

November 28, 2005

CONCEPTUAL PLANNING FRAMEWORK PIERS 7 - 12

Prepared by:



Bermello, Ajamil & Partners, Inc.

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OBJECTIVE

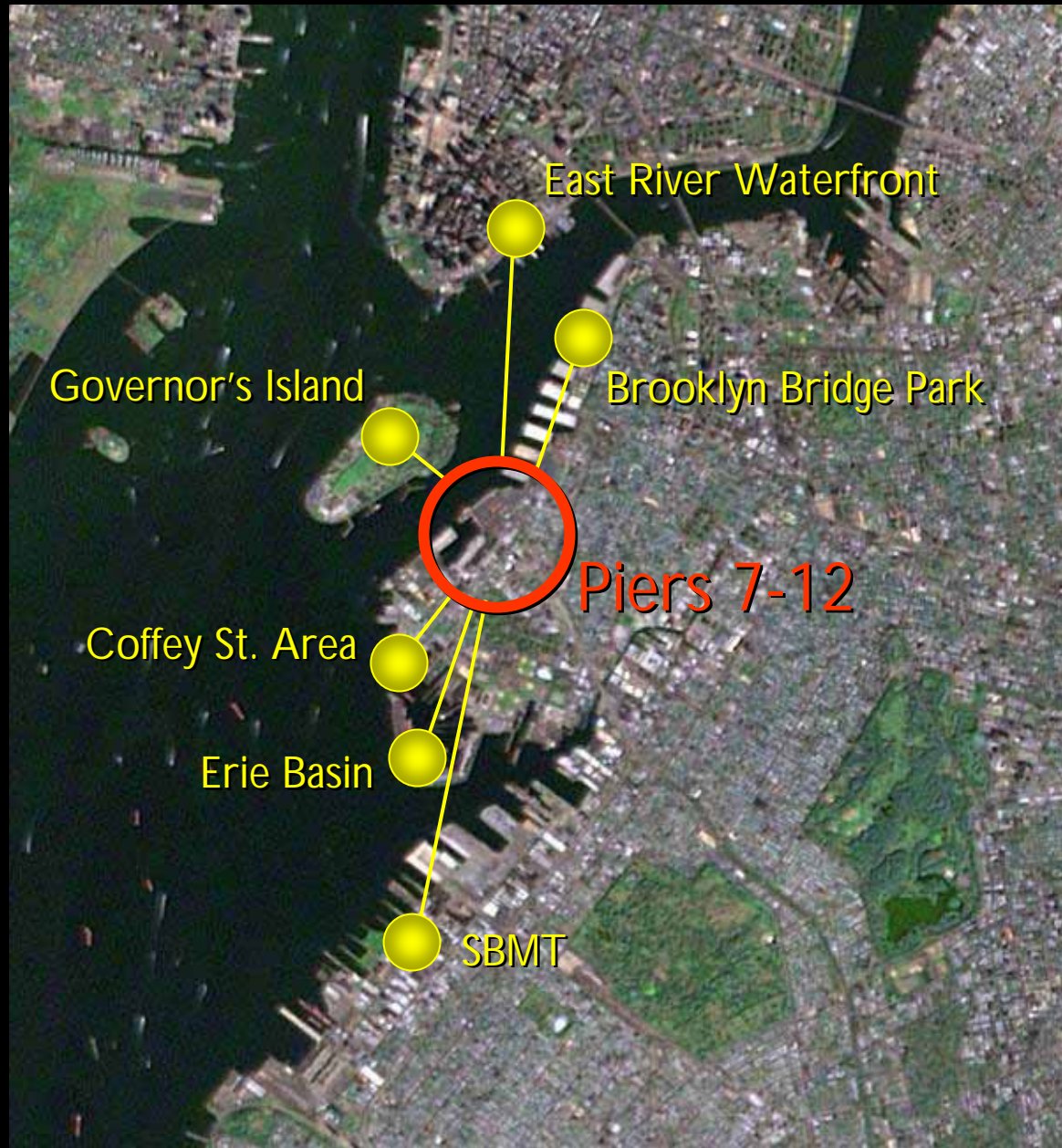
Objective

- Establish a compelling vision that
 - Creates jobs;
 - Builds on the maritime culture of the area;
 - Engenders better connections with the upland; and
 - Fosters development that is congruent with other projects in the Harbor.



Regional Context

- Piers 7-12 are positioned in the center of a series of regional redevelopment initiatives



Study Area

- 120 acres of uplands
- 1.1 miles of waterfront area
- Mix of maritime uses, from traditional cargo activities to cruise homeport operations
- Borders Red Hook and Columbia Street neighborhoods
- Limited access



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ORGANIZING A VISION

Guiding Principles

- Sustain and enhance Red Hook's maritime identity
- Create new economic development opportunities and jobs
- Provide waterfront access
- Improve transportation (on water and land)
- Strengthen connection between upland neighborhoods and the water's edge



Organizing a Vision

- Sustain and enhance Red Hook's maritime identity
 - Establish and maintain opportunities for maritime businesses
 - Cruise operations at Pier 12 and 10
 - A third berth could be needed in the future



Organizing a Vision

- Sustain and enhance Red Hook's maritime identity (cont.)
 - Water-dependent cargo and related operations at Piers 7 through 9B
 - Active maritime uses in Atlantic Basin
 - Water-borne transport
 - Maritime support services
 - Marina



Organizing a Vision

- Create new economic development opportunities and jobs
 - Create a focus of activity around Atlantic Basin
 - Develop a dynamic, mixed-use area, reflecting the urban fabric and maritime waterfront
 - Uses could include:
 - Marine support/light maritime
 - Open space
 - Markets
 - Light industrial and related retail
 - Ancillary uses to support maritime/cruise uses in the Basin, e.g. small hotel or conference center



Organizing a Vision

- One scenario of what Atlantic Basin might look like in the future



Images

- Waterfront industry could co-exist with upland uses.
 - Shown here is a water-dependent concrete supply business.
 - Directly across the street is light-industry, markets and retail.



Images

- Industrial buildings could be adaptively re-used.
 - Shown here is a public market within an industrial warehouse



Images

- Maritime-related uses could enliven the waterfront.
 - Shown here is a working marina.



Images



- Cultural uses could coexist with light-industry.
 - Shown here is a waterfront theatre.

- Retail uses could relate directly to the adjacent industrial uses.
 - Shown here is a brewery.



Organizing a Vision

- Provide waterfront access
 - Create points of waterfront access
 - Establish view corridors wherever possible, particularly at Atlantic Basin



Organizing a Vision

- Provide waterfront access
 - Create points of waterfront access
 - Establish view corridors wherever possible, particularly at Atlantic Basin
 - Connect points of waterfront access with the proposed Brooklyn Greenway



Organizing a Vision

- Improve transportation access
 - Develop ferry/water taxi transport nodes



Organizing a Vision

- Improve transportation access
 - Develop ferry/water taxi transport nodes
 - Broaden north-south linkages through the possible extension of Conover and Furman Streets
 - Disperse traffic along several roadways



Organizing a Vision

- Strengthen connections between upland neighborhoods and the water's edge
 - Extend surrounding grid pattern into key study area zones
 - Reestablish street linkages



Organizing a Vision

- Strengthen connections between upland neighborhoods and the water's edge (cont.)
 - Establish gateway entrances
 - Hamilton Avenue
 - Atlantic Avenue
 - Develop appropriate transitions
 - Brooklyn Bridge Park
 - Coffey Street Area
 - Governor's Island



Organizing a Vision

- Strengthen connections between upland neighborhoods and the water's edge (cont.)
 - Preserve Columbia and Van Brunt as primary neighborhood commercial streets
 - Ensure connection from cruise to neighborhood shopping



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NEXT STEPS

Next Steps

- Solicit feedback on conceptual framework (December 2005 – January 2006)
- Concurrently commence (February 2006):
 - **Planning, development and marketing study**
 - What is the right balance of uses?
 - What are the economics?
 - What is an appropriate site plan?
 - What will be the urban design character?
 - **Environmental review**



Next Steps

- Begin ULURP for acquisition of piers (Summer 2006)
- Complete acquisition of piers (Spring 2007)
- As appropriate and feasible, advance first phase projects:
 - Cruise (2006)
 - Marine uses in Atlantic Basin (2006)
 - Maritime uses at Piers 7 – 9B (2007 and on)
 - Uplands of Atlantic Basin (2007 – 09)



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