



One Region: building a stronger and fairer future

Westchester Municipal Planning Federation

Carolyn Grossman Meagher
Director of Economic Development & Regional Planning
City of New York

NEW YORK CITY



But also, NYC



Manhattan



Brooklyn



Manhattan



Queens



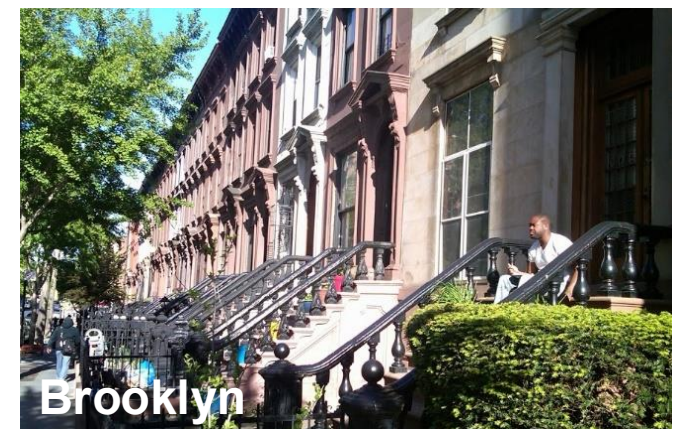
The Bronx



Brooklyn



Manhattan



Brooklyn

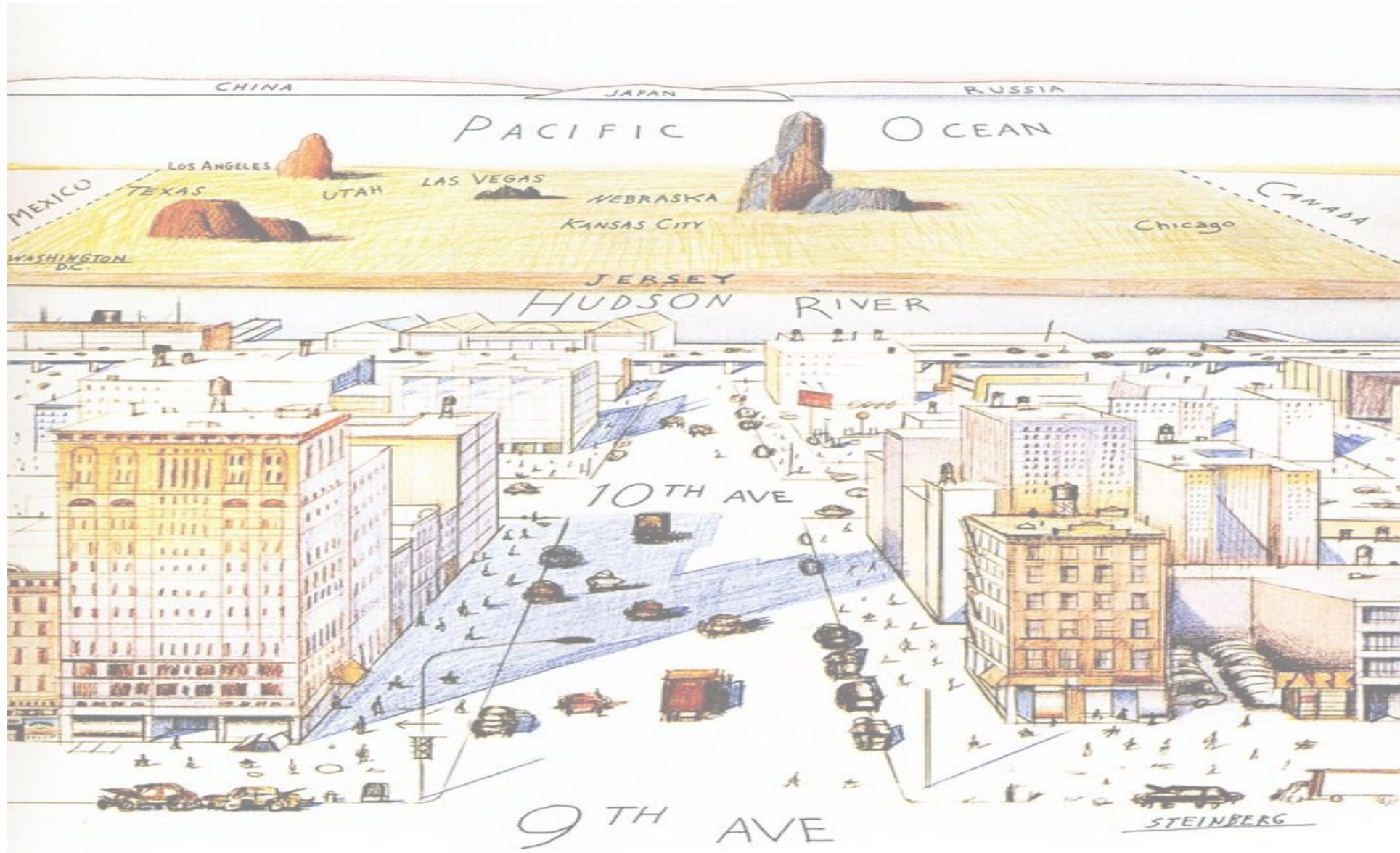


Queens

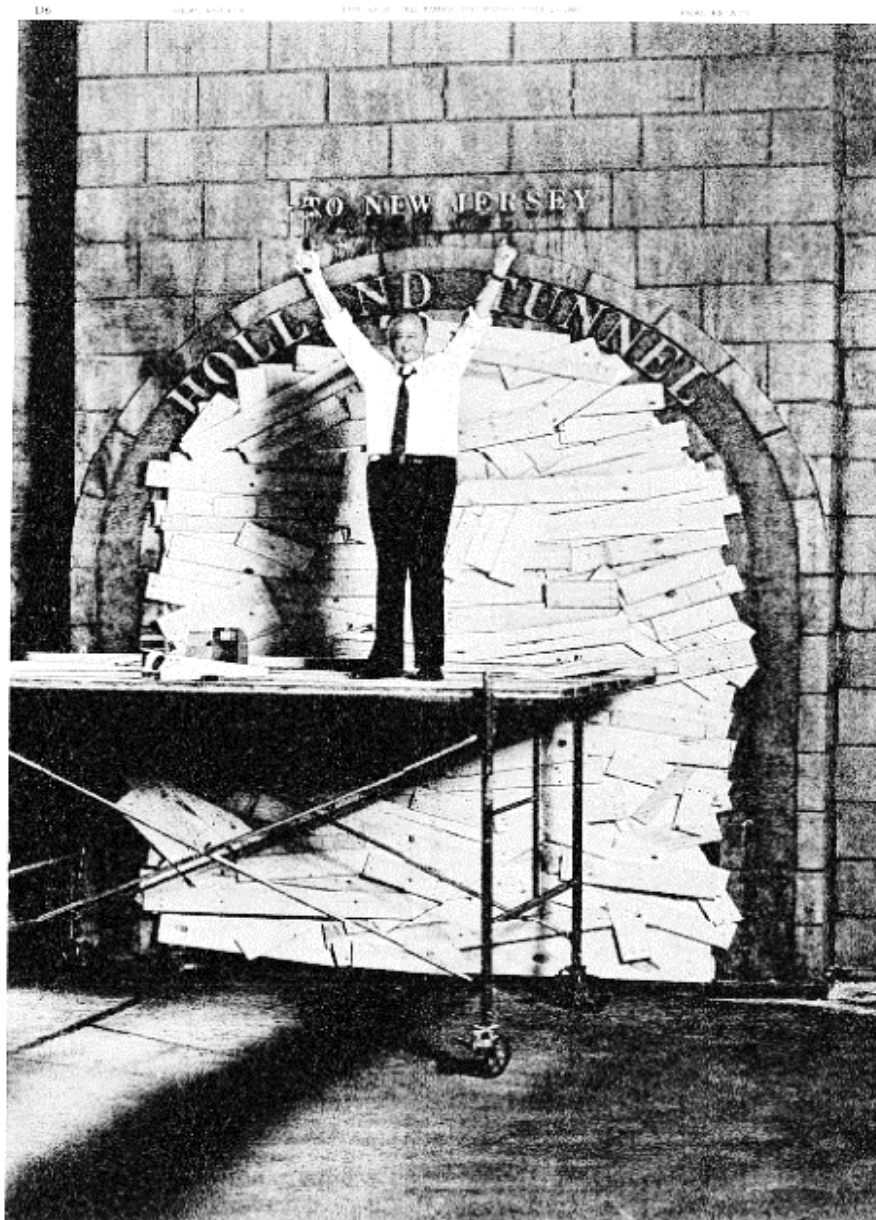


Staten Island

Our culture as New Yorkers has not always seen past our borders



And our politics had long reflected this divide



"New Jersey? No way!"

—Mayor Edward I. Koch

Take one good look at the powerful incentive package for MetroTech and you'll never even *think* of leaving New York City.

Introducing MetroTech, the first real alternative to the suburbs—and it's right in the heart of New York City.

MetroTech is the new 16-acre, one-billion-dollar office campus and campus in downtown Brooklyn, with all the good things that New York City can offer. MetroTech is being built by Forest City, one of the leading national development companies, in association with the Rother Group, Inc.

Incentives you may never see again

Mayor Koch and New York City are so determined to keep you from going to New Jersey, they are offering unprecedented incentives at MetroTech.

- 22-year real property tax abatement
- 37.5% reduction in energy costs
- \$500 annual credit per employee or business tax for 12 years
- Elimination of occupancy tax for 12 years
- 50% lower base rents than new buildings in Manhattan

You're not pioneering: Morgan Stanley & Co., Inc., SIAC, and Brooklyn Union Gas Co. love already committed

You'll have great company at MetroTech. SIAC Securities Industry Automation Corporation has already committed to locating its headquarters here. Your other neighbors at MetroTech will include the Brooklyn Union Gas Company corporate headquarters and Polytechnic University, one of the nation's leading graduate engineering schools, whose brain-power resources are readily available. Morgan Stanley & Co., Inc. will be relocating its operations department and state center to One Pierrepont Plaza just two short blocks away.

Built to your own exacting specifications

At MetroTech, you can get exactly what you want, and at the lowest cost. MetroTech features:

- Buildings designed for tomorrow's technology
- Space designed to accommodate rapidly changing needs
- Floor sizes up to 87,000 square feet
- Center and side core floor layouts
- 30' x 30' bays
- Advanced security and communication systems

Mass transit, highway access and all major airports

By subway, MetroTech is only one stop and just minutes away from Wall Street. It is only one stop from the Long Island Railroad's Brooklyn Terminal.

From the world's largest financial district, to the nation's gateway to Long Island, the Manhattan Bridge, Staten Island and New Jersey—and other major highways and interstates. All major airports are easy to reach—even during rush hour. JFK is 20 minutes closer to downtown Brooklyn than it is to Manhattan.

The stimulation of a university, the vitality of New York City

Just MetroTech, you had to move to the suburbs for a secure office campus atmosphere. Now for the first time you can find that kind of ambience amidst the vitality of New York City. In downtown Brooklyn, you and your employees will be within walking distance of:

- Over 75 tablecloth restaurants, with every kind of international food
- 450 retail stores, including Abraham & Straus
- 25 major banks

In downtown Brooklyn you will find the kinds of civilized pleasures you expect from America—and the world's greatest city, including the Brooklyn Academy of Music with the Brooklyn Philharmonic Orchestra, the Brooklyn Museum and the Brooklyn Botanic Garden. Just a few blocks away from MetroTech, you can admire beautiful residential neighborhoods like Brooklyn Heights and Cobble Hill.

Surrounded by a workforce that won't quit

You'll never be lacking for good employees in Brooklyn. Most of downtown Manhattan's workforce comes from Brooklyn, Queens and Nassau County. Right now over 300,000 Brooklyn residents commute to white collar jobs in Manhattan. Altogether, there are over 600,000 Brooklyn workers ready for you to tap.

"With our incentives, you can't afford not to look into MetroTech"

You know Mayor Koch. He isn't just talking. He means it. You owe it to yourself and to your employees. Before you even think of leaving the heart of New York City—look at MetroTech here in New York, sponsored by Forest City, one of the nation's leading developers.

MetroTech's Preview: One Pierrepont Plaza

Construction is almost completed on One Pierrepont Plaza, Brooklyn's first major new office building in 25 years, offering unprecedented incentives. In fact, Morgan Stanley & Co., Inc., the New York based international investment bank, will be moving into the building in February 1986.

For more information on MetroTech—and its Phase One component, One Pierrepont Plaza, which is now ready for leasing—call Forest City MetroTech Associates at: (212) 319-2100.

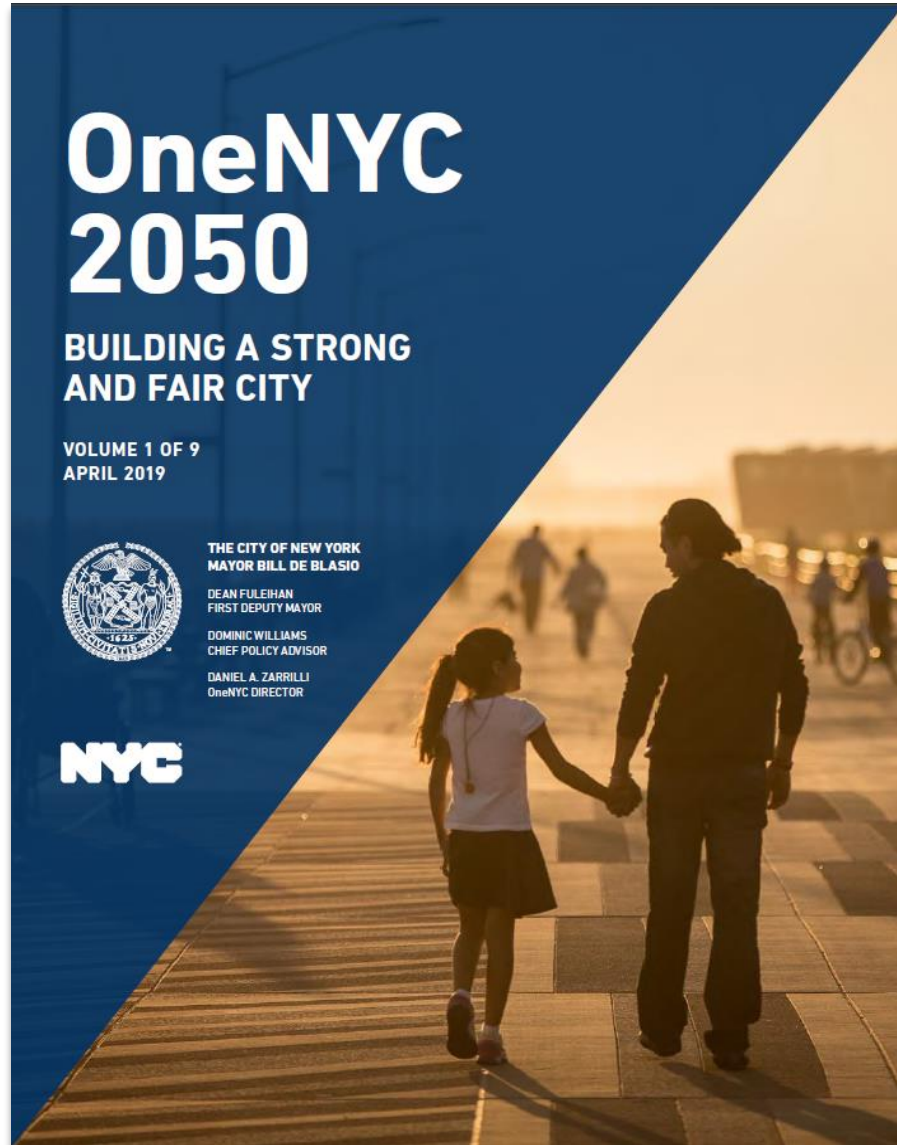
And when you call, you'll find Mayor Koch is right:

"New Jersey? No way!"

MetroTech Now we've made it even harder to leave New York City.

This three part series of advertisements has been paid in entirety by Forest City MetroTech Associates, 130 East 29th Street, New York, New York 10002.

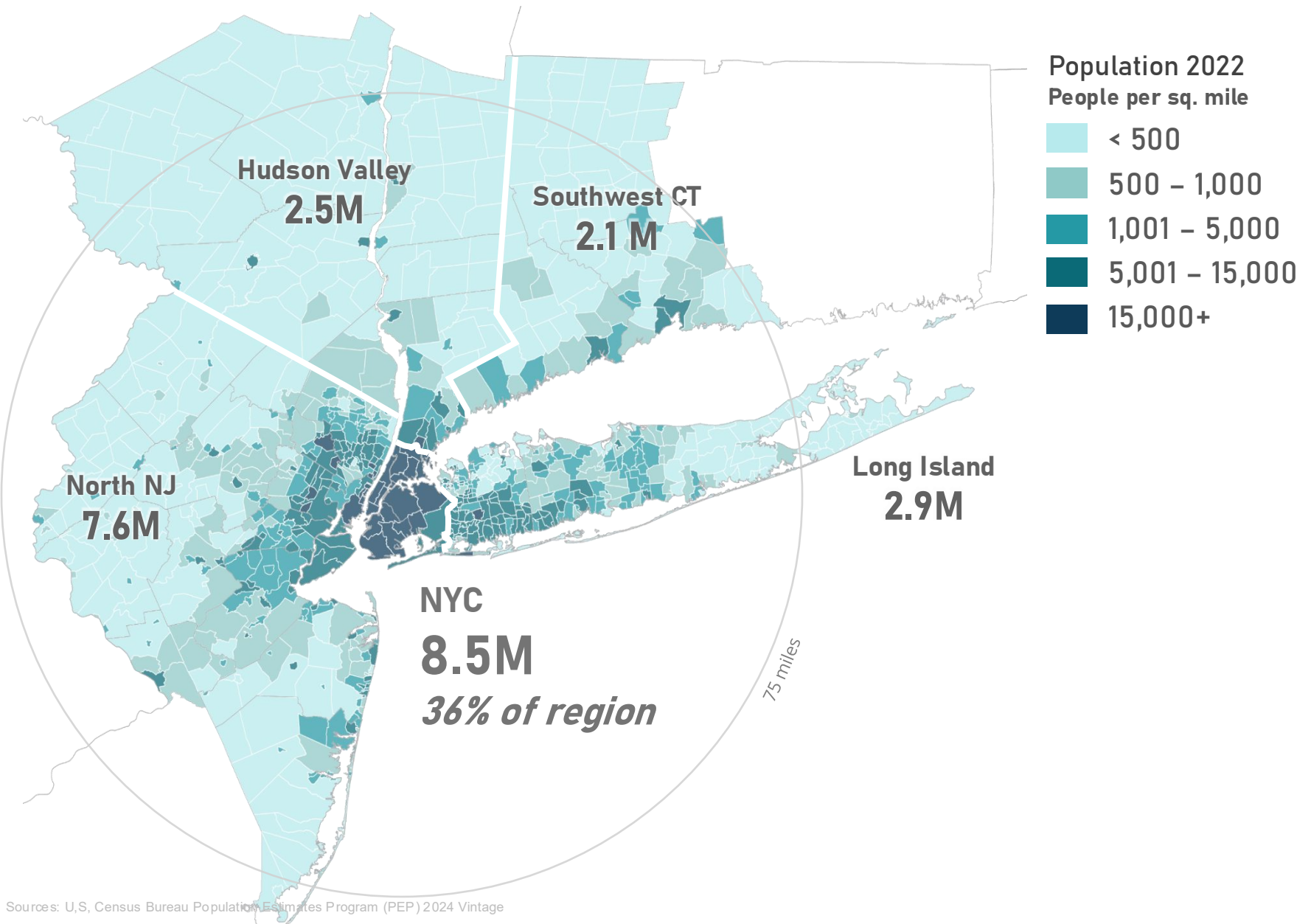
But we are charting a new course



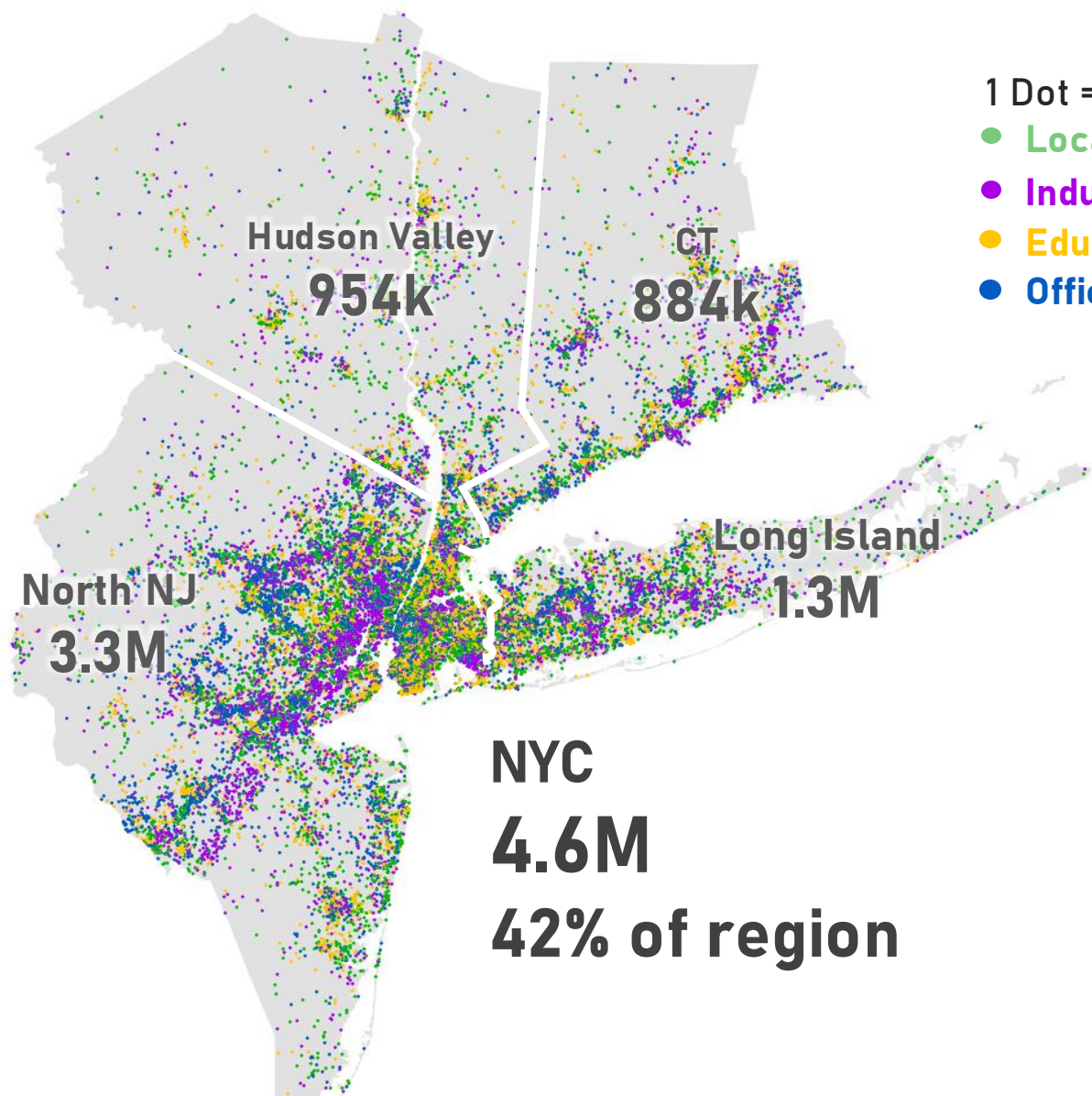
To make the changes we need, OneNYC recognizes that we need to reach out to our neighbors so that our whole region may thrive.

The strength of the city is essential for the strength of the region, and strong communities around the city make it more competitive nationally and globally.

Our Region Today: 24 Million People



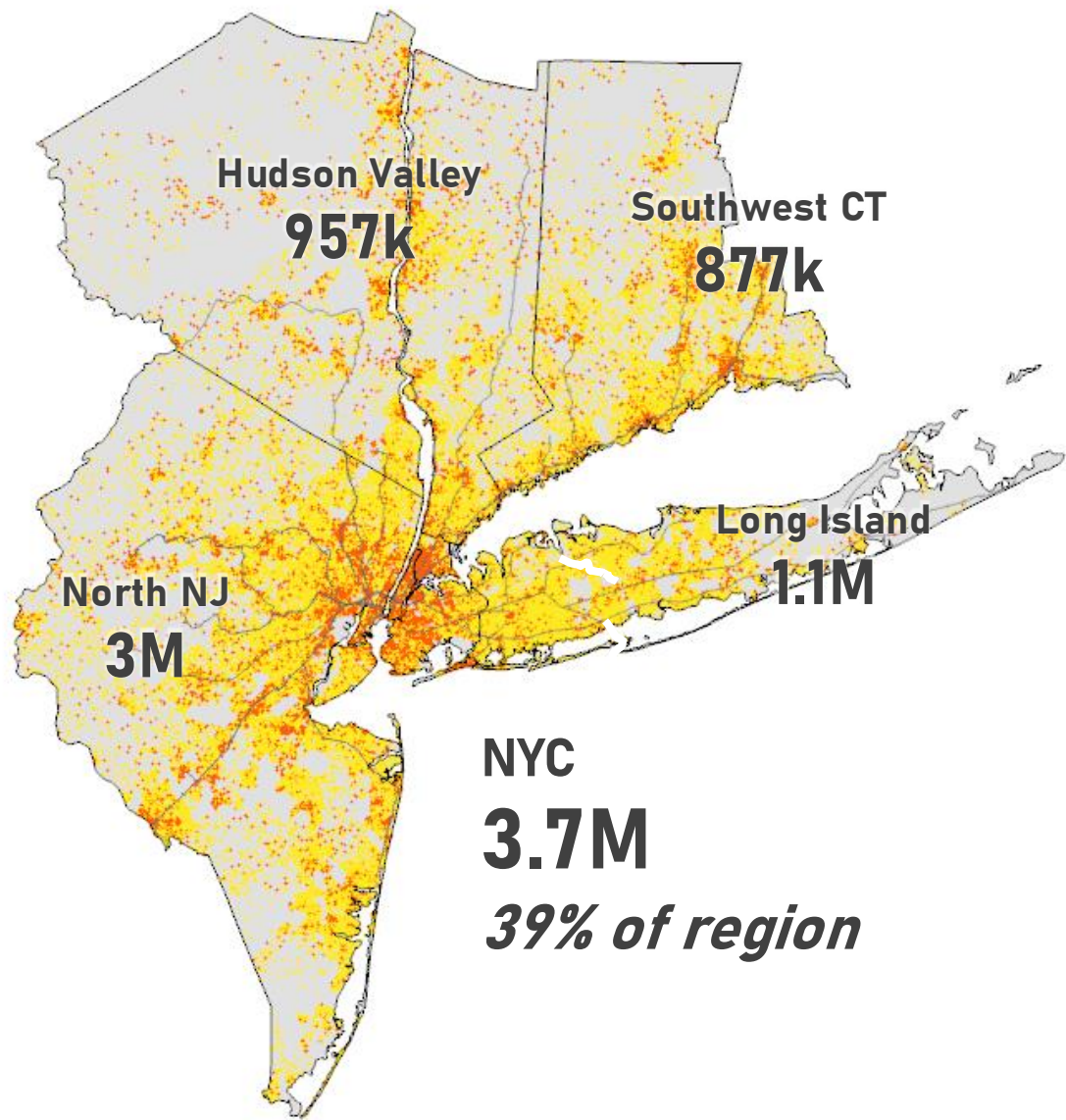
Our Region Today: 11 million jobs



- 1 Dot = 250 Jobs
- Local Services (2.5 million)
 - Industrial (1.7 million)
 - Education & Healthcare (2.5 million)
 - Office-based (2.8 million)

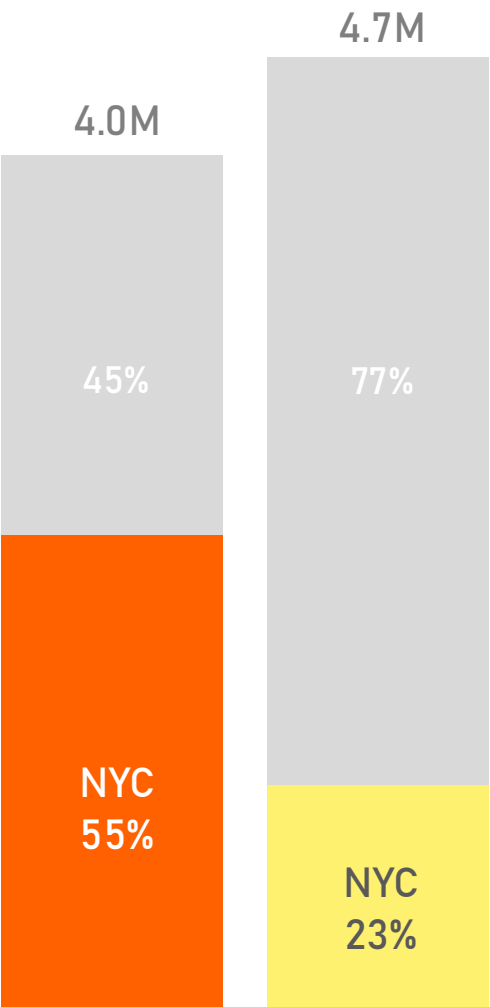
\$2.6 Trillion
Regional
GDP
9.4% of U.S. GDP

Our Region Today: 9.6 Million Homes

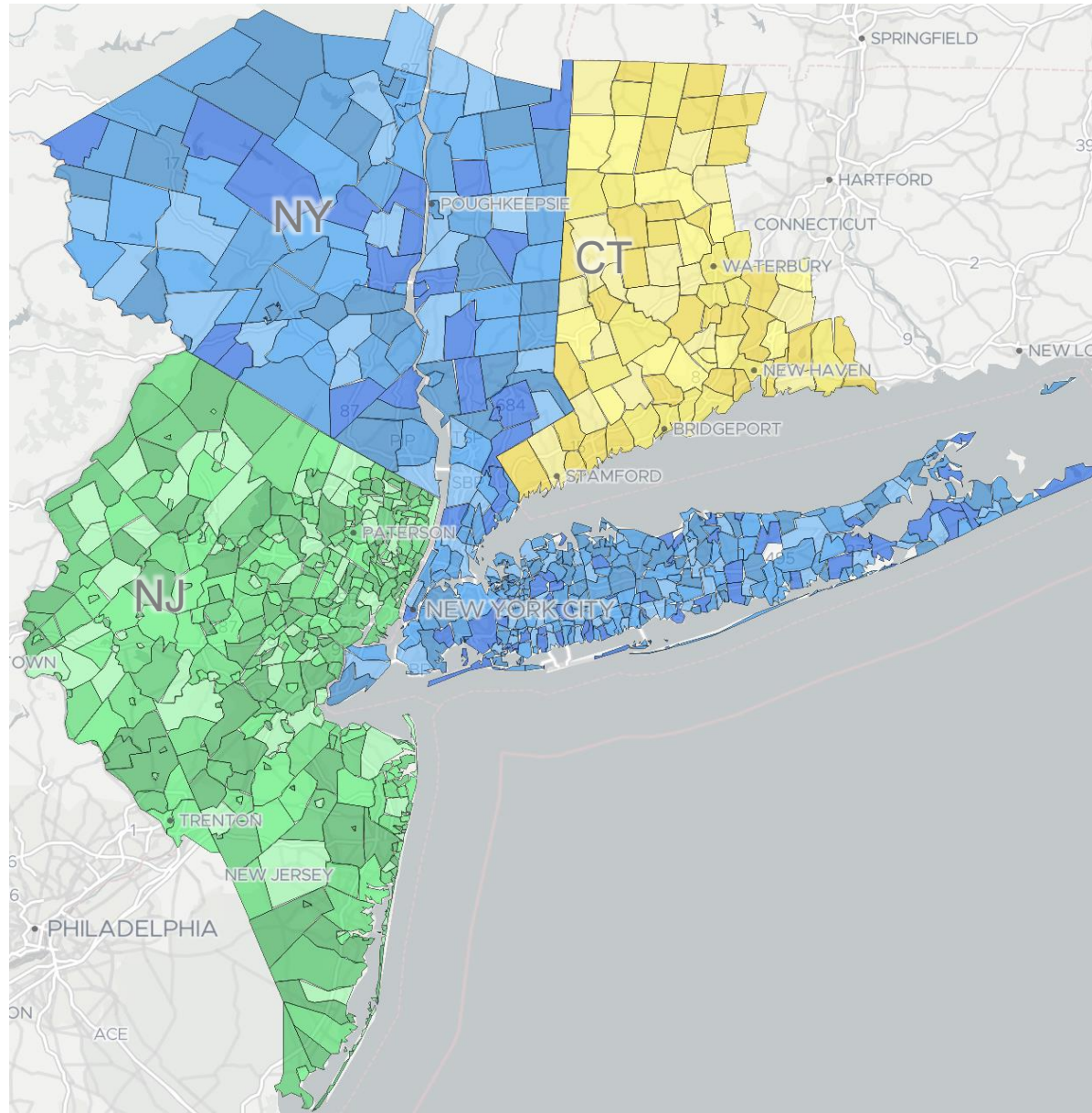


Housing Units 2023

- 1 Dot = 100 Units
- Owner-occupied
- Renter-occupied
- Commuter Rail

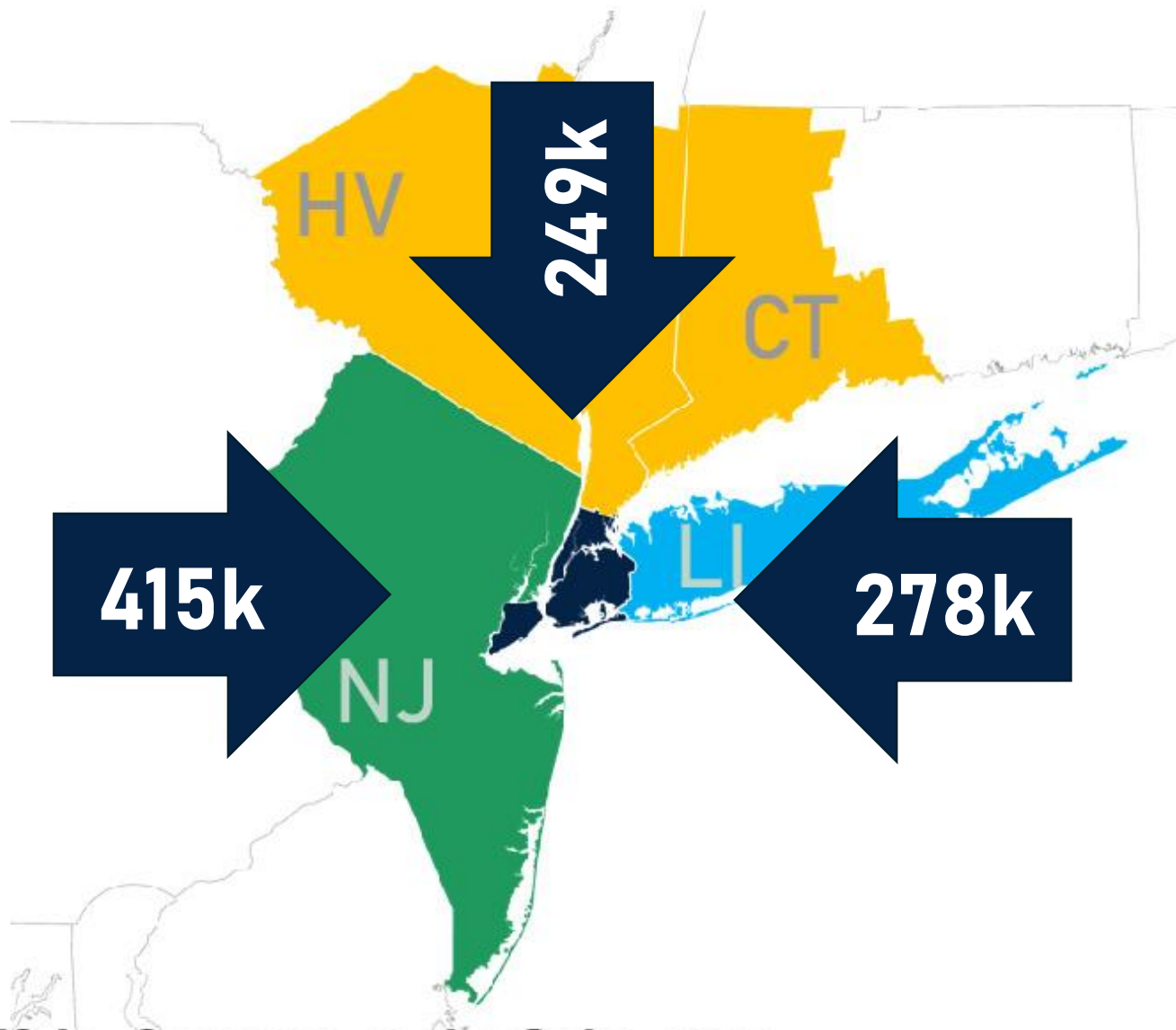


Our region is now made up of many, many local governments



3 States
31 Counties
**~900 villages,
towns, and cities**

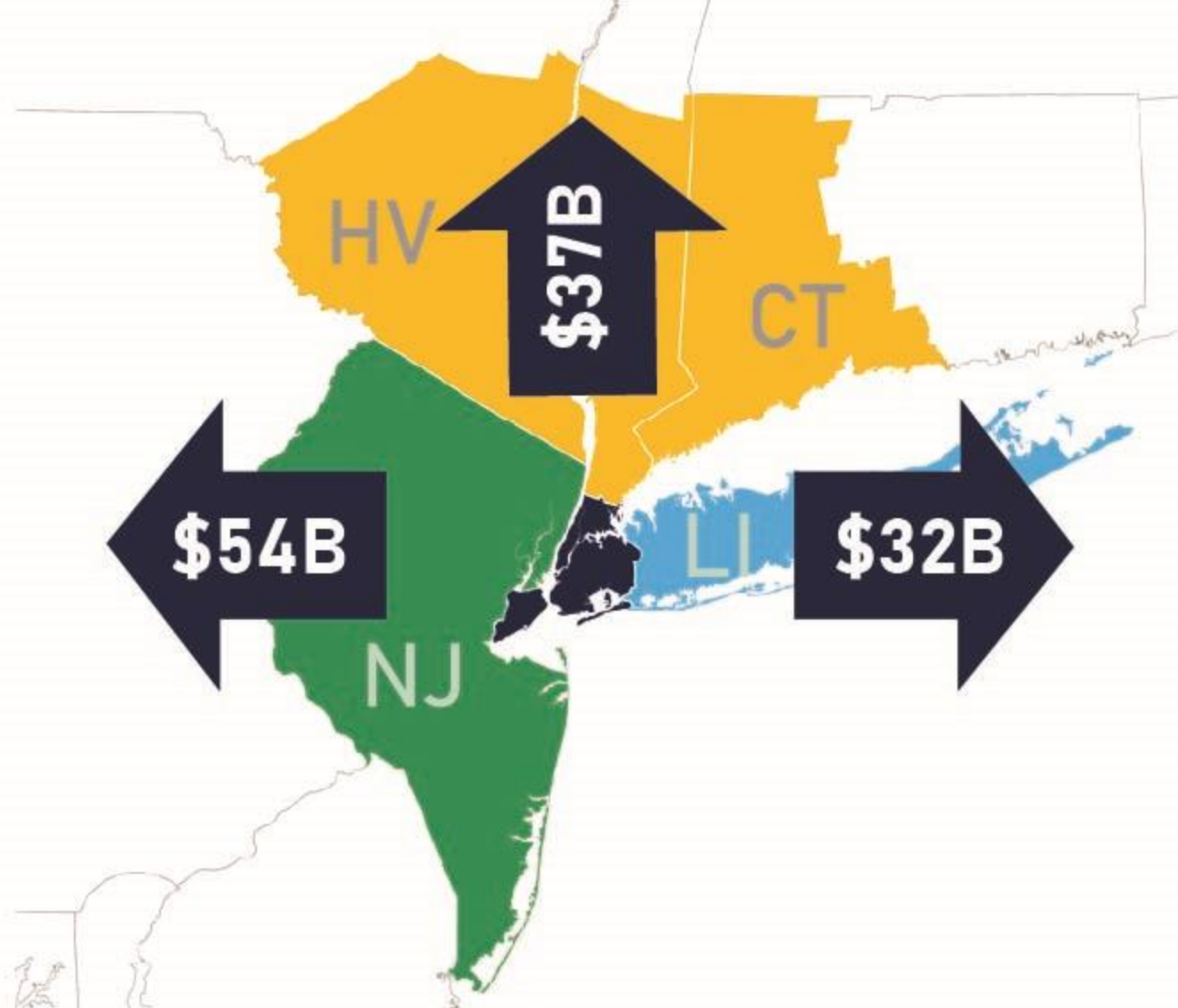
1 in 5 NYC workers lives outside NYC



Total NYC In-Commuters by Subregion

Source: U.S. Census Bureau American Community Survey (ACS) 1-Year Estimates 2023 Public Use Microdata

...bringing Billions home to regional neighborhoods



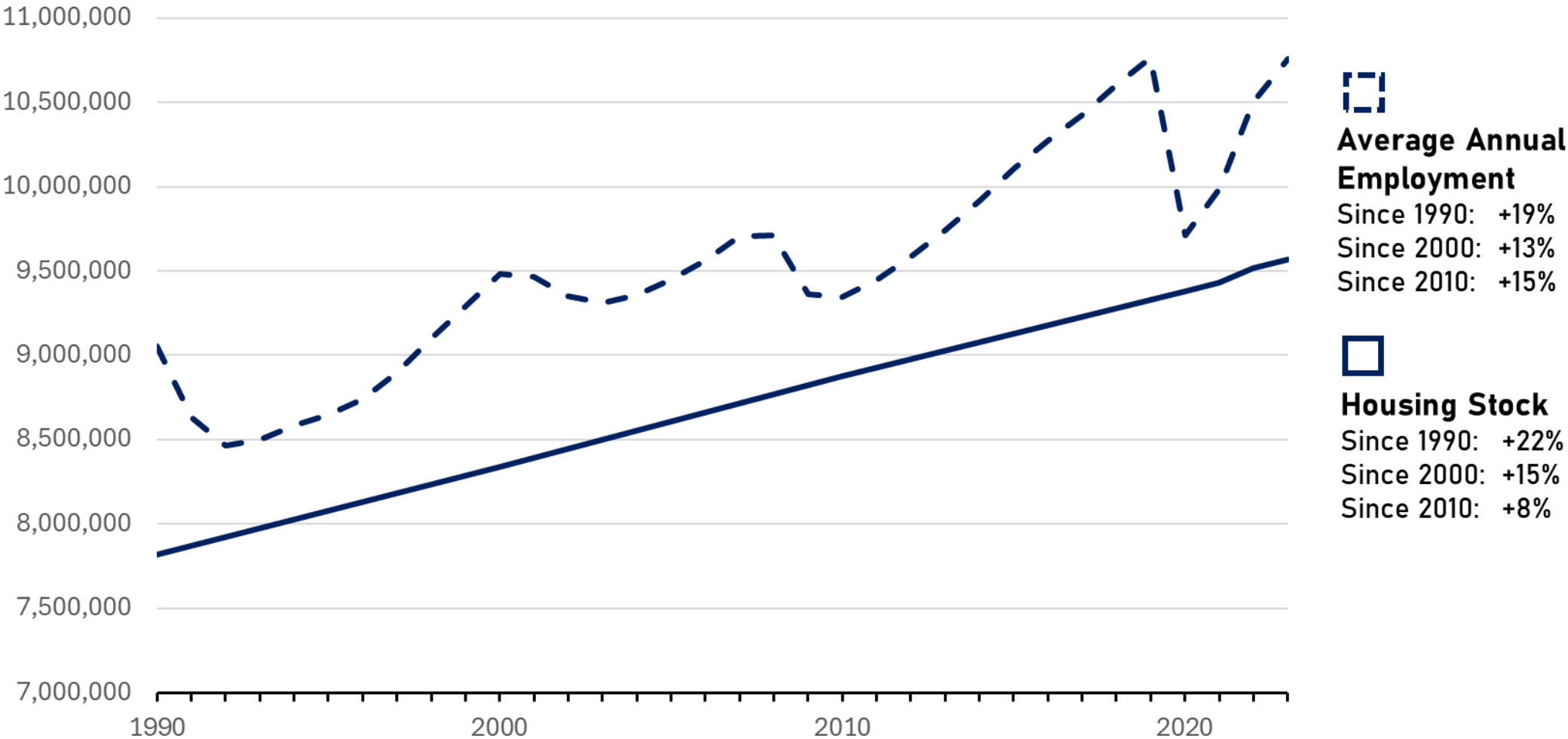
Total NYC In-Commuters by Subregion

Source: U.S. Census Bureau American Community Survey (ACS) 1-Year Estimates 2023 Public Use Microdata

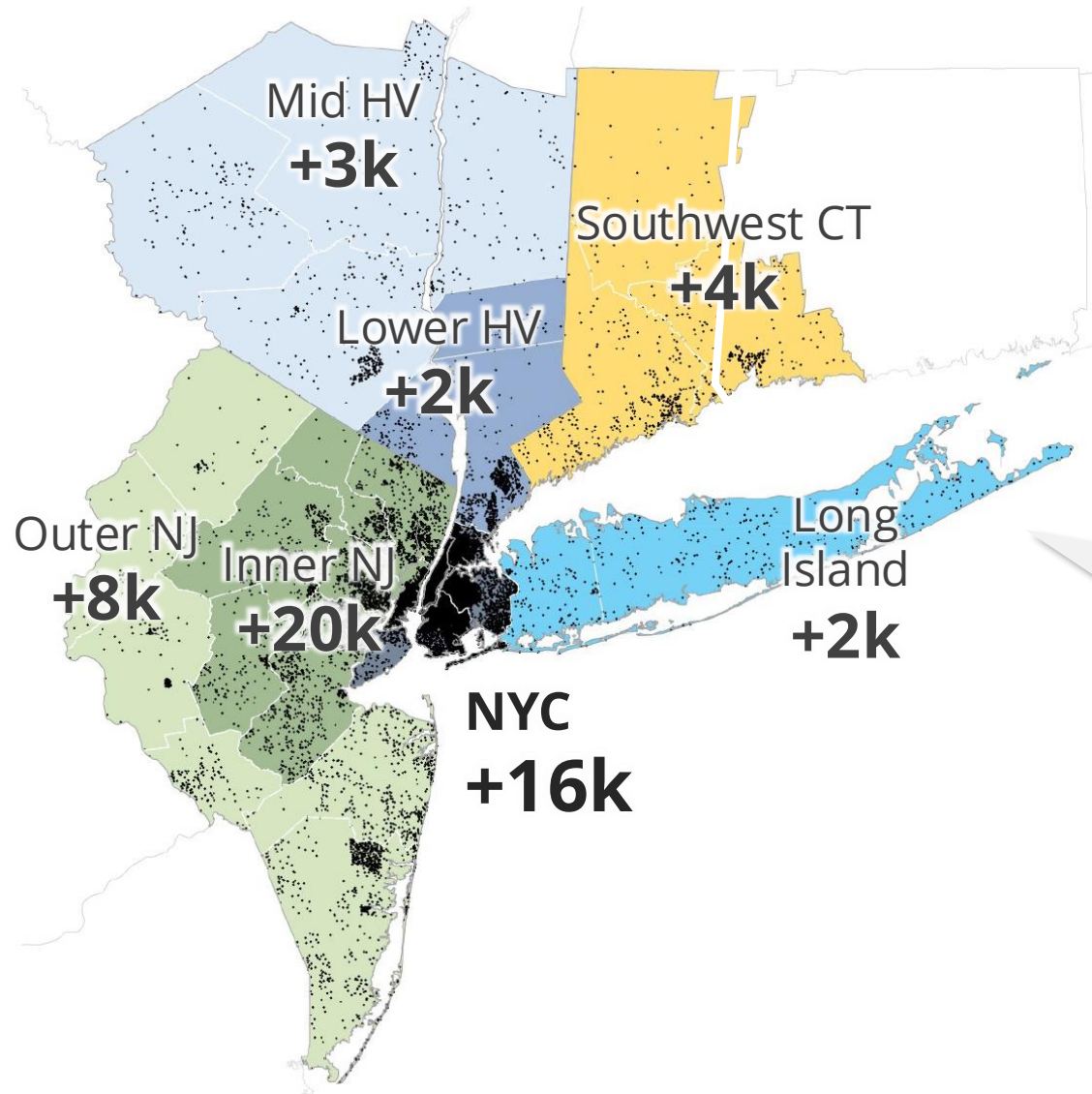
The gap between jobs and housing has continued to widen



Regional Growth in Employment and Housing Stock: 1990-2023



In recent years, however, the dynamic shifted, favoring NYC and other central areas.



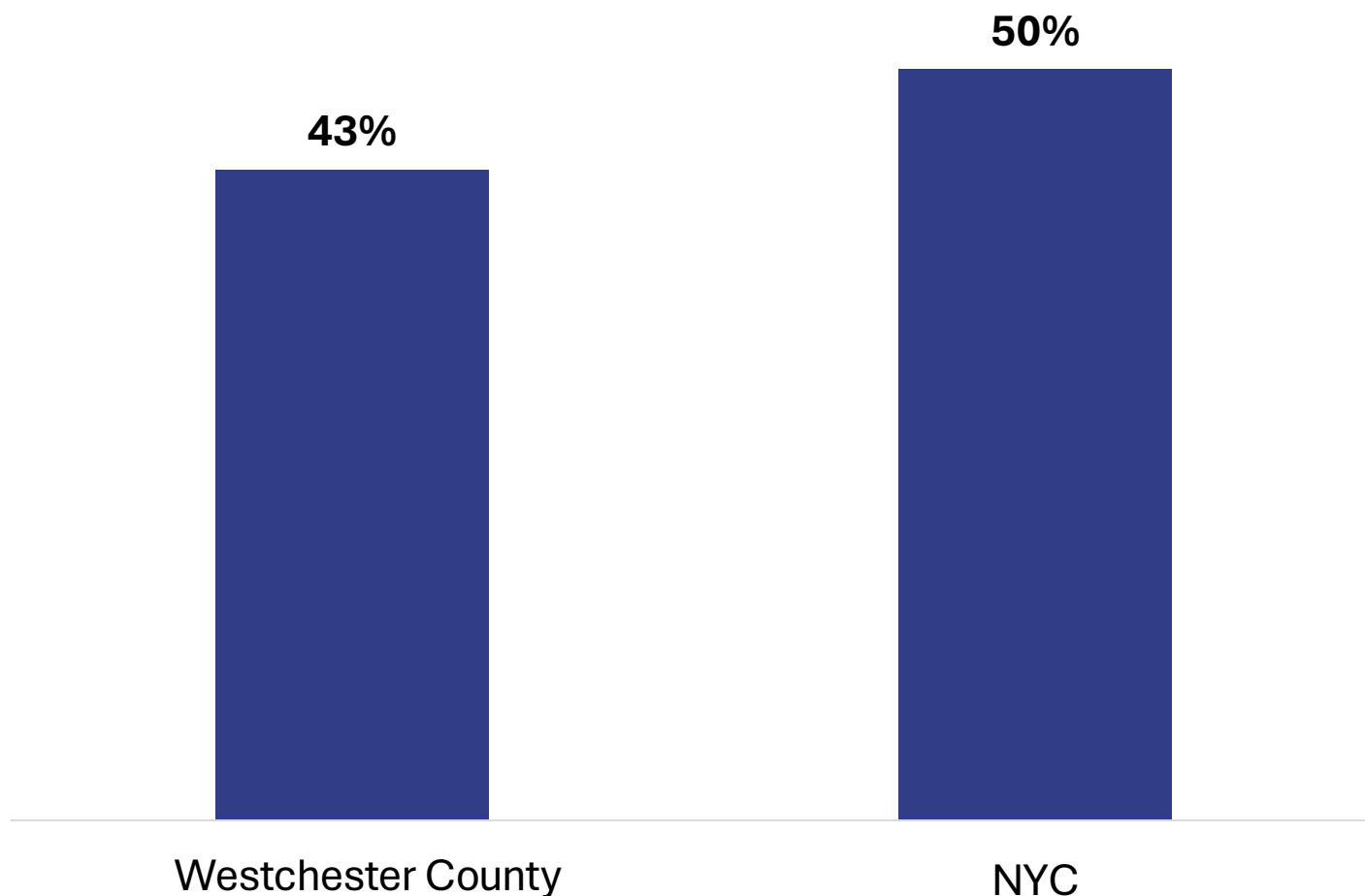
Housing Units Permitted,
2023 - 2024

•• 1 Dot = 5 units

**+55k units
permitted
region-wide in 2023**

Half of region is significantly burdened by housing costs

% Housing Burdened Residents, 2023

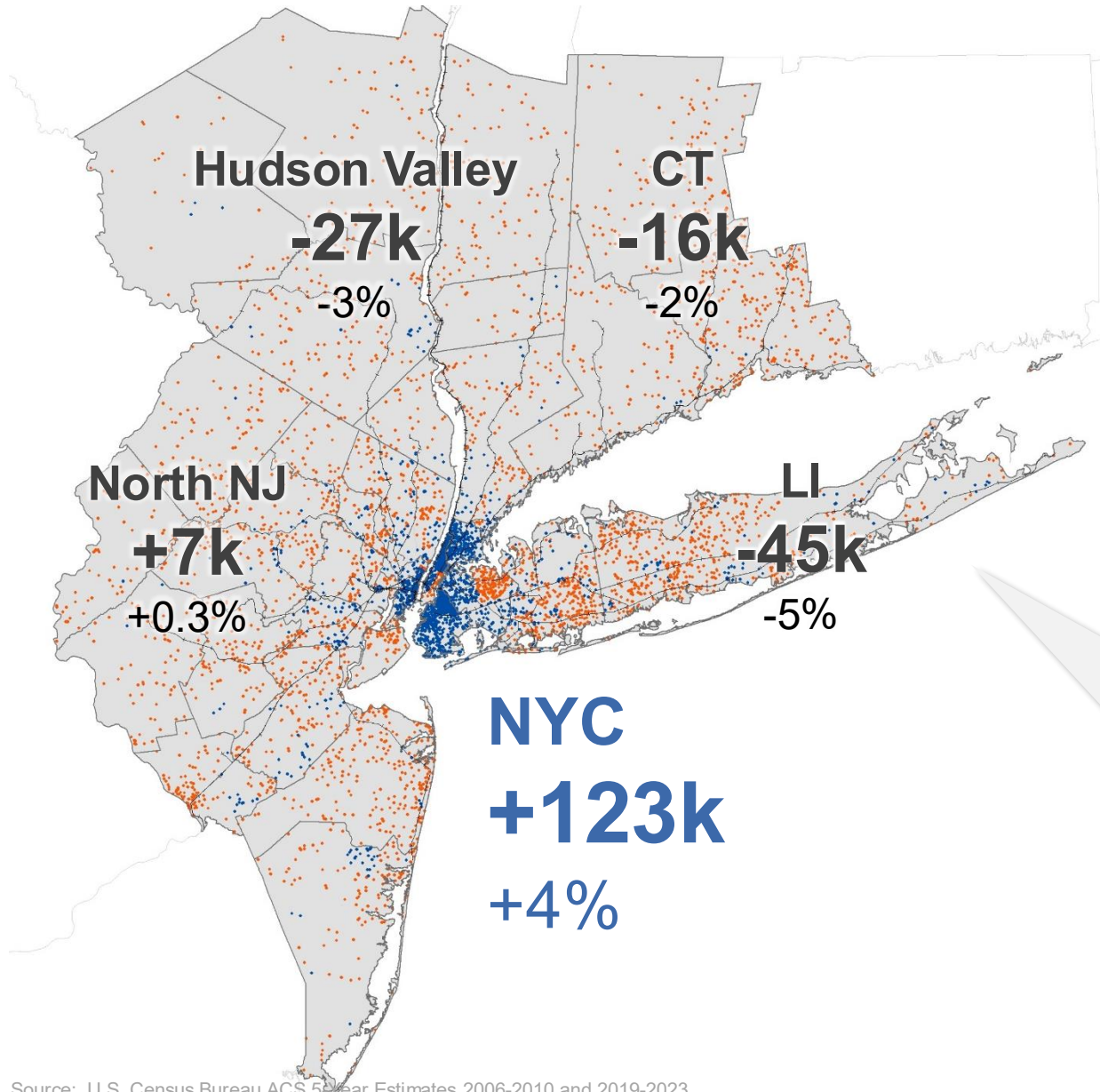


In 2023, **45% of residents in the region** spent at least 30% of their income on housing related costs (52% of renters and 36% of owners).

The region is losing the race for workers

ΔPopulation Ages 25-54 in Labor Force
2010 - 2023

- 1 Dot = 100 People **gained**/**lost**



NYC Metro +1%
U.S. +4%

City of Yes is now in effect!



Approved in **December 2023**

city of yes for
carbon neutrality



Approved in **June 2024**

city of yes for
economic opportunity

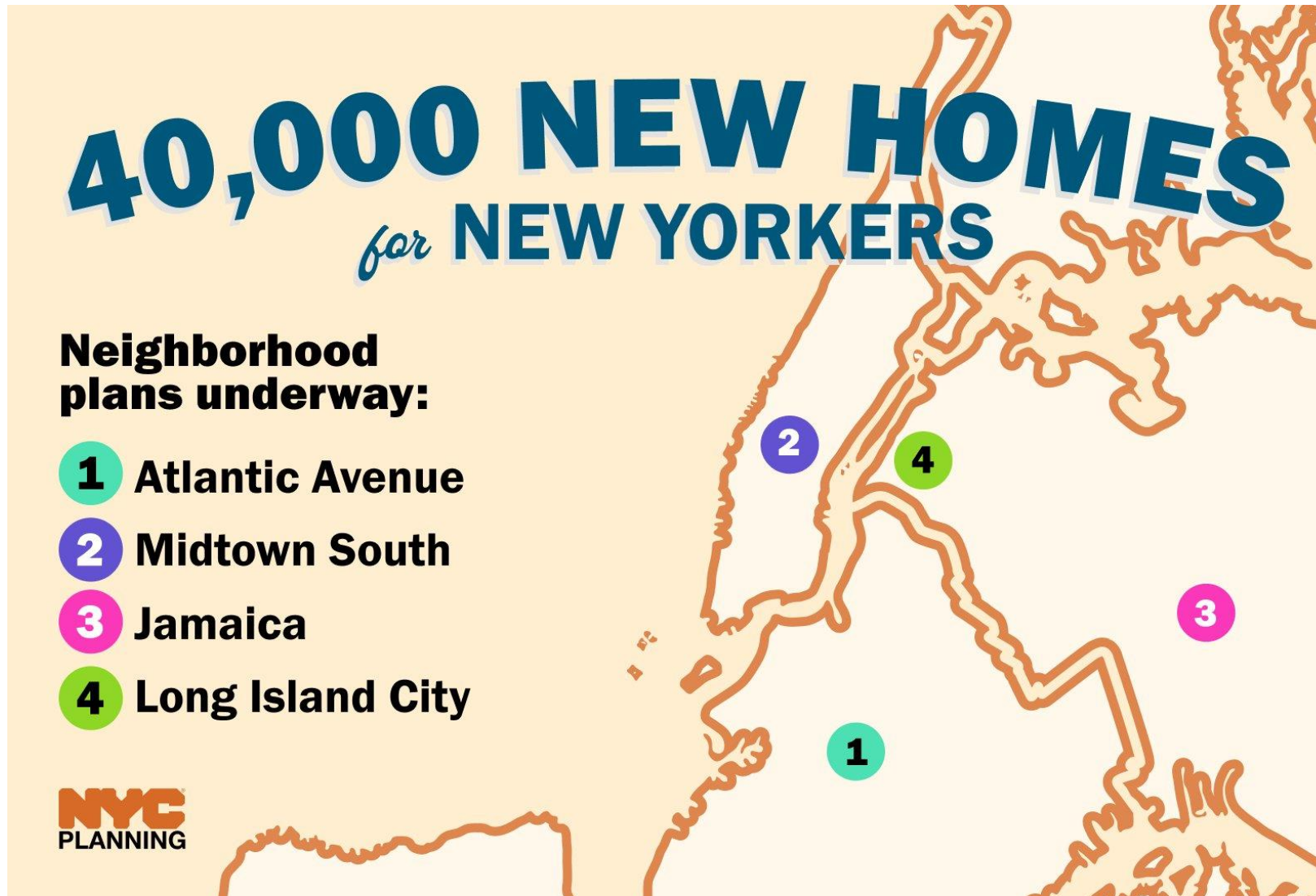


Approved in **December 2024**

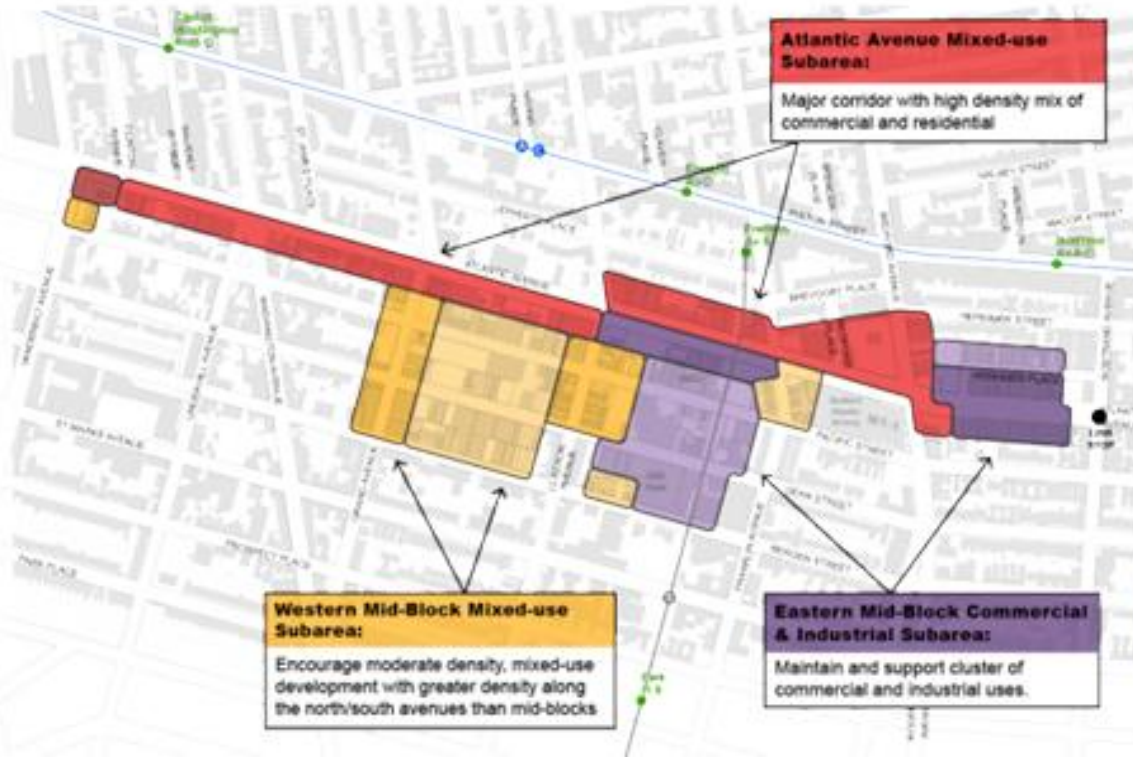
city of yes for
housing opportunity



40,000 New homes for New Yorkers

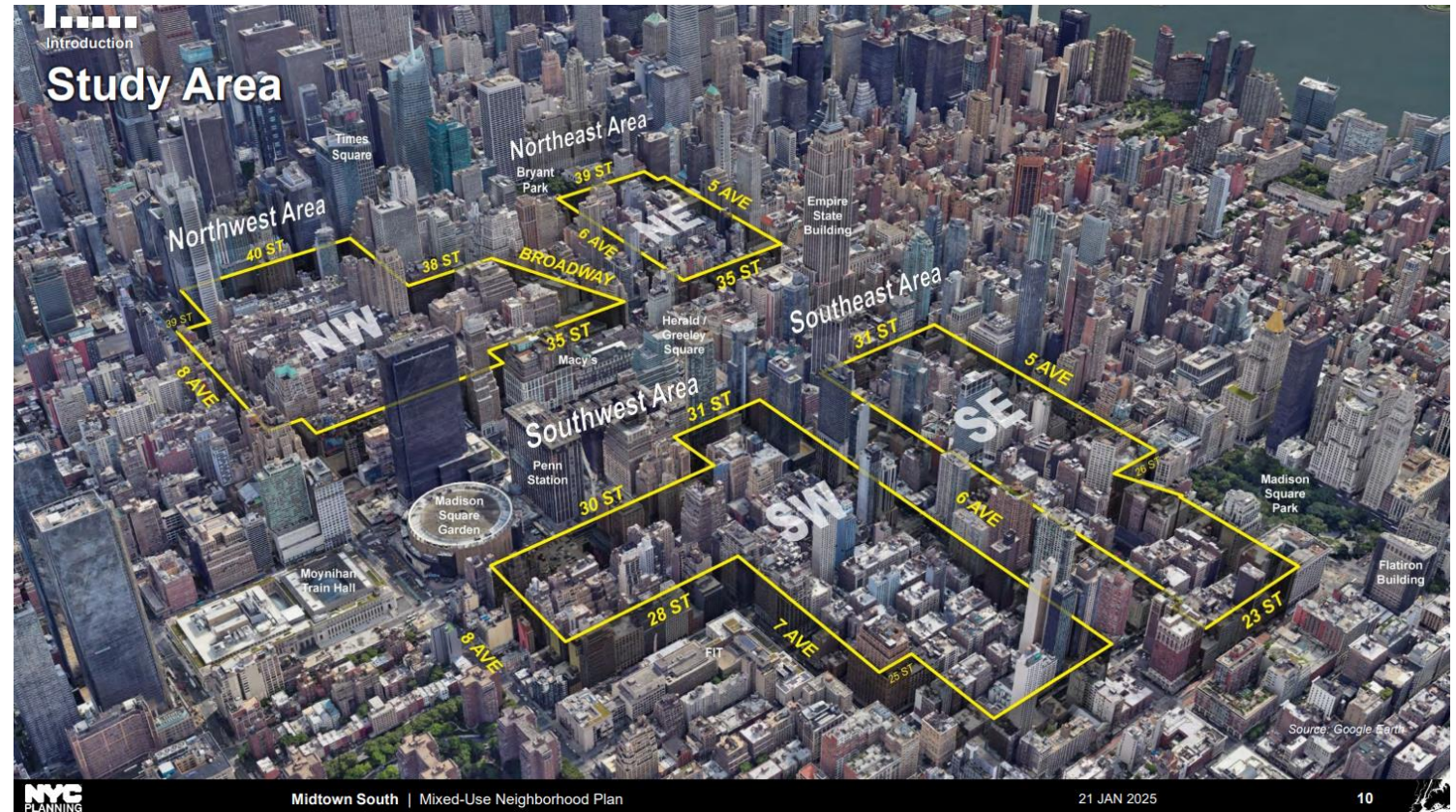


Atlantic Avenue Mixed-Use Plan



In total, AAMUP is projected to create approximately **4,600 homes** (1,440 income restricted), **828,000sq ft of commercial and community facility space**, and **2,800 jobs**

Midtown South Mixed-Use Plan



The plan would map new high-density residential districts to generate around **9,700 homes**, up to **2,800 of them permanently income-restricted**, across 42 blocks where housing today is not permitted.

Proposal Summary

The Jamaica Neighborhood Plan is projected to create:



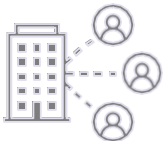
Over 12,000 new homes



Around 4,000 income restricted homes



Over 2,000,000 square feet of commercial and CF uses



More than 7,000 jobs

The Jamaica Neighborhood Plan



Illustrative View looking east on 89th Avenue along Rufus King Park

ONE LIC LONG ISLAND CITY NEIGHBORHOOD PLAN

OneLIC is projected to create:



14,700 homes
~4,300 income-restricted



Nearly 290,000 sq ft of
community facility uses



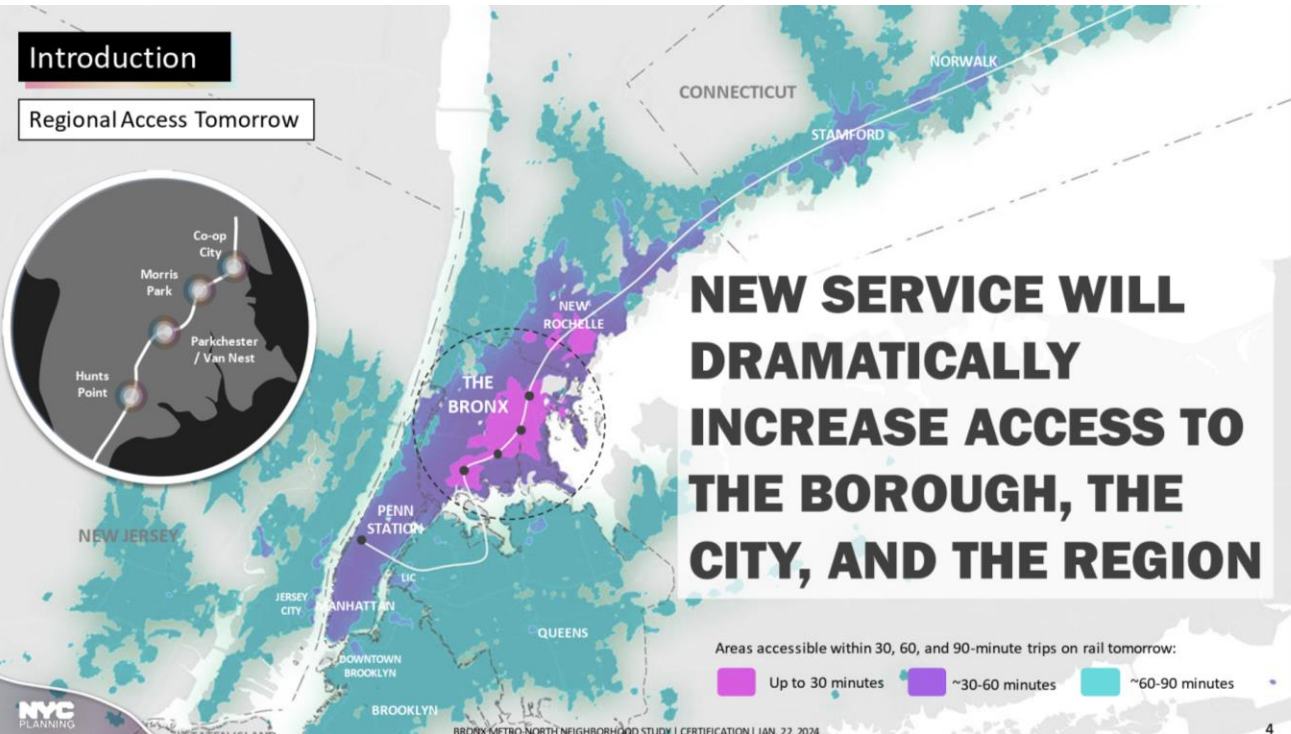
~ 3,500,000 sq ft of
commercial uses



~ Space for 14,400 jobs

ILLUSTRATIVE BIRDSEYE VIEW LOOKING TOWARD MANHATTAN

Bronx Metro-North Station Area




The Bronx Metro-North Station Area plan will create nearly 7,000 homes, including 1,700 permanently income-restricted affordable housing, as well as 10,000 jobs, all of which will be close to public transit.

Expanding Type II eligibility would simplify the process, benefitting both applicants and the City

Increased	Decreased
<ul style="list-style-type: none">• Predictability of approval timelines• Development of small and medium apartments• Affordable housing production	<ul style="list-style-type: none">• Costs associated with consultants, land holding, and financing• Opportunity costs for applicants• Time spent producing environmental review documents for projects with no impacts• Waiting times for the review of non-Type II projects




Streamline environmental review process for eligible developments, enabling more sustainable housing to be built more quickly. Cuts project timelines by **up to two years** and saves up to **\$100,000 in administrative costs**.




HAPPY EARTH DAY!

Green Fast Track
makes it easier for green homes to get built!

1946 E 7th St in Brooklyn is the *FIRST* project to begin public review under Green Fast Track



Upcoming projects



Creating a City for Families

City of Yes for Families will give families more housing options close to schools, libraries, fresh food, accessible transit and open space.



NYC[®]
Charter Revision Commission