



Photo: Lucy Phillips

Putting the “New” Back in Newkirk Plaza



Lucy Phillips

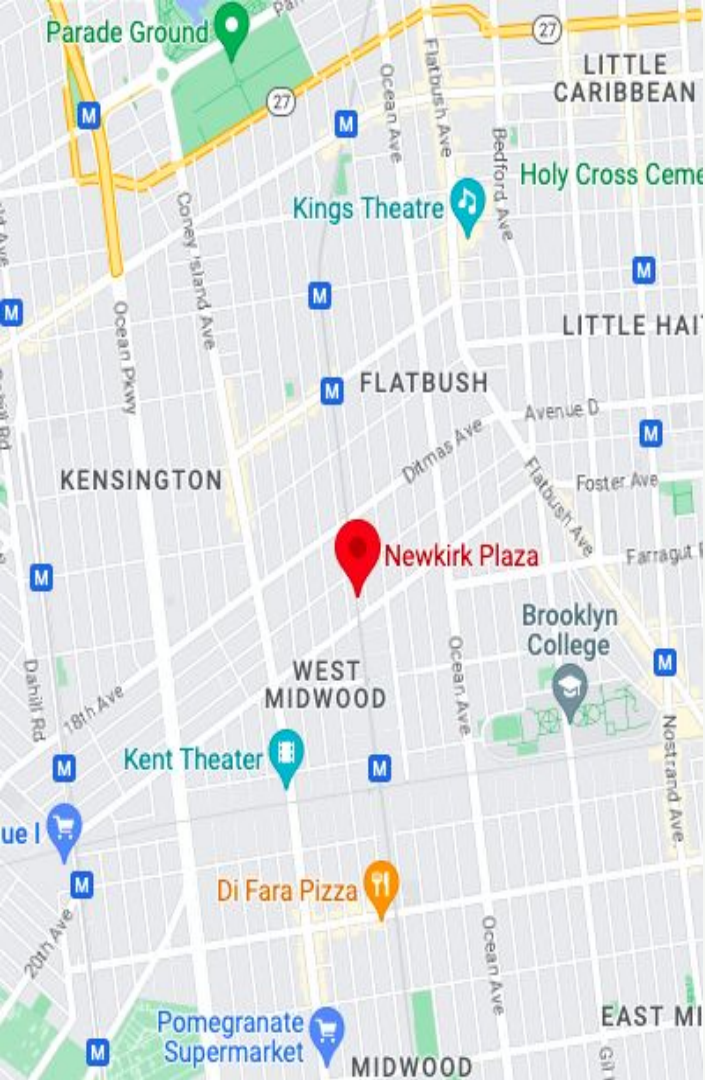
M.S. Environmental Policy, The New School

Community Board 14 - Brooklyn

Community Planning Fellowship 2022/23



Photo: Lucy Phillips



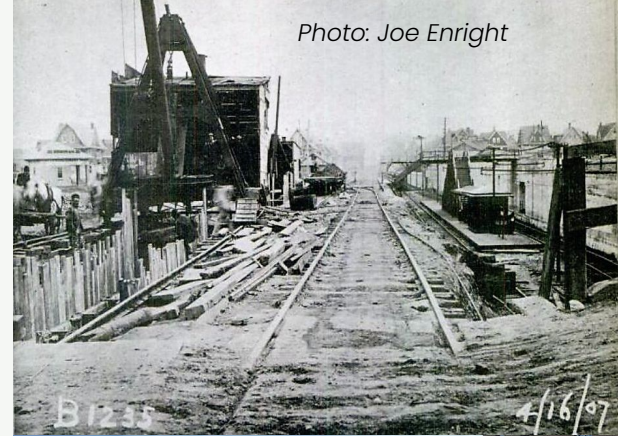
CONTEXT

- CB14 = Flatbush, Midwood, parts of Kensington
- Green spaces = Prospect Park, Friends Fields, Brooklyn College fields
- Unenviable placement = 59th of 59

Photo: screenshot from GoogleMaps

NEWKIRK PLAZA IS...

- 01 Community, economic, transportation center
- 02 First outdoor mall in America - 1910!
- 03 “Newkirk Plaza” B/Q stop below
- 04 East & West sides zoned C2-4 & R6A above



NEWKIRK PLAZA ISN'T...

Unmapped city lot + no agency jurisdiction
= numerous problems

01 Sanitation

- FDC has city grant to collect trash

02 Permitting

- Limited community events

03 Improvements

- One-time grants don't address ongoing need

04 Safety

- Lighting, vacancies, & unhoused folks

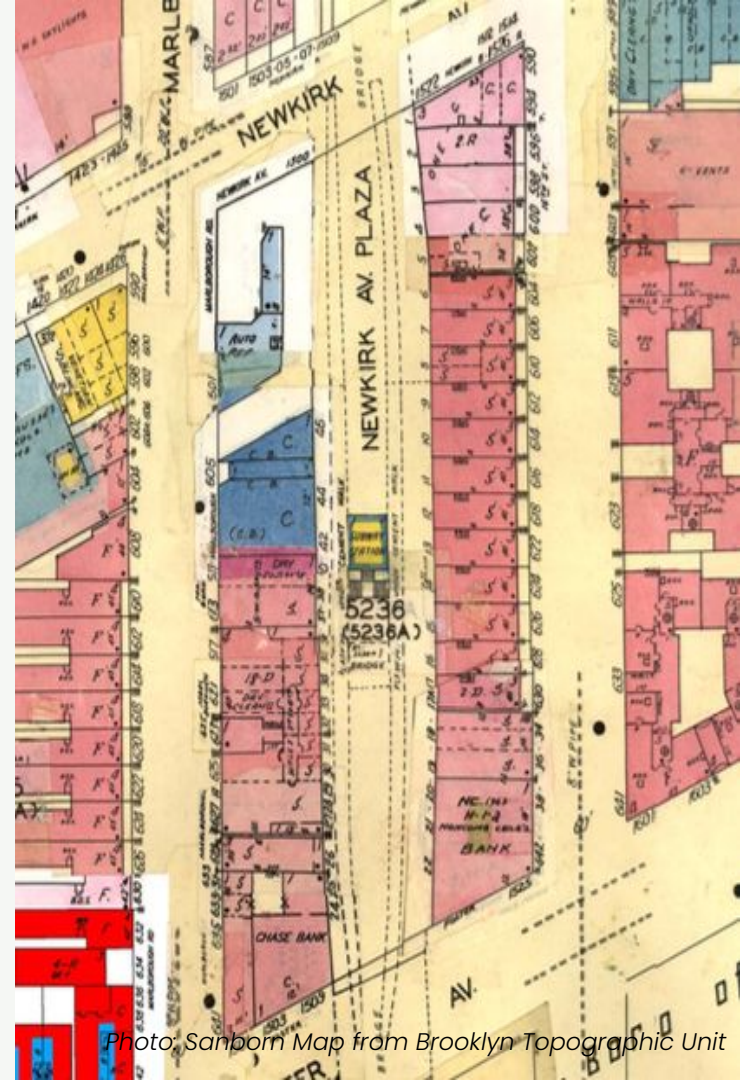


Photo: Sanborn Map from Brooklyn Topographic Unit

Photo: Joe Enright



Photo 2: Screenshot from FDC website

2-PRONGED METHODOLOGY

Determine Plaza jurisdiction

- Clearest route forward:
 - Department of Transportation's Pedestrian Plaza Program

Provide community landing page

- Website pages via CB14:
 - Intro, Through the Years, Vision, Petition, Merchant Map



NEW CB14 WEBSITE!



Brooklyn Community Board 14

Serving the Community of Flatbush, Midwood & Parts of Kensington

About CB14 ▾

Committees ▾

CB14 Meetings & Events ▾

Projects

News

Resources ▾

Get Help

한국어 ▾

Brooklyn Community Board 14

Serving the Community of Flatbush, Midwood & Parts of Kensington

News & Updates

METHODOLOGY

01 Document Review:

- CB14, FDC, local historian Joe Enright, Reports, Outside research

02 Conversations and meetings

- CB14, FDC, Merchants, BBH, Council 45, Joe, Tenants associations, Community members

Locate Your Business Where It Will Grow.

Grasp This Opportunity.

On Newkirk av. L station, Brighton Beach road; in a thickly populated section, Your window displays will be seen by thousands daily, which insures trade. A "live" man must succeed here. NO COMPETITION. Moderate rent, with privilege of purchasing. Investigate at once. It is a mistake to locate elsewhere.

C. F. BOND,

Office at door Newkirk av sta., Brighton L

Photo: Joe Enright



Photo: Lucy Phillips

FINDINGS

1905: work on below-ground subway began; BRT obtains easements from property owners

1975: Flatbush Development Corporation (FDC) formed

1984: CB14 & FDC write to NYCTA (MTA) over Plaza concerns

1995: lease last amended; City owns & NYCTA (MTA) leases

2008: last time 601 Marlborough lot was occupied

2012: CB14 asks DOT to consider Pedestrian Plaza status

2020: then-BBP Adams implores Mayor de Blasio to resolve jurisdiction

2022: FDC applied for Pedestrian Plaza status; no response

**COMPOSITE COPY
OF
AGREEMENT OF LEASE
BETWEEN
THE CITY OF NEW YORK
AND
NEW YORK CITY TRANSIT AUTHORITY**

**(Dated, June 1, 1953; Amended April 19, 1960 and
March 6, 1962; Supplemented by Agreement dated
March 20, 1962; Amended and Renewed by
Agreement dated October 5, 1962;
Amended April 7, 1965;
Amended by Agreement
dated March 31, 1982;
Amended April 11, 1995**

Document: CB14

FINDINGS → RECOMMENDATIONS

01 Department of Transportation (DOT) and New York City Transit Authority (NYCTA) review lease terms

02 CB14 initiate ULURP process as public space, with jurisdiction

**** Both require DOT & NYCTA to come together and agree*



CONSIDERATIONS



Photo: Lucy Phillips

01 Short term grants for services?

02 Public space, made private?



Photo: Lucy Phillips

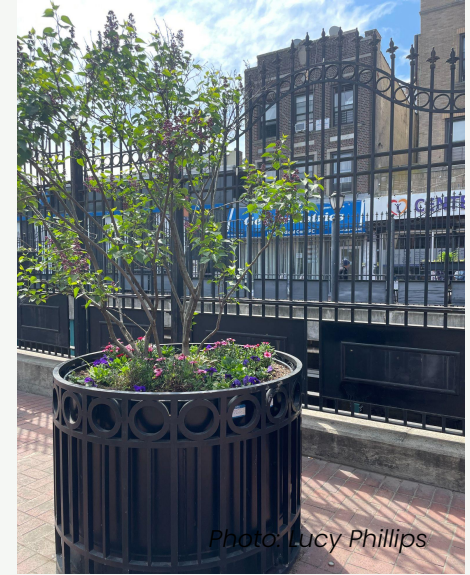


Photo: Lucy Phillips

03 Potential lawsuits?



Photo: FDC



Photo: FDC

CLOSING

“Newkirk Plaza –
not just a place
to walk through,
but a place to
walk to”

Photo: Lucy Phillips



Thank you! Questions?

Contact Information:

Lucy Phillips
Environmental Policy & Sustainability Management M.S. 2023
The New School
phill136@newschool.edu

Special thanks:

Shawn Campbell & Patricia Oleander - CB14
Lupe Ramsey, Nina Leonard, Edith Cordova - FDC
Joe Enright - Local historian extraordinaire