

**Endorsed by:**

Brooklyn CB 1 ad hoc Comm. on Rezoning  
North Brooklyn Alliance  
Greenpoint Waterfront Assoc. for Parks & Planning  
Municipal Art Society  
Regional Plan Association  
New Yorkers for Parks  
Trust for Public Land  
Brooklyn Greenway Initiative  
Metropolitan Waterfront Association

The proposed rezoning does not provide sufficient parks for the future build-out population. Assuming 80% of the waterfront allowable bulk is built and 50% upland, the population will increase by 40,000 people or 25%. It also provides a great inequity in parks distribution- locating 85% of the new waterfront development in Greenpoint while providing no new park land there.

Already near the bottom of the list in NYC community boards for park space per capita, the rezoning as proposed will result in an Open Space ratio of .7 acres per 1,000 persons. While the average quantity of parks in the 5 boroughs is 152 square feet per person - or about the size of a living room - and DCP's own planning standards would require 100 square feet per person - the size of a typical bedroom - this rezoning would provide 31 square feet per person - LESS THAN 2/3 the size of a typical bathroom.

The requested increase in park space must happen now. Once this rezoning action is complete- there will be no land available for future parks.

# Community/Coalition request for

## Add 16 acres of new park land in Greenpoint

Remove the parcels between Kent Street and India Street on the East River, (Blocks 2543 and 2538) from this ULURP action. Immediately start a new action or a follow-up corrective action to add these parcels to those to be mapped as parkland and acquired through condemnation. [SEE 1 BELOW]

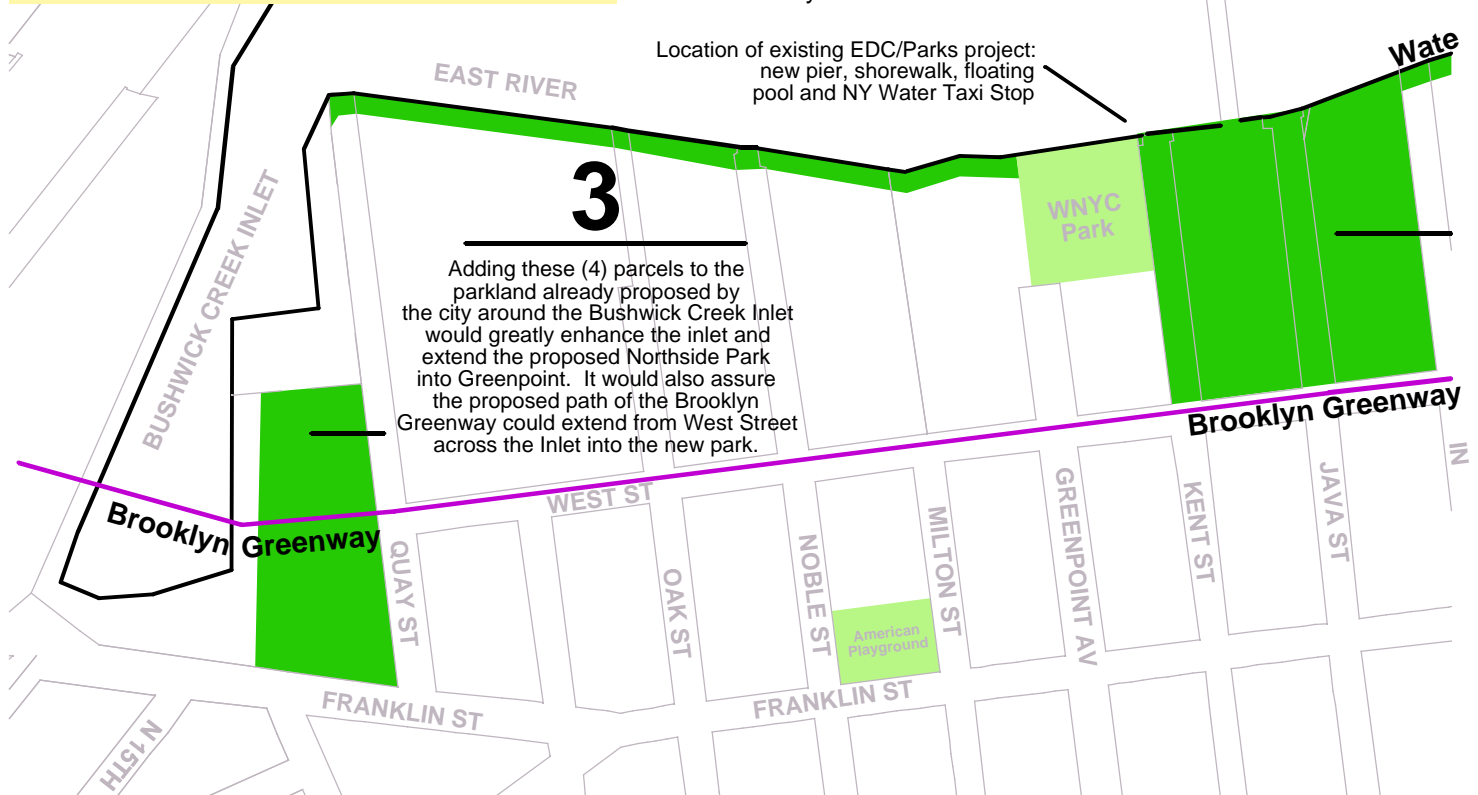
Remove the "MTA" lot, (currently owned by the City of New York and Leased by the MTA) on Commercial Street from this ULURP action. Immediately start a new action or a follow-up corrective action to map this as parkland. [SEE 2 BELOW]

Remove the parcels adjacent to the Bushwick Creek Inlet (Block 2590 Lots 1, 210, 222 & 2) from this ULURP action. Immediately start a new action or a follow-up corrective action to add these parcels to those to be mapped as parkland and acquired through condemnation. [SEE 3 BELOW]

## Fund new parks acquisition, development and walkway construction

Create a Greenpoint/Williamsburg Waterfront Fund to incentivize developers 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.

Provide initial capital funding of \$50 million, and subsequent allocations of at least \$ 15 million a year for four years. This would fund the additional acquisitions requested by the community, the development of those new parks, and partial funding for the development of the public waterfront walkway and Brooklyn Greenway.



# or parks issues in Greenpoint/Williamsburg Rezoning

4/12/05

## Create a Greenpoint/Williamsburg Parks Conservancy

In concert with NYC Parks, establish a Greenpoint/Williamsburg Parks Conservancy. The Conservancy will provide a sustainable source of private and public funding and the coordinated administration, maintenance and programming of the walkway and existing and proposed New York City Parks within Community Board 1. The Conservancy would also review construction of the waterfront walkway; develop and plans and secure funding for interim walkway segments.

## Ensure a public waterfront walkway by providing partial public funding

Establish public ownership of the waterfront walkway and passive supplemental public spaces that are part of the Waterfront Access Plan (WAP).

The Waterfront Fund will 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.

Long term funding for walkway maintenance by the Conservancy will remain with the former landowner pursuant to DCP certification. The Conservancy will be to seek other supplemental contributions for capital improvements, maintenance and programming, including a park improvement district.

