

BROOKLYN

275 ATLANTIC AVENUE

EDGE BETWEEN LARGE SCALE OF DOWNTOWN AND LOWER RESIDENTIAL SCALE TO THE SOUTH



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275 ATLANTIC AVENUE

AREA OF STUDY



275 ATLANTIC AVENUE

VIEW NORTH BOERUM PLACE



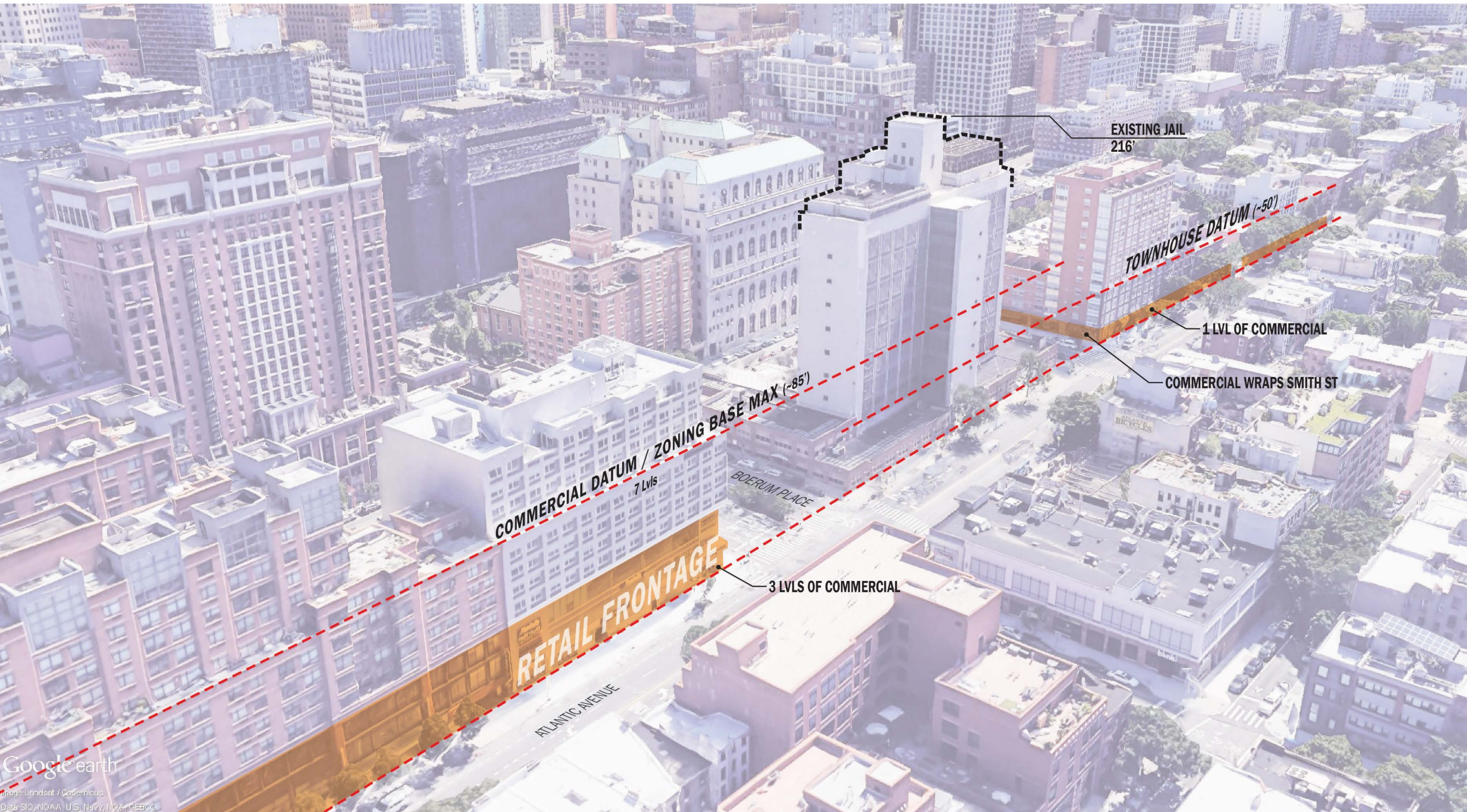
275 ATLANTIC AVENUE

VIEW ON ATLANTIC AVENUE – FRONT DOOR OF JAIL



275 ATLANTIC AVENUE

ATLANTIC AVENUE CONTEXT



275 ATLANTIC AVENUE

SMITH STREET VIEW NORTH



275 ATLANTIC AVENUE

STATE STREET VIEW – BACK DOOR OF JAIL



275 ATLANTIC AVENUE

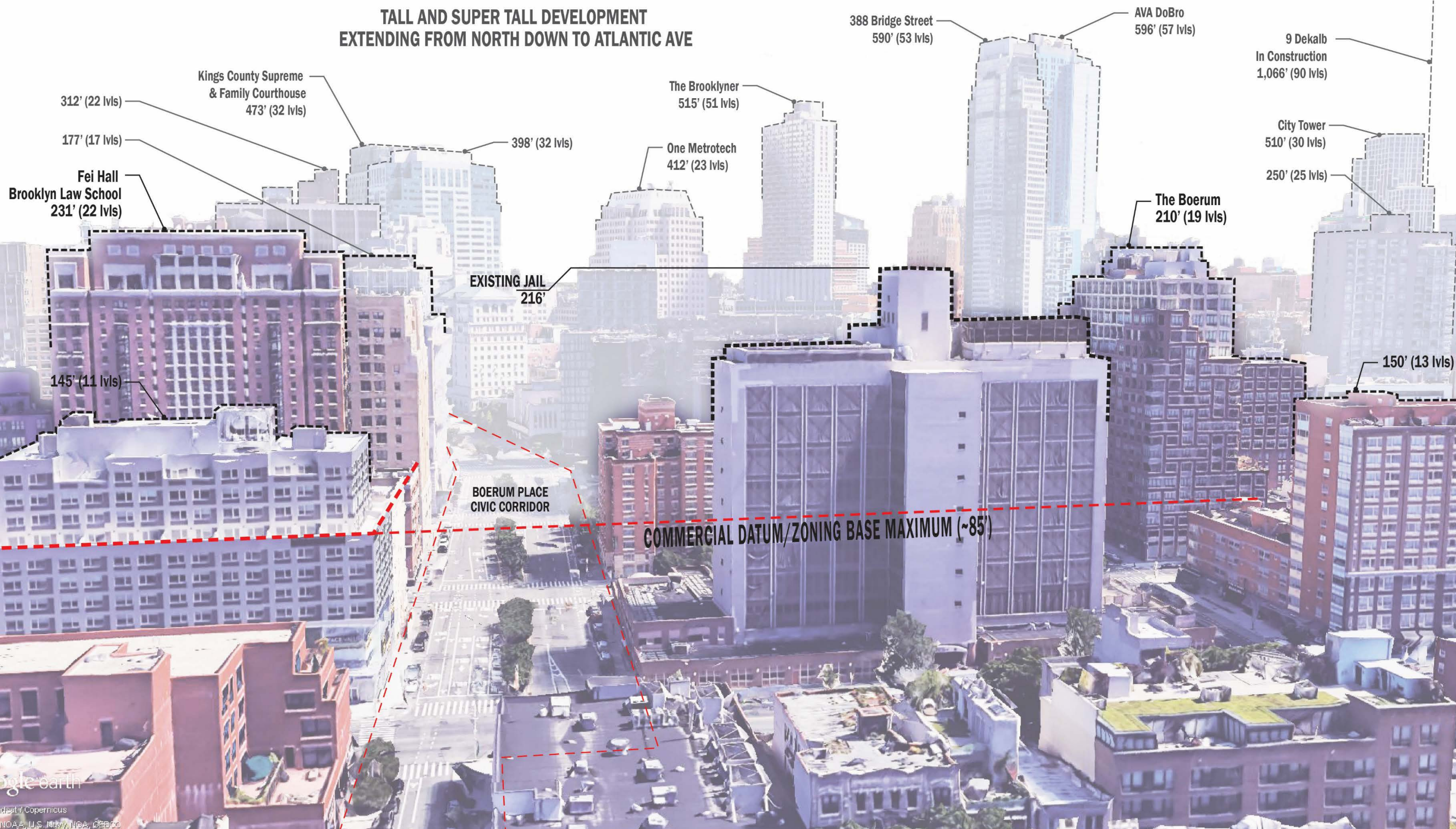
VIEW ON STATE STREET – NEXT TO COBBLE HILL NEIGHBORHOOD



275 ATLANTIC AVENUE

ADJACENT CONTEXT

TALL AND SUPER TALL DEVELOPMENT
EXTENDING FROM NORTH DOWN TO ATLANTIC AVE



BROOKLYN: 275 ATLANTIC AVENUE

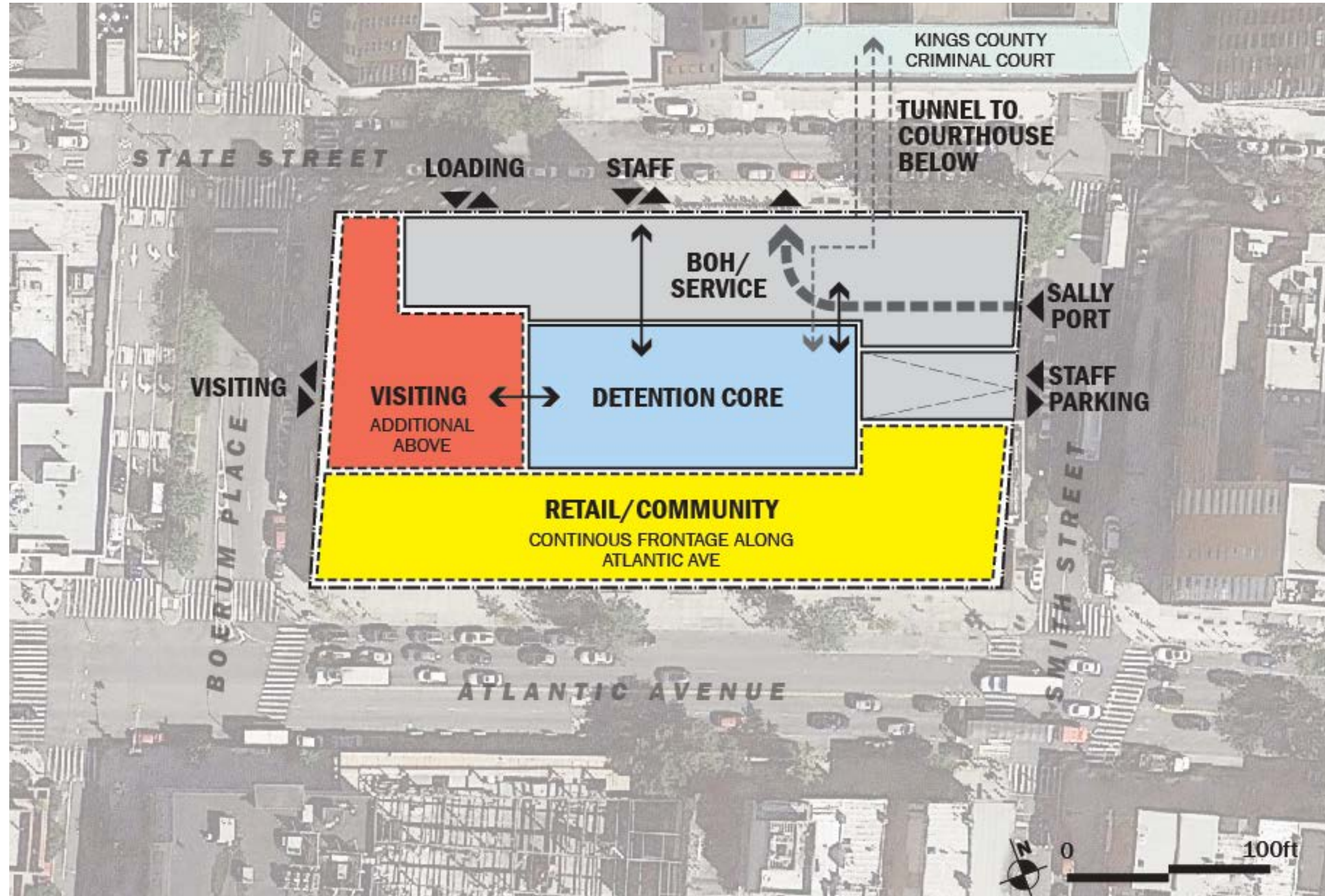
PROGRAM SUMMARY

| | DRAFT |
|------------------|------------------------|
| USE | |
| Housing | 1,000,000 |
| Support | 370,000 |
| Retail/Community | 30,000 |
| TOTAL | 1,400,000 GFA** |
| | 1,205,000 ZFA |
| BEDS | 1,500 |

** GFA excludes accessory parking of 120,000SF

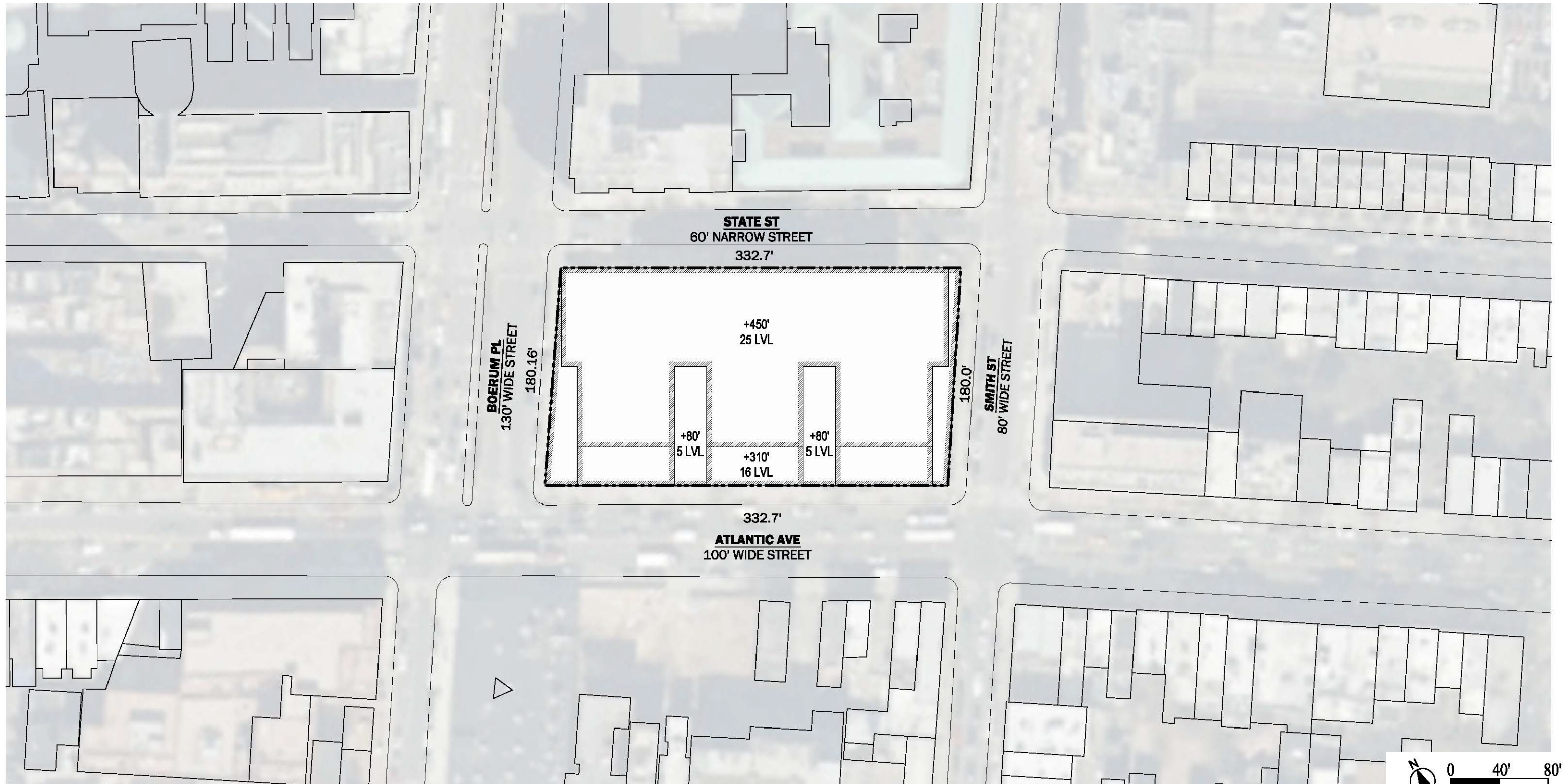
275 ATLANTIC AVENUE

POTENTIAL GROUND LEVEL ACCESS AND USES



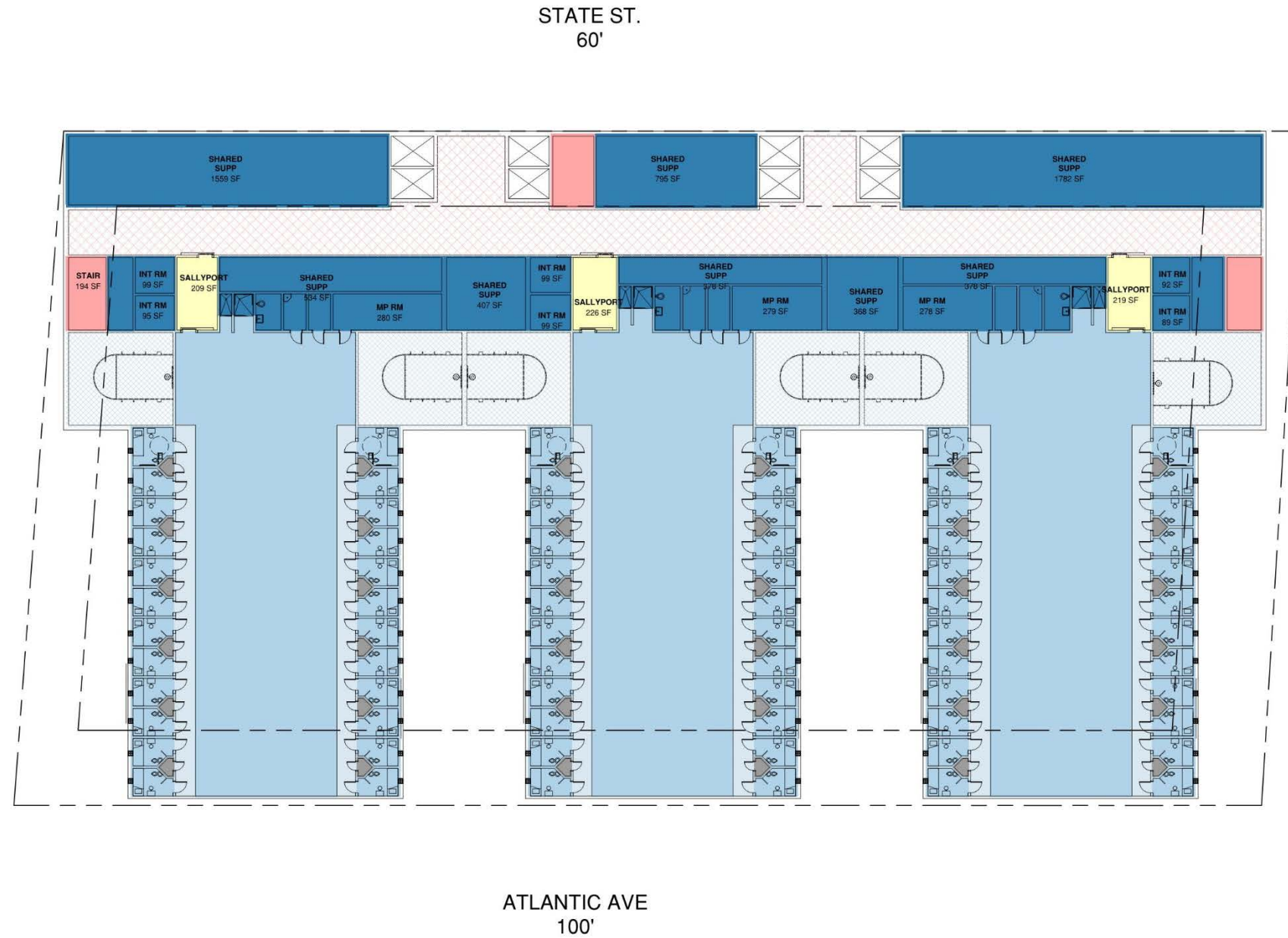
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SITE PLAN



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TYPICAL HOUSING LAYOUT



BOROUGH-BASED JAILS MASTER PLAN

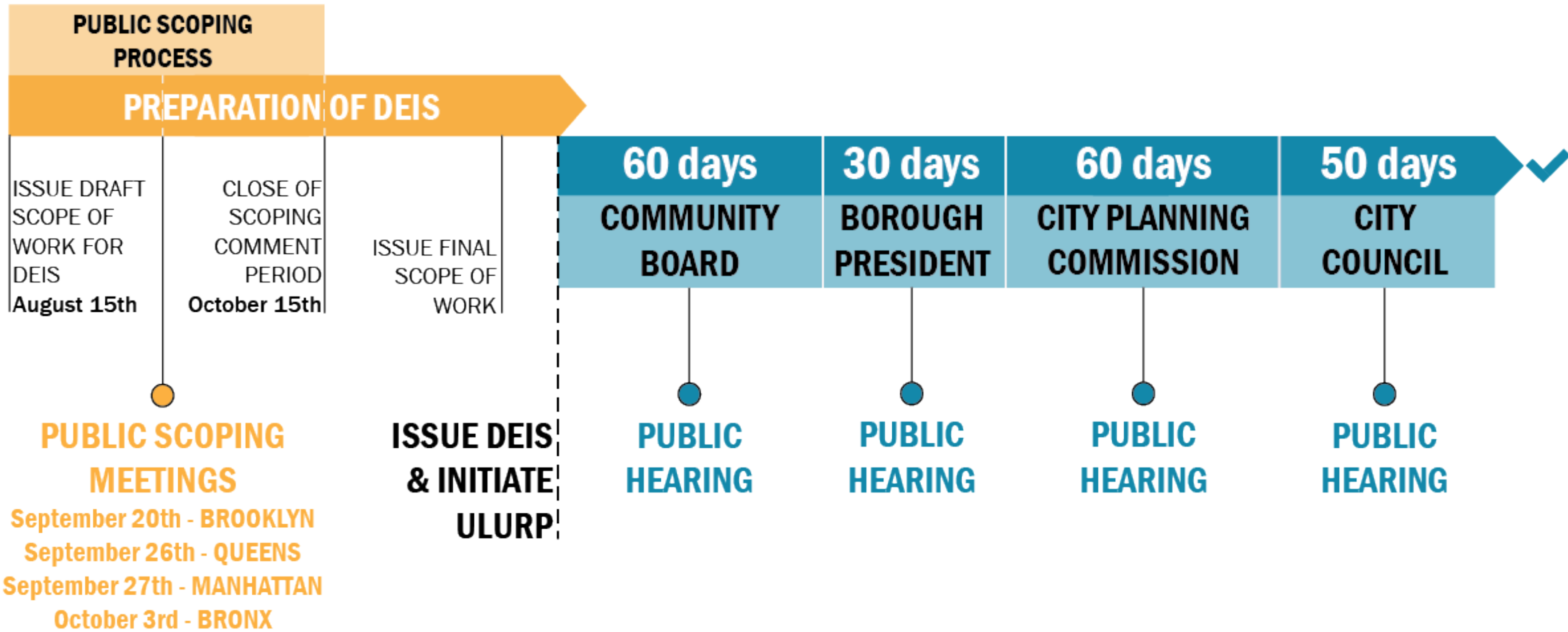
OPPORTUNITIES & COMMUNITY DECISIONS

- **Community Facilities**
- **Ground Floor Uses**
- **Exterior Design Elements**
- **Adjacent Community Needs**
- **Community Engagement**



CITY ENVIRONMENTAL QUALITY REVIEW (CEQR)

UNIFORM LAND USE REVIEW PROCEDURE (ULURP)



○ Public Meeting/Engagement Opportunity