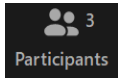
The meeting will begin shortly.

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" 

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

Please email AtlanticYards@esd.ny.gov with technical issues.

NEW YORK STATE OF OPPORTUNITY. | Empire State Development

NEW YORK STATE OF OPPORTUNITY | Empire State Development

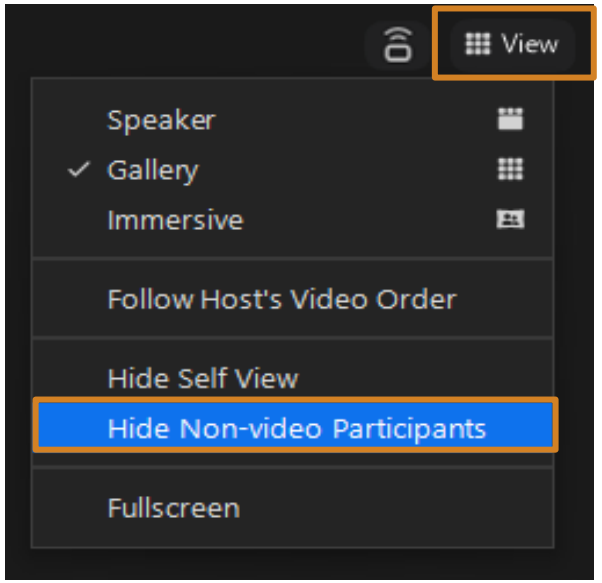
Atlantic Yards Redevelopment Project

Community Town Hall

Monday, July 13, 2026

For the Best Viewing Experience on Your Computer

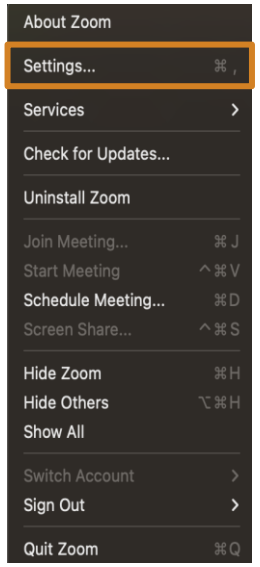
PC



Step 1

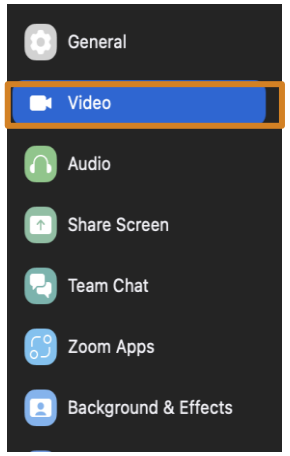
Step 2

MacBook

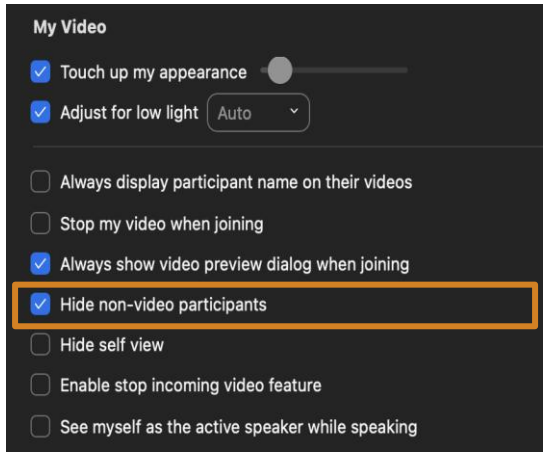


Step 1

Step 2



Step 3

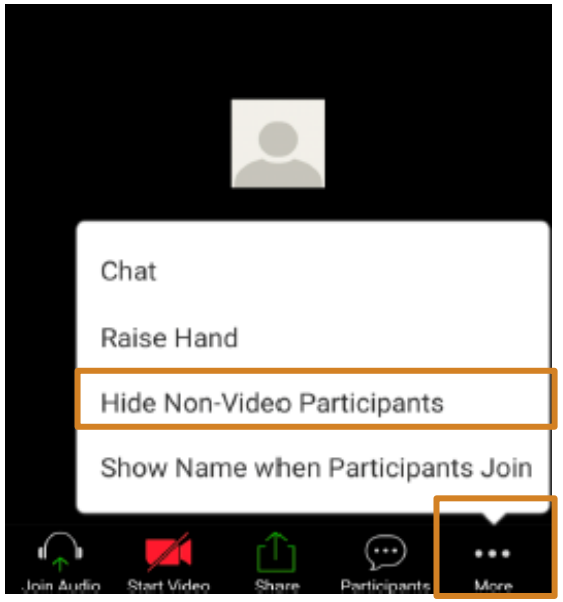


If experiencing audio issues, dial-in: +1 301-715-8592, Meeting ID: 940 2560 9442

For technical issues, email AtlanticYards@esd.ny.gov

For the Best Viewing Experience on Your Phone

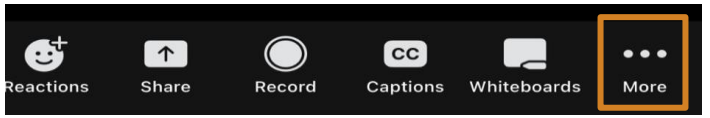
Android



Step 2

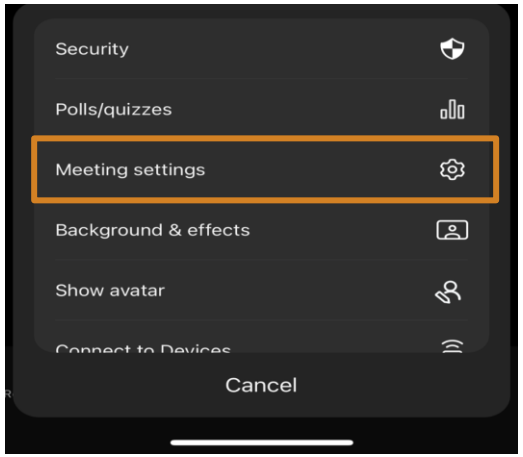
Step 1

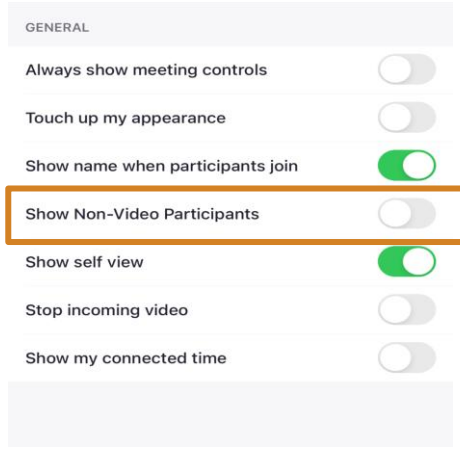
Apple iOS



Step 1

Step 2





Step 3

If experiencing audio issues, dial-in: +1 301-715-8592, Meeting ID: 940 2560 9442

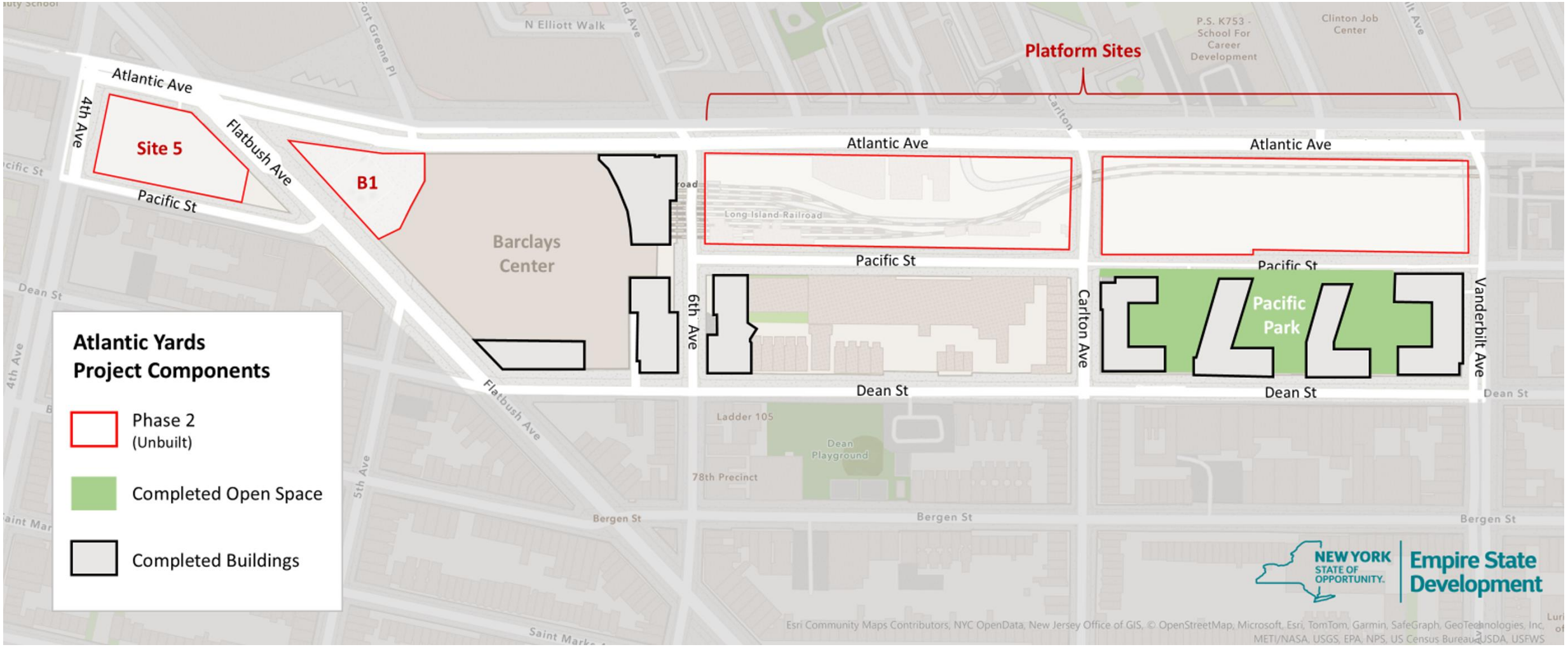
For technical issues, email AtlanticYards@esd.ny.gov

NEW YORK
STATE OF
OPPORTUNITY

Empire State
Development

Project Background

PROJECT MAP

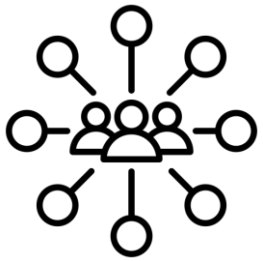

Platform Sites
Site 5
B1
Barclays Center
Atlantic Ave
Pacific St
Flatbush Ave
4th Ave
6th Ave
Carlton Ave
Vanderbilt Ave
Dean St
Pacific Park
Long Island Railroad
Ladder 105
Dean Playground
78th Precinct
Bergen St
N Elliott Walk
P.S. K753 - School For Career Development
Clinton Job Center
Atlantic Yards Project Components
Phase 2 (Unbuilt)
Completed Open Space
Completed Buildings
NEW YORK STATE OF OPPORTUNITY.
Empire State Development
Esri Community Maps Contributors, NYC OpenData, New Jersey Office of GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

CURRENTLY APPROVED + PHASE I COMPLETED TO DATE

	Approved GPP	Completed (Phase I)
	18,000 seat Barclays Center arena	18,000 seat Barclays Center arena
	16 mixed use buildings; 6,430 total units (4,500 rental, 2,250 affordable, 1,930 condo)	8 mixed use buildings; 3,212 total units (1,560 rental, 1,374 affordable, 278 condo)
	~8 acres of publicly accessible open space	~3 acres of publicly accessible open space
	Community Facility Spaces (health clinic, school, community center)	Healthcare Facility and Public School have been delivered
	Improved LIRR yard & subway facility upgrades	Improved LIRR yard (electrical substation, tracks) New subway entrance
	Neighborhood infrastructure upgrades	Water main and sewer upgrades Dean St. Playground upgrades

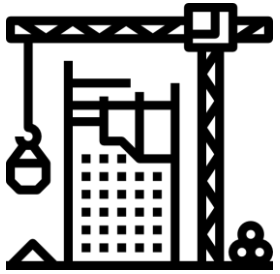
NEW YORK STATE OF OPPORTUNITY. Empire State Development

PROJECT PROGRESS & UPCOMING MILESTONES



Initial Community Engagement
(4 Workshops, Public Outreach & Online Survey)

Proposed Program Presented to AYCDC



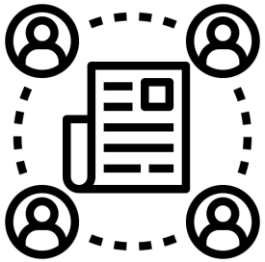
Closing and Construction Commencement

We Are Here

Completed Milestones

Upcoming Milestones

ESD Approves Permitted Developer



Community Engagement Report Released

Public Approvals
(MGPP and SSEIS)

NEW YORK
STATE OF
OPPORTUNITY

Empire State
Development

Public Review Process

OVERVIEW OF GENERAL PROJECT PLANS

WHAT IS A GENERAL PROJECT PLAN (GPP)?

The GPP approval process is the mechanism by which ESD effectuates its projects in accordance with the New York State Urban Development Corporation Act of 1968 (UDC Act).

The GPP facilitates actions such as overriding local zoning and implementing design guidelines it their place, property acquisitions and dispositions, public funding assistance, and financial incentives (e.g., PILOTs), in furtherance of ESD's mission to promote a vigorous, inclusive and growing state economy.

The GPP includes a narrative description of project parameters, goals, and financial terms that is the basis for the ESD action.

A public hearing on the GPP is required for certain actions to consider public comments.

ATLANTIC YARDS PROJECT GPP APPROVALS	
Original GPP	Jul 2006
Modified GPP	Dec 2006
Modified GPP	Jun 2009
Modified GPP	Jun 2014
Modified GPP	Aug 2019
Future Modified GPP	**Late 2027** *Anticipated*

OVERVIEW OF STATE ENVIRONMENTAL REVIEW PROCESS

WHAT IS SEQRA?

The New York State Environmental Quality Review Act (SEQRA) requires all state and local government agencies to **incorporate consideration of environmental impacts** when making discretionary decisions to fund, undertake or approve an action.

When these decisions have the potential to have a significant adverse impact on the environment, the project sponsor or lead agency must prepare an **Environmental Impact Statement (EIS)**.

The EIS assesses potential impacts to the natural and built environment, as well as explores project alternatives and identifies means to minimize or avoid impacts. **Public input is an essential component** of this process.

Once the EIS is complete, the SEQRA process concludes with the adoption of SEQRA Findings.

Typical Contents of an EIS

Project Description
Details of the proposed project and its activities.

Baseline Environment
Info about the existing environment (air, noise, water & sewer, traffic, neighborhood character, socio-economic conditions, etc.).

Potential Impacts
Analysis of potential environmental impacts.

Mitigation Measures
Measures to avoid or minimize significant adverse impacts.

Public Comments
Engagement with stakeholders and consideration of their views.

OVERVIEW OF STATE ENVIRONMENTAL REVIEW PROCESS

SEQRA EIS Milestones

Draft Scope of Work (DSOW): Identifies all areas that will be studied in the DEIS and explains how those areas will be studied. The scoping process must include an opportunity for public participation. The public will be able to review and provide written comments, and provide public input at a public scoping meeting, if one is held.

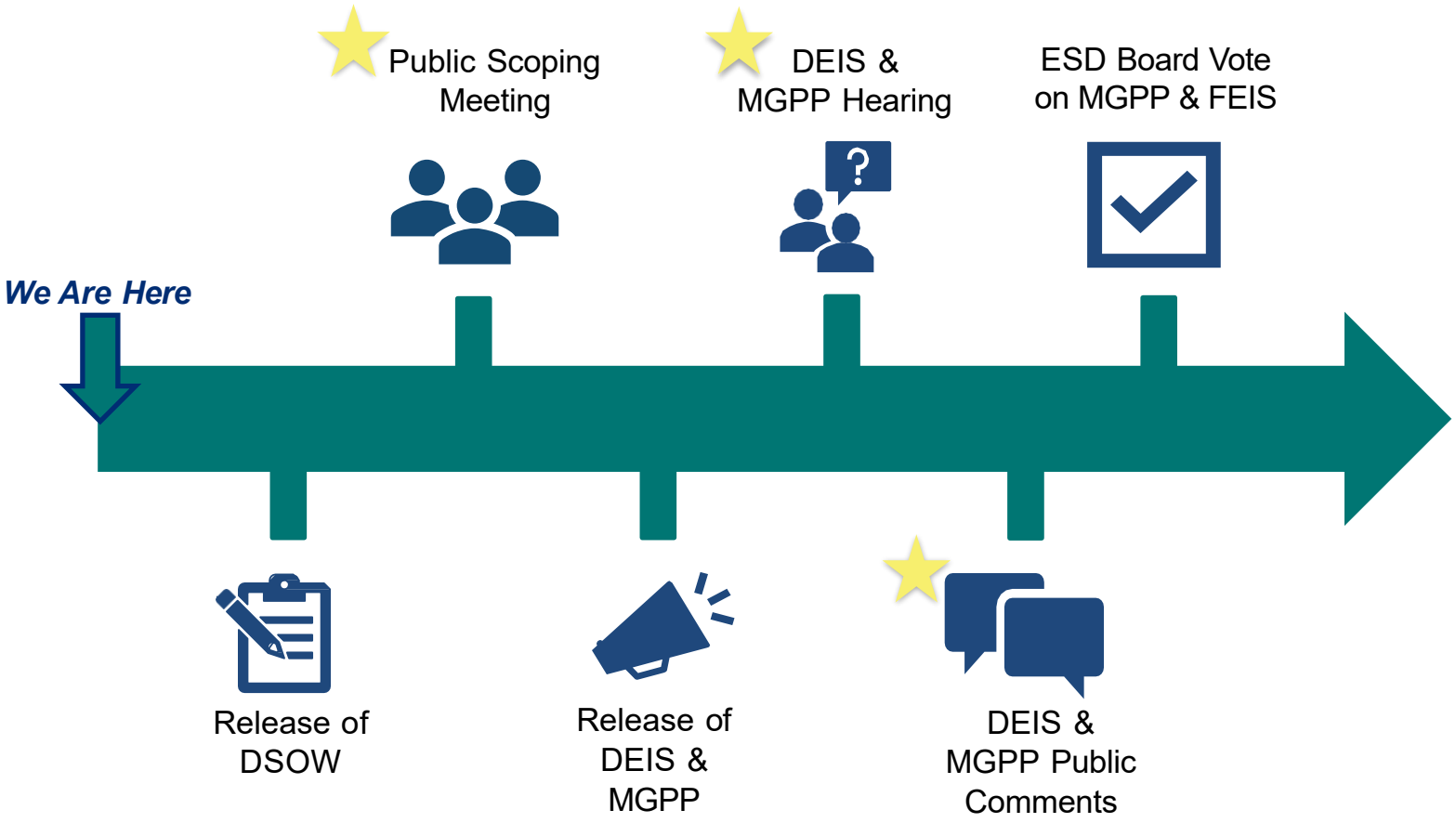
Final Scope of Work (FSOW): Forms the basis for the DEIS. Includes feedback and comments from the scoping process.

Draft EIS (DEIS): Assesses potential impacts, evaluates reasonable alternatives that may reduce or avoid potential impacts, and presents mitigation measures. When the lead agency determines that the DEIS is adequate for public review, it issues a notice of completion, which starts the public comment period, and files copies of the DEIS with the appropriate parties. If a public hearing is to be held, the notice may contain a notice of public hearing. The minimum public comment period on the DEIS is 30 days.

Final EIS (FEIS): This document includes the DEIS, any revisions or supplemental materials, a summary of the substantive comments received, and responses to all substantive comments.

SEQRA Findings: Written statement that all SEQRA requirements have been met. A positive findings statement means that, after consideration of the FEIS, the action can be approved, and the action chosen is one that minimizes or avoids environmental impacts to the maximum extent practicable.

OVERVIEW OF ESD'S PUBLIC REVIEW PROCESS (GPP + SEQRA)



DSOW = Draft Scope of Work

DEIS = Draft Environmental Impact Statement

FEIS = Final Environmental Impact Statement

MGPP = Modified General Project Plan

Public Comment Opportunity

Additional Atlantic Yards Engagement Opportunities (Q3-Q4 2026):

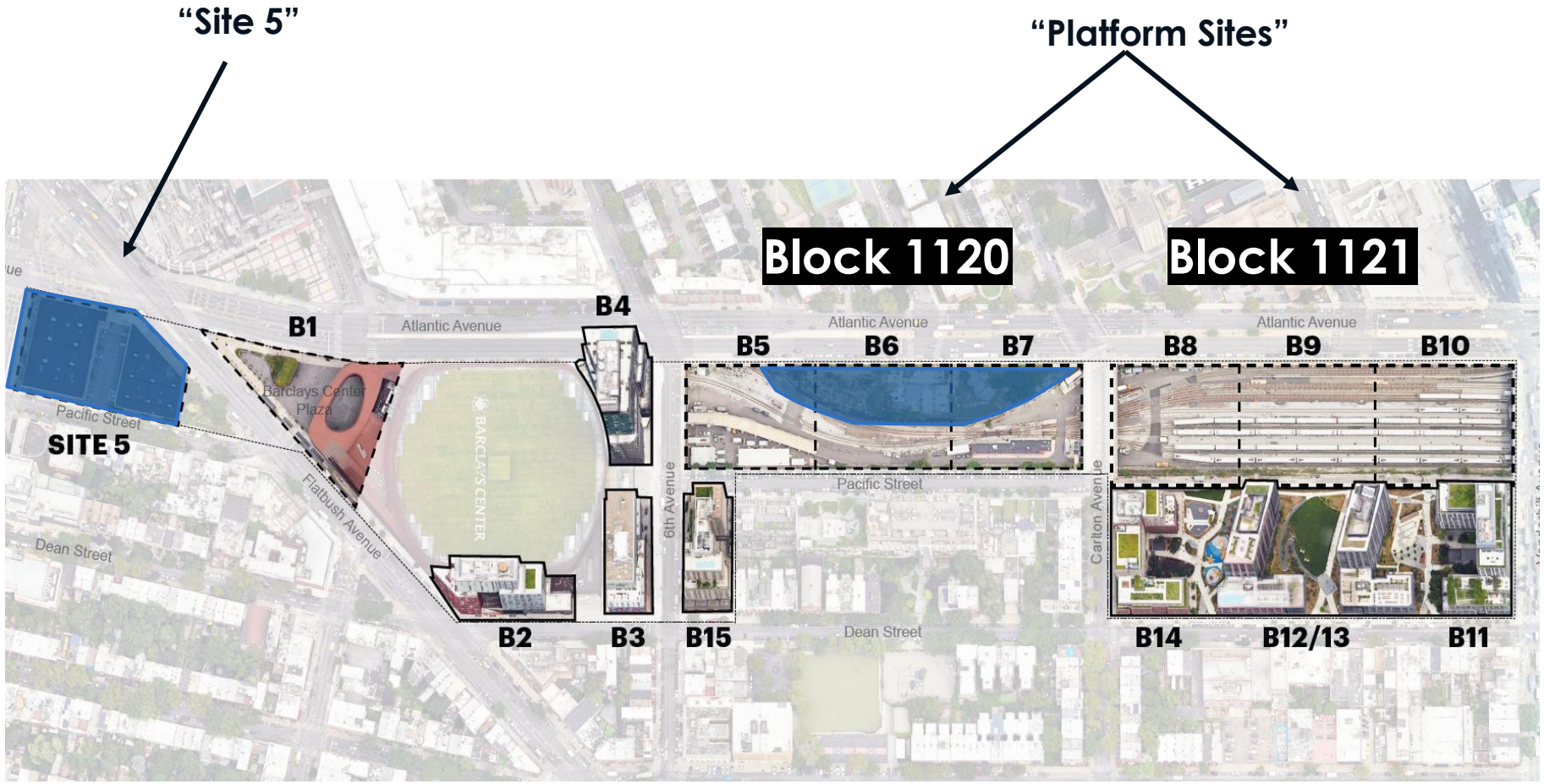
- Ongoing meetings/conversations with elected officials, local community groups, tenant associations, community boards, BIDs, etc.
- Public design workshops on open space.

Atlantic Yards: Phase II

Atlantic Yards Redevelopment Project - Community Town Hall

July 13, 2026

SITE OVERVIEW



Denotes Solid Ground

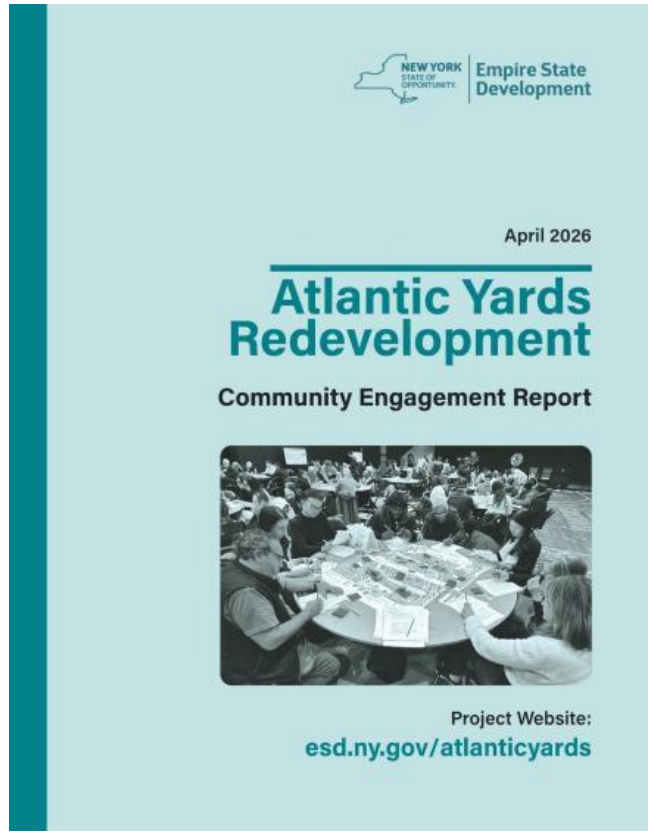
CER- KEY TAKEAWAYS

- **Affordability:** Strong demand for low/moderate-income and family-sized (2+ bedroom) rental units.
  - ✓ Plan includes 1,200+ income-restricted units in Phase II for low and moderate-income individuals and families, providing more income-restricted units and deeper affordability
  - ✓ 30%+ of total Phase II units to be family-sized

- **Open Space:** Strong desire for more green spaces and playgrounds, specifically areas for active recreation, seating, and gathering.
  - ✓ ~8.5 acres of integrated open space including the B8 Park with a mix of active and passive programming, exceeding the previously approved open space requirements

- **Streetscape:** Need for safer intersections, better lighting, wider sidewalks and crosswalks. A strong interest in more greenery and shade.
  - ✓ Enhanced streetscape and neighborhood connectivity via improved intersections and lighting, storefronts, wider sidewalks, street trees, and green space (subject to future DOT approval)

- **Infrastructure & Quality of Life:** Focus on traffic and pedestrian safety, transit access, bike infrastructure, cleanliness, and wind mitigation.
  - ✓ Widened sidewalks and proposed traffic improvements to promote safety and improve pedestrian experience (subject to future DOT approval)
  - ✓ Wind mitigation techniques to be a focus



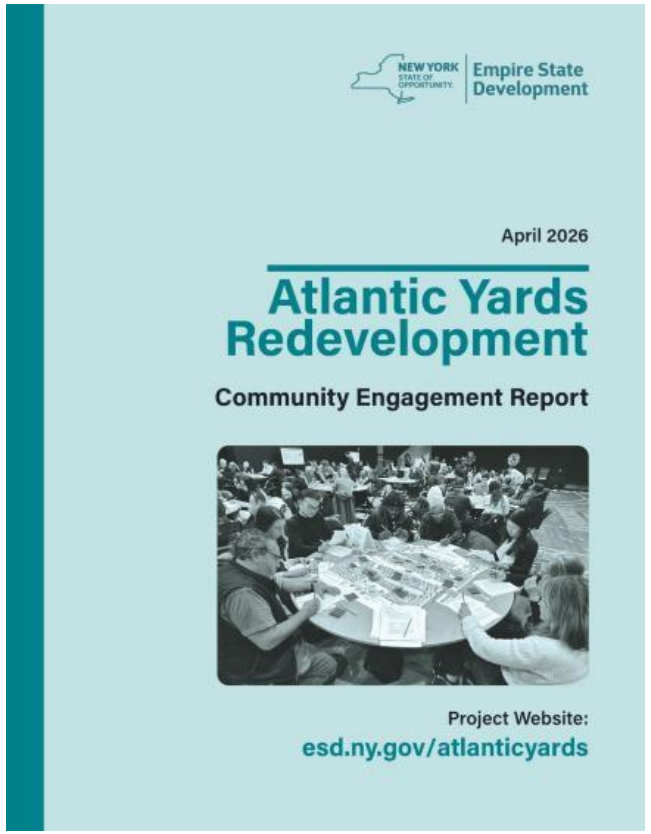
CIRRUS WORKFORCE HOUSING LCOR

CER- KEY TAKEAWAYS (CONTINUED)

- **Community Spaces:** Priority for an intergenerational community center and daycares.
  - ✓ Proposed Master Plan includes several community facility spaces, including
    - ✓ Potential Revised Urban Room concept in B5
    - ✓ Intergenerational Community Center in B6 (first residential building to be delivered)
    - ✓ Flexible Community Facility on B10

- **Retail:** Focus on essential daily needs, specifically supermarkets, bakeries, cafes, restaurants, and bars.
  - ✓ Comprehensive retail strategy to create a vibrant ground floor, integrate project with surrounding neighborhoods, and support local businesses with small-format spaces

- **Accountability & Transparency:** A desire for ESD and the Development Team to demonstrate how they will ensure that Phase II project commitments are delivered.
  - ✓ Ongoing Discussions with ESD
  - ✓ Engagement with AYCDC



CIRRUS WORKFORCE HOUSING LCOR

Phase II Proposal

ATLANTIC YARDS PHASE II BY THE NUMBERS – POTENTIAL FOR:

1200+
Income Restricted Units

~25%
Of Income Restricted Units Moderate Income

~75%
Of Income Restricted Units Low Income

~30%
Of All Units Family Sized

$3.5Bn
Economic Impact During Construction

100%
Union Built

30%
MWBE Participation

~5+ acres
New Uninterrupted Open Space

TARGET 2028 INCOME RESTRICTED HOUSING GROUNDBREAKING

CIRRUS WORKFORCE HOUSING

LCOR

PHASE I + II: PROGRAM COMPARISON

	Total Project (approved)	Total Project (proposed)	Change
Total GSF	~8 million	~9.6 million	**+ ~ 1.6 million GSF**
Residential (units)	6,430	8,812	**+ 2,382**
Office (sf)	336,000	0	**-336,000**
Parking (spaces)	1000	1000	**0**
Avg. Height (1120 | 1121)	350'	564'	**+214'**
Max Height (B1 | Site 5)	620'	799'	**+ 179'**
Open Space	8 acres	~8.5 acres	**+ ~.5 acres**

CIRRUS WORKFORCE HOUSING LCOR

PHASE II PROPOSED PROGRAM

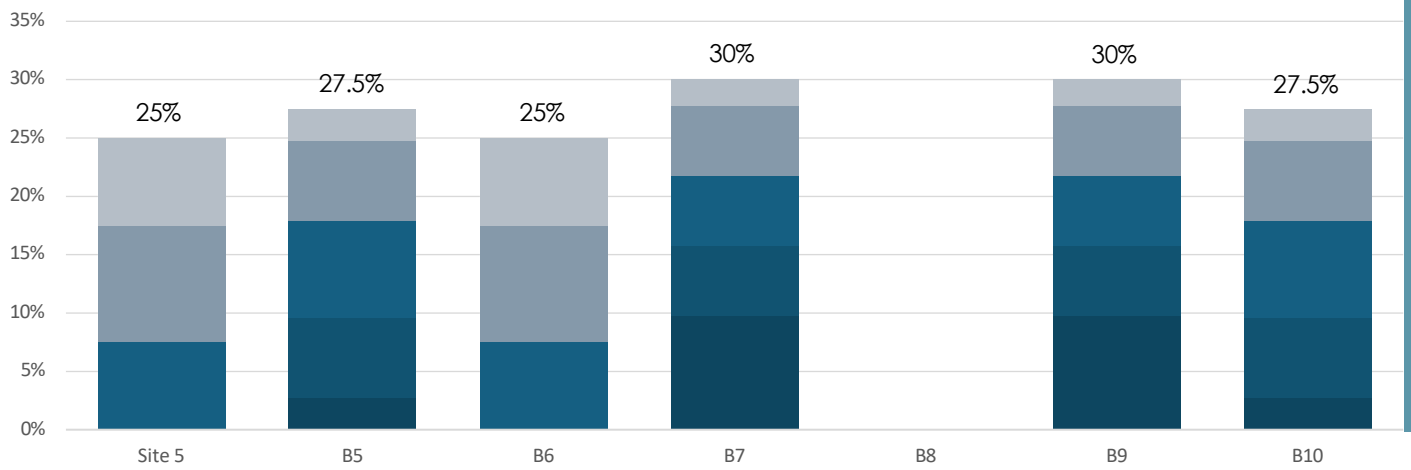
	Phase II Proposed Program *
Total GSF	5,687,503
Residential (units)	5,600
Community Facility (sf)	20,000 +
Retail (sf)	~140,000
Office (sf)	0
Parking (spaces)	240 **
Max Height (ft)	799'

* Site 5 potential Hotel use under consideration and being evaluated as part of the SSEIS
** 240 space target, parking requirement waiver sought and being evaluated as part of the SSEIS

CIRRUS WORKFORCE HOUSING LCOR

PHASE II AFFORDABILITY OVERVIEW: ILLUSTRATIVE INCOME BANDS

* Income bands for illustration only



A 75/25 Solution:

75% of Income Restricted Units Low income (≤ 80% AMI)

25% of Income Restricted Units Moderate Income (81% - 120% AMI)

AMI	Site 5		B5		B6		B7		B8		B9		B10		Total / Avg.	
Condo	400		0		0		300		-		300		0		1,000	
Rental	1,003		700		1,000		595		-		492		810		4,600	
40% AMI	75	7.5%	19	2.8%	75	7.5%	13	2.3%	-	-	11	2.3%	22	2.8%	216	4.7%
60% AMI	100	10.0%	48	6.9%	100	10.0%	36	6.0%	-	-	30	6.0%	56	6.9%	369	8.0%
80% AMI	75	7.5%	58	8.3%	75	7.5%	36	6.0%	-	-	30	6.0%	67	8.3%	340	7.4%
100% AMI	0	0.0%	48	6.9%	0	0.0%	36	6.0%	-	-	30	6.0%	56	6.9%	169	3.7%
120% AMI	0	0.0%	19	2.8%	0	0.0%	58	9.8%	-	-	48	9.8%	22	2.8%	148	3.2%
Total Inc. Restricted	251	25.0%	193	27.5%	250	25%	179	30%	-	-	148	30%	223	27.5%	1,242	27%
Avg. AMI	60%		80%		60%		90%		-		90%		80%		75%	

BEST-IN-CLASS DESIGN TEAM

Cirrus-LCOR have assembled a best-in-class design/engineering team to re-imagine the Phase II Master Plan for Atlantic Yards, incorporating our development principles and community feedback.

KPF — Master Plan Architect

MICHAEL VAN VALKENBURGH ASSOCIATES INC — Master Plan Landscape Architect

OF PLACE — Placemaking & Public Realm

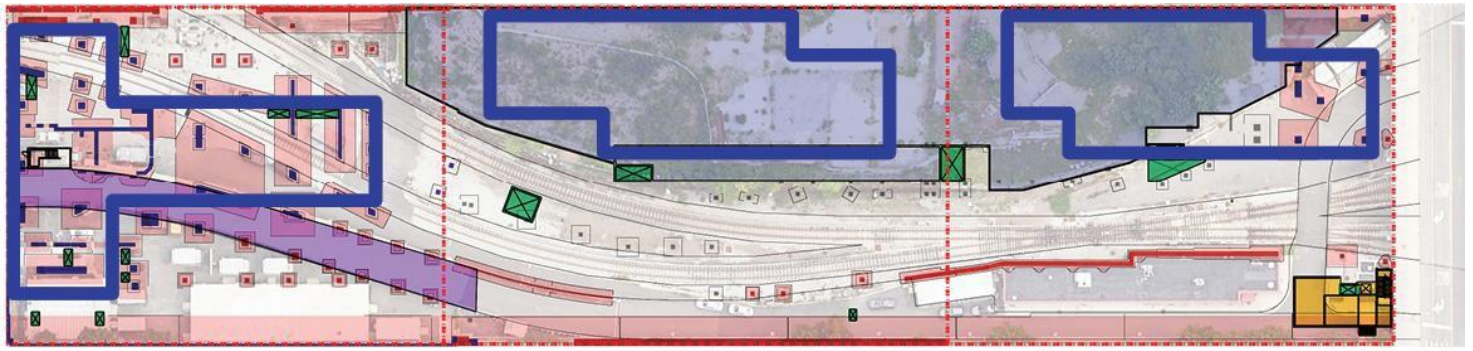
wsp — Structural / MEP Engineer

CIRRUS WORKFORCE HOUSING

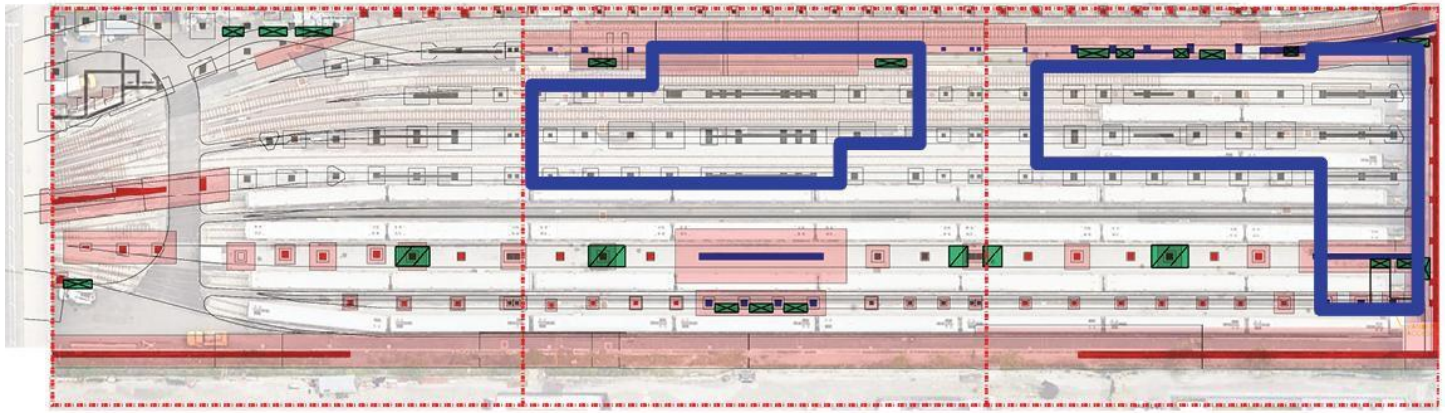
LCOR

EXISTING CONDITIONS – WHAT WE ARE SOLVING FOR

Block 1120



Block 1121



- Solid Ground
- Footings In Place
- Trainyard Ventilation
- MTA Access Ramp
- Fire Command Center
- Tower Footprint

CIRRUS WORKFORCE HOUSING

LCOR

MASTERPLAN DESIGN GOALS: OLD & NEW

2006 ORIGINAL

- Inefficient residential buildings
- No alignment to rail yard structure
- Cost prohibitive
- Large footprints with small pockets of fragmented green space

2015 REVISED

- Improved residential planning
- Alignment to rail yard structure
- Minimal building base expression, towers extend to sidewalk
- Large footprints shaped buildings have view overlaps & interfere with public space

2026 NEW APPROACH

- Increased density
- More housing & affordable housing units
- Lowered building base height with increased building base articulation
- Conversion of B8 into a park creates more uninterrupted open space
- Decoupled platform and B6 footprints, allowing for simultaneous construction

CIRRUS WORKFORCE HOUSING LCOR

OPEN SPACE EVOLUTION

Current Approved Plan: Individual & Isolated Open Space ✗

Proposed Revision: Uninterrupted Open Space ✓

CIRRUS WORKFORCE HOUSING

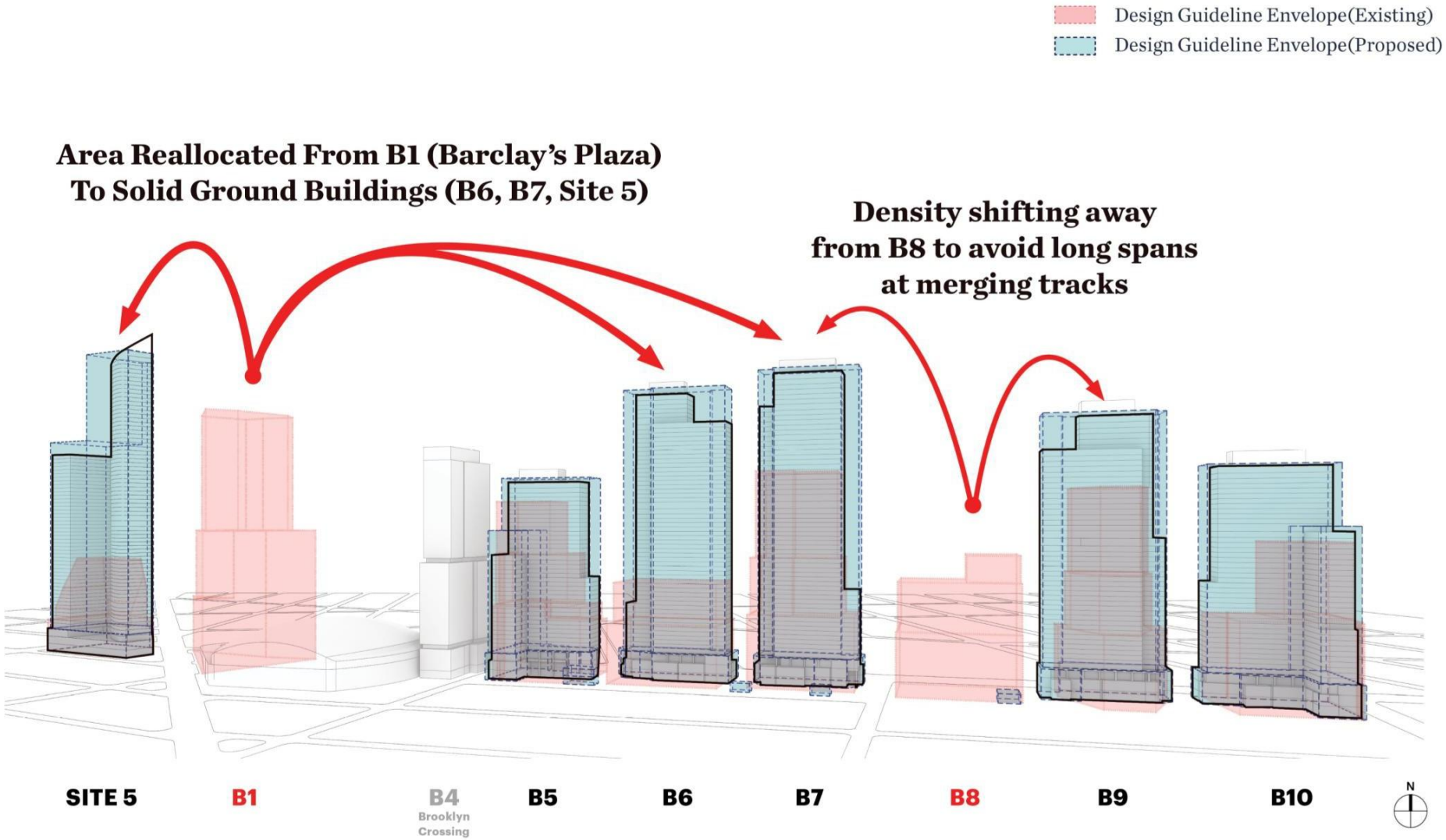
LCOR

SITE PLAN – PHASE II PROPOSED

CIRRUS WORKFORCE HOUSING

LCOR

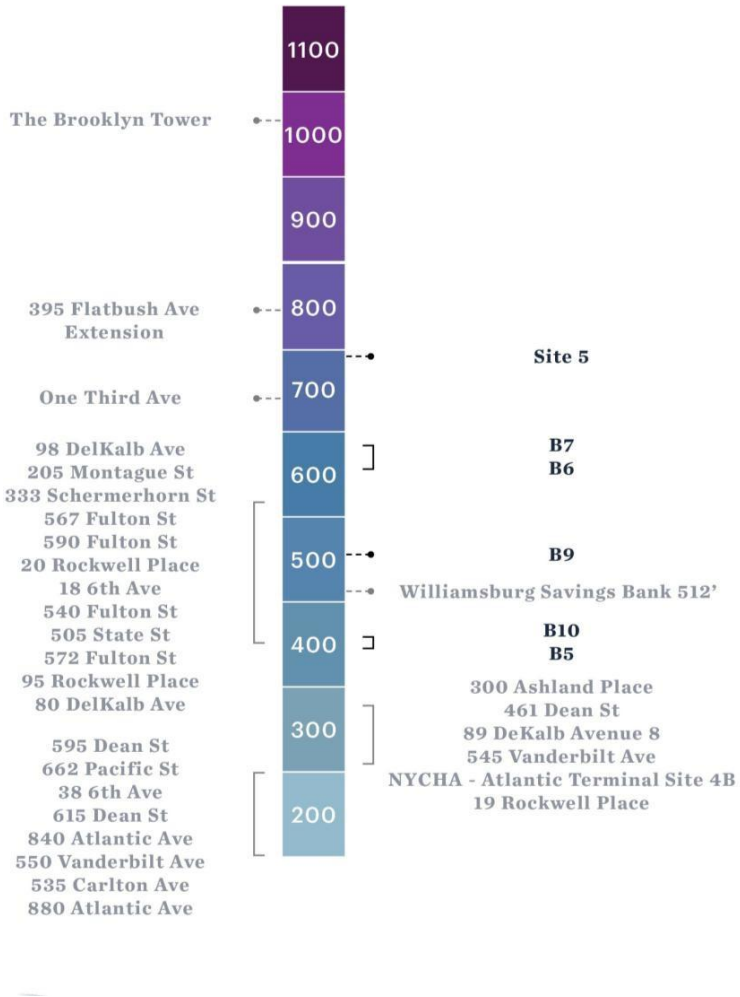
MASSING PRINCIPLES

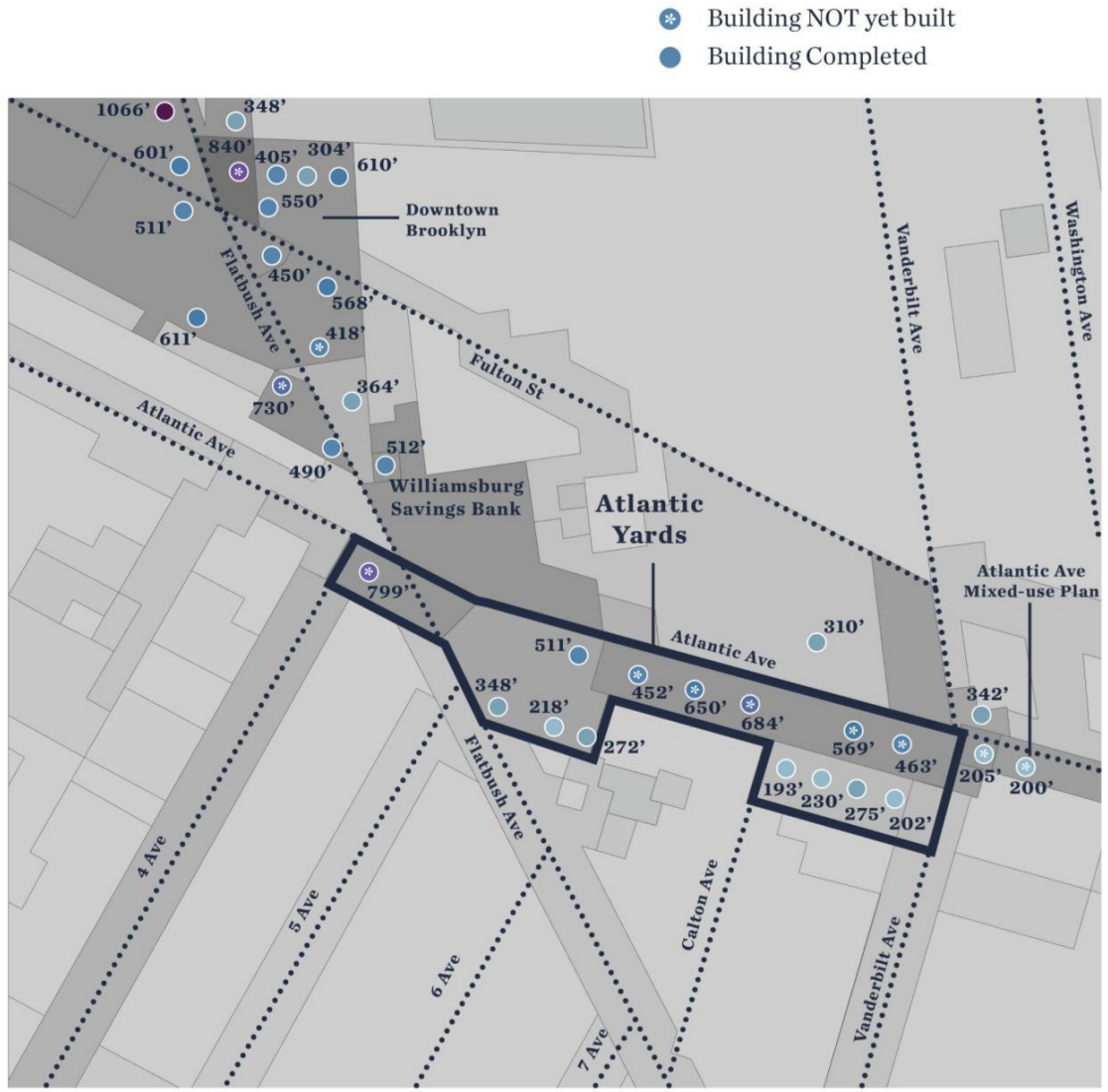


CIRRUS WORKFORCE HOUSING

LCOR

NEIGHBORHOOD BUILDING HEIGHT COMPARISON





BUILDING SIDE VIEW – ATLANTIC AVENUE

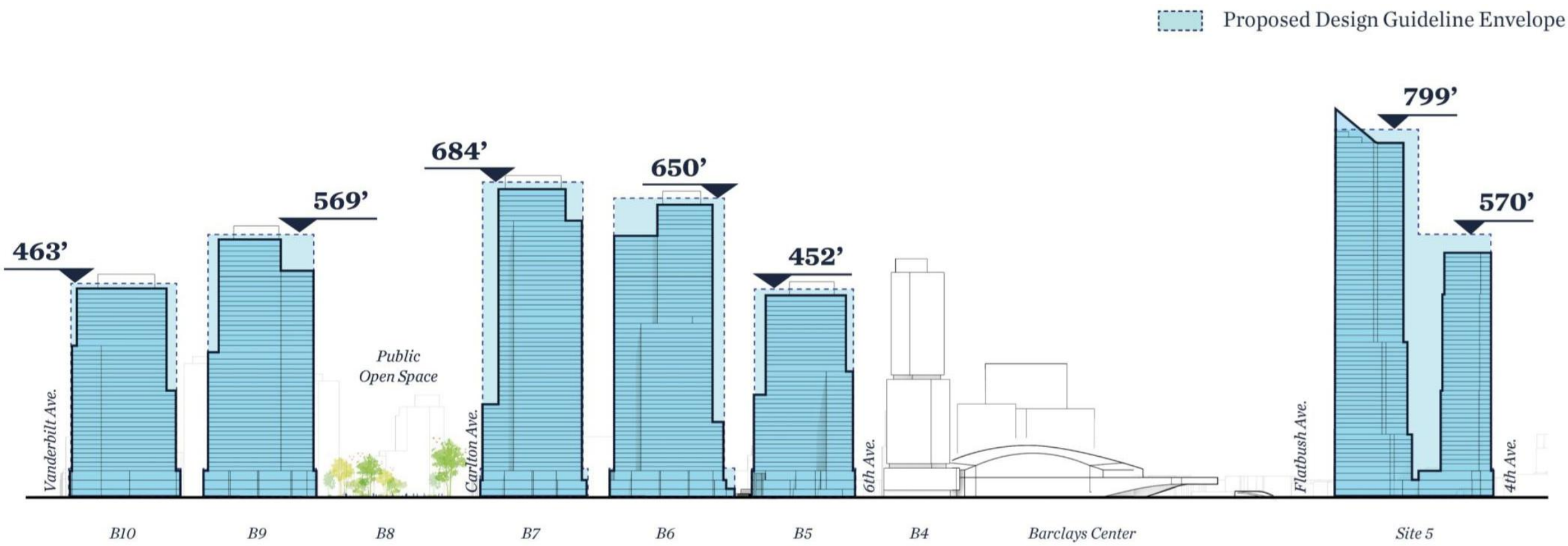
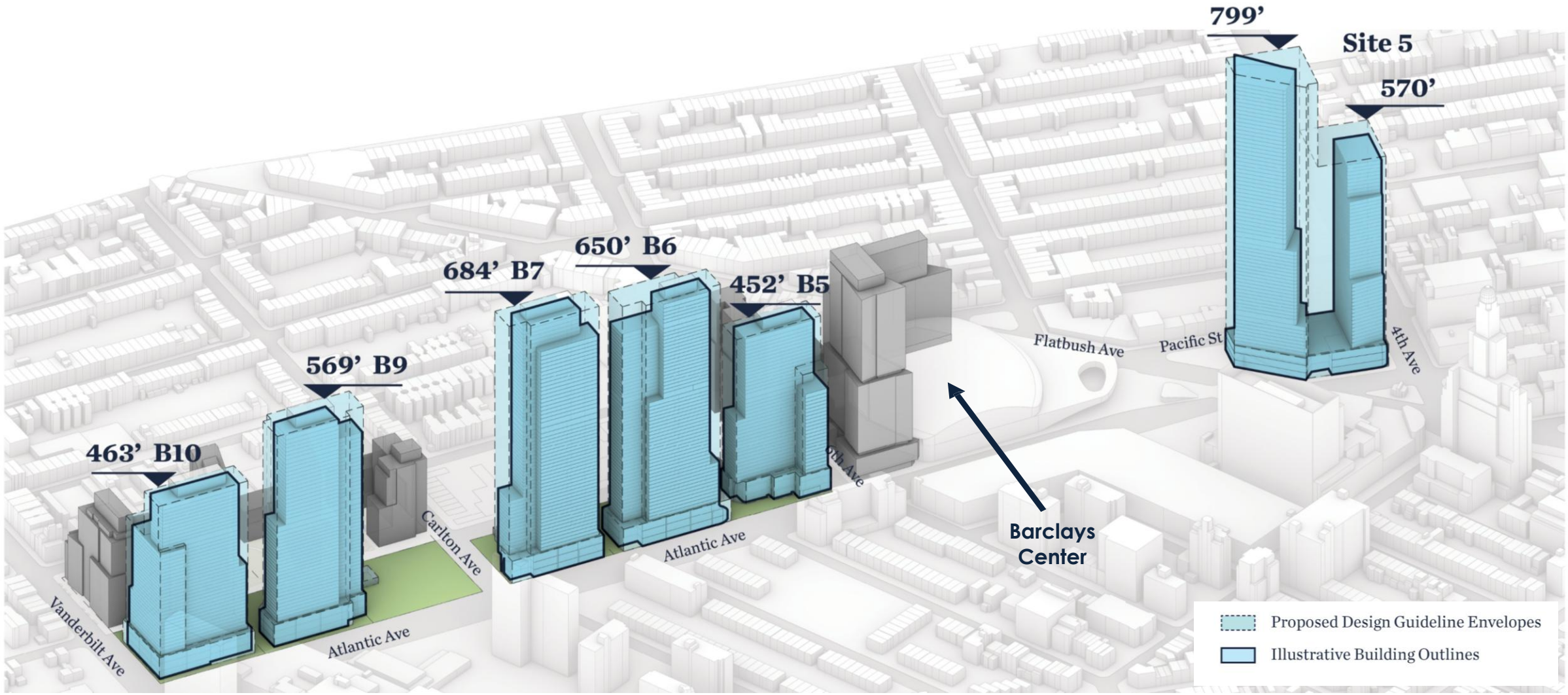


ILLUSTRATION – ATLANTIC AVENUE

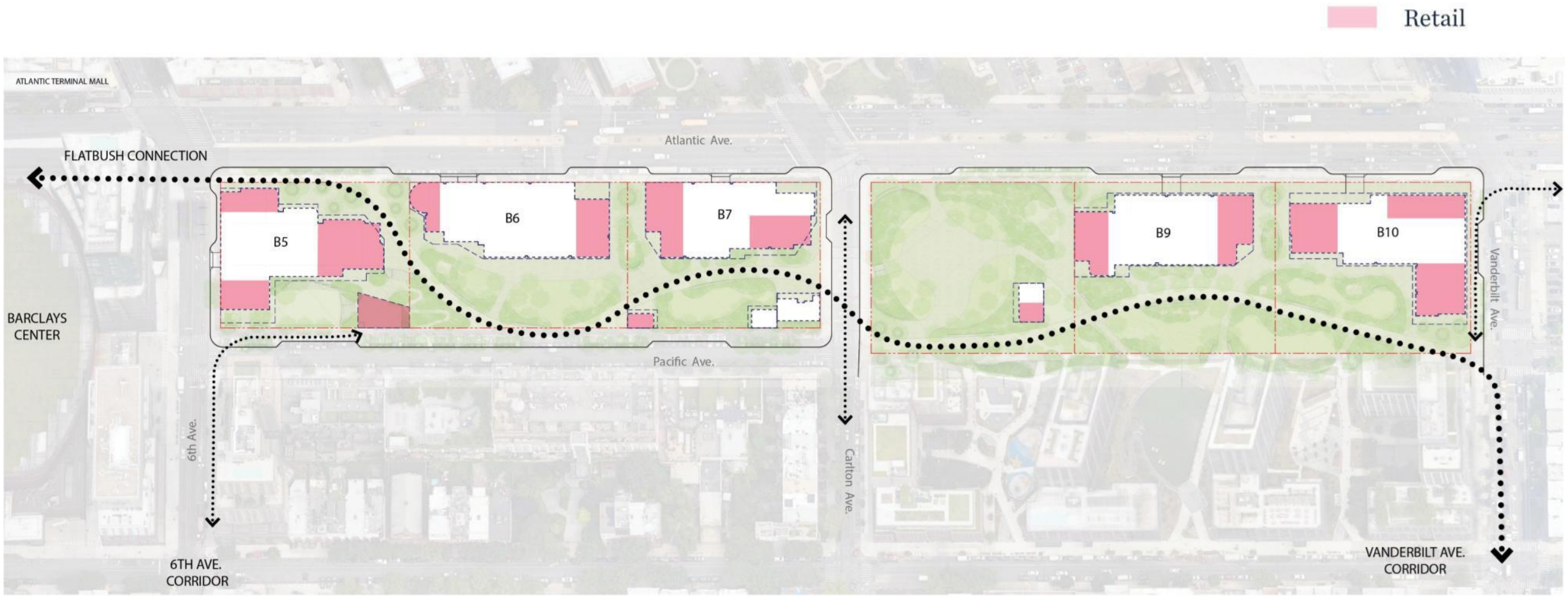


SITE PLAN – SITE 5

CIRRUS WORKFORCE HOUSING

LCOR

GROUND FLOOR STRATEGY – NEIGHBORHOOD CONNECTIONS



OPEN SPACE: PROGRAM ELEMENTS UNDER CONSIDERATION

Entry Plazas

Streetscapes

Roadway

Event Lawns

Shaded Groves

Sports Courts

Food & Beverage

Play Spaces

Picnic Areas

Water Features

CIRRUS WORKFORCE HOUSING LCOR

COMMUNITY FACILITY

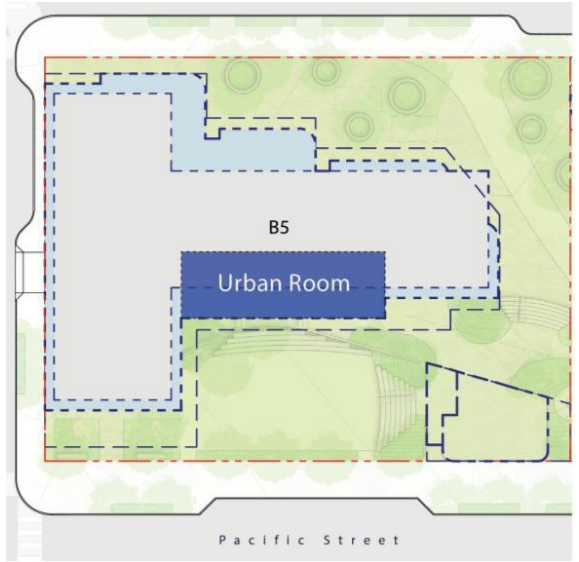
3 DISTINCT COMMUNITY FACILITY SPACES PROPOSED

1) Revised Urban Room Concept (within building B5)

- Dynamic public amenity
- Caters to growing community needs
- Supports a diverse range of public uses and activity
- Strong connection to retail and open space

2) Intergenerational Community Center (within B6, the first building to be built)

3) Community Facility (within building B10)



INTERGENERATIONAL COMMUNITY CENTER PROGRAMMING GOALS

SENIOR SERVICES

CHILDCARE

UNION CAREER PATHS

VIEW FROM B6 LOOKING AT OPEN SPACE

CIRRUS WORKFORCE HOUSING

LCOR

VIEW FROM B8 LOOKING AT PUBLIC OPEN SPACE

CIRRUS WORKFORCE HOUSING

LCOR

NEW YORK
STATE OF
OPPORTUNITY

Empire State
Development

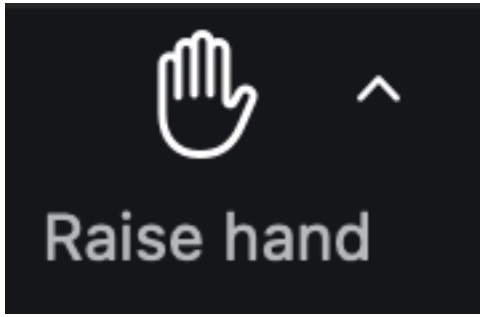
Feedback and Questions

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

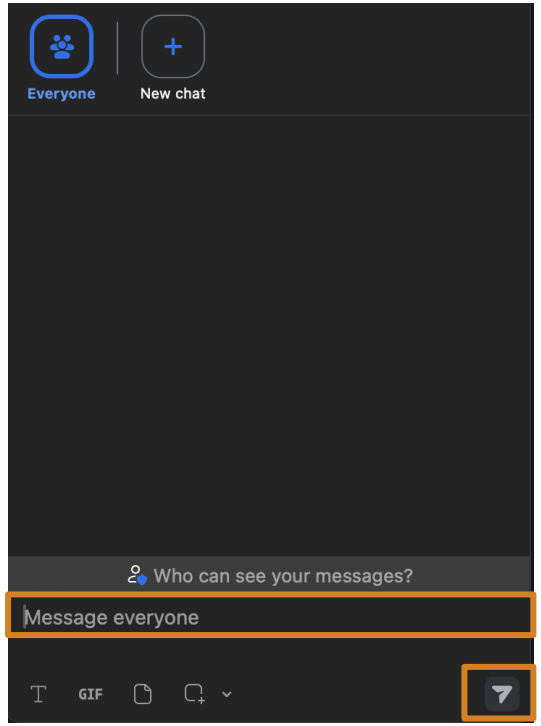
The Moderator will announce when you are in the next 3 speakers, and when it is time for you to speak

If experiencing audio issues, dial-in: +1 301-715-8592, Meeting ID: 940 2560 9442
For technical issues, email AtlanticYards@esd.ny.gov

NEW YORK STATE OF OPPORTUNITY. Empire State Development

To Ask a Question: Written Questions

Step 1



Step 2

Step 3

If experiencing audio issues, dial-in: +1 301-715-8592, Meeting ID: 940 2560 9442

For technical issues, email AtlanticYards@esd.ny.gov

NEW YORK STATE OF OPPORTUNITY. Empire State Development

Question & Answer 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 or provide their comment.

NEW YORK STATE OF OPPORTUNITY. | Empire State Development

Question & Answer Session:
Written Questions

NEW YORK STATE OF OPPORTUNITY. | Empire State Development

NEW YORK
STATE OF
OPPORTUNITY

Empire State
Development

Thank You

The meeting is paused

Please stand by for the meeting to resume in a moment.

NEW YORK STATE OF OPPORTUNITY. Empire State Development

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.

NEW YORK STATE OF OPPORTUNITY. Empire State Development