



CB14Green

Adding Green Space to Brooklyn 14th District

Oded Holzinger, MUP
Planning fellow

The Problem

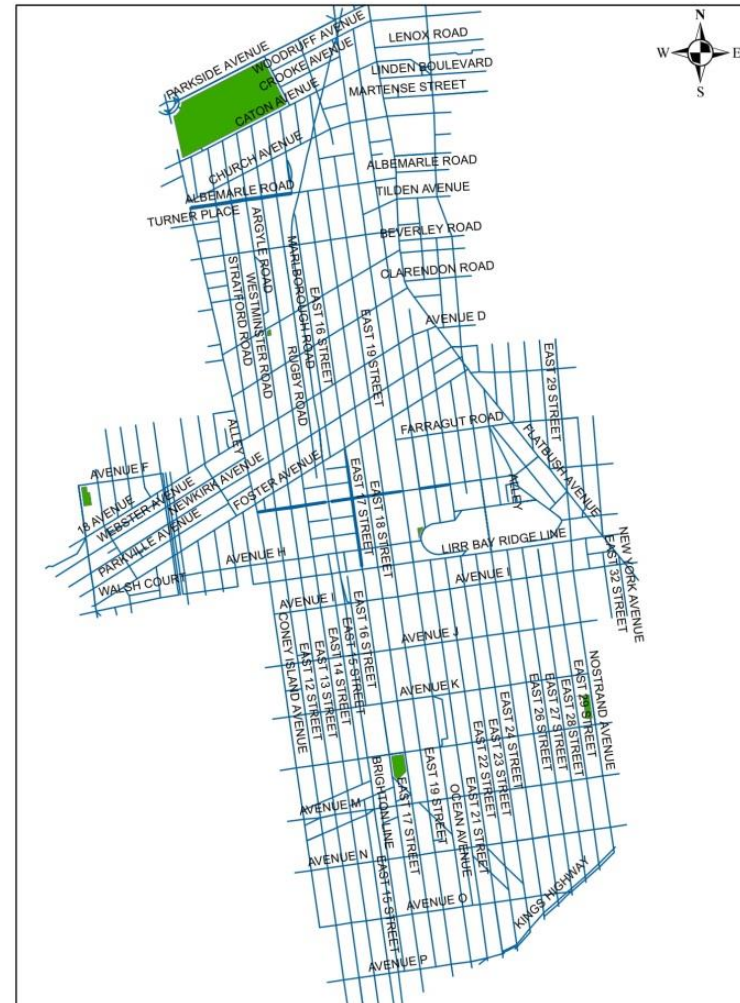
- ▶ According to the NYU Furman Center “State of New York City’s Housing and Neighborhoods in 2016” report, Brooklyn CB14 is ranked 58 out of 59 community districts in the rate of residential units that are within ¼ mile of a park.

2015-16 Rank	CD#	Name	Value
Highest			
1	MN 09	Morningside Heights/Hamilton	99.6%
1	BX 06	Belmont/East Tremont	99.6%
3	BX 02	Hunts Point/Longwood	98.6%
4	BX 01	Mott Haven/Melrose	98.3%
5	BX 03	Morrisania/Crotona	97.7%
Five Lowest			
55	QN 05	Ridgewood/Maspeth	48.3%
56	BK 11	Bensonhurst	47.2%
57	BX 10	Throgs Neck/Co-op City	46.9%
58	BK 14	Flatbush/Midwood	42.3%
59	BK 17	East Flatbush	39.6%

The Problem

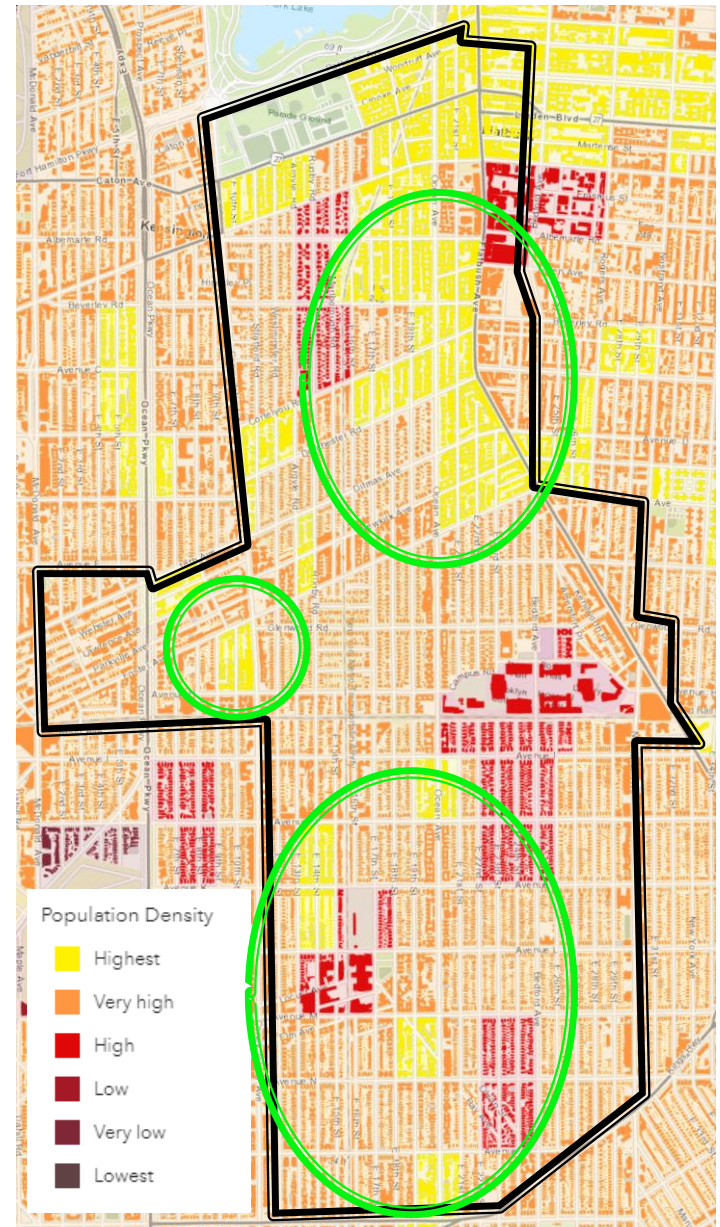
Less than 3.6% of the district is zoned for recreational use. Not including the Parade Grounds it is less than 1%

Existing Parks and Playgrounds



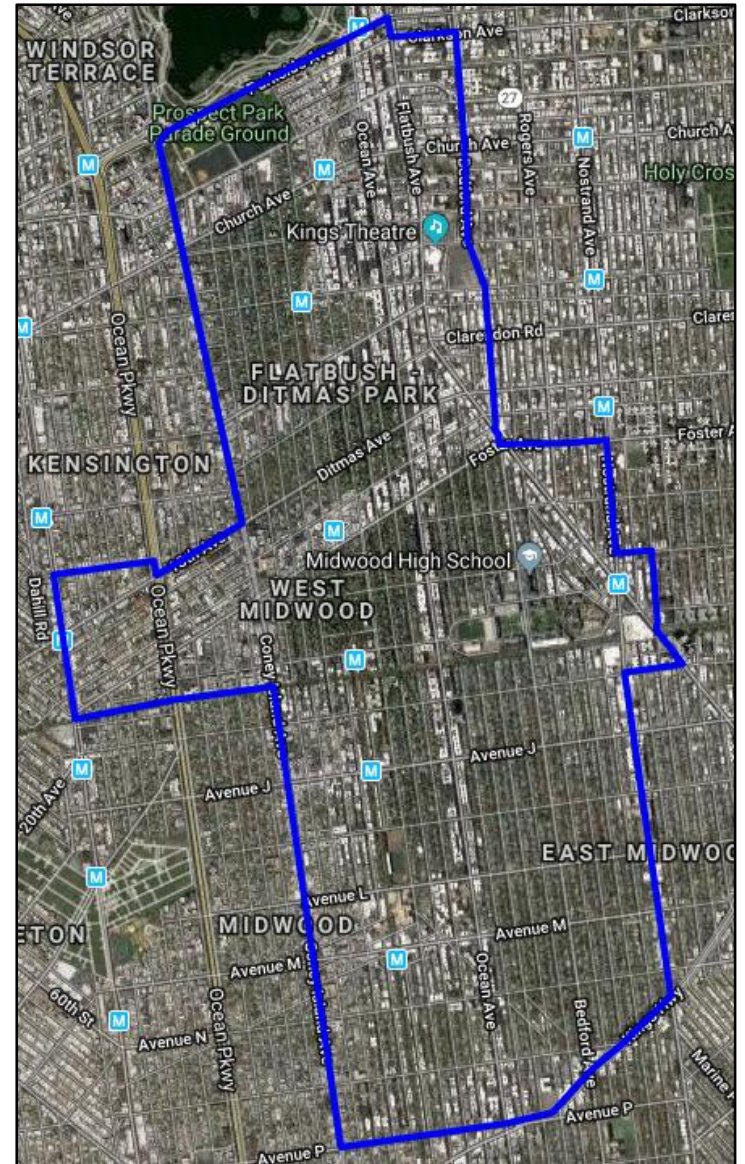
The Problem

- ▶ The lack of green space is especially acute in the more highly dense areas



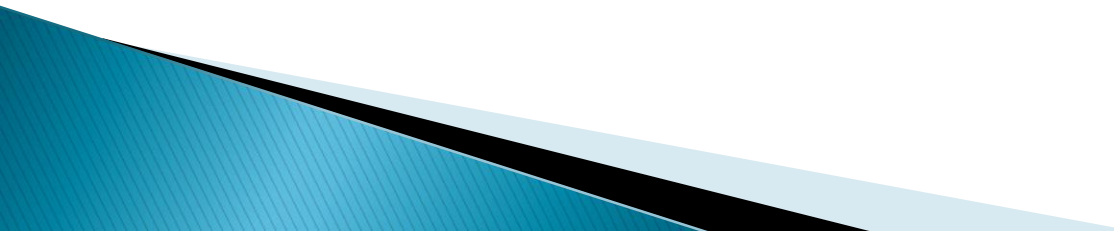
The Problem

- ▶ Two thirds of the district land area are zoned for single family houses which are home for less than 40% of the population



Greening Opportunities

Three types of opportunities were identified:

- ▶ Street Trees
 - ▶ Dead Ends
 - ▶ Underutilized/Unutilized Lots
- 

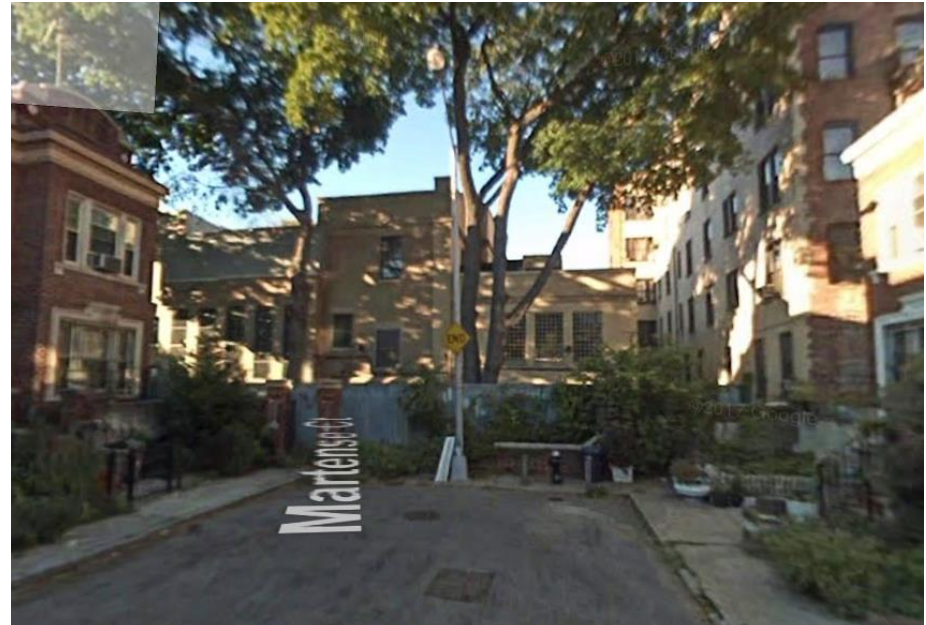
Tree Pits

- ▶ Beautification and utilization of tree pits
- ▶ Residential – Flatbush Malls
- ▶ Commercial – Business improvement Districts
- ▶ Support:
 - Department of Parks and Recreation
 - The NYC Tree Trust



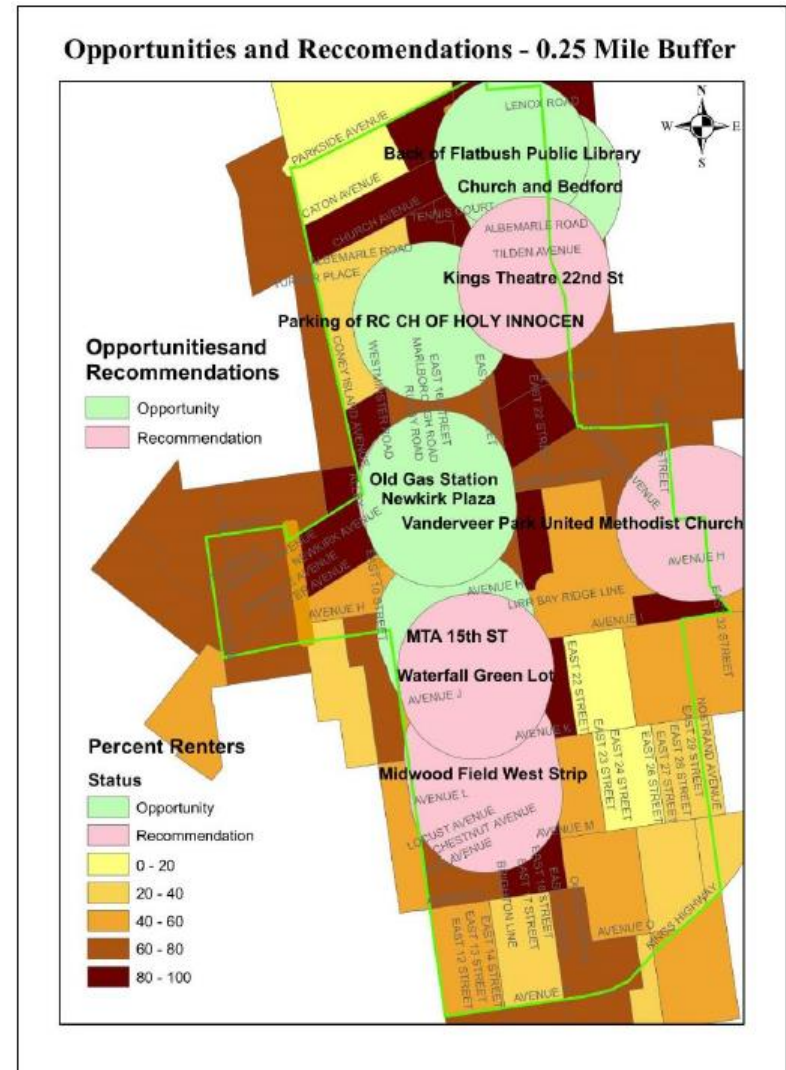
Live Ends

- ▶ Utilization of Public Space (DOT)
- ▶ Train Tracks
- ▶ Urban Cul De Sacs
- ▶ Recommendation to DOT Plaza Program



Green Lots – Categories

- ▶ Underutilized:
 - Playgrounds
 - Plazas
- ▶ Unutilized (vacant):
 - Public
 - Private
- ▶ Opportunities
- ▶ Recommendations



Brooklyn Public Library – Flatbush

- ▶ 0.1 acre
- ▶ Proposal to BPL
- ▶ Include greening project as part of general renovation
- ▶ Secure funding from CM Eugene
- ▶ Support the creation of a “Friends of Flatbush Public Library” Stewardship Group



NYCT Old Sub-Station

- ▶ 0.2 acres
- ▶ Proposal to MTA
- ▶ Facilitate “Garden Agreement”
- ▶ DPR jurisdiction and RFP for development as a community center



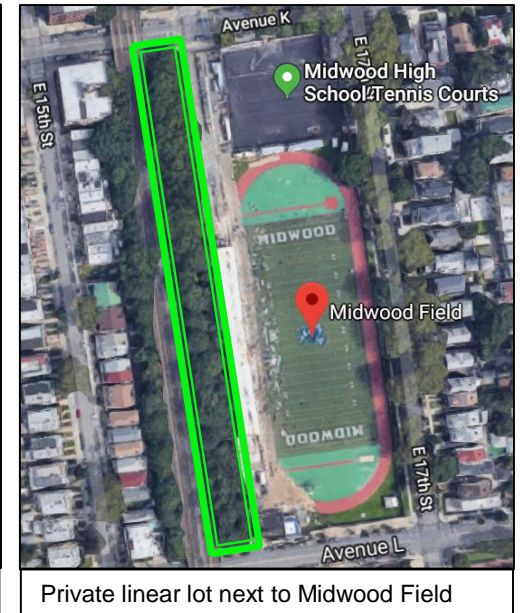
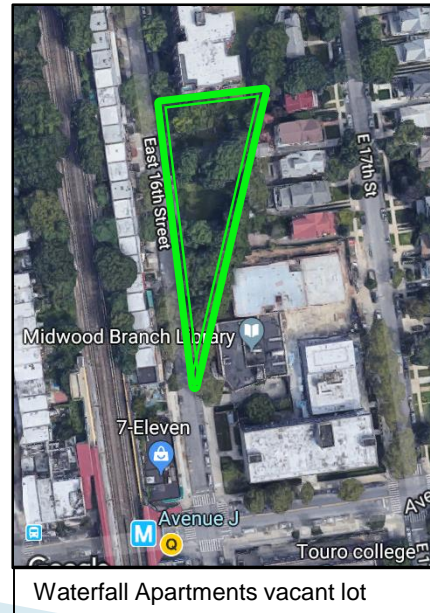
DCAS Lot on Church Ave and Bedford Ave

- ▶ 0.7 acres
- ▶ High priority lot
- ▶ Potential burial grounds – awaiting excavations
- ▶ Housing vs Green Space
- ▶ Prioritization of needs
- ▶ Lot splitting
- ▶ POPS
- ▶ EDC + CB14EC leadership



Future Recommendations

- ▶ Kings Theatre – 22nd St
- ▶ Private Lots:
 - Linear lot near Midwood Field
 - Old gas station near Newkirk Plaza
 - Waterfall Apartments vacant lot



Policy Recommendations

- ▶ Governmental Prioritization
 - Walk to Park Initiative (One New York)
- ▶ Adopt elements from Smart Cities ISO 37120
 - Trees per Capita
 - Green Space Per Capita
- ▶ DOF
 - Develop POPS Equivalent for residential areas
 - Fine Forgiveness Programs





Thank You!

