



**Empire State
Development**

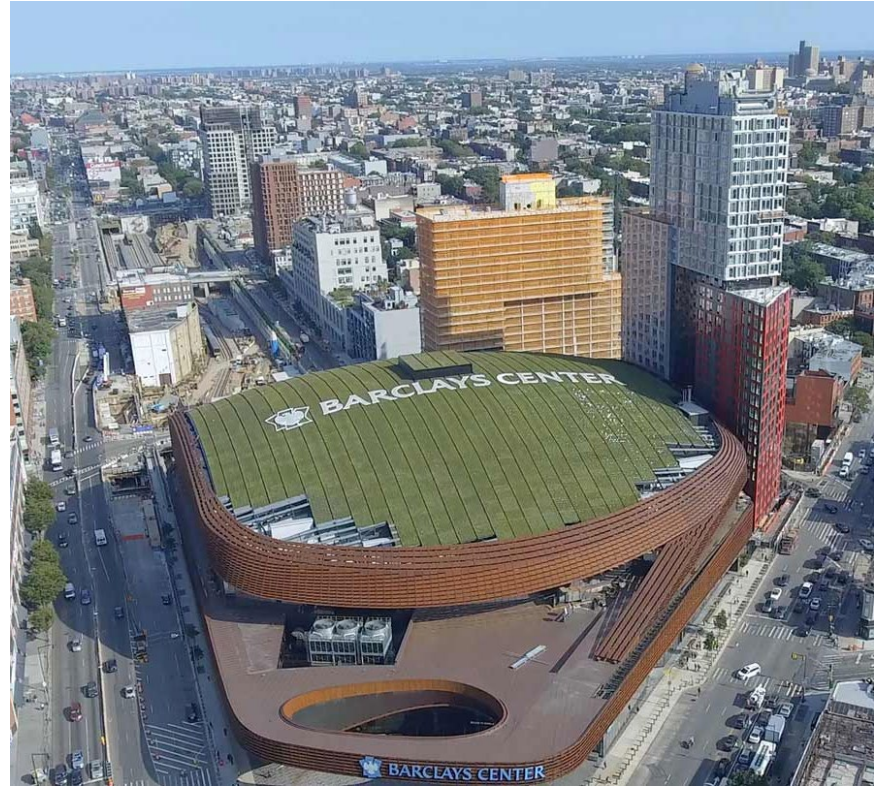
Atlantic Yards Public Workshop #1

Re-imagining Phase II

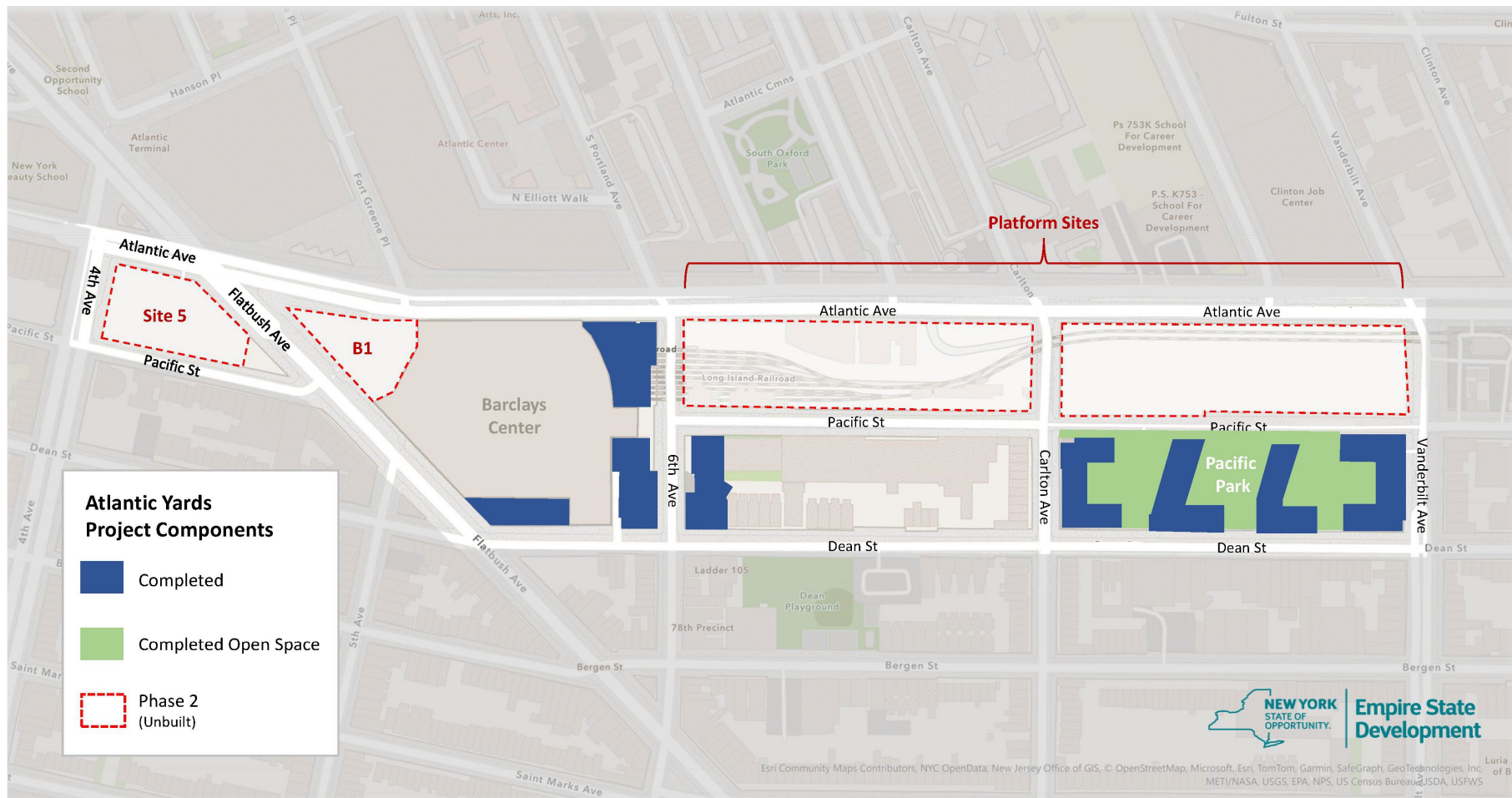
11/18/2025

WELCOME & AGENDA

- Background
- Current Status
- Moving Forward
- Tonight's Workshop



BACKGROUND MAP OF ATLANTIC YARDS



Atlantic Yards Redevelopment Project – As Currently Approved



18,000 seat
Barclays Center arena



8 acres of publicly
accessible open space



16 new residential &
commercial buildings
6,430 total units
2,250 affordable units



Improved LIRR yard &
subway facility upgrades

BACKGROUND



COMPLETED BUILDINGS: PHASE I



Block	Lot	Parcel	Affordable Units	Market Rate Units	Total # of Units	Status
1118	2	B2 - 461 Dean Street	181	182	363	Completed
1118	3	B3 - 38 Sixth Avenue	303	0	303	Completed
1118	4	B4 - 18 Sixth Avenue	258	602	860	Completed
1129	1	B11 - 550 Vanderbilt Avenue	0	278	278	Completed
1129	50	B12 - 595 Dean Street	133	286	419	Completed
1129	50	B13 - 595 Dean Street	107	272	379	Completed
1129	1	B14 - 535 Carlton Avenue	298	0	298	Completed
1128	1	B15 - 662 Pacific Street	94	218	312	Completed
Project-wide unit count			1,374	1,838	3,212	

PROJECT HISTORY – WHERE WE ARE TODAY

- **2006:** ESD Board approves the Atlantic Yards project.
- **2012:** Barclays Center arena opens.
- **2014:** Forest City Ratner forms a joint venture with Greenland USA, with Greenland taking a majority share.
- **2016- 2023:** Eight residential buildings are completed, delivering 3,212 units, including 1,374 affordable units, along with 3 acres of public open space.
- **Early 2020s:** Greenland USA undertakes rail yard improvements and other infrastructure work.
- **2023:** Greenland USA announces it will default on its EB-5 loans for Phase II.
- **2025:** ESD approves Cirrus and LCOR as the developer to implement Phase II.



CIRRUS WORKFORCE HOUSING

- Mission driven investment
- Pensioners investing in their communities
- Mixed income housing for people who make NYC great
- 100% union labor
- Public private partnership



BUILDING & CONSTRUCTION
TRADES COUNCIL OF
GREATER NEW YORK



CIRRUS
WORKFORCE HOUSING



LCOR COMPANY OVERVIEW



HOBOKEN
CONNECT

NYC-
BASED

48
YEARS IN
BUSINESS
Cycle-tested
leadership team

30,000
RESIDENTIAL
UNITS
DELIVERED



T4 | JFK
INTERNATIONAL
AIR TERMINAL

238
EMPLOYEES

Extensive
Public-
Private
Experience

6M+SF
DELIVERED IN
THE GREATER
NYC AREA

ATLANTIC YARDS PHASE II DEVELOPMENT PRINCIPLES

AFFORDABILITY	Prioritize housing options for various income levels, helping to address the growing demand for affordable living
OPEN SPACE	Incorporate abundant public green spaces providing community members with recreation, relaxation and connection with nature
LABOR RELATIONS	Build under a Project Labor Agreement, providing strong employment opportunities for local residents, job training and boosting the regional economy
DESIGN	Feature sustainable designs, using eco-friendly materials and construction methods
SITE PLAN	Improve street level experience for community residents and provide continuity of open space

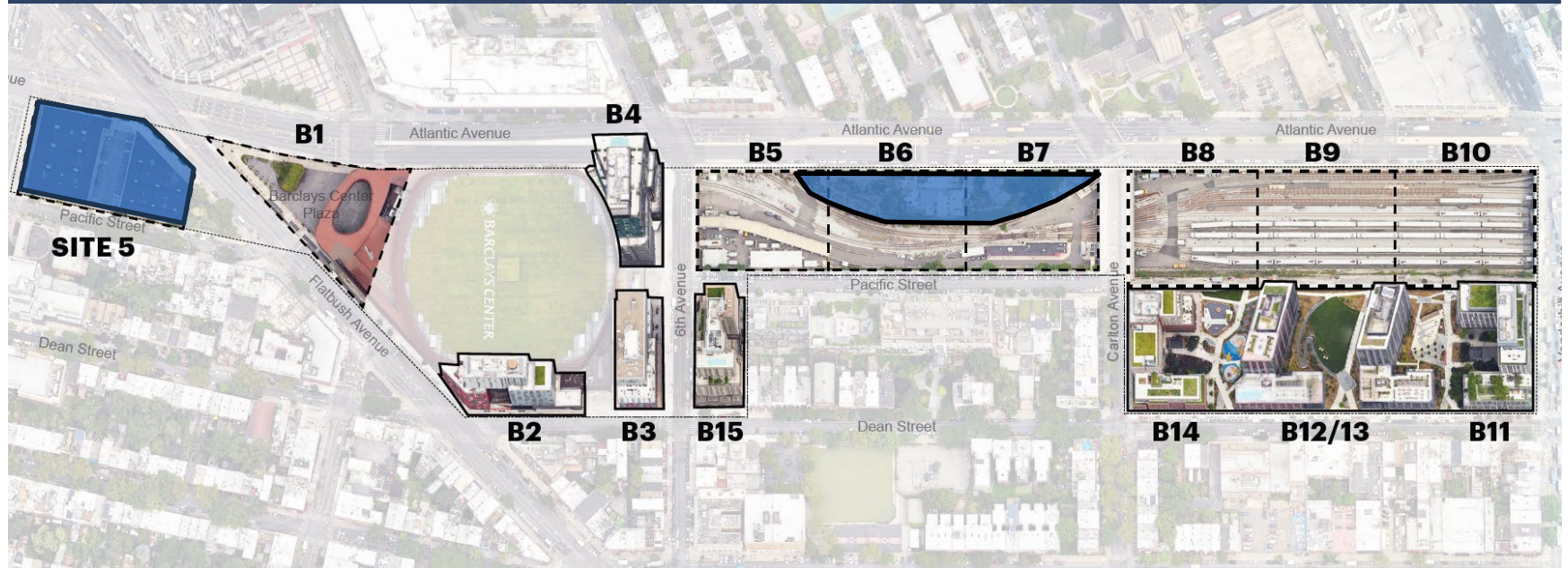


ATLANTIC YARDS SITE MAP



OPPORTUNITY TO UTILIZE SOLID GROUND TO DELIVER HOUSING MORE QUICKLY

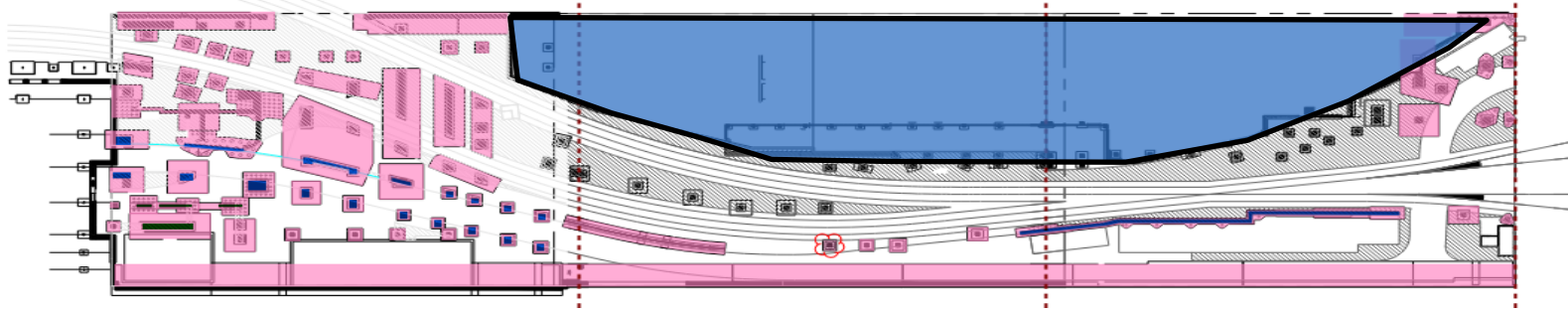
PROVIDING AFFORDABILITY SOONER



BLOCK 1120 OVERVIEW

Rail Yard Conditions – Block 1120

 Foundations In-Place



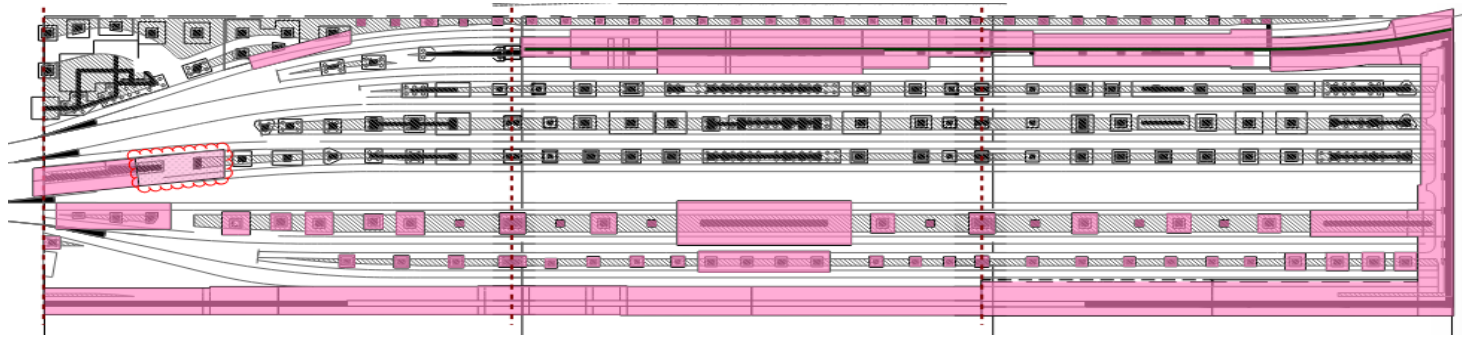
A Feasible Site Plan – Block 1120



BLOCK 1121 OVERVIEW

Rail Yard Conditions – Block 1121

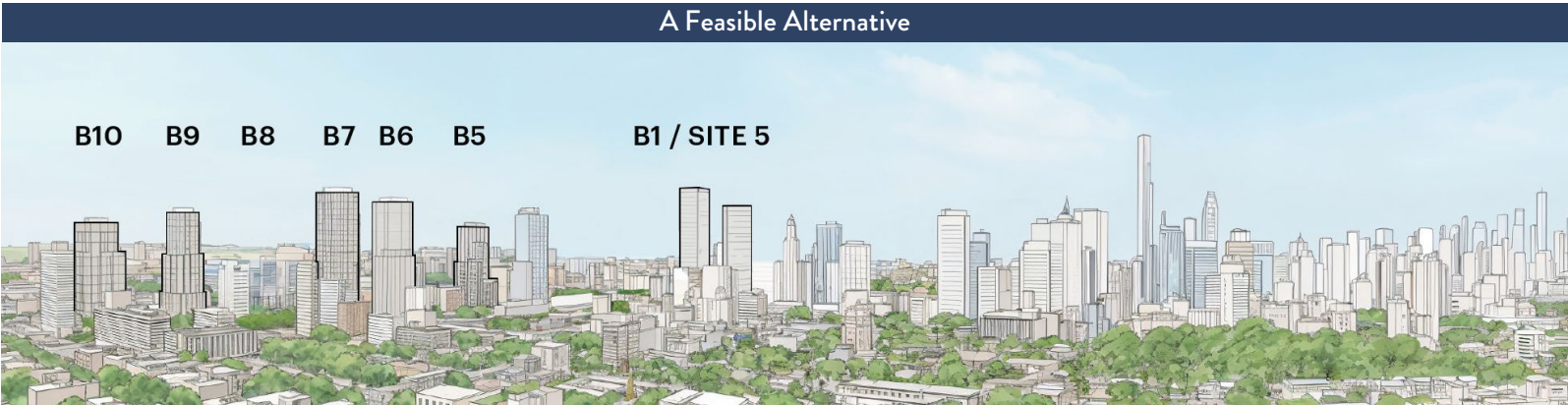
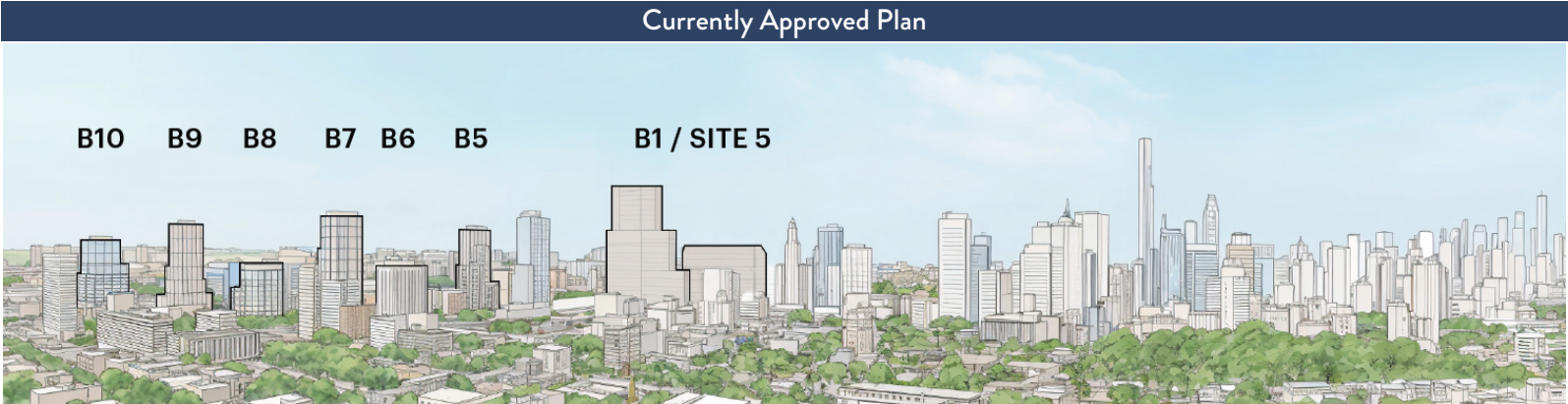
 Foundations In-Place



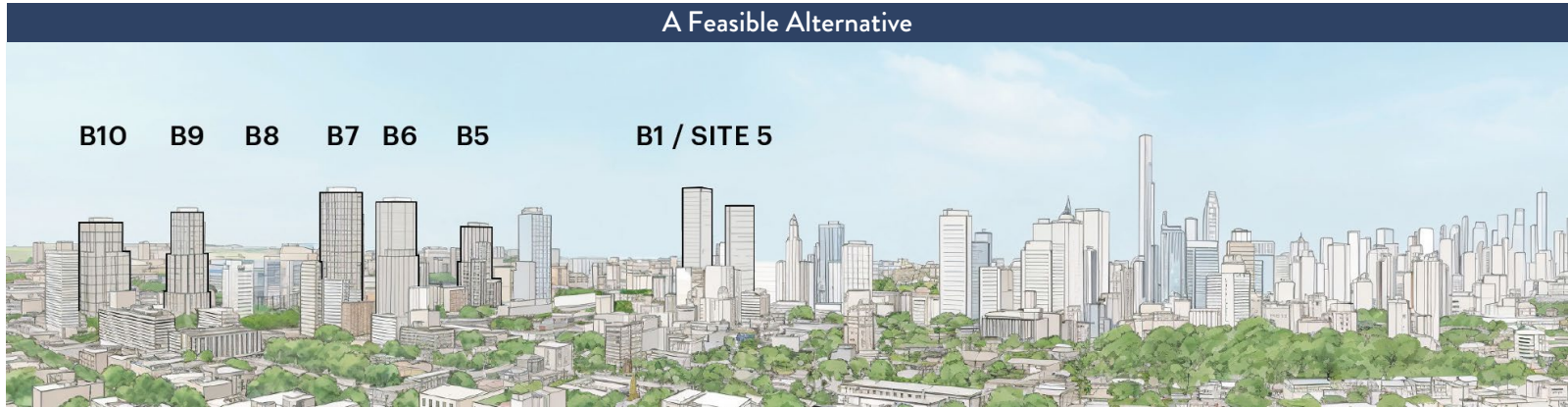
A Feasible Site Plan – Block 1121



ATLANTIC YARDS IN TODAY'S CONTEXT

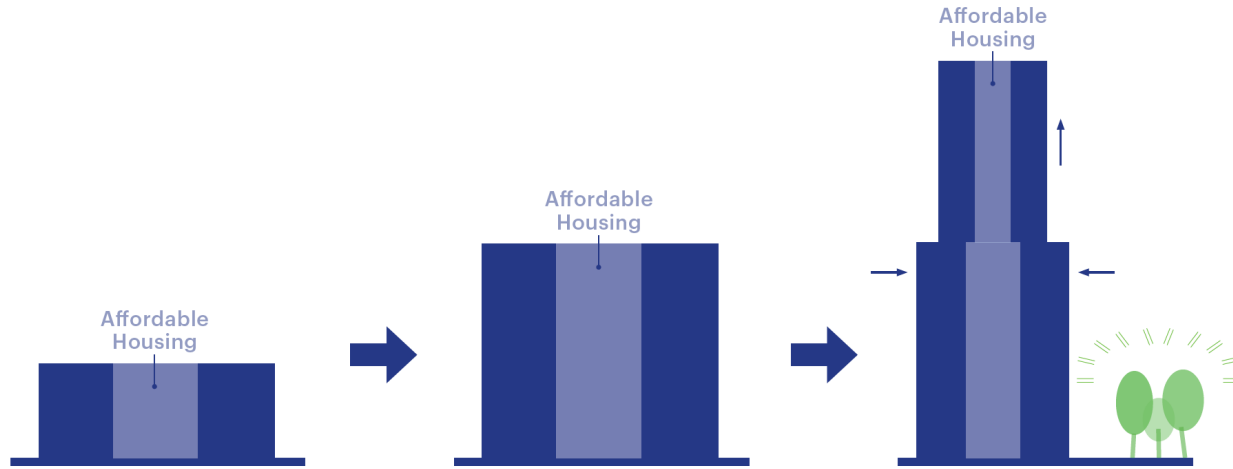


ATLANTIC YARDS IN TODAY'S CONTEXT



	DENSITY	UNITS	AVG. HEIGHT 1120/1121	MAX HEIGHT B1 / SITE 5	AFFORDABILITY	% CONDO	OPEN SPACE	PUBLIC RESOURCES
CURRENTLY APPROVED PLAN	~8.0 million GSF	~6,400 units	~350 feet	~620 feet	AMI levels ranging from 40-160%	~30%	8 acres of open space	Funds invested for key infrastructure and housing
A FEASIBLE ALTERNATIVE	~9.6 million GSF	~9,000 units	~550 feet	~775 feet	AMI levels up to 130% with a focus on moderate to middle income housing	~25% or less	~9 acres, focus on contiguous space	Funds invested for key infrastructure and housing

THE VARIABLES OF ATLANTIC YARDS



More Density

More Height

More Affordability

More Open Space



A FEASIBLE ATLANTIC YARDS INFORMED BY COMMUNITY PRIORITIES

Activity: Group Discussions

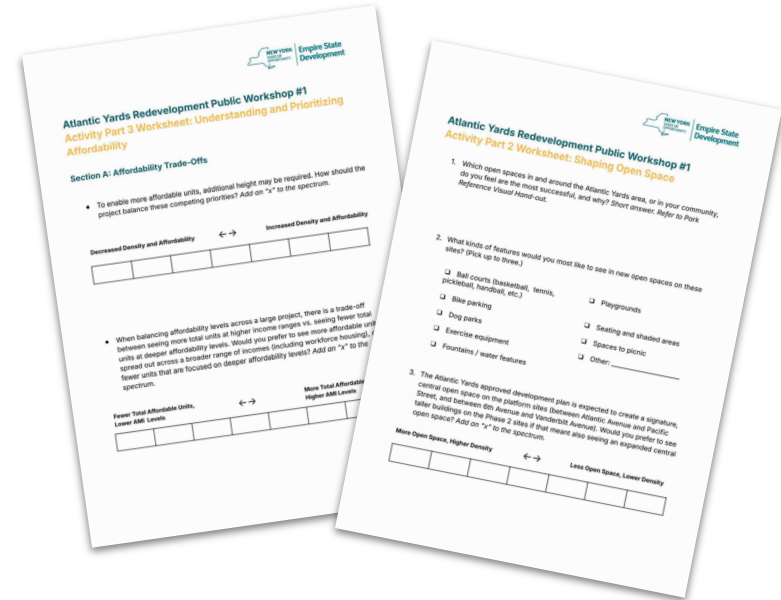
- Duration: **60 minutes**
- Groups will discuss several topics critical to the Atlantic Yards Redevelopment:
 - **Part 1: Vision for the Future**
 - **Part 2: Shaping Open Space**
 - **Part 3: Understanding and Prioritizing Affordability**
- Your input will be collected in aggregate and published in a Community Engagement Report in early 2026.
- This report will be used by ESD and the development team to inform the Atlantic Yards project plan.



Activity: Group Discussions

To help us make sure everyone's ideas are included, please:

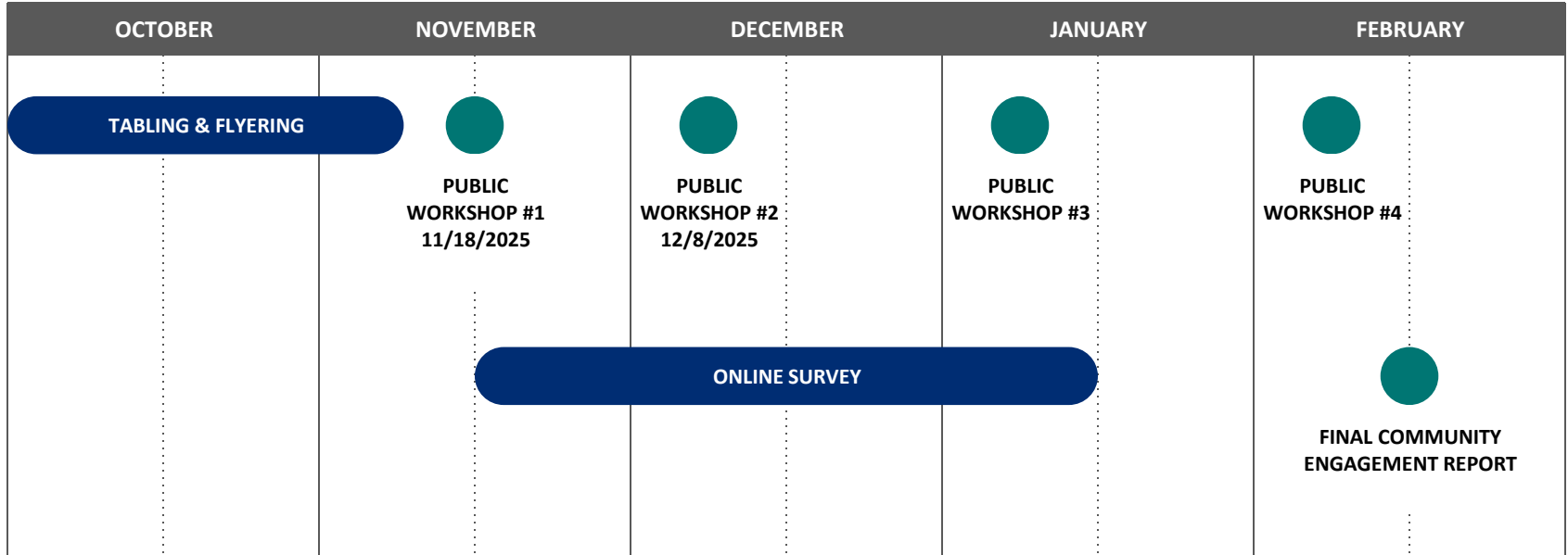
- Write your thoughts directly on the worksheet, since verbal comments may not be recorded
- Do your best to keep your writing clear and easy to read
- Return your worksheet at the end of our discussion so your input can be included



Community Agreements

- All ideas are welcome
- Share ideas in the way you feel comfortable
- One speaker at a time – let's have one conversation per table
- Critique ideas, not people
- Please refrain from recording your breakout discussions
- This conversation is anonymous, not confidential
- Have a question? Ask your facilitators

Look Ahead



Upcoming Engagement Opportunities!

Online Survey:

- Please share this brief survey with anyone who was not able to join today's workshop.
- The survey and project information are also available at esd.ny.gov/AtlanticYards
- The survey will close on January 16, 2026.

Scan to take the survey:



Public Workshop #2

- Date: December 8, 2025
- Location: Design Works High School (29 6th Avenue Brooklyn, NY 11217)

*Scan to register for
Public Workshop #2:*

