March 2025

1024 Fulton

Community Visioning Report

NEW YORK STATE OF OPPORTUNITY | Empire State Development

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Executive Summary

1024 Fulton Street (Block 2015, Lot 28)(the "Site") is an approximately 12,800 square foot State-owned Site located in Clinton Hill, Brooklyn. In the fall of 2024, Empire State Development ("ESD"), in collaboration with Senator Jabari Brisport, Assembly Member Phara Souffrant Forrest, Council Member Crystal Hudson, Attorney General Letitia James, Congressman Hakeem Jeffries, and Brooklyn Borough President Antonio Reynoso, hosted three Community Visioning Workshops to gather feedback on the future development of the Site.

The first workshop was held at P.S. 56 in Clinton Hill, Brooklyn, on November 18, 2024, the second was conducted virtually via Zoom on December 4, 2024 and the third was conducted virtually via Zoom on January 28, 2025. Combined, there were over 150 unique attendees at these workshops, reflecting strong community interest in shaping the project.

Each workshop began with introductions by elected officials, followed by an ESD led presentation and facilitated group discussions. The discussions focused on three main topics - Density and Building Height, Housing Program, and Ground Floor Uses. During the workshops, participants completed surveys summarizing their key priorities for the Site's redevelopment, shared comments on a posterboard or virtual whiteboard, and had opportunities to hear report outs and participate in question and answer sessions.

An overview of the handouts provided at the meeting will be found on the 1024 Fulton Street webpage.

The feedback received and captured in this report will inform the ESD Request for Proposals ("RFP") for a 100% affordable housing development at this Site. To implement this project, ESD will seek development proposals from well-qualified teams.

The following Community Visioning Report provides a summary of key community priorities and aspirations for the Site. This report will be available on ESD's website and attached to the RFP issued for the Site in 2025.

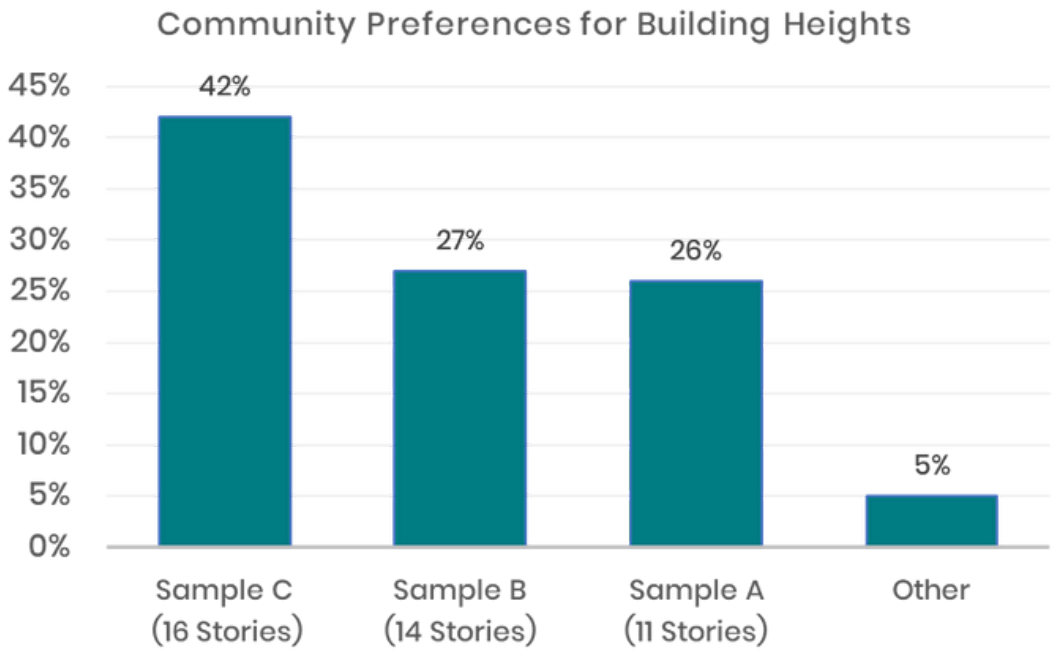
Development teams responding to the RFP are strongly encouraged to consult this report and thoughtfully respond in their proposals. ESD will evaluate how well development teams incorporate community visions from this report into their submissions through the scoring criteria.

Key Findings

Density and Building Height

The ESD facilitator provided a handout featuring three sample building envelopes at increasing densities - eleven, fourteen, and sixteen stories - reflecting feasible development scenarios under current and proposed zoning initiatives. Eleven stories is the maximum as of right height allowed under the approved, "City of Yes for Housing, Universal Affordability Program". Fourteen stories is the practical height limit for block and plank construction, a cost-effective method commonly used in 100% affordable housing projects. Sixteen stories is reflective of building heights in higher density zoning districts proposed for commercial corridors in the City's proposed Atlantic Avenue Mixed Use Plan (AAMUP) rezoning.

Participants were asked to indicate their preferred building heights by placing stickers on their chosen sample during the in-person workshop, or through an online survey during the virtual workshop.



Most participants preferred the fourteen or sixteen story options, noting that a taller building could provide more affordable units. While a few participants expressed concerns about neighborhood scale and preferred eleven stories or fewer, others advocated for going above sixteen stories. Overall, most participants recognized that higher density could address the community's demand for affordable housing.

Some participants also expressed preferences for sustainable design features, including green roofs, all-electric energy systems, sustainable green spaces, and strategies to reduce greenhouse gas emissions.

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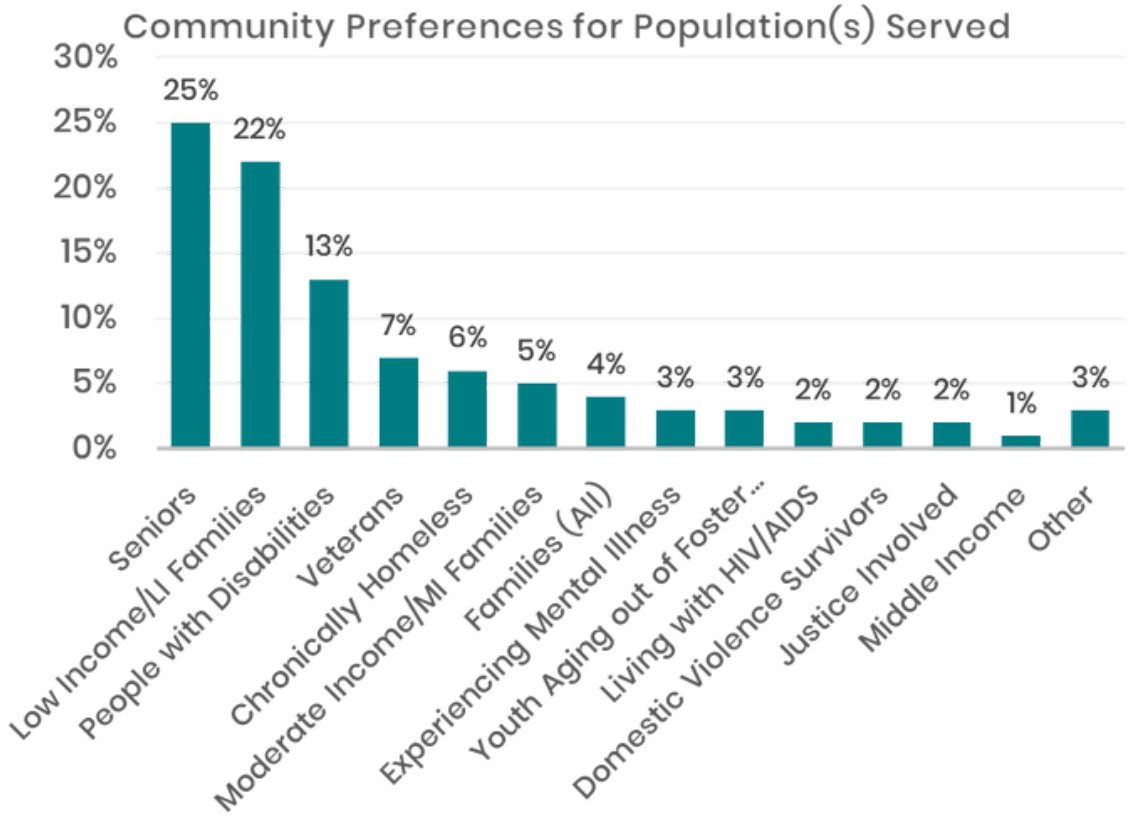
Housing Program

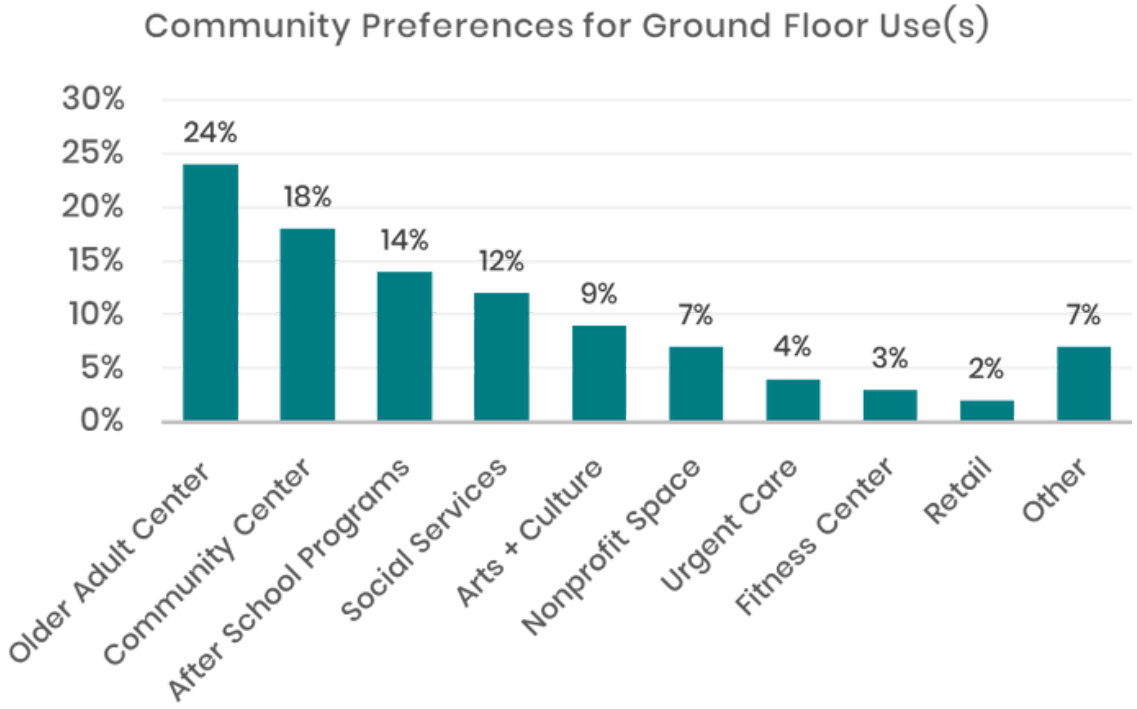
ESD prepared a fact sheet with census data from NYC Population Fact Finder, based on the American Community Survey (ACS) for the population within a .25-mile radius of the Site. This data helped spur discussion and provide context. Participants were also provided a hand-out with examples of populations in need of housing. The below chart depicts the total responses by preference for populations served.



Senior housing and housing for low-income households emerged as key priorities among workshop participants. The discussions underscored the importance of providing affordable housing opportunities that support a range of populations.

Ground Floor Uses

This section identified community needs for ground floor uses at the Site. Facilitators distributed a handout with examples of potential ground floor uses and invited participants to share additional ideas. Participants then voted on their preferred option using stickers during the in-person workshop, or an online survey during the virtual workshop. Additionally, participants were shown maps with existing community resources within .25 miles of the Site. This exercise helped participants identify gaps and generate ideas for appropriate ground floor uses.



Over half of participants expressed a preference for community-oriented ground floor uses, with an older adult center as the top choice. Intergenerational services, such as a community center, and after school programs were also popular, reflecting a community desire for an inclusive space that serves a range of populations. The "other" category included ideas that ranged from 'food co-op', to 'hair salon' and 'music room,' reflecting the community's diverse interests.