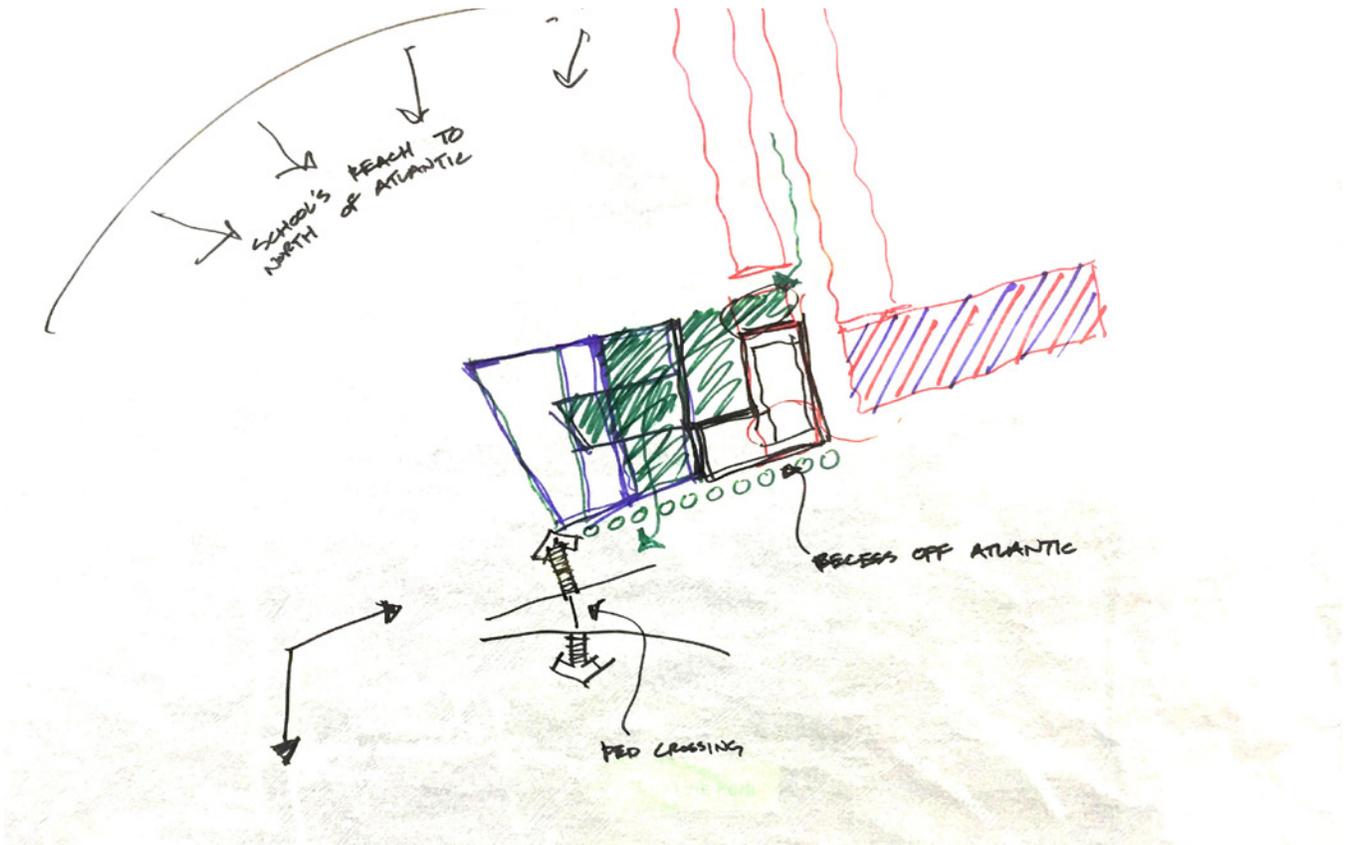
Lastly, participants proposed ideas on how to integrate street art on the site. They called for murals and sculptures that would reflect the uniqueness of East New York and for the developer to work together with local artists. Participants suggested improving walkability by creating a pedestrian overpass over Atlantic Avenue and painting it with a mural, and using lighting features to improve safety.

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**“Arts and culture should play a meaningful role in this development. We would like to see community space with intergenerational programming around arts, culture and nutrition.”**

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“We envision a mixed-use building that maximizes the number of affordable housing units and also incorporates ground-floor retail, community facilities and open spaces.”





## **ACKNOWLEDGMENTS**

We would like to thank all community groups and participants for taking the time to raise their concerns and share ideas with us regarding the future development of the Dinsmore-Chestnut site. We would also like to thank City Council Member Rafael Espinal for his remarks, and for the assistance of his team with outreach and workshop planning. We would like to thank U.S. Congresswoman Nydia Velazquez for her attendance and remarks at one of the workshops. Additionally, we want to thank the Office of State Assembly Member Erik M. Dilan, the Office of State Senator Martin M. Dilan, the Office of Brooklyn Borough President Eric L. Adams, and Brooklyn Community Board 5 for co-sponsoring the event.

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