

# **BLACK PAPER #1**

## **REDISTRIBUTING THE LAND RESOURCES OF THE NYPD IN EAST NEW YORK AND ACROSS NYC**

**MAY 2022**





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# I. ABOUT THE EAST NEW YORK CLT

The East New York Community Land Trust (ENYCLT) is a collective of East New York and Brownsville residents that aims to acquire and steward land in our neighborhoods. We use community-led planning to collectively determine what will be developed on the vacant and underutilized land that will be owned by the community land trust (CLT) and its members. We operate through a democratically-elected board composed of three equal parts: a third of our board of directors are residents from East New York and Brownsville (5 members), a third will be future members that reside on CLT land (5 members), and another third are for technical experts and community stakeholders (5 members).



Image 1. ENYCLT members who organized a food distribution event, November 2021.

# II. EXECUTIVE SUMMARY

This report was written to inform New Yorkers about the extent of public land used by the police. We spend much of the report focusing on the land under the NYPD in East New York (ENY), specifically. There has been a lot of reporting on the 75th Precinct in ENY which has documented its corruption and expansive budget but our research is narrowly focused on the land resources of the NYPD in ENY. We believe that the city should give this vacant and underutilized public land to the East New York Community Land Trust (ENYCLT) to be developed for true public benefits such as affordable housing and manufacturing space.

## KEY FINDINGS

- ◆ Across NYC, there are 145 vacant lots and parking lots used by the NYPD.
- ◆ There are 73 underutilized NYPD lots with 1.3 million square feet (SF) that we believe have significant community-led development potential in Brooklyn and the Bronx. These lots should be transferred to CLTs across the city.
- ◆ In East New York alone, there are 21 Lots with 30,000 SF of residential and 70,000 SF of manufacturing space.
- ◆ A cluster of 11 lots, equaling 3 large sites, are located in the ENY Industrial Business Zone (IBZ), the highest concentration of NYPD land in ENY.
- ◆ One 25,000 SF parking lot in East New York is under HPD and zoned for residential use but is used by the NYPD for parking. We demand that this lot be transferred to the ENYCLT to build roughly 60 affordable coop/condo units, a ground floor community facility with open space and a rooftop garden.
- ◆ This can be done! Recently, the City gave two NYPD lots, one in Manhattan and one in Queens, to developers for the construction of mixed-use developments.

III. INTRODUCTION

In the 1970s East New York was dotted with abandoned buildings and vacant lots filled with debris. Debra Ack, Secretary of the ENYCLT Board of Directors, remembers as a child doing flips on mattresses that were dumped on vacant lots. “Those were our playgrounds,” she says. At the time, deindustrialization and the flight of white resident tax dollars exacerbated a fiscal crisis that was hitting the entire city. New York City’s chief housing administrator Roger Starr instituted a policy of “planned shrinkage” – the deliberate withdrawal of essential services like garbage removal, street repair, fire services to public transportation, libraries and parks – from communities of color like East New York. We are living in the aftermath.

While New York City has rebounded since the 1970s, East New York continues to be left behind. The neighborhood is in the midst of a local economic crisis, felt through extreme housing instability, a high rate of homelessness and chronic unemployment. In 2016, Mayor de Blasio’s administration rezoned East New York, promising 3,900 jobs. Six years later, residents are still waiting.

One thing the city has invested in in East New York is policing. Since the 1960s, the neighborhood NYPD 75th

Precinct has been one of the most well-resourced in the city. “The precinct is not the largest by geography nor [by] resident population, but it employs the most cops in the city. It also paid out \$7.8 million in overtime in fiscal 2020, accounting for the highest payout among all 77 police districts,” according to Bloomberg CityLab + Equality. The 75th Precinct has employed a total of 471 full-time or salaried employees for the last eight years, an amount greater than the whole NYC Parks operating staff in Brooklyn. Beyond its large human resources, the 75th Precinct enjoys access to an exorbitant amount of public land.

NYPD LAND

Across the city, the NYPD has exclusive control of 145 vacant parcels and parking lots owned by the city. These lots are overwhelmingly concentrated in communities of color. ENYCLT field visits to lots in Brooklyn and the Bronx, combined with virtual site inspections, show that many of these lots are the most poorly maintained on their respective blocks. This report focuses on 73 of these lots in Brooklyn and the Bronx. Together, these 73 lots represent more than 1.3 million square feet of development potential that could

provide hundreds of affordable housing units and tens of thousands of square feet of manufacturing and commercial space. In East New York, NYPD-controlled public vacant land and parking lots present exciting opportunities to address housing, commercial and industrial needs. Residents envision and demand a more creative use of this public land.

This report identifies all public lots that are used for NYPD parking across New York City. We detail a vision for how these lots can be brought under democratic ownership through involvement of community land trusts to address the lack of deeply affordable housing, well-paying union jobs, community-owned businesses and green space. One lot in particular (987 Sutter Ave) is highlighted. This lot is currently used by the NYPD but under the control of the New York City Department

of Housing Preservation and Development (HPD). We demand 987 Sutter Ave be transferred to the East New York Community Land Trust (ENYCLT) for the creation of a mixed-use development to include permanently affordable co-op units, a community facility, a small pocket park and a rooftop farm.

Our demand is not new or unprecedented.

75th Precinct Personal Service Funding by Fiscal Year	
2021 - 2022	\$28,414,000
2020 - 2021	\$28,384,000
2018 - 2019	\$28,200,000
2016 - 2017	\$23,910,000

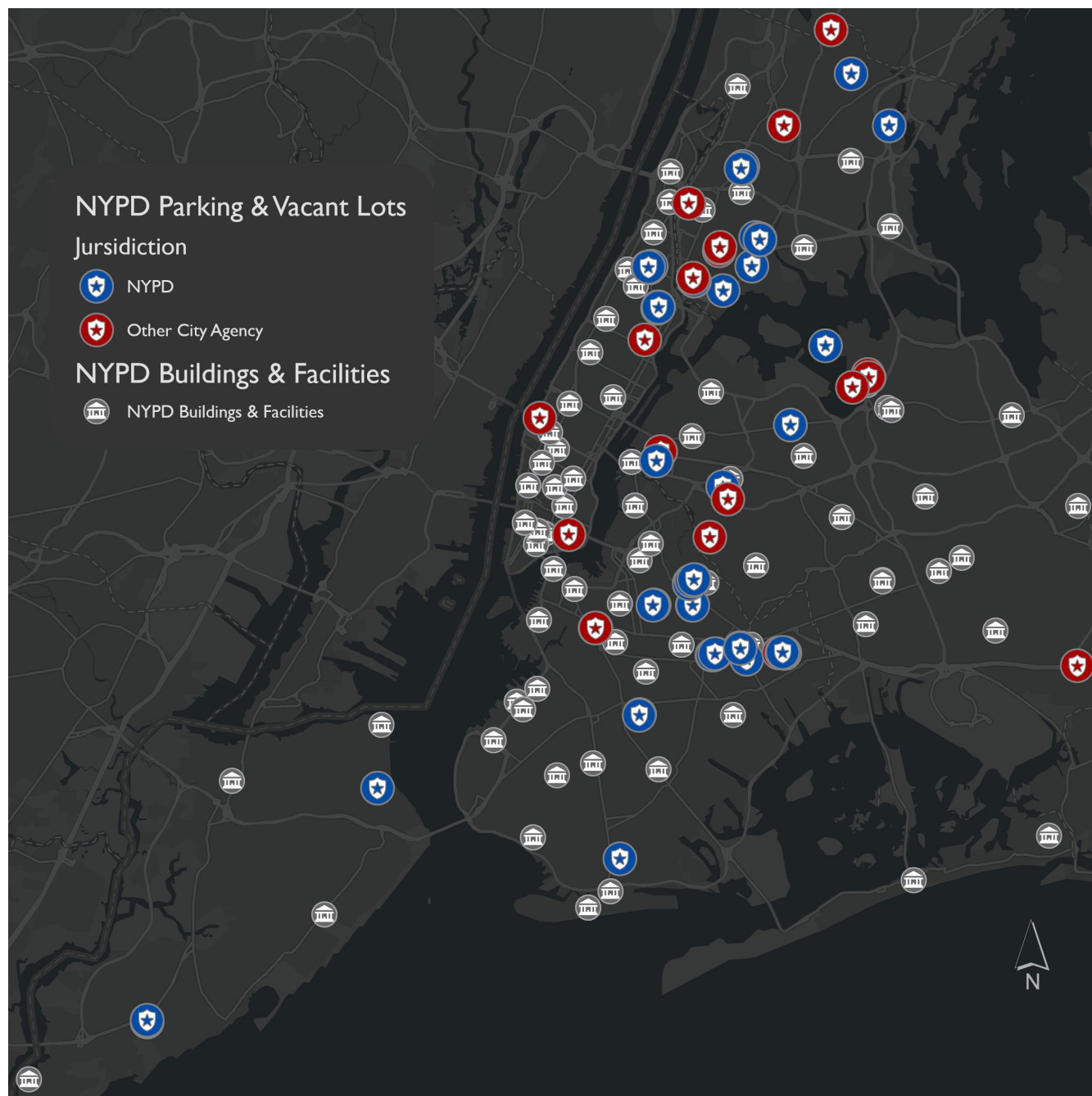
Table 1. NYPD 75th Precinct’s Personal Service (PS) funding by fiscal year. Source: NYC Office of Management and Budget

Top 5 Operating Expense Precincts for Fiscal Year 2022		
Precinct	Expense Amount	FT/Salaried Employees
34th Precinct	\$32,000,000	476
120th Precinct	\$28,791,000	399
122nd Precinct	\$28,490,000	344
75th Precinct	\$28,414,000	471
44th Precinct	\$23,900,000	401

Table 2. Top five precincts’ operating expenses and salaried employees. Source: NYC Office of Management and Budget



Image 2. Niani and Lina of the ENYCLT



Map 1. NYPD Parking & Vacant Lots in NYC

## IV. PUBLIC LAND UNDER THE NYPD IN NYC

### METHODOLOGY: IDENTIFYING NYPD LAND

We constructed a database of all city owned parking or vacant lots formally under the jurisdiction of the NYPD and those lots used by the NYPD but under the jurisdiction of another agency. We found 145 lots that met this criteria scattered across all five boroughs (see Map 1). There was a clear pattern in their distribution across the City. Many communities had few, if any, lots while other communities had a disproportionate number of them.

Of the 145 lots, seven community districts contained over two-thirds of them. We set out to survey each lot in these districts to determine their use and impact on their surrounding communities. Specifically, we assessed the lots on three criteria: 1) how well they were maintained; 2) the degree to which they were used; and, 3) their relationship to the NYPD building they served. Our survey methods were two-fold. First, we virtually inspected each site using aerial imagery from New York State and Google along with street views from NYC Planning's Cyclomedia and Google StreetView. Both the aerial imagery and street views allowed us to observe the conditions and usage of these lots over time. To validate our virtual survey methods, we physically surveyed a sample of these lots in both the Bronx and Brooklyn. We found that the virtual lot surveys accurately reflected the existing conditions.

We then removed those parcels that were well maintained, used at or near capacity, or were attached to a NYPD building. This resulted in 73 lots in five community districts, three in Brooklyn and two in the Bronx, that serve as the basis for our analysis (see Map 2). The boundaries of the five community districts that contain these lots approximate the five NYPD precincts that serve them. The community districts are served by six City Council districts.



Map 2. Focus Areas: 73 lots in 5 community districts

### CHARACTERISTICS OF NYPD PARCELS

The characteristics of each lot, including size, location, proximity to other NYPD lots, and zoning, present different opportunities for each community. In this section we take a closer look at these characteristics by community district.

#### EAST NEW YORK

East New York has the greatest diversity of potential land use among the five community districts (see Map 3). A cluster of 11 lots are located in the East New York Industrial Business Zone (IBZ) and present an opportunity to develop nearly 70,000 square feet of light manufacturing space. Another series of clustered lots, all zoned for mixed-use residential and commercial development, are located along Sutter Avenue near the NYPD's 75th Precinct station.

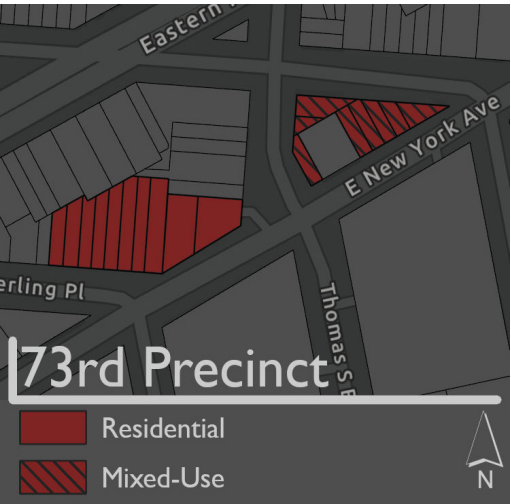
Taken together, these nine lots could accommodate about 30,000 square feet of housing – about 45 two-bedroom apartments – with ground floor commercial or community uses. One lot, located across the street from the NYPD’s public housing Police Service Area 2 station, is zoned for commercial uses and could provide about 8,500 square feet of commercial space.



Map 3.. NYPD lots in East New York

**OCEAN HILL-BROWNSVILLE**

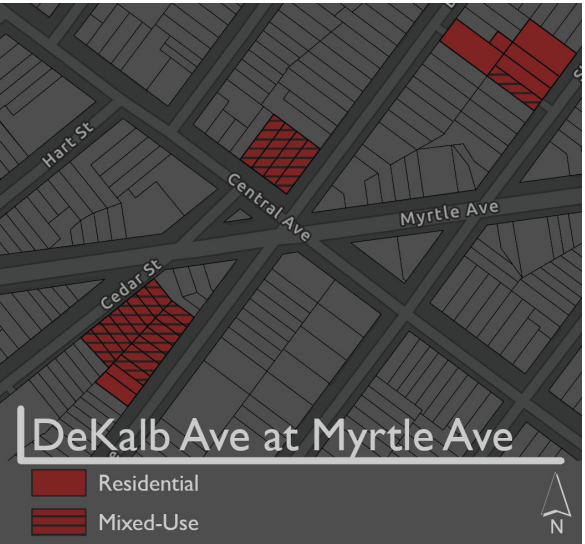
Ocean Hill-Brownsville’s 18 lots are all zoned for residential use with eight of them zoned for mixed-use development: ground floor commercial space with housing above (see Map 4). All of the lots in Ocean Hill-Brownsville are situated along East New York Avenue at Thomas S. Boyland Street, adjacent to the 73rd Precinct building. The ten lots zoned solely for residential development, at the northwest corner of Boyland Street and East New York Avenue, could be combined into a single site and offer about 60,500 square feet of residential development, or roughly 85 two-bedroom housing units. The lots zoned for mixed-use directly across East New York Avenue from the 73rd Precinct station could accommodate a little less than 24,000 square feet of residential development with ground floor commercial space.



Map 4.. NYPD lots in Ocean Hill-Brownsville

**BUSHWICK**

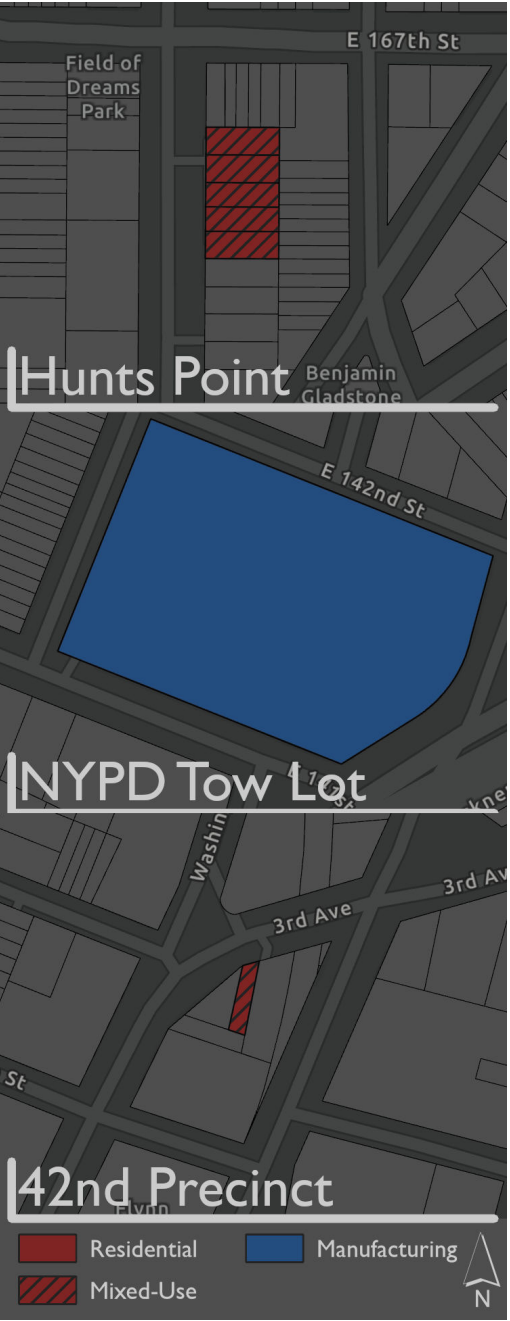
Bushwick contains the greatest number of NYPD lots of the five community districts, with 27 (see Map 5). The lots, which could provide approximately 120,000 square feet of residential space, are located in three distinct clusters about one-half of a mile from the 83rd Precinct building. Similar to Ocean Hill-Brownsville, the lots are either zoned for residential uses or mixed-use residential with ground floor commercial space. The largest cluster of lots, containing 17 lots, is zoned for mixed-use development and is located between Cedar Street and DeKalb Avenue, just south of Myrtle Avenue. These lots could provide about 50,500 square feet of residential development, around 70 two-bedroom units, with ground floor commercial. Another cluster is composed of five large lots located between DeKalb Avenue and Stockholm Street to the south of Wilson Avenue. These five lots are zoned residential, with one having a commercial overlay, and could potentially house almost 65 two-bedroom apartments within its roughly 44,000 square feet of development potential. The set of four lots at the northwest corner of Central Avenue and DeKalb Avenue are zoned for medium-density with commercial opportunities on the ground floor. Combined, these four lots could provide for approximately 24,300 square feet of residential development.



Map 5.. NYPD lots in Bushwick

**HUNTS POINT AND MOTT-HAVEN PORT MORRIS**

The two community districts in the Bronx, Hunts Point and Mott Haven–Port Morris, together count seven NYPD lots within their boundaries (see Map 6).



Map 6. NYPD lots in Mott Haven-Port Morris and Hunts Point

In Hunts Point, the five NYPD lots located on Southern Boulevard south of East 167th Street are currently used for parking and are zoned for mixed-use development. The five contiguous lots could allow for up to about 65,000 square feet of residential development with ground floor commercial. Mott Haven-Port Morris has two lots, but one of them is the largest lot within the five community districts. Occupying more than a city block and totaling over 183,000 square feet, the large parcel is presently used as an NYPD tow lot. It is zoned for light manufacturing and could accommodate over 900,000 square feet of development.

The other lot in Mott Haven-Port Morris, located across 3rd Avenue from the 42nd Precinct building, is used by the NYPD for parking but is formally under the jurisdiction of the Dept. of Housing Preservation and Development. This lot is zoned for mixed-use residential and commercial development and could provide about 15,000 square feet of housing with commercial space at the ground floor.

	Mott Haven - Port Morris	Hunts Point	Bushwick	Ocean Hill - Brownsville	East New York
Number of Lots by Zoning					
Residential	-	-	7	10	-
Mixed-Use	1	5	20	8	9
Commercial	-	-	-	-	1
Manufacturing	1	-	-	-	11
TOTAL	2	5	27	18	21
Lot Area & Development Potential by Zoning					
Total Lot Area	189,925 SF	19,000 SF	49,064 SF	34,667 SF	81,042 SF
Residential	15,200 SF	65,360 SF	119,225 SF	84,240 SF	30,023 SF
Commercial	5,050 SF	38,000 SF	60,290 SF	19,468 SF	32,519 SF
Manufacturing	917,000 SF	-	-	-	69,744 SF

Table 3. The Zoning, Lot Area and Development Potential of the Five Community Districts

COMMUNITY DISTRICT CHARACTERISTICS

The five community districts in which NYPD lots are concentrated are home to long-term BIPOC residents. The residents of these communities tend to pay more of their lower incomes for housing when compared to the City or boroughs they are located in. Transferring NYPD land to community ownership will be a step in the right direction towards providing economic opportunities and affordable, stable housing. We briefly provide an overview of key community characteristics.

In four out of the five communities, over 90% of the population is BIPOC (table 1). Similarly, each of the communities has a greater percentage of long time residents than the City or their respective borough. The exception to both of these is gentrifying Bushwick where BIPOC residents make up about 72% of the population and only about 40% of residents moved there prior to 2000. Beyond the exception of Bushwick, around half of all residents moved in before 2000 and no less than three-quarters moved in before 2010.

Every community district trails the City and the borough they are located in terms of median household income (Table 4).

This holds true for both Black and Hispanic or Latinx households. The disparity between a community and other places can be striking. For example, the median household income in Ocean Hill-Brownsville is less than half that of Brooklyn and the City. The lower incomes in these communities also make housing less affordable for their residents.

Even though housing costs tend to be lower in these communities than they are Citywide or boroughwide, they are high relative to household incomes. There is not a single district where a household earning the median income could afford the median rent or home with a mortgage (affordable housing is defined as spending no more than 30% of a household's income on rent or a mortgage payment). High housing costs combined with lower household incomes means a greater share of income is spent on housing. This impacts the ability for households to meet everyday needs, such as healthcare, food, and utilities. It also means that homeownership is out of reach for most households because they are unable to save for a downpayment, which is reflected in lower homeownership rates for these community districts compared to the City and their boroughs.

	Mott Haven - Port Morris	Hunts Point	Bushwick	Ocean Hill - Brownsville	East New York	New York City	Bronx	Brooklyn
Race & Ethnicity								
Black/African American	27.5%	23.9%	15.0%	67.4%	45.9%	20.2%	28.5%	26.7%
Hispanic/Latino	66.6%	71.4%	51.0%	22.0%	36.8%	28.3%	54.8%	18.9%
BIPOC	90.5%	91.3%	71.9%	94.5%	93.7%	69.1%	91.1%	64.6%
Moved into Neighborhood								
Moved Before 2000	53.7%	52.4%	40.5%	48.2%	47.9%	44.9%	49.6%	45.3%
Move Before 2010	84.2%	81.5%	70.9%	79.0%	77.8%	74.1%	79.6%	74.4%
Median Household Income								
All Households	\$ 25,742	\$ 26,958	\$ 55,288	\$ 28,344	\$ 39,020	\$ 60,231	\$ 40,088	\$ 63,998
Black/African American	\$ 24,404	\$ 28,865	\$ 46,138	\$ 29,947	\$ 39,837	\$ 48,365	\$ 41,378	\$ 48,717
Hispanic/Latino	\$ 25,653	\$ 26,533	\$ 41,586	\$ 21,180	\$ 40,375	\$ 43,195	\$ 34,614	\$ 43,909

Table 4. Demographic and Financial Characteristics of the Five Community Districts



Both homeowners and renters are more likely to live in unaffordable housing and experience higher housing cost burdens than their counterparts across the City and in their respective boroughs (Table 5). For example, while almost half of all New York City renters pay at least a third of their household income for rent, the percentage of renters paying that much in the community districts where NYPD property is concentrated is higher, ranging from nearly 55% in East New York to over 60% in Ocean Hill–Brownsville. No less than 30% of renter households in these same areas pay at least half of their income for rent, which is higher than the citywide rate. Homeowners with a mortgage are similarly burdened. While roughly 25% of homeowners pay more than 30% of their income for housing in the

City, it is double that for the three Brooklyn districts. And while the proportion of Bronx homeowners paying 30% of their income for housing is not as high as it is in Brooklyn, it is still significantly higher than the percentage paying that much throughout the City or the Bronx. A similar pattern exists for homeowners paying at least half of their income for housing – in East New York the percentage of homeowners with a mortgage who pay at least half of their income for housing is three times that of the City.

	Mott Haven - Port Morris	Hunts Point	Bushwick	Ocean Hill - Brownsville	East New York	New York City	Bronx	Brooklyn
Housing Tenure								
Owner Occupied	7.0%	9.6%	15.8%	16.0%	24.6%	32.7%	19.7%	30.1%
Renter Occupied	93.0%	90.4%	84.2%	84.0%	75.4%	67.3%	80.3%	69.9%
Median Housing Costs								
Owned (w/ mortgage)	\$ 2,128	\$ 1,921	\$ 2,977	\$ 2,453	\$ 2,568	\$ 2,730	\$ 2,467	\$ 2,903
Rented	\$ 923	\$ 1,041	\$ 1,566	\$ 910	\$ 1,201	\$ 1,443	\$ 1,212	\$ 1,426
Housing Cost Burdened Renter Households								
More than 30% of Income Spent on Housing	58.2%	58.9%	55.3%	60.4%	54.7%	49.8%	57.3%	50.8%
More than 50% of Income Spent on Housing	30.6%	33.8%	31.8%	34.4%	31.3%	26.8%	32.6%	28.0%
Housing Cost Burdened Owner Households								
More than 30% of Income Spent on Housing	46.9%	38.9%	54.7%	54.0%	59.7%	25.1%	27.5%	28.9%
More than 50% of Income Spent on Housing	23.2%	18.9%	30.8%	22.1%	36.9%	12.8%	14.0%	15.8%

Table 5. Housing Characteristics of the Five Community Districts

V. PUBLIC LAND UNDER THE NYPD IN EAST NEW YORK

THE AREAS UNDER EXAMINATION IN ENY

There are three particular areas within East New York where the NYPD maintains conspicuous concentrations of land resources. The first is Sutter Ave along which the 75th Precinct and Police Service Area 2 are located. The second concentration of lots is within the East New York Industrial Business Zone (IBZ), situated in the northwest corner of the neighborhood. The last is one-site, an NYPD operated community center, the only of its kind in the City. This center is located nearby a parking facility that the NYPD leases from Grace Baptist Church.



Image 3. NYPD lots near the 75th precinct

HOW THE NYPD GAINED POSSESSION OF LAND IN THESE AREAS OF ENY

Every single parcel of land under NYPD jurisdiction in ENY, except for three lots, was acquired by the City through in-rem foreclosure. That is, these properties had owners that failed to pay property taxes or other property related bills for some period of time and the City subsequently took ownership by filing foreclosure documents with the New York State Supreme Court. The three exceptions are: Linwood Street–Sutter Avenue, Essex Street–Sutter Avenue (501 Essex Street), and Shepherd Avenue–Sutter Avenue (516 Shepherd Avenue). These three NYPD lots were acquired under earlier urban renewal plans but were never developed. These three lots are all located near the 75th Precinct along Sutter Avenue. We discuss this in greater detail below along with the other areas where public land used by the NYPD is concentrated.

NYPD LOTS NEAR THE 75TH PRECINCT ON SUTTER AVENUE

On Sutter Avenue, between Elton Street and Berriman Street, the NYPD has control of five lots, including the one that the 75th Precinct building sits upon at 1000 Sutter Avenue (see Image 3). The lot between Elton Street and Linwood Street is used as a parking lot by 75th Precinct employees despite being under the jurisdiction of the NYC Dept. of Housing

Preservation and Development (HPD) (see Image4). Public documents reveal that this lot was targeted to be developed as part of the East New York I Urban Renewal Plan to create 1,300 single-family Nehemiah Homes. We will discuss this site in greater detail in Section IV of this report as it is one of our priority sites for housing development.

The lot on the northeast corner of Essex Street usually holds two parked NYPD emergency service vehicles and was supposed to be part of the Nehemiah Homes, too. The lot next to it on the corner of Shepherd Avenue also serves as a parking lot for precinct employees. In 2003, this Sutter Avenue–Shepherd Avenue lot (Image 5) was targeted to be part of an Urban Development Action Area (UDAAP), an urban renewal program that in this case was part of a plan to create thirty-seven 2-family homes. Lastly, the lot between Shepherd Avenue and Berriman Street (see Image 6) is a storage site for junk, dilapidated vehicles that have either been abandoned or have been in traffic accidents. Most of these lots, and in particular the easternmost lot, are poorly maintained: overgrown with weeds, trash strewn about, and perfect sites for dumping (see Image 7). These conditions seem to be the norm for lots under the NYPD.



Image 4. HPD lot used by NYPD for parking - Sutter Ave between Linwood St and Elton St. Photo taken on July 10, 2021



Image 5. Sutter Ave - Shepherd Ave lot taken on July 10, 2021

## NYPD LOTS IN THE POLICE SERVICE AREA 2 ON SUTTER AVE

Further west on Sutter Avenue, 18 blocks away from the 75th Precinct, lies the offices of Police Service Area 2 (PSA2) (see Image 8). PSA2 serves the New York City Housing Authority developments located within the confines of Patrol Borough Brooklyn North. The command patrols a total of 42 developments within the neighborhoods of East New York, Ocean Hill-Brownsville, and Crown Heights (and the confines of the 73rd, 75th and 77th precincts). Directly across from the offices of PSA2, and in front of the B14 bus stop, is a vacant parking lot that is underutilized by the NYPD. These two sites, along with the other five lots discussed in the previous section, make up the entirety of the NYPD land resources controlled on Sutter Avenue in ENY. In most communities in NYC it is uncommon for the NYPD to control as much land as they do on Sutter Avenue and this is only a portion of the land resources they control in ENY. We now turn to these other areas of NYPD-controlled land.



Image 6. Police Service Area 2 parking lot

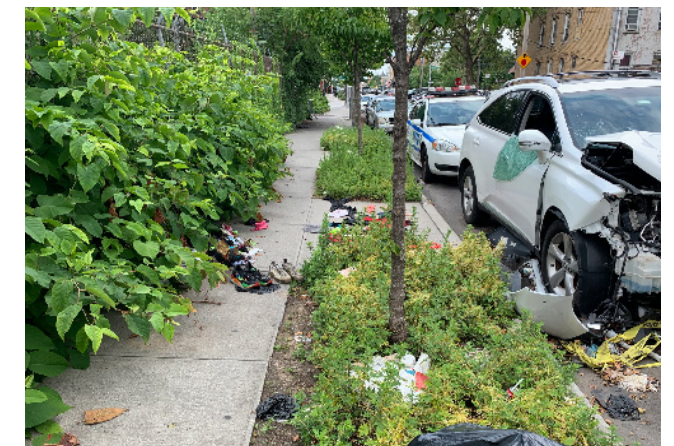


Image 7. Conditions of the sidewalk adjacent to the junkyard lot owned by the NYPD on July 21, 2021.



Image 8. Police Service Area 2 parking lot

**NYPD LOTS IN THE EAST NEW YORK INDUSTRIAL BUSINESS ZONE (ENY IBZ)**

Within the ENY IBZ, specifically on Snediker Avenue, between Liberty Avenue and Glenmore Ave, the NYPD maintains control of four major lot assemblages: one being a 5-story building hosting the NYPD's Narcotics Brooklyn South Division (Image 10), and the other three serving as parking lots mainly for those employed there (see Image 9). All of the parking and vacant lots in this part of the IBZ can serve as potential job creation sites given their light industrial zoning. It's worth noting that just to the east of the Narcotics building, between Hinsdale Street and Williams Avenue, there are also three lots under the jurisdiction of three separate city agencies: the NYC Dept. of Homeless Services (DHS) operates a women's shelter here, the NYC Parks and Recreation Department has a community garden here (TLC Sculpture Park Garden), and the NYC Economic Development Corporation (EDC) has a parking lot just to the south of the DHS shelter. '

**THE ONE-OF-A-KIND NYPD COMMUNITY CENTER**

"We have great partners that have community centers throughout New York City, one of them being PAL. But this is the first one being run by a police department," said Police Commissioner James O'Neill in 2019, months prior to the opening of the NYPD's first community center. Located on 127 Pennsylvania Avenue (see Image 11), this former courthouse (Image 12) was turned into a community center run by the Police Athletic League (PAL) from 1984 until 2009.

At the time, the PAL was not given the chance to secure the \$5 million in capital repairs that was needed to rehabilitate the roof. Instead, as reported by The Daily News on March 23, 2010, the community center "was transferred to the NYPD in a back-room deal." Today, the community center is operated by the 75th Precinct and the capital repairs it once needed were made by the City following the 2016 ENY rezoning. We would argue that the community would be better served if the community center were operated and programmed by local community based organizations or non-profits.



Image 10. NYPD Narcotics Division Building - 245 Glenmore Ave



Image 11. Aerial view of 127 Pennsylvania Ave: The NYPD Community Center



Image 12. 127 Pennsylvania Ave: The NYPD Community Center

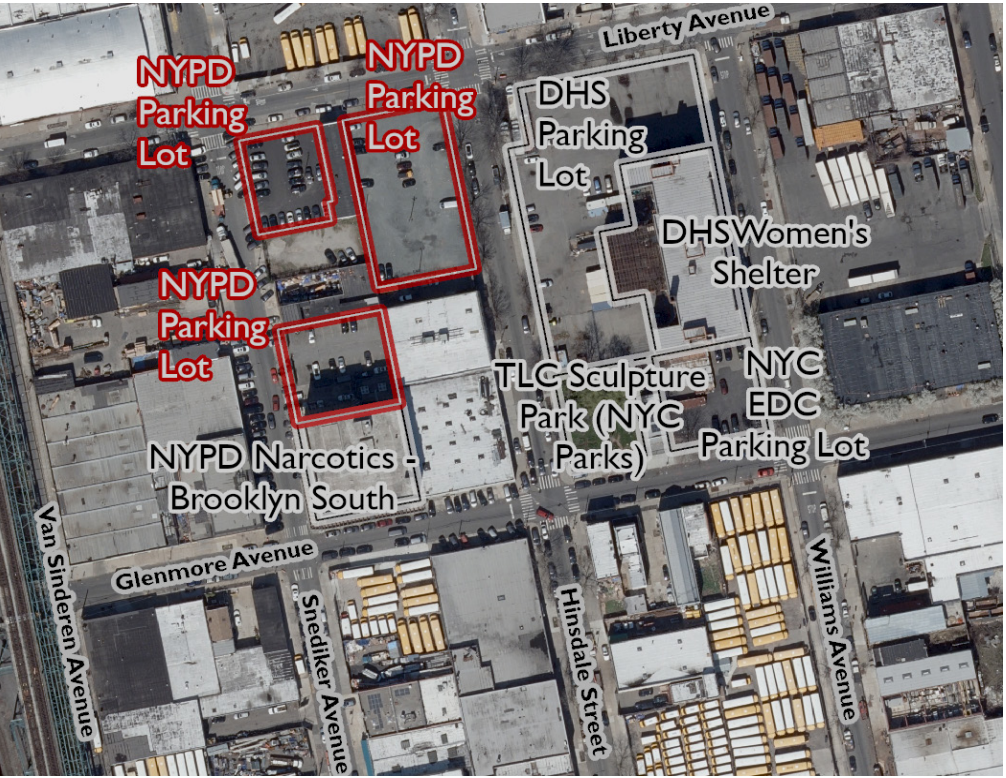


Image 9. NYPD parking lots in the ENY IBZ near the Narcotics Brooklyn South Division

## VI. ENVISIONING BETTER USES FOR OUR PUBLIC LAND

### LINWOOD STREET - SUTTER AVENUE LOT

So far, we surveyed a total of 141 East New Yorkers about their vision for the Linwood Street-Sutter Avenue site (Image 14). There was a clear consensus that deeply affordable housing – deeply affordable to the residents of East New York – should be developed on the land. There was strong support for both affordable rental housing and affordable homeownership opportunities, including cooperatives or condominiums. Many people also indicated a need for community spaces where neighbors could meet and youth could engage in extramural activities. Half of the people we spoke with expressed a preference for a community center and one-third said they would like to see a park or playground, other general recreation options, cultural space, or healthy food options. East New Yorkers that were surveyed also alluded to ensuring that this site is developed in context with the remaining neighborhood which falls along 2–3 stories.

After consulting STAT Architecture, and to meet the particular needs of East New York residents as indicated in their survey responses, we envision a site that is four stories tall and roughly 61,000 square feet (image 15). This proposed R6 zoning could lead to the development of roughly 60 residential ownership units roughly split between one- and two-bedroom units along with a handful of larger three-bedroom homes. The unit breakdowns are not set in stone but do provide a realistic basis for the project and a starting point for continued conversations with nearby residents.

In order to meet the need for community facility space, we intend to reserve about 1,000 to 2,000 square feet of ground floor space for community use. We aim to include a non-profit social service provider as the operator of the space. The provider will be able to assist with making the commercial space open to the wider community for town halls, after school programming, and more.

To meet the need of including open space in this project, we are proposing to include a rear courtyard

space for all East New Yorkers to enjoy. This courtyard will be roughly 2500–3000 sq ft. Initially, we wanted to include this open space on an intersection so that it would be easily accessible to the community. Our inspiration for such a space was highlighted in a 2021 Bushwick Brownfield Opportunity Area study for a site on Bushwick Avenue and Madison Street (Image 13). However, a public-facing open space at one of the corners of the building will make the creation of 60-units of affordable ownership difficult with an R6 zoning. Under the R6 bulk massing presented above, unit count is maximized. This, of course, is an ongoing discussion with the community and we will discuss all aspects of this proposal with residents as we continue to move forward with our plans to acquire this land from the City. Lastly, we propose a green rooftop on the building to assist with stormwater retention, local food production, and to offer additional green space as expanded public benefits.

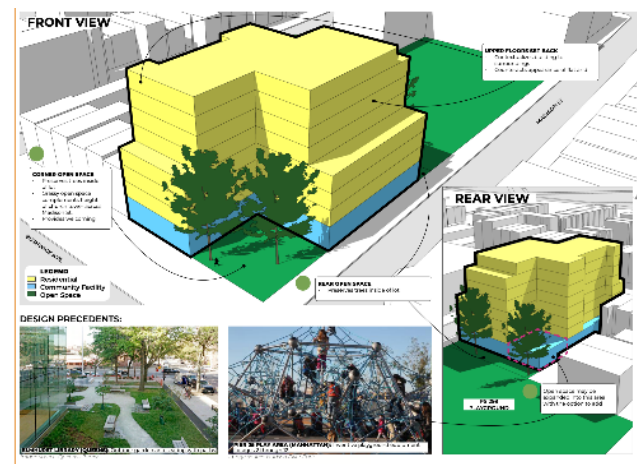


Image 13. The proposed corner open space on the Bushwick Ave and Madison St site presented in the Bushwick Opportunity Area Study of 2021. Our project will mimic this along with glassed-in community facility space.



Image 14. HPD lot used by NYPD on Sutter Ave between Linwood St and Elton St. Photo taken on July 10, 2021

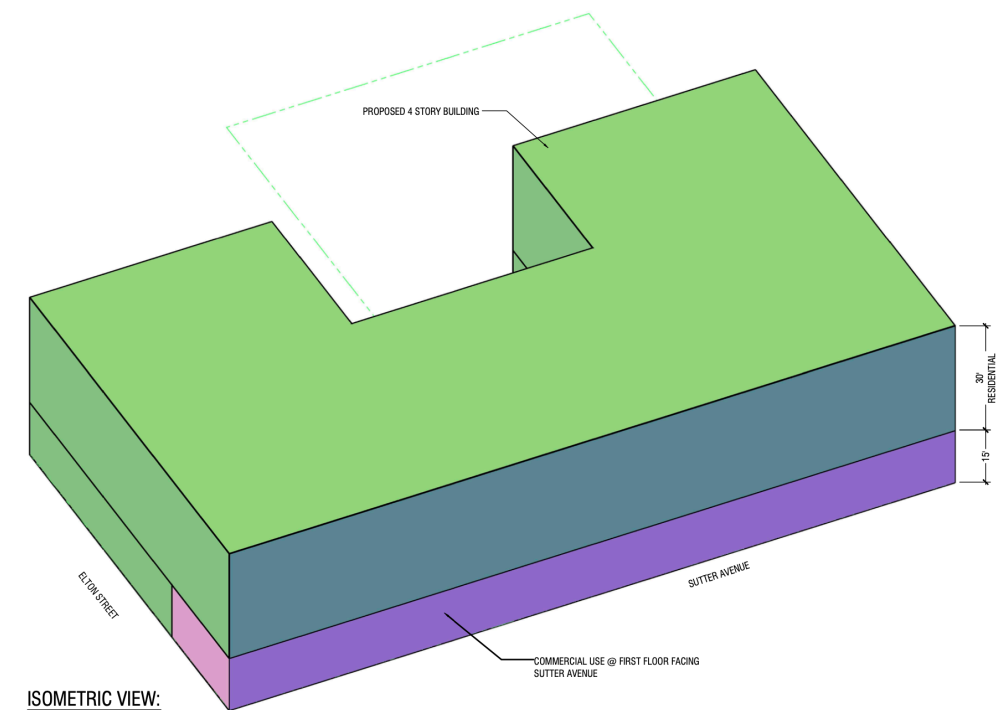


Image 15. Bulk massing of the proposed mixed-use development on Sutter Ave provided by STAT Architecture. The site will include 57 units of condo or cooperative ownership, a ground floor community facility, rear-end open space, and a rooftop garden.



Image 16. The 2022 Mustang GT Mach E, the NYPD's first fully electric powered vehicle. Any underground parking constructed to replace existing NYPD parking will only host EVs at the proposed development site.

ENYCLT members have documented how employees of the 75th Precinct use the Sutter Avenue site between Elton Street and Linwood Street for parking their personal vehicles. We acknowledge that planning for the development of this lot will most likely not be possible without a suitable replacement for these parking spots. For this reason, we urge the City and the State to allocate sufficient funding for underground parking if they want to preserve these parking spaces.

We know that underground parking will increase the cost of the project and compromise the affordability of the housing. Thus, if the City wants to preserve this parking it must provide the capital for it. Furthermore, if underground parking is constructed we will demand that it is only for NYPD-owned vehicles and that the City lease the parking from ENYCLT to ensure that its maintenance and upkeep is sustainably funded. We will also demand a restrictive declaration that only permits parking for electric vehicles (EVs). This would result in two major positive public benefits. First, it will encourage the City to convert any and all 75th Precinct vehicles to EVs on a quicker timeline. Second, it promotes public safety and wellbeing by ensuring that families living in and near the development do not have to continue to bear the burden of gas guzzling, asthma-inducing City-owned vehicles.

Ultimately, if our government is able to subsidize for-profit, non-affordable development housing through schemes such as 421-a or subsidizing billionaire stadium owners (as is the case with the Buffalo Bills stadium) then they surely can find the funding to make this project possible.

**EAST NEW YORK IBZ**

Sites 3, 4, and 5, which are controlled by the NYPD and used for employees of the NYPD Narcotics Division, make up a total of nearly 70,000 sq ft of buildable manufacturing space in the ENY IBZ. Unfortunately, these sites are severely underutilized and poorly maintained (Images 19 & 20). As we outlined in an earlier report, we intend to partner with a non-profit industrial developer to design and build spaces for light manufacturing businesses that will help to grow the existing cluster of businesses in the IBZ, such as steel and woodworks and lighting. These sites will also serve as a career pipeline for students from nearby Career and Technical Education (CTE) schools such as Transit Tech Career and Technical Education High School.

One important point is that the corridor of Van Sinderin, located just one block to the west of Snediker Ave, will host the Interborough Express which was detailed in the MTA's January 2022 feasibility study. According to the report, one goal of the project is to "support economic development." We support the Interborough Express as it will connect working class communities like ours to others like Corona, Queens. However, we will be looking to the State and City to provide additional subsidies to make the development of these underutilized manufacturing-zoned spaces a reality. These spaces will be permanently affordable under the stewardship of ENYCLT for local manufacturers. This arrangement will create much needed employment opportunities for East New Yorkers and help foster sustainable community economic development.

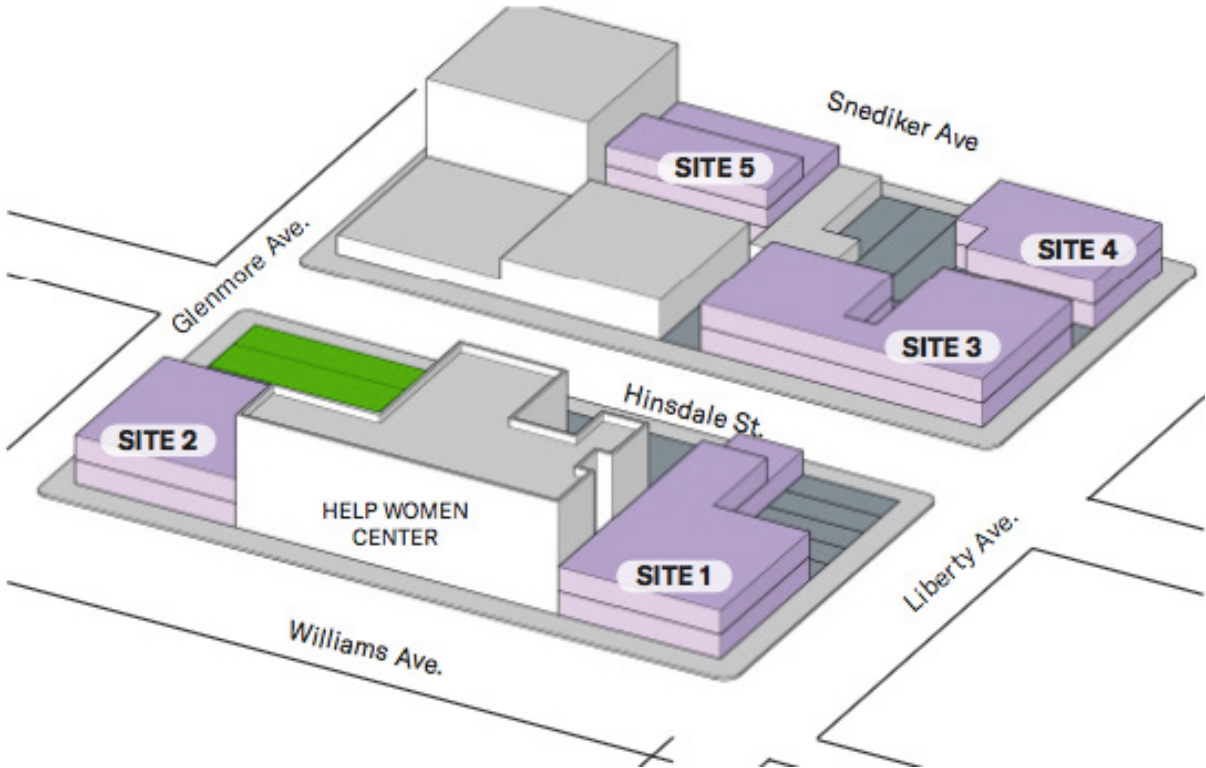


Image 17. Massing of the development potential with the current zoning for the five sites. Created by Hester Street Collaborative.

<b>Site 1</b> <b>Address:</b> 264 Liberty Ave. <b>Owner:</b> DHS <b>Zoning:</b> M1-4 <b>Lot Use:</b> Parking Lot <b>Lot Area:</b> 13,640 SF <b>Lot Size:</b> 200',100'  <b>TOTAL BUILDABLE SF:</b> <b>Manufacturing:</b> 27,280 SF <b>Community Facility:</b> 88,660 SF	<b>Site 2</b> <b>Address:</b> 291 Glenmore Ave. <b>Owner:</b> EDC <b>Zoning:</b> M1-4 <b>Lot Use:</b> Parking Lot <b>Lot Area:</b> 10,000 SF <b>Lot Size:</b> 100',100'  <b>TOTAL BUILDABLE SF:</b> <b>Manufacturing:</b> 20,000 SF <b>Community Facility:</b> 65,000 SF	<b>Site 3</b> <b>Address:</b> 232 Liberty Ave. <b>Owner:</b> NYPD <b>Zoning:</b> M1-4 <b>Lot Use:</b> Parking Lot <b>Lot Area:</b> 17,500 SF <b>Lot Size:</b> 100',173'  <b>TOTAL BUILDABLE SF:</b> <b>Manufacturing:</b> 35,000 SF <b>Community Facility:</b> 113,750 SF
<b>Site 4</b> <b>Address:</b> 222 Liberty Ave. <b>Owner:</b> NYPD <b>Zoning:</b> M1-4 <b>Lot Use:</b> Parking Lot <b>Lot Area:</b> 7,475 SF <b>Lot Size:</b> 75',100'  <b>TOTAL BUILDABLE SF:</b> <b>Manufacturing:</b> 14,950 SF <b>Community Facility:</b> 48,947 SF	<b>Site 5</b> <b>Address:</b> 105 Snediker Ave. <b>Owner:</b> NYPD <b>Zoning:</b> M1-4 <b>Lot Use:</b> Parking Lot <b>Lot Area:</b> 9,992 SF <b>Lot Size:</b> 100',100'  <b>TOTAL BUILDABLE SF:</b> <b>Manufacturing:</b> 19,984 SF <b>Community Facility:</b> 64,948 SF	

Image 18. Zoning of the five sites. Created by Hester Street Collaborative.



Image 19. Photo of Site 3 (see Image 15 for reference) taken from the corner of Liberty Ave and Hinsdale St on July 10, 2021. The Narcotics Division building can be seen in the backdrop.



Image 20. Photo of Site 4 (see Image 15 for reference) taken from Snediker Avenue on July 10, 2021.



## VII. IT CAN BE DONE!

### LINWOOD STREET - SUTTER AVENUE LOT

Our demand – transferring NYPD land to ENYCLT is not unprecedented. Recent examples of transferring police-owned land for the purpose of housing or community development show that it can be done. It has been or is being done in NYC and other municipalities in New York state. Although we as an organization are committed to community-stewarded land, some of the examples we discuss showcase police owned land transferred to private, for-profit entities. This is a practice that we do not endorse, and in fact, oppose. Nonetheless, these examples demonstrate that disposition of police-owned, public land is possible. The first two examples are from NYC and they demonstrate how community-based planning can lead to the transformation of underutilized NYPD land for uses that serve community-determined priorities. The two subsequent examples are based outside NYC but they are just as relevant as they show that the reallocation of police land resources can be accomplished to meet community needs. The last two examples highlighted are also in NYC, and rather than showing how NYPD land can be better utilized like the other examples show, they further demonstrate that communities want NYPD land to further community goals and how the City often fails to honor this desire.

### EAST HARLEM NYPD 25TH PRECINCT PARKING SITE

On August 13, 2021, HPD announced plans to have Lantern Organization and Mega Development develop 330 affordable housing units with a 16,000 sq ft “state-of-the-art performing arts center” – the Afro-Latin Music and Arts (ALMA) Center. ALMA will be operated by the Afro Latin Jazz Alliance (ALJA) and 99 of the affordable housing units are to be set aside for formerly homeless households. The development, called “Timbale Terrace”, will be located on the east side of Park Avenue between East 118th Street and East 119th Street, a former 25th Precinct parking site made up of 11 parcels of land. This proposal stems from commitments that were made from the East Harlem Rezoning, specifically the Neighborhood Plan.



Image 21. East side of Park Avenue between 118th and 119th St will now be the site of affordable rental units along with a community facility.



Image 22. The former 25th precinct parking lot will now house the Afro-Latin Music and Arts (ALMA) Center.

### 168TH STREET, JAMAICA, QUEENS NYPD PARKING GARAGE RFP

On February 13, 2015, the City released a Request-for-Proposal(RFP)for development proposals to transform an underutilized NYPD parking garage in Jamaica, Queens. On January 26, 2017, the NYCEDC, HPD, and the Housing Development Corporation (HDC) announced plans to officially transfer the lot to Omni New York LLC for construction of a 450,000 sq ft mixed-use, mixed-income development; Monadnock would serve as the construction contractor.

The development was projected to bring in “350 units of 100% affordable housing” and “to create approximately 250–300 permanent jobs and 300–500 construction jobs,” according to NYCEDC. “The transformation of the 168th Street NYPD garage has been on the front burner for years. We applaud the construction of 350 units of affordable housing and recreational and commercial retail space. The accommodation of housing is of paramount importance, as is job provision and a commitment to a substantive MWBE workforce,” NYC Council Member, and now Speaker of the Council, Adrienne Adams stated at the time of the press release. We couldn’t agree more.

On December 1, 2021, City agencies along with Omni New York LLC and elected officials celebrated the opening of what became known as the Archer Green Apartments. Ultimately, the project was borne out of the Jamaica NOW Action Plan, delivered 387-units in the form of a 23-story tower on the north end of 168th st and a 20-story building on the southside with 15,000 sq ft of community facility and 70,000 sq ft of



Image 23. 90-02 168th St Jamaica, NY 11432

commercial space that will be home to ALDI, a low cost grocery store.

### ROCHESTER’S 3RD PRECINCT BECOMES A LITERACY CENTER

The former 3rd Police Precinct building of Rochester was built on an 80 foot by 116 foot lot in 1890. In 1985, the precinct became a literacy center operated by the non-profit Writers & Books (WAB). Located in the Neighborhood of the Arts at 740 University Avenue, the three-story building was not officially purchased from the City by WAB until 2000.. In 2006, the facility was expanded and upgraded to include a glass-enclosed atrium with an ADA-accessible entrance, elevator, and restrooms. Today, WAB “delivers a robust calendar of public programs, including Rochester Reads, a community-wide one- book project; SummerWrite, a reading and writing camp annually serving 575 youth K-12..” and more at their literacy center.



Image 24. 740 University Ave, Rochester, NY 14607 - The Writers & Books Literacy Center



Image 25. The Writers & Books Literacy Center

**BUFFALO POLICE HEADQUARTERS TURNED TO LUXURY APARTMENTS**

Built in 1935, the former Buffalo Police Headquarters officially became a 114-unit luxury rental building in the Fall of 2021. The 4-story building was purchased from the City of Buffalo in 2019 for \$3.05M by Douglas Jemal, a developer with several development projects in Buffalo. According to Buffalo News, the former headquarters located at 74 Franklin Street, have “Monthly rents [that] start at \$1,180 and top out at \$2,800, making them expensive by Buffalo standards for their size”. In all, the building that sits on the former police lot underwent a \$30M renovation.



Image 26. 740 Franklin St, Buffalo, NY 14202



Image 27. 740 Franklin St, Buffalo, NY 14202

**PRIOR ADVOCACY IN BUSHWICK: RELOCATING PSA3 PARKING**

On April 1, 2017 the NYC Emergency Management (NYCEM) and the Department of Citywide Administrative Services (DCAS) filed an application with the City Planning Commission to lease more space at 930 Flushing Ave, Brooklyn, where NYCEM had already been leasing 96,600 sq ft of space at a warehouse (since 2006). According to their application, NYCEM needed to increase its space by nearly 100,000 square feet so it could “relocate critical emergency equipment and supplies to a more central location to shorten emergency response time and to more fully build out a backup Emergency Operation Center.” Bushwick Community Board members thought this presented a solid opportunity to grant the City this expansion and lease renewal in return for the relocation of the nearby PSA3 parking at 930 Flushing Avenue.



Image 28. PSA3 Parking Lot - 930 Flushing Avenue, Brooklyn 11206

On June 22, 2017, District Manager of Community Board 4, Celestina Leon, sent a letter to then Commissioner of NYCEM, Joseph Esposito, following a full board vote to approve the expansion and lease renewal for the NYCEM warehouse located at 930 Flushing Ave but with the following provision: “NYCEM and DCAS explore relocating and, with the utmost of their ability, seek to reestablish the parking for the NYPD Housing PSA3 within the 930 Flushing Ave warehouse. Achieving this stipulation would open up their current location on Central Ave between Forrest and Noll Streets for the potential development of one hundred percent affordable housing.” Again, in the hearts and minds of local community members we see

the appetite for prioritizing other land uses other than parking or land vacancy by the NYPD. Although CB4 ultimately did not succeed in having the PSA3 parking relocated, the community once again proved that the desire to develop housing is more paramount than police parking.

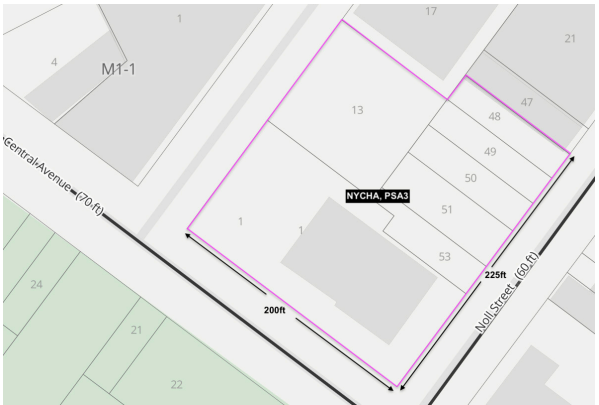


Image 29. PSA3 Parking Lot - 930 Flushing Avenue, Brooklyn 11206

**484 LIBERTY AVE: “THE CASTLE”**

Prior to 1973, the 75th precinct was located on 484 Liberty Avenue. According to the Historic Districts Council, an organization dedicated to the preservation of historic buildings, 484 Liberty Avenue was, “Affectionately known to the local community as ‘the castle,’ it was designed in the Romanesque Revival style with Venetian and Norman Revival ornament, including brick molded cornices, arched openings, brownstone moldings and stone bandcourses with carved faces and Byzantine leafwork.” The only building of its architectural kind is located in Sunset Park, Brooklyn and was planned to be converted into condos. The Castle was sold at auction to the People’s Baptist Church in 1976. The building fell into disrepair under the ownership of the church, and in 2016 they sold it to the corporation Triple Five Holdings LLC for \$1.4 million. Although it is zoned manufacturing, on July 14, 2021, Triple Five Holdings LLC filed permits with the City’s Dept. of Buildings to, “Enlarge and convert the existing building into a transient residence.”

The Castle was placed under the National Register of Historic Places in 2007. This allows for the owner to potentially tap into tax incentives for rehabilitation work. Like Preserving East New York (PENY), we are

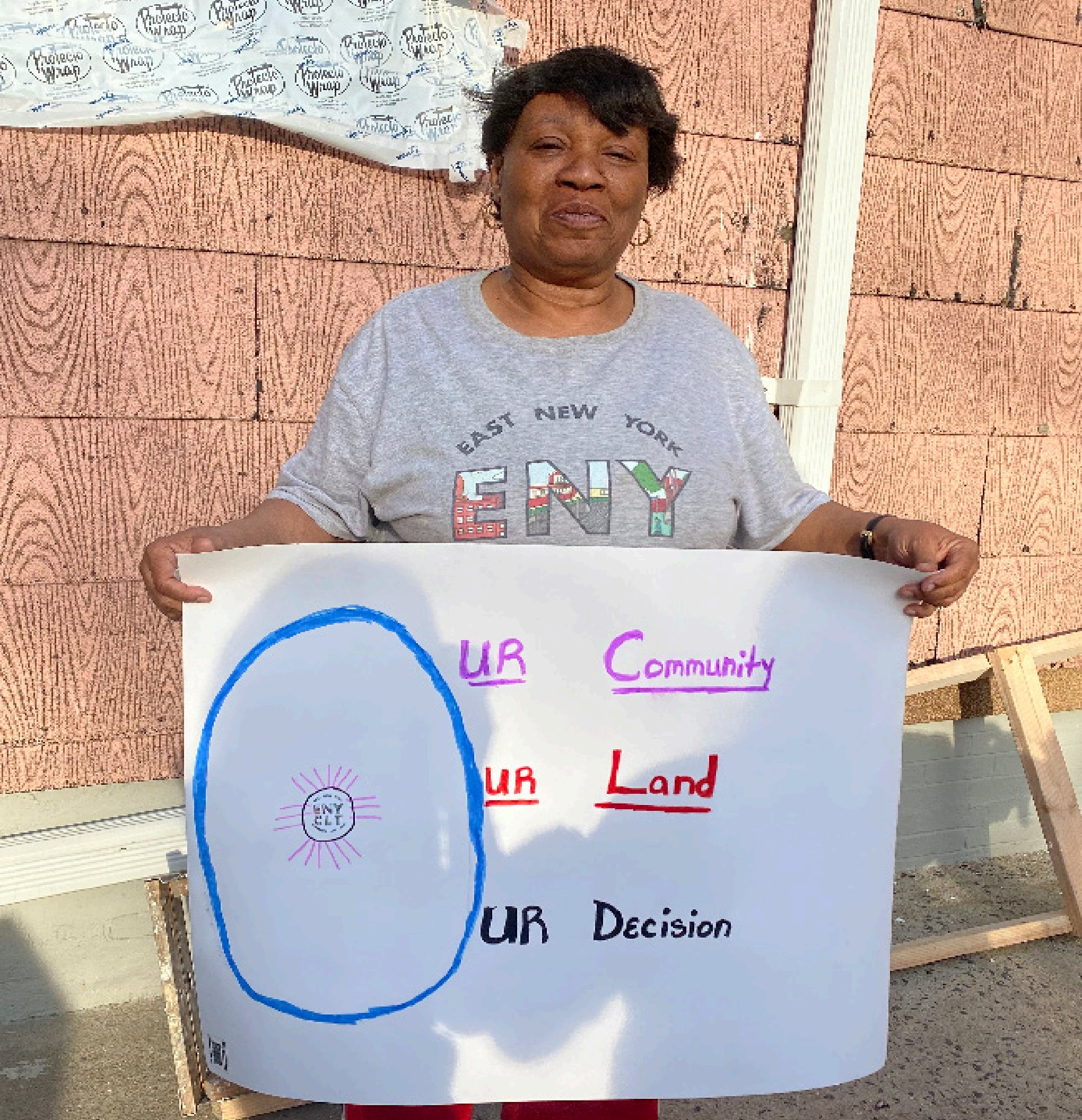
hoping this building could be preserved for posterity. PENY wants to help bring a museum or preservation center that highlights all of Cypress Hills and ENY’s history, similar to the Brownsville Heritage House. The Castle should be used to house such a museum, one that could help educate or inform generations of East New Yorkers about our history through insightful programming while also allowing us to maintain the building’s historical aesthetics. We hold reservations about ENY needing more transient homes, and this comes less from a NIMBY mindset but rather from a ‘we need permanent housing’ and we need more economic development opportunities mindset. We aspire to purchase this historic asset with the use of funds from a newly created NY State CLT Acquisition and Development Fund. In the end, this is yet another example of how former police land can be utilized for better land uses.



Image 30. 484 Liberty Ave: “The Castle”



Image 31. 484 Liberty Ave: “The Castle”



## **VIII. CONCLUSION**

A total of 81,000 square feet of developable land is under police jurisdiction today in ENY (approximately 35,000 square feet in the IBZ and 46,000 square feet on Sutter Ave). This land is not well maintained and is either vacant or used for parking. Like communities across the city and state that have demanded more from poorly maintained and underutilized police land, we too in ENY deserve better and are demanding it. "The East New York community has been more characteristically abused than served by the police," wrote Thabit in 2003. Not much has changed since then, and we believe that the police-controlled land and its persistently poor condition are a clear example of this chronic abuse in ENY. We must seek to redistribute the land resources of the police, especially in our community, for other higher-priority public benefits.

The City must invest in community-led planning for these NYPD parcels in ENY. Let's follow the examples of the communities of East Harlem and Jamaica, Queens, who were able to plan for transformational uses of underutilized police parking sites or garages. Due to their efforts and intentional planning in these projects (done through the Harlem Neighborhood Plan and the Jamaica NOW Action Plan), those communities will each receive over 300 units of affordable housing. We must follow their footsteps here in East New York as doing so will give way for job creation and quality affordable-housing in our beloved community.



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