

Greenpoint-Williamsburg Open Space Coalition Platform

BGI - CB1 – GWAPP - MAS – MWA – NY4P – RPA – TPL

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Why Invest in the Greenpoint & Williamsburg Waterfronts?

The open spaces created along the Greenpoint and Williamsburg waterfronts will be a lasting legacy of this redevelopment effort. For soccer and ballplayers, parents of small children, bicyclists and pedestrians who live in the neighborhoods, the parks and esplanade will provide much needed breathing room in the face of rapid growth and change. By providing public capital funds, we can ensure that these public spaces will be designed, built, and managed in a manner that results in a truly public, world-class waterfront.

Common Goals:

- A. The rezoning and redevelopment of Greenpoint and Williamsburg should, in a reasonable projection of “full build-out”, provide a net increase in the amount of parks and open space in Community Board 1 and result in a system that fills the needs of the community by achieving an equitable distribution of new park space throughout.
- B. The public funding for creating these parks and public spaces should match private sector contributions so that the final outcome is public ownership and management, timely construction, and a contiguous system.
- C. These spaces should create a legacy for Brooklyn’s East River waterfront, achieving the highest design standards, with continuous greenways, water uses and a variety of active and passive recreational experiences.
- D. The design and management of all public spaces should be subject to community and public oversight, with management and programming of privately built waterfront plazas and esplanades coordinated with existing and proposed city parks.

Overall Strategy

Investing capital funds up front in the development process will bring housing, height and bulk and open space back into balance, reducing excessive bulk by taking the pressure off of developers to provide both affordable units and an open space system. **Public ownership** will ensure that the open spaces are fully integrated with the city parks system, meeting Parks Department standards and guaranteeing the connections between open spaces. Finally, **creating a Conservancy** or other management entity would consolidate management responsibilities in the hands of a single entity that unites community, city and civic organizations, and one that could serve as a consistent advocate for an active, exciting legacy of well-designed open spaces.

Our Shared Agenda

1. Initial capital funding of \$50 million, and subsequent allocations of at least \$ 15 million a year for four years and modification of zoning action to realize the open space system as proposed by the community and documented in the Greenpoint/Williamsburg Open Space Plan prepared by GWAPP and TPL.
 - 1.1. Acquisition and/or development of approximately 16 acres of additional park space in Greenpoint and build the Brooklyn Waterfront Greenway on West/River Street.
 - i) Removal of (4) small parcels immediately adjacent to the Bushwick Creek and starting a new action to add these parcels to those to be mapped as parkland and acquired.
 - ii) Removal of EITHER the parcel on the East River between Quay and Calyer, (the “Monitor Site”) OR the (2) blocks between West Street and the East River, between Kent Street and India Street and starting a new action to add these parcels to those to be mapped as parkland and acquired.
 - iii) Removal of the “MTA” lot currently owned by the City of New York on Commercial Street from this ULURP and starting a new action to map this parcel as parkland.
 - 1.2. Creation of a *Greenpoint – Williamsburg Waterfront Fund* to provide an incentive to developers willing to participate in a public walkway management strategy *and* for acquiring land and constructing interim or permanent walkways where development is unlikely to occur in a timely manner.
2. Public ownership of the waterfront walkway and passive supplemental public spaces that are part of the Waterfront Access Plan (WAP) *and* immediate institutional support and community oversight in their design & construction.
 - 2.1. In concert with NYC Parks, establish a *Greenpoint – Williamsburg Parks Conservancy* to secure additional public and private funding for parks throughout CB1, including McCarren Park; review construction of the waterfront walkway; develop plans and secure funding for interim walkway segments; and coordinate management of the walkway system.
 - 2.2. Use the *Waterfront Fund* to provide a financial incentive to developers agreeing to participate in the alternate plan for joint maintenance articulated in proposed zoning. Funding would be conditional on Conservancy and NYC Parks review of proposed site plans and construction; transfer of title once walkway improvements are implemented; and investments in affordable housing.
3. A sustainable source of private and public funding and the coordinated administration, maintenance and programming of the walkway, other public spaces, and existing and proposed New York City Parks.
 - 3.1. Administrative costs of the Greenpoint – Williamsburg Parks Conservancy will be provided by New York City Parks and Recreation or other suitable organization.
 - 3.2. Responsibility for long term funding to a Conservancy for walkway maintenance will remain with the former landowner pursuant to DCP certification. One of the Conservancy’s initial tasks will be to seek other supplemental contributions for capital improvements, maintenance and programming, including a park improvement district.