



THE COUNCIL OF  
THE CITY OF NEW YORK  
**CITY HALL**  
NEW YORK, NY 10007

March 11, 2022

Dan Garodnick  
Director, Department of City Planning  
Chair, City Planning Commission  
120 Broadway, 31<sup>st</sup> Floor  
New York, NY 10271

Adolfo Carrión Jr.  
Commissioner, Department of Housing Preservation & Development  
100 Gold Street  
New York, NY 10038

Ydanis Rodriguez  
Commissioner, Department of Transportation  
55 Water Street  
New York, NY 10038

Director Garodnick, Commissioner Carrión, and Commissioner Rodriguez,

We write hoping to turn the page with the Adams administration and your teams at City Planning, HPD, and the Department of Transportation to collaboratively discuss the future of the “M-CROWN<sup>1</sup>” area located between Prospect Heights, Crown Heights, Bedford-Stuyvesant, Clinton Hill, and Fort Greene. With your leadership, we believe a plan for this area can bring desperately needed affordable housing, better protections for existing tenants and longtime

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<sup>1</sup> Reflecting Community Board 8’s goal of true mixed-use development, the “M-CROWN” acronym stands for “Manufacturing, Commercial, Residential Opportunity for a Working Neighborhood”

homeowners, new employment opportunities, and a safer neighborhood for the thousands of New Yorkers who use these streets every day.

As you may know, in 2018, former Council Member Laurie Cumbo, then-Borough President Eric Adams, and the leadership of Brooklyn Community Board 8 endorsed a framework for the area developed by the Department of City Planning (*attached alongside this letter*). The one major disagreement with the plan DCP developed in response to Community Board 8's vision was a lack of strong zoning incentives for non-residential uses and especially arts, light industrial, and community facility spaces to achieve a dynamic mixed-use area.

We continue to value this goal of diverse and equitable economic development within a truly mixed-use neighborhood and note that since that 2018 letter, such zoning incentives have been implemented less than a mile away as part of the Special Gowanus Mixed-Use District. To move forward we need to see an integrated plan to address these goals.

Despite years of efforts by Community Board 8 and study by the Department of City Planning, Atlantic Avenue and numerous surrounding blocks from Vanderbilt Avenue east to Franklin Avenue remain frozen in M1-1 zoning. This zoning supports a landscape of vacant lots, gas stations, and self-storage units. And Atlantic Avenue remains a dangerous eight-lane highway, dividing the communities of Fort Greene, Clinton Hill and Bed-Stuy from Prospect Heights and Crown Heights.

While the City has failed to act, private developers repeatedly bring forward piecemeal proposals for large projects without regard for their cumulative impact on the community and neighborhood infrastructure, forcing the community to either say "no" or scramble to try to address larger policy issues on individual sites when what is actually needed is neighborhood-wide planning. Simultaneously, the build out of Atlantic Yards/Pacific Park to the west is increasing developer interest in this area and makes the lack of coordinated planning here even starker. There have also been discussions around nearby HPD development sites and rumors around "Site 5" which, if real, point further to the need to consider more of the broader context area in aggregate.

No one believes the existing zoning and built environment in this area makes sense. We write this letter to **express our support for the neighborhood-wide "M-CROWN" framework for development as part of a community-led comprehensive approach** that will bring much needed city investments in new affordable housing, preservation of existing affordable housing, protection for longtime homeowners from predatory speculation, street safety, open space, and

economic development. Atlantic Avenue in its current condition is no longer acceptable, and we need to find a better balance between the needs of the private automobiles and pedestrians, public transit, and bicyclists.

Moreover, with a planned stream of new housing unit completions coming through ESD's Atlantic Yards/Pacific Park development, residents need assurances that City infrastructure (e.g., schools, sewers, streets) will keep up with the near-term population growth and a full understanding of how any identified needs would be funded to meet any additional growth.

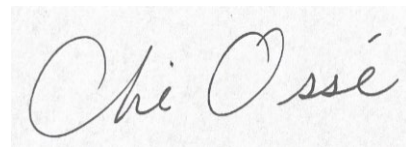
We hope the Departments of City Planning, Housing Preservation and Development, and Transportation along with their sister agencies will commit to working with us to implement the "M-CROWN" neighborhood land use framework alongside an integrated plan for the wider area to pursue more deeply affordable housing, diverse economic development, and a reimagined Atlantic Avenue and public realm in this long-neglected part of Brooklyn.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "C. Hudson". The letters are cursive and somewhat stylized.

**Hon. Crystal Hudson**  
Council Member, District 35

A handwritten signature in black ink that reads "Chi Ossé". The signature is written in a cursive, flowing style.

**Hon. Chi Ossé**  
Council Member, District 36

A handwritten signature in black ink that reads "Antonio Reynoso". The signature is highly stylized and cursive.

**Hon. Antonio Reynoso**  
Brooklyn Borough President



**Hon. Rafael Salamanca Jr.**

Council Member, District 17; Chair, Committee on Land Use



**Hon. Kevin Riley**

Council Member, District 12; Chair, Subcommittee on Zoning and Franchises



**Irsa Weatherspoon**

Chairperson, Brooklyn Community Board 8



**Sharon Wedderburn**

Land Use Committee Chairperson, Brooklyn Community Board 8



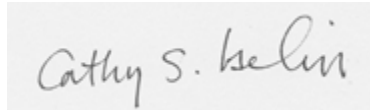
**Lena Afridi**

Acting Director, Pratt Center for Community Development



**Bernell K. Grier**

Executive Director, IMPACCT Brooklyn



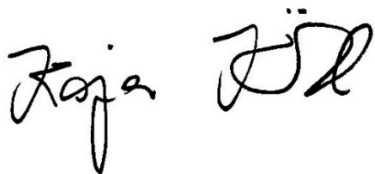
**Cathy S. Iselin**

Public Member, BK CB 8 Land Use Committee; Board Member, North Prospect Heights Assoc.



**Peter Krashes**

President, North Prospect Heights Association



**Kaja Kühl**

Public Member, BK CB 8 Land Use Committee



**Nicole Laemmle**

Public Member, BK CB 8 Land Use Committee



**Jack Robinson**

Public Member, BK CB 8 Land Use Committee



**Gib Veconi**

Chair, Prospect Heights Neighborhood Development Council



**Barika X. Williams**

Executive Director, Association for Neighborhood & Housing Development (ANHD)



**Deborah Young**

President-Chairperson, Crown Heights North Association

Cc: Maria Torres-Springer, Deputy Mayor for Economic & Workforce Development  
Jessica Katz, Chief Housing Officer  
Keith Bray, Brooklyn Borough Commissioner, DOT  
Winston Von Engel, Director, Brooklyn Borough Office, DCP  
Ahmed Tigani, Deputy Commissioner, Office of Neighborhood Strategies HPD