

The meeting will begin shortly.

You are muted.

If you are joining by computer or smartphone, please update your name on Zoom to the name you registered with:

- Click "Participants"  Participants
- Hover over your name in the Participants list
- Click the ellipses 
- Click "Rename" and enter your name (first name + last name)

Please email sharon@karpstrategies.com with technical issues.



**Empire State
Development**

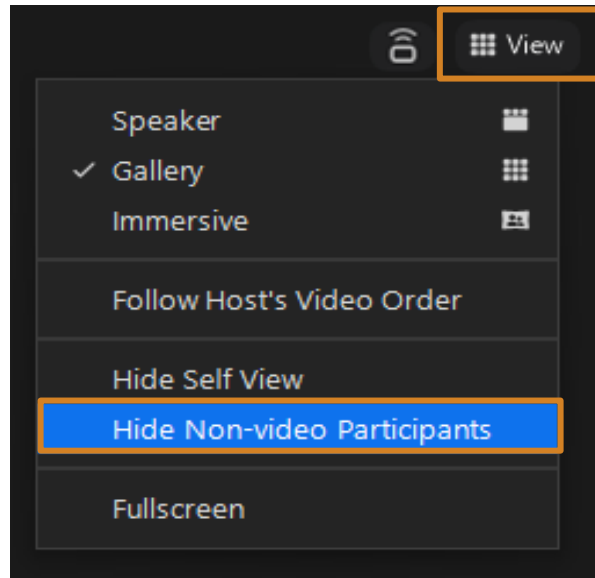
Atlantic Yards Redevelopment Project

Public Workshop 4

Tuesday, March 19, 2026

For the Best Viewing Experience on Your Computer

PC

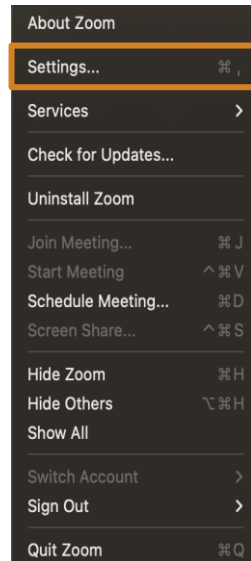


Step 1

Step 2

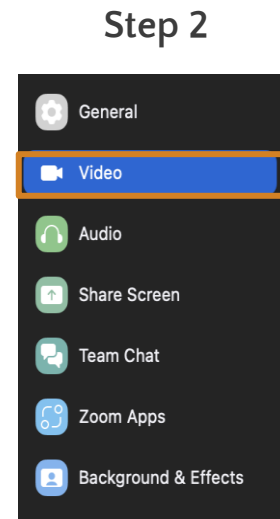
The screenshot shows the Zoom interface on a PC. The 'View' button is highlighted with an orange box. Below it, the 'View' menu is open, and the 'Hide Non-video Participants' option is highlighted with a blue box.

MacBook



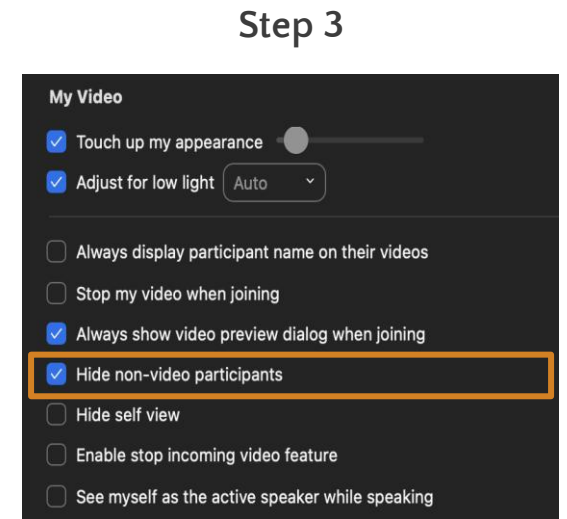
Step 1

The screenshot shows the Zoom interface on a MacBook. The 'Settings...' option in the top-left menu is highlighted with an orange box.



Step 2

The screenshot shows the Zoom settings on a MacBook. The 'Video' option is highlighted with a blue box.



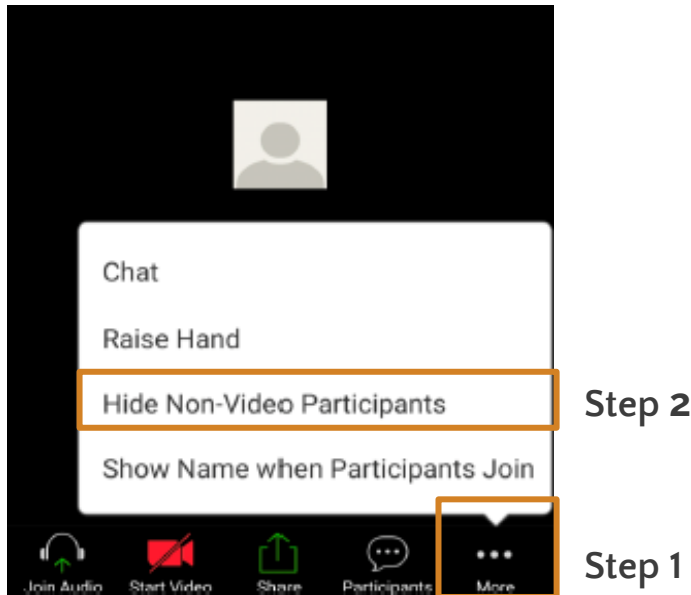
Step 3

The screenshot shows the 'My Video' settings on a MacBook. The 'Hide non-video participants' option is highlighted with a blue box.

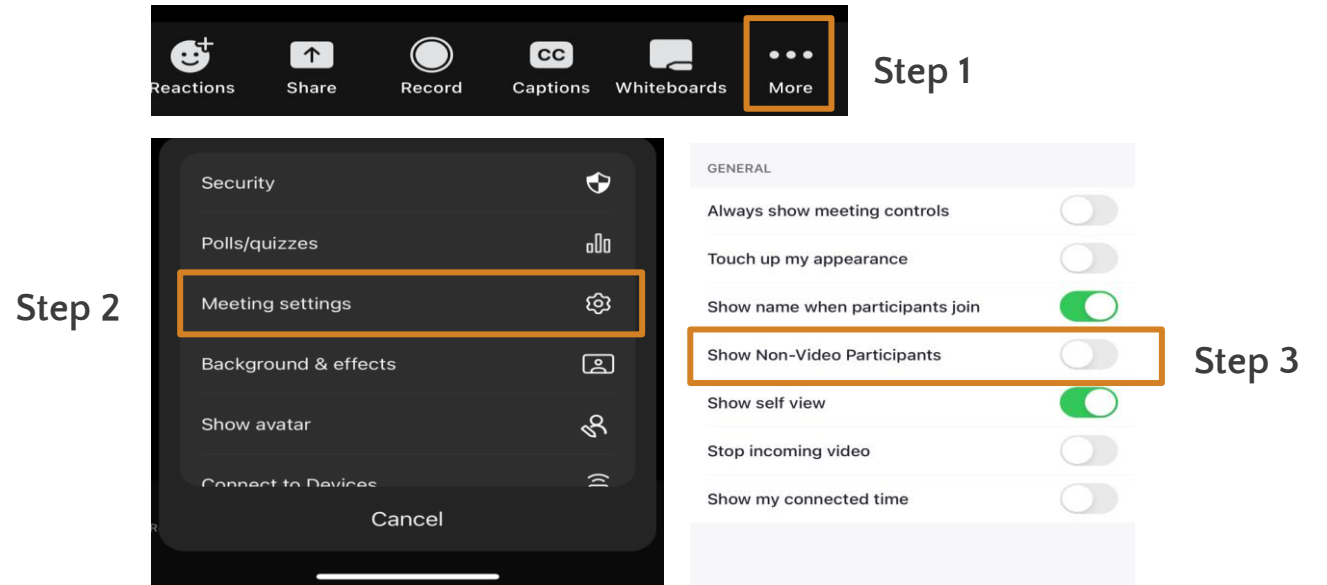
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For the Best Viewing Experience on Your Phone

Android



Apple iOS



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Project Background

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



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.
- **2026:** ESD concludes public engagement on possible Phase II project modifications.





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Community Engagement

WORKSHOP DATES & ATTENDANCE

Public Workshops

PW #1 (In Person) – 11/18/25

- Participants registered: 275
- Participants in attendance: 160

PW #2 (In Person) – 12/8/25

- Participants registered: 279
- Participants in attendance: 134

PW #3 (Virtual) – 1/18/26

- Participants registered: 258
- Participants in attendance: 128

Online Survey

- Survey Period – 11/18/25 to 1/23/26 (66 Days)
- Total Submissions – 593



CONTINUED ENGAGEMENT

Public Workshop 4

Date:
March 19, 2026
6:30 – 8 PM

Location:
Virtual

Topics:
Draft Community
Engagement Report

Final Community Engagement Report

Date:
April 2026

Conceptual Project Program

Date:
Spring 2026

SEQRA Environmental Review, MGPP Approval, and Public Hearings

Date:
Q3 2026 – Q4 2027



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Draft Community Engagement Report Findings

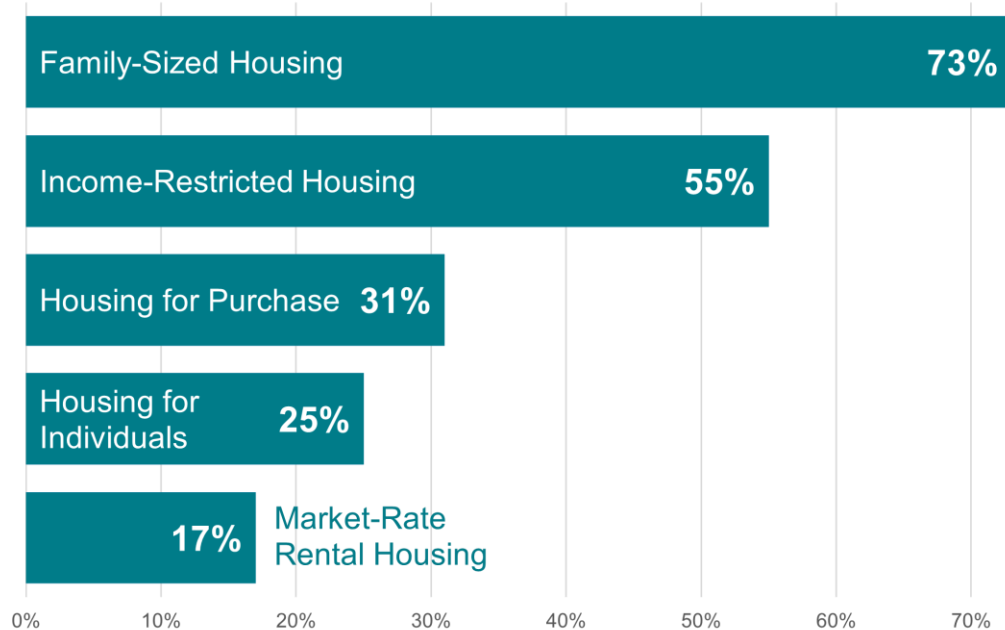
**Draft Community Engagement Report
Available Here: bit.ly/AY_Draft**

AFFORDABILITY

Participants expressed a strong desire to see as much affordable housing created as possible on the remaining development sites. Respondents expressed a very strong desire for units serving moderate- and low-income level residents and families, as well as interest in units with 2+ bedrooms.

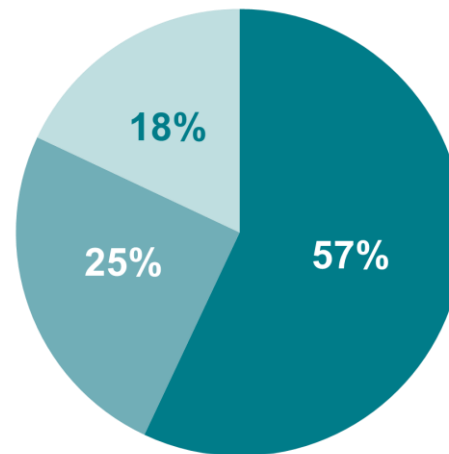
Public Workshops:

What types of housing does the neighborhood surrounding Atlantic Yards need more of?



Survey:

Which level of rental housing affordability is most important to you and your household?



- Moderate/Middle Income Rental Housing
- Low Income Rental Housing
- Very Low Income



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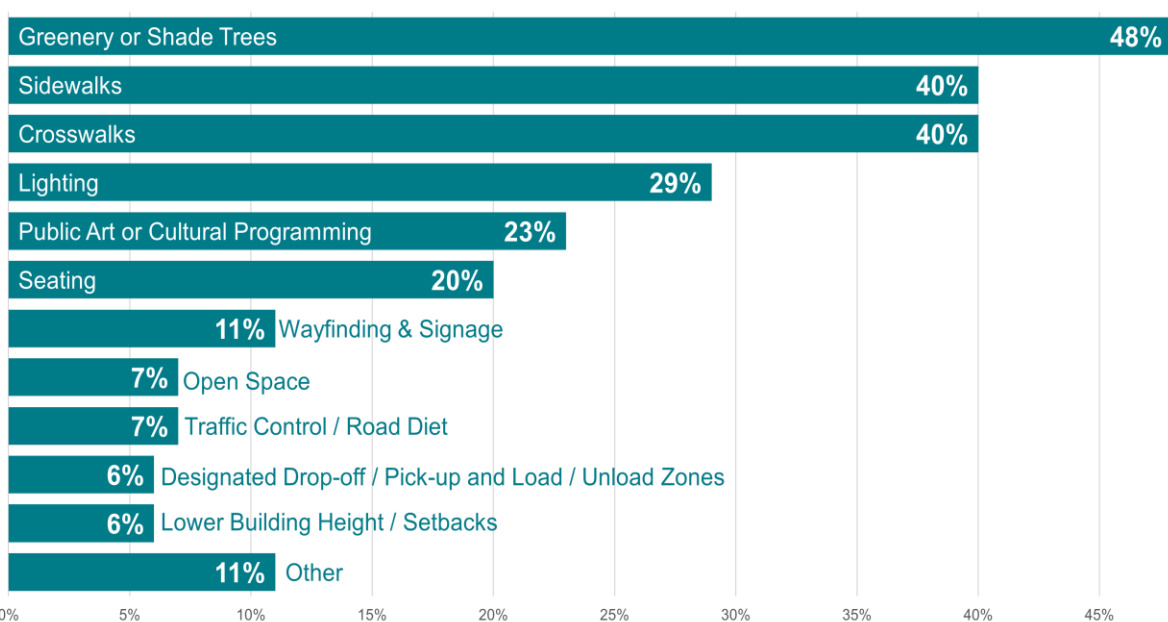
STREETSCAPE

A strong desire was shared to make streets safer for all road users through intersection redesigns, more or wider crosswalks, wider sidewalks, better lighting, bike lanes, and more greenery and shade. Workshop participants shared the need to improve accessibility, safety, and comfort of major streets surrounding the project area.

Public Workshops:

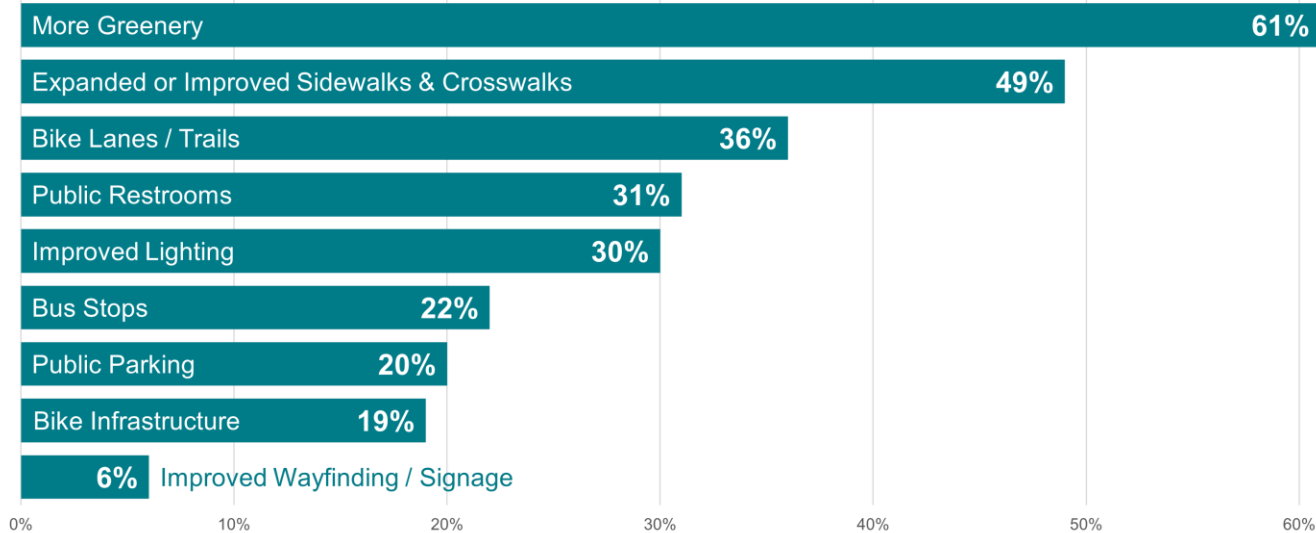
Which improvements would help make the streetscapes and public realm around the Platform Sites / Site 5 more friendly and comfortable to navigate? (Choose up to three.)

Area Surrounding Site 5:



Survey:

Which of the following would you like to see built at these sites or in the immediate area?

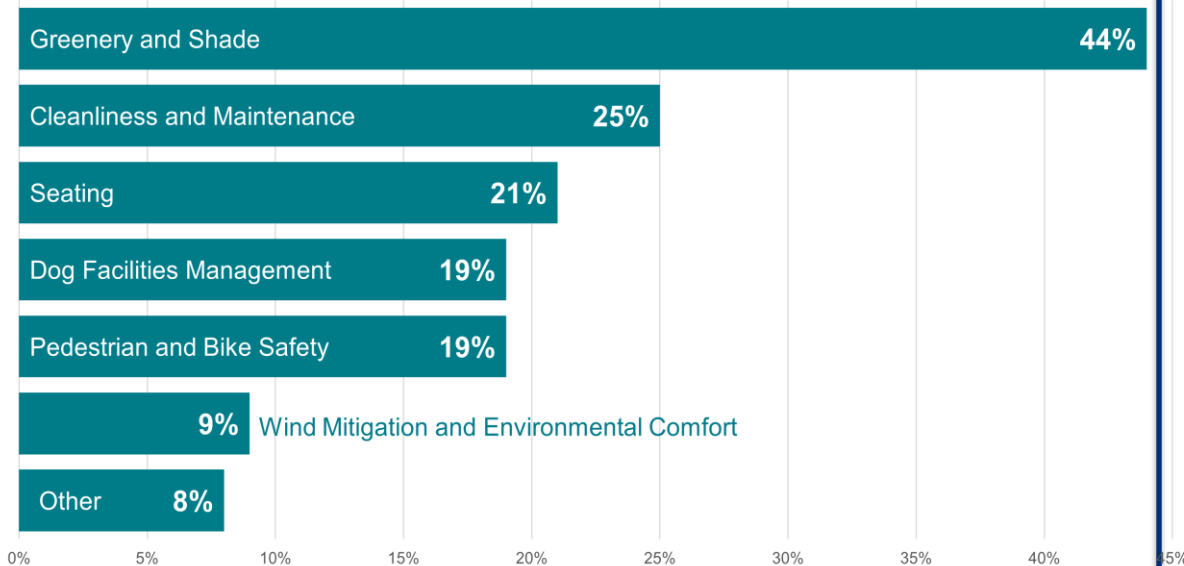


OPEN SPACE

Residents expressed a strong desire for more open green spaces and playgrounds, particularly with spaces for active recreation in addition to seating and gathering. A majority of workshop participants were also in favor of allowing taller buildings if they enabled an expanded central open space. Participants felt that parks and open spaces are the most important factor in making greater density successful at Atlantic Yards.

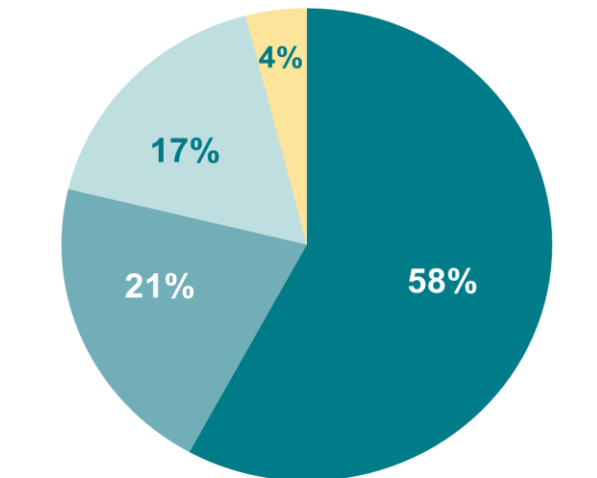
Public Workshops:

What could be improved about the existing open space in and around the Atlantic Yards area?



Survey:

Would you prefer to see taller buildings on the Phase 2 sites if that meant also seeing an expanded central open space?



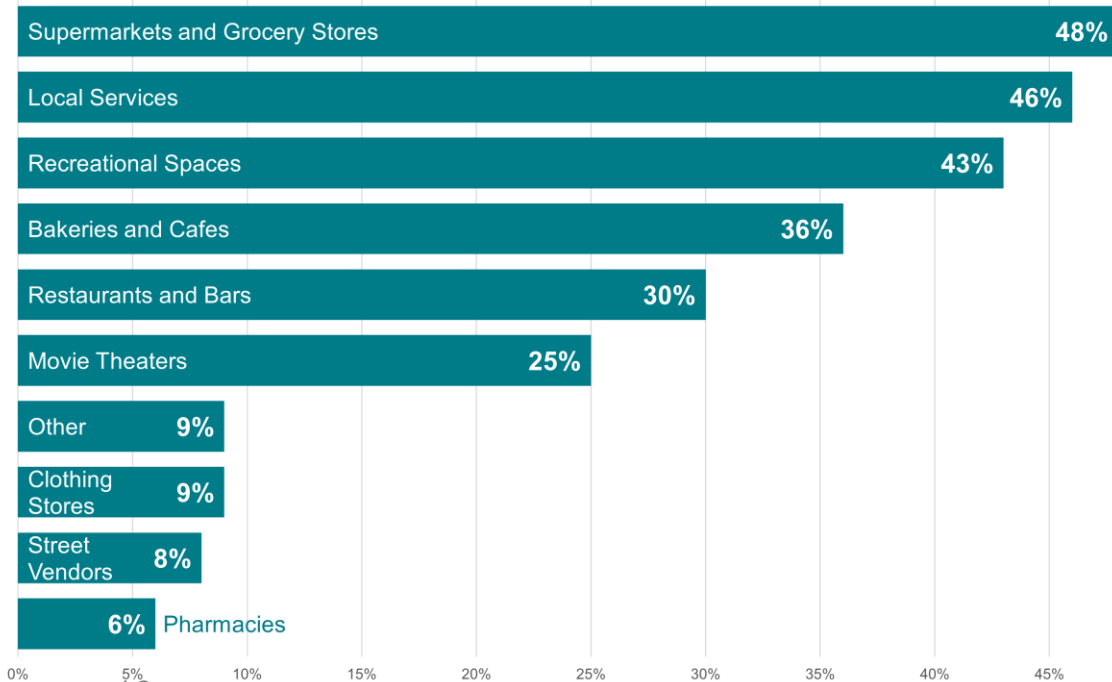
- Prefer higher density if it means more open space
- Prefer lower density if it means less open space
- Neutral

RETAIL

The majority of residents noted that the area was well-served by a variety of retail options, and that new retail should meet essential daily needs and offer services that are currently missing or limited in the neighborhood. In order of priority, workshop participants highlighted the need for supermarkets and/or grocery stores and local services, as well as bakeries, cafes, restaurants, and bars.

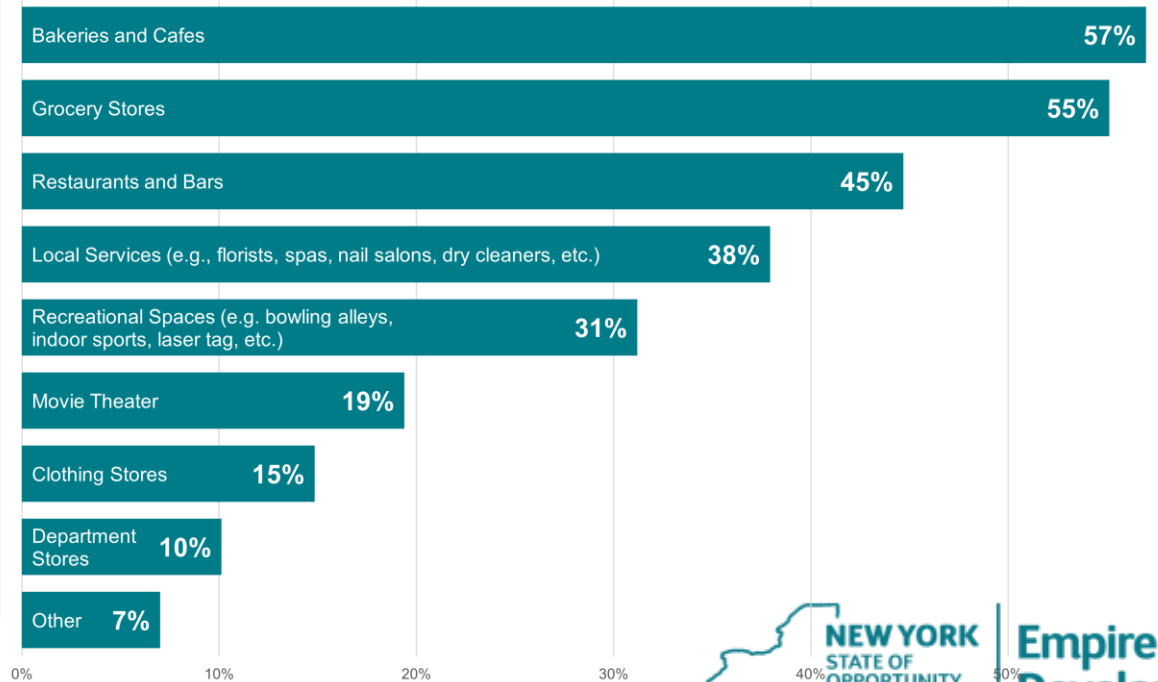
Public Workshops:

What types of retail would help create a more complete neighborhood and better meet the community's needs? (Select up to three)



Survey:

What kinds of shops or stores would you like to see on these sites? (Select up to three)

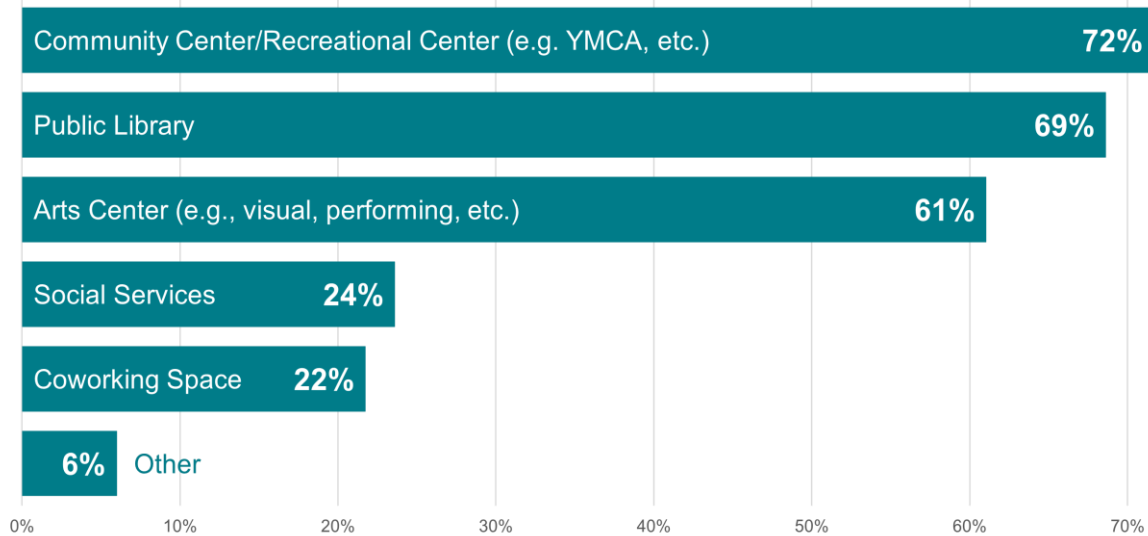


COMMUNITY SPACES

Workshop participants' top priority for community space was a recreational center or intergenerational community facility, followed by a day care center or preschool, a senior center, and an arts center. Participants also expressed interest in additional social services (such as workforce development), and community-serving professional services such as medical and dental offices.

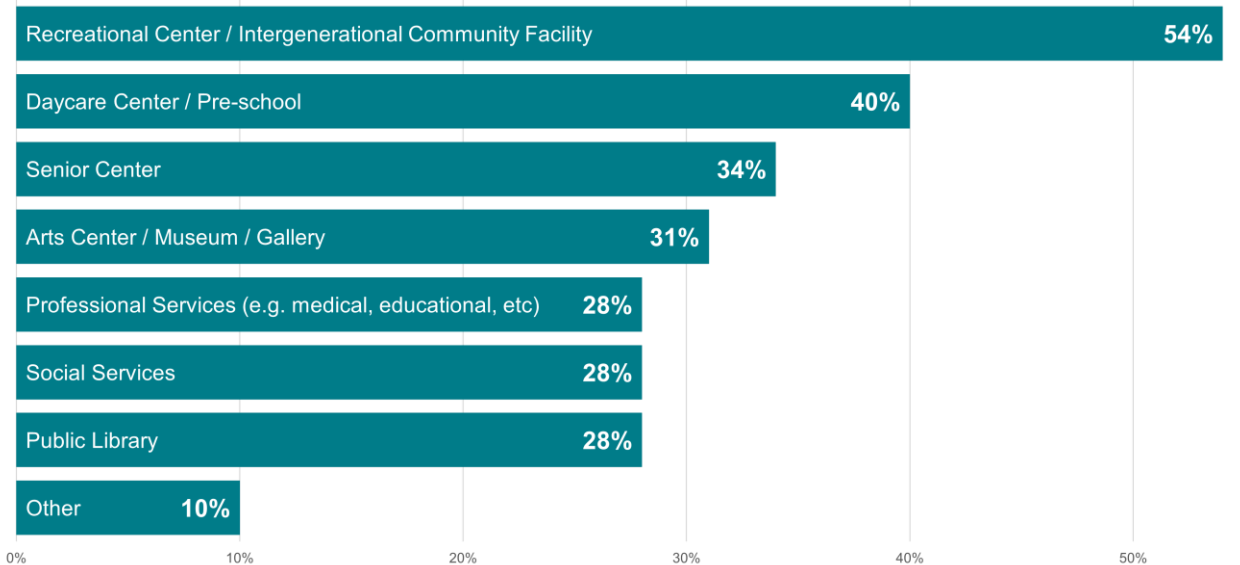
Public Workshops:

What kinds of public or non-profit spaces would you like to see on these sites? (Select up to three)



Survey:

What types of community-serving / non-profit facilities would help create a more complete neighborhood and better meet the community's needs? (Select up to three)

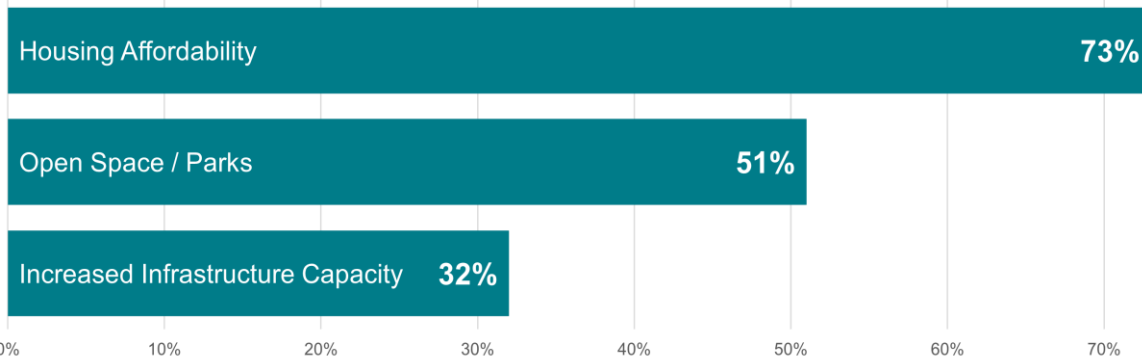


INFRASTRUCTURE & QUALITY OF LIFE

Alongside new housing and public spaces, many participants noted the potential for large scale development to impact existing infrastructure and quality of life. They highlighted access to transit, cleanliness, safety, traffic congestion, and wind studies as an area of focus.

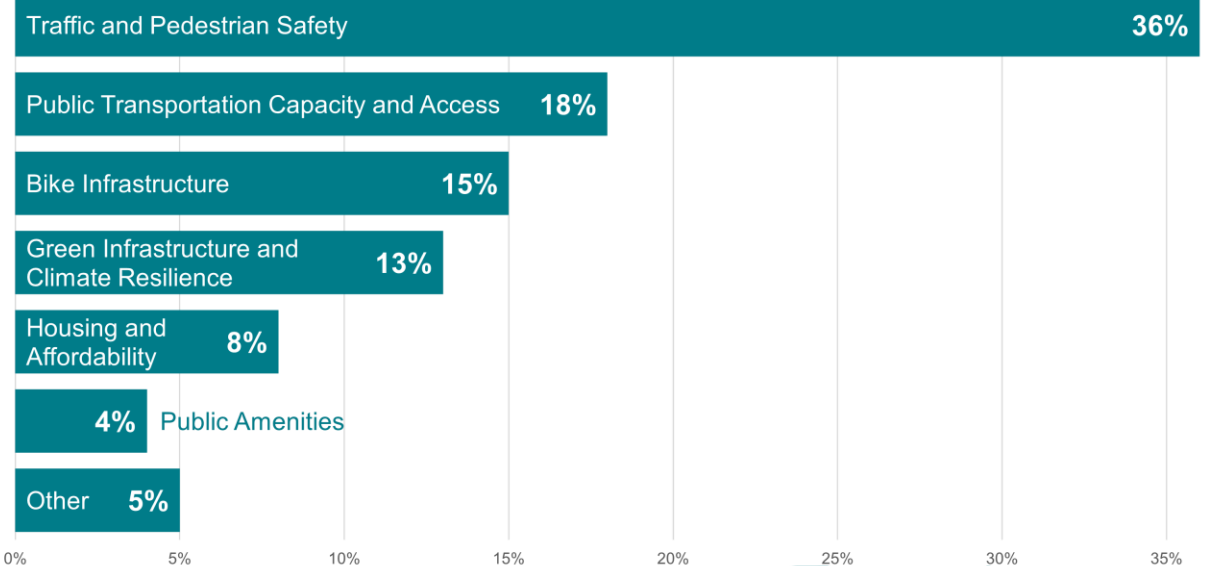
Public Workshops:

What are the top three things that matter most to you for the future of Atlantic Yards? (Select up to three.)



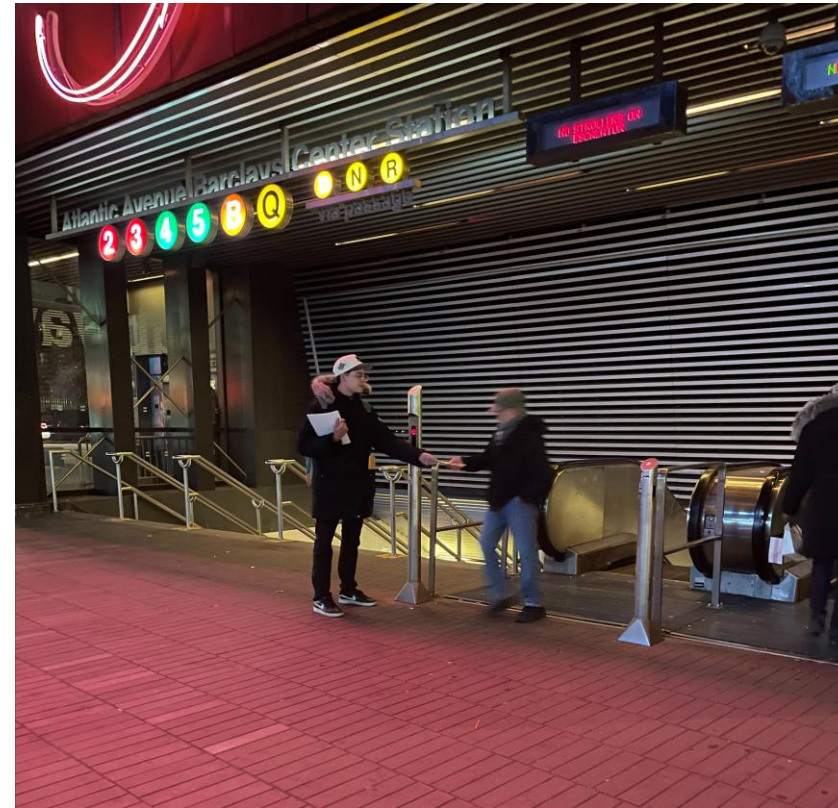
Survey:

Is there anything else you would like to tell us about infrastructure needs surrounding the project site?



ACCOUNTABILITY

Many community members voiced a desire for ESD and the Development Team to demonstrate how it will ensure that project commitments are delivered. Commitments around accountability and transparency will continue to be discussed throughout the public approvals process that follows the conclusion of the community engagement.



ESD is continuing to evaluate possible modifications to the project, based on the community conversation, internal analysis, and dialogue with development team.

Based on this review, ESD will continue its analysis and conversations with stakeholders based on the following assumptions:

- Proposed Overall Unit Count: The currently approved total is 6,430 (of which 3,212 units have been built to date). This number would be increased by ~2,000 units for a total unit count not to exceed 9,000 in total.
- Proposed Percentage of Affordable Units: The first sites to be constructed would be built with approximately 25% of rental units at an average of 60% AMI. Later sites to be developed would be a higher % of income restricted units at a higher AMI, not going above 120% AMI.
- Proposed Percentage of 2+ Bedrooms: Minimum of 30% of all units.



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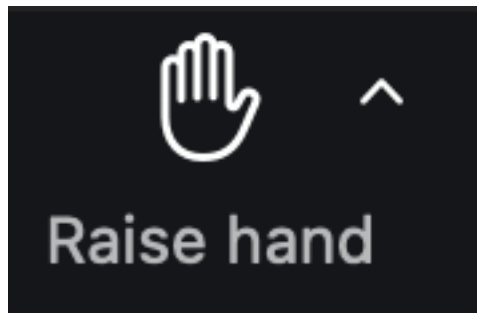
Draft Community Engagement Report Feedback and Questions

Draft Community Engagement Report Feedback and Questions

[75 min] Live Questions

- **3 Spoken Questions** *(for those using the "Raise Hand" function)*
- **3 Written Questions** *(for those using the Q&A feature)*
- *Repeat until no questions remain*

To Ask a Question: Spoken/Verbal Questions

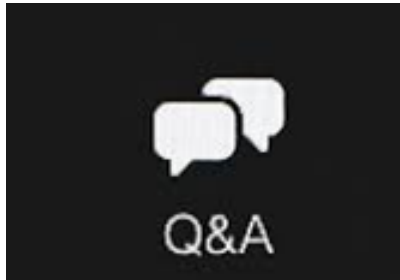


Step 1

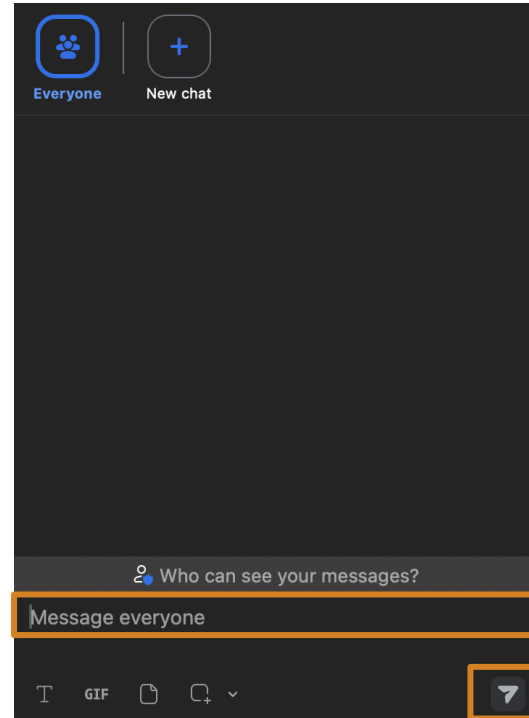
The Moderator will announce when you are in the next 3 speakers, and when it is time for you to speak

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To Ask a Question: Written Questions



Step 1



Step 2

Step 3

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Public Comment Session: **Spoken Comments and Questions**



- The Moderator will announce the next 3 speakers and ask them to prepare to speak.
- When your name is called, you will be asked to unmute.
- Each speaker will have no more than 2 minutes to ask their question.

02:00

Public Comment Session: **Written Questions**



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**Thank
You**

The meeting is paused

Please stand by for the meeting to resume in a moment. If you have a question or comment you would like to share with the project team, please use the “Raise hand” or “Q&A” function.