

**BROOKLYN
NAVY**

YARD

January 2019

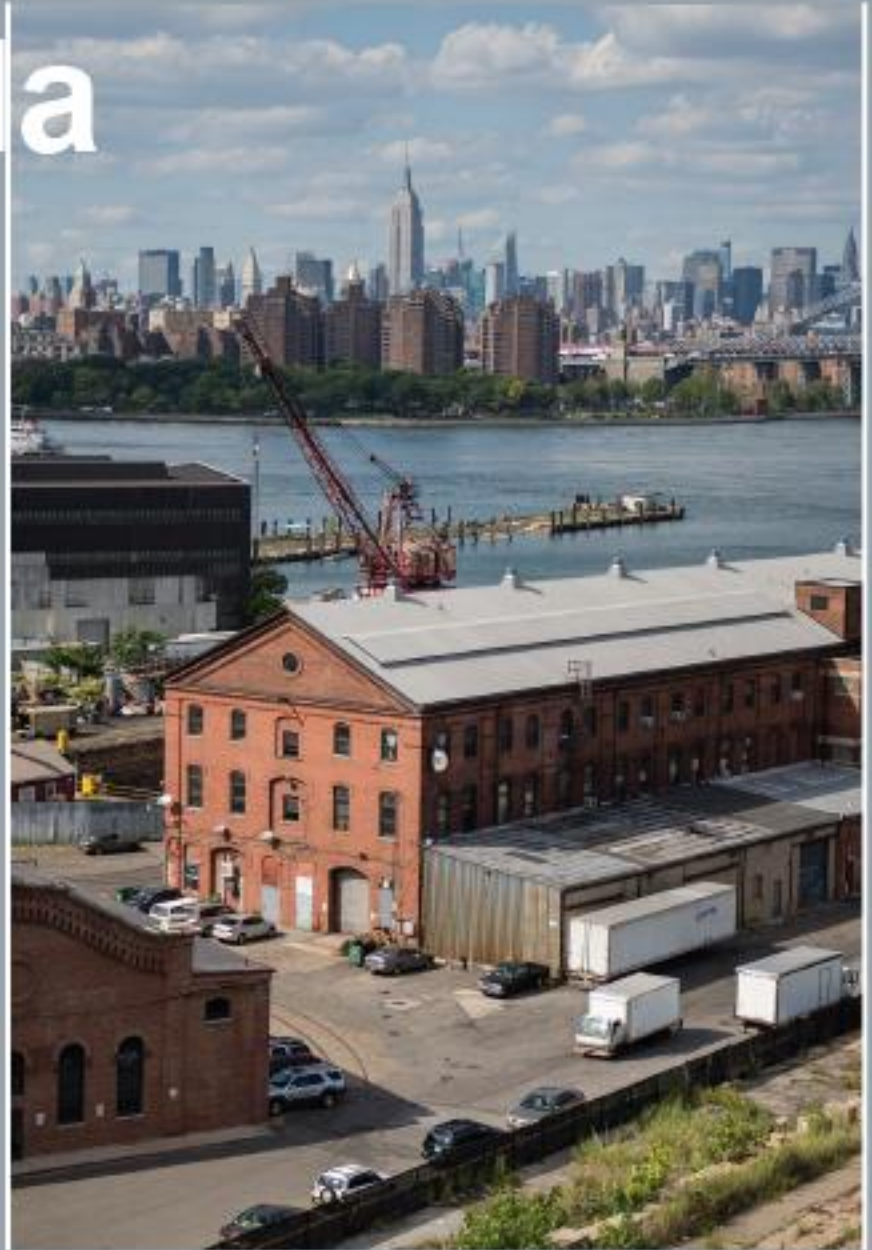
The Brooklyn Navy Yard



NYC Council Economic Development Committee

Agenda

- I. Who We Are
- II. Why Manufacturing?
- III. Growing Opportunities
- IV. Master Plan



I. | Who We Are



I.

Who We Are



Mission

The mission of the Brooklyn Navy Yard Development Corporation is to fuel New York City's economic vitality by creating and preserving quality jobs, anchoring the City's modern industrial sector and businesses, and connecting the local community with the economic opportunity and resources of the Yard.

I.

Who We Are



300 acres
70+ buildings
4.8 million square feet under roof

The Yard in Context

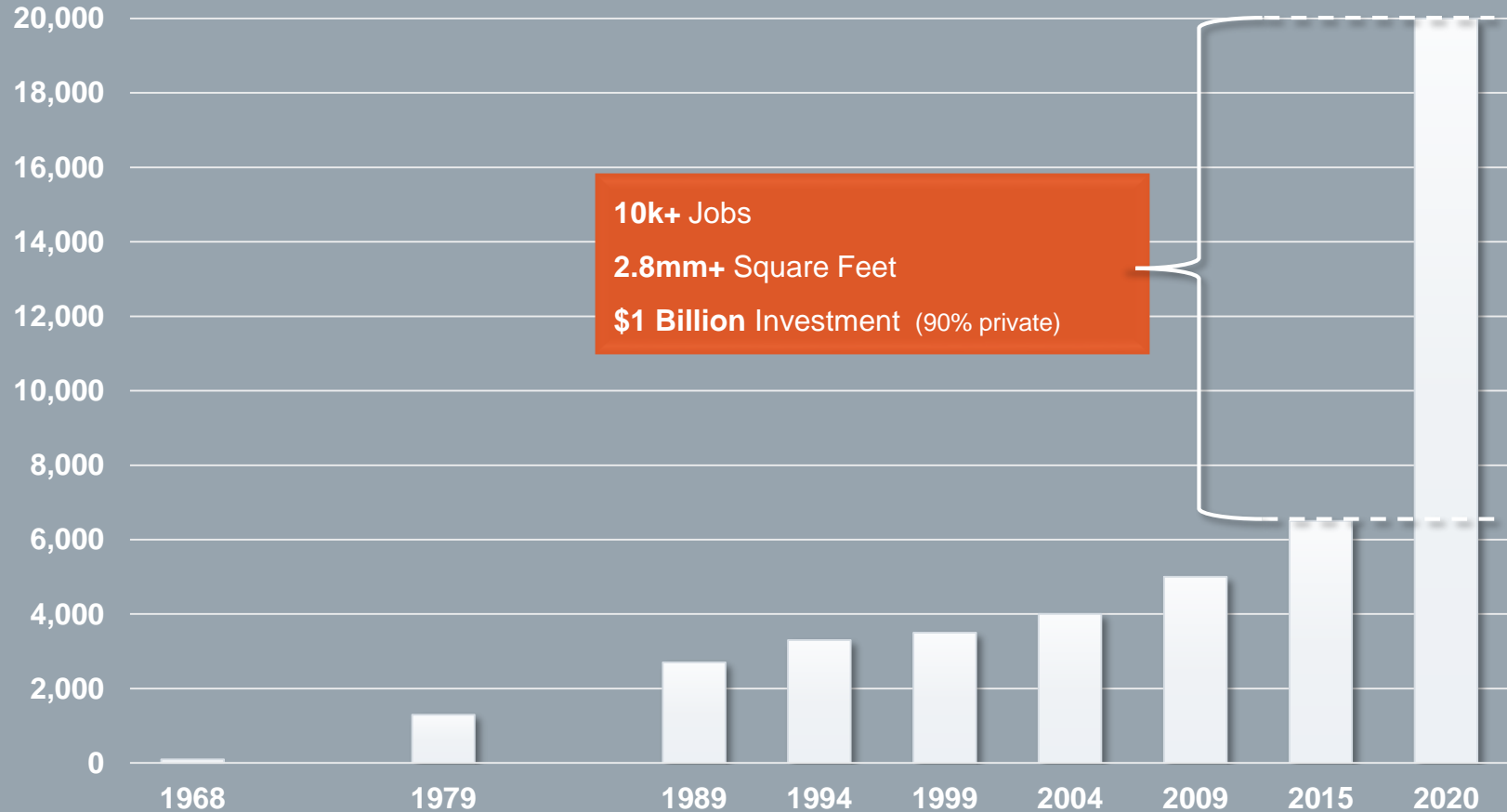


400+ businesses
9,000 jobs
\$2B in yearly economic impact

I.

Who We Are

Job Growth at the Yard Through 2020



I.

Who We Are

Development Updates

Wegmans at Admirals Row + 399 Sands

687,000 sq.ft.
\$340,000,000
2,000 jobs

Green Manufacturing Center

260,000 sq.ft.
\$69,000,000
800 jobs

Dock 72

675,000 sq.ft.
\$380,000,000
4,000 jobs

Building 77

1,000,000 sq. ft.
\$185,000,000
3,000 Jobs

Steiner Studios Expansion Stages 25 - 30

180,000 sq. ft.
\$90,000,000
1,000 Jobs

II. | Why Manufacturing?



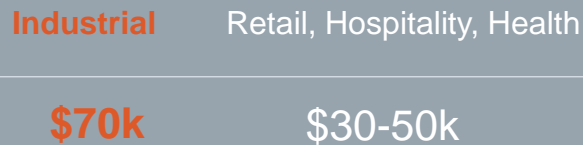
II.

Why Manufacturing?

NYC Manufacturing Data

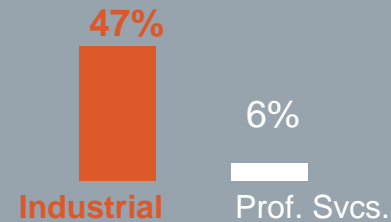
Quality jobs...¹

Average income vs. other accessible sectors

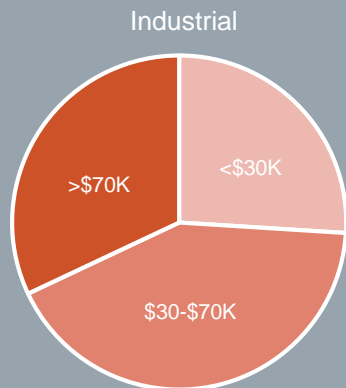


...that are accessible²

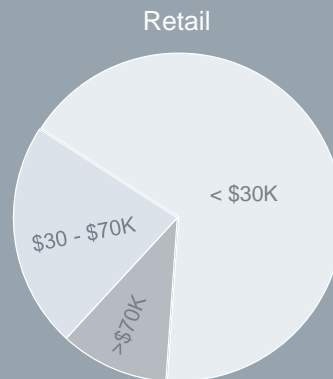
Share of non-college workers



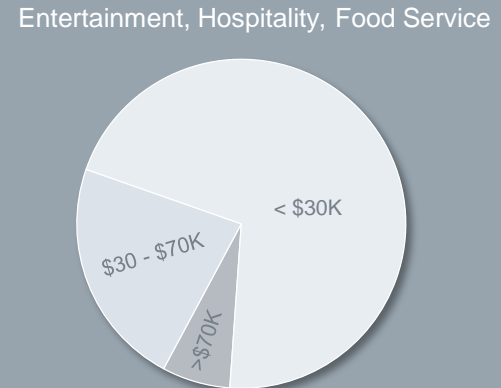
And have career ladders...³



74%
of jobs are \$30k+



33%
of jobs are \$30k+

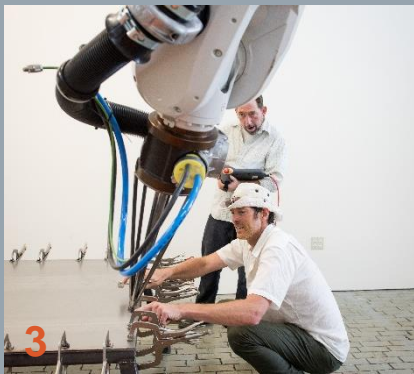


30%
of jobs are \$30k+

1, NYSDOL 2013 Quarterly Census of Employment and wages, via Career Pathways Report, 2014. "Industrial" includes NAICS: 11, 21, 22, 23, 31-33, 42, 48-49, 512, 517, 562, 811, 53212, 5324, 56191, 81233 2. US Census Bureau, 2012 American Community Survey, EDC Analysis 3. ACS PUMS

II.

Why Manufacturing?



Tenant Archetypes

1. Traditional Manufacturers
 - Duggal Visual Solutions (Printing)
 - Russ & Daughters (Food)
2. Producers for the City
 - Ferra Designs (Metal)
 - Situ Fabrication (Art + Architecture)
3. Innovative Manufacturers
 - Consortium for Research & Robotics (Advanced robotic engineering)
 - New Lab (Emerging Technologies)
4. Media
 - Steiner Studios (Film + TV)
 - HITN (Telecommunications)
5. Artists
6. Creative Office
 - Matter Practice (Architecture and Exhibition Design)
 - WeWork (Co-working)

III. Growing Opportunities



III.

Growing Opportunities

Workforce Development



Placement Services

- Focus on business needs
- Focus on local residents and those with barriers to employment

Pathway Programs

- Training programs
- BNY STEAM Center
- Internships

III.

Growing Opportunities

FY18 Albert C. Wiltshire Employment Center (EC) Hiring

Annual Goals		Accomplished Goals
Placements	300	459
F/T Avg. Salary	\$16.40/hr	\$13.63/hr
Public Housing Residents	25%	34%
Brooklyn Residents	80%	84%
Catchment (10 zip codes surrounding the Navy Yard)	60%	63%
Full Time Jobs	80%	94%
Formerly Incarcerated	10%	14%
Long-term Unemployed	20%	15%

III.

Growing Opportunities

Brooklyn STEAM Center



- Innovative training hub for up to 300 11th and 12th grade public high school students
- Immersive career and technical education in five pathways:
 - Design and Engineering
 - Construction Technology
 - Computer Science/I.T.
 - Film and Media
 - Culinary Arts and Business
- Partnership of the NYC Department of Education and Brooklyn Navy Yard Development Corporation
 - BNY convening industry professionals and employers to give feedback on curriculum and engage students in work based learning opportunities

III.

Growing Opportunities



Photo Credit: NYC Department of Youth and Community Development

BNYDC Internship Programs

150+ interns yearly

40+ participating businesses

\$300K+ intern earnings yearly

92% live or go to school in Brooklyn

“I have gained so many skills from my internship experience at the Brooklyn Navy Yard. I have much more confidence in pursuing a career as a Mechanical Engineer. I have learned to clearly communicate ideas, how to blend creativity with engineering concepts, and to always have an open mind when approached by a complex problem.”

—Summer 2017 Intern

III.

Growing Opportunities



Concierge



Marketing



Cohort



B2B

Business Support Services

The Business Support Services team provides a suite of services, at no cost to Yard tenants, in an effort to support their growth and success, adding to job expansion and long-term business sustainability.



III.

Growing Opportunities

MWBE Goals

Performance on Building 77 – 3/2017

Total Contract Value (Less P & E) \$134,317,944

MWBE Contracting	MWBE Hiring	Local Contracting	Local Hiring
30% (Goal)	47% (Goal)	15% (Goal)	25% (Goal)
33% (Actual)	51% (Actual)	18% (Actual)	26% (Actual)
24% Minority	47% Minority		
9% Women	3% Women		

IV. Master Plan





IV.

BNY Vision

Critical Juncture in Yard's
Trajectory

**All Possible
Major Adaptive
Reuse Projects
In the Yard are
Complete**

**Ongoing Strong
Demand for
Affordable and
Highly-Function
Industrial Space**

**Job Growth Will be
Limited by the
Amount Built Space
in the Yard
Beyond 2020**

An aerial photograph of New York City, showing the Hudson River, the East River, and the Manhattan skyline. The image is overlaid with yellow text boxes and vertical lines. The text is in a bold, sans-serif font. The background shows a mix of urban buildings, green spaces, and water.

IV.

BNY Vision

Master Plan Exercise Goals

**An Ambitious
Vision for the
Future**

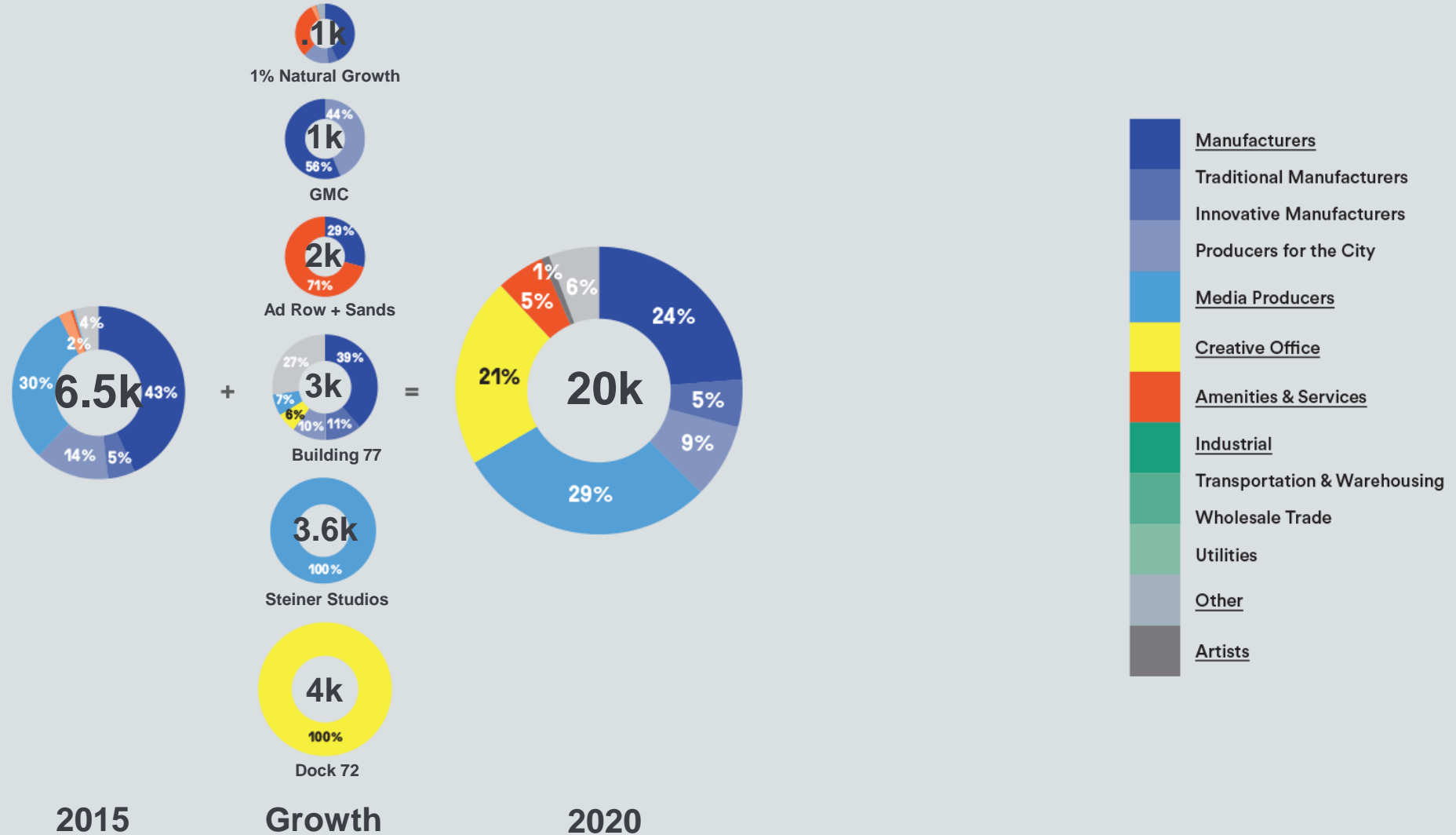
**A Roadmap that
Guides
Decision-making**

**A New Ground-up
Industrial
Development
Framework**

IV.

Mission Development

Sector Mix by 2020



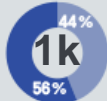
IV.

Mission Development

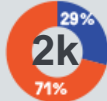
30k Jobs



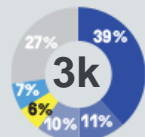
1% Natural Growth



GMC



Ad Row + Sands



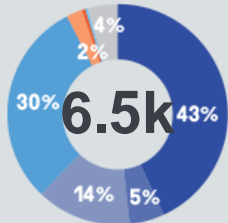
Building 77



Steiner Studios



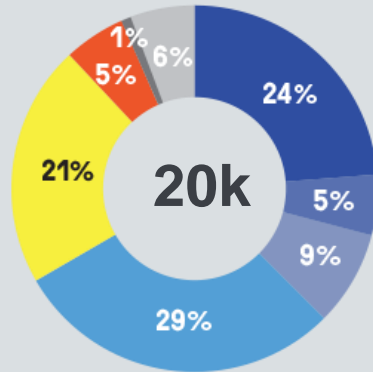
Dock 72



2015

+

=



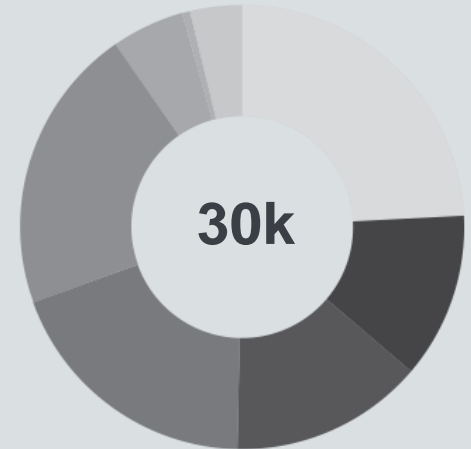
2020

+



Planned Growth?

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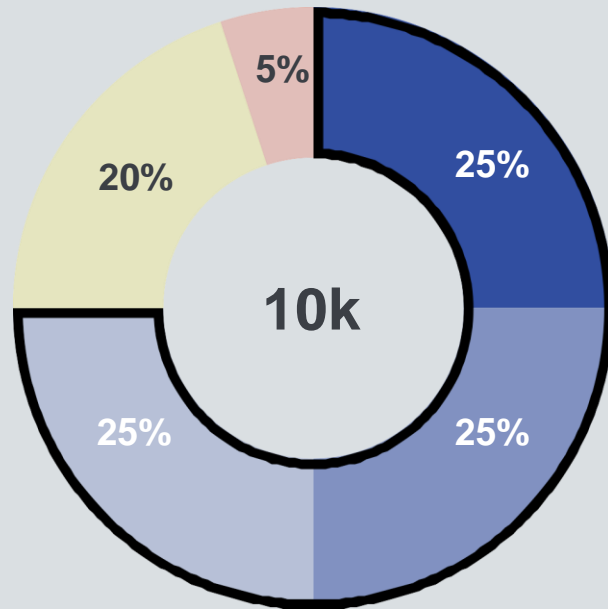
Ideal Mix?

Growth

IV.

Mission Development

Target Manufacturing Sectors



Planned Growth



Traditional Manufacturers

Food, apparel, and garment/textile production.

BNY Tenants: Duggal, Mast Bros., Arplast, Kings County Distillery, and Brooklyn Grange.



Innovative Manufacturers

Makers of goods, electronics, prototyping/tech.

BNY Tenants: Honeybee and New Lab.



Producers for the City

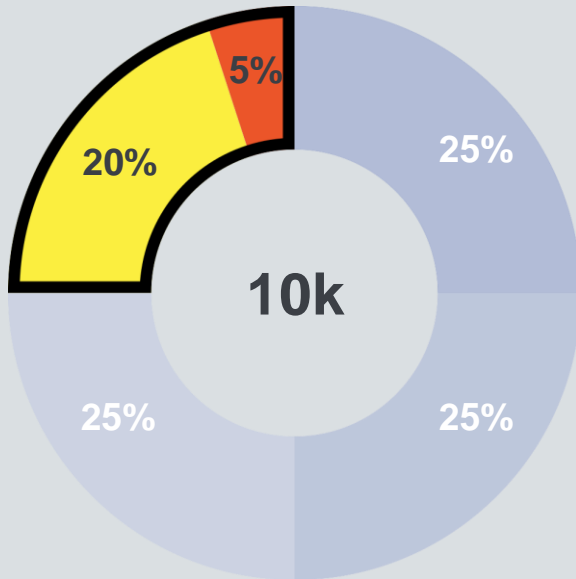
Woodworking/metal fabrication, furniture/home goods, construction.

BNY Tenants: Ferra Designs, Situ, Urban Homecraft, IceStone.

IV.

Mission Development

Cross Subsidizing & Serving Manufacturing



Planned Growth



Creative Office

Startups, Design Firms, Marketing, Web Media, etc.

BNY Tenants:
Dock 72 + WeWork, Matter Practice



Amenities & Services

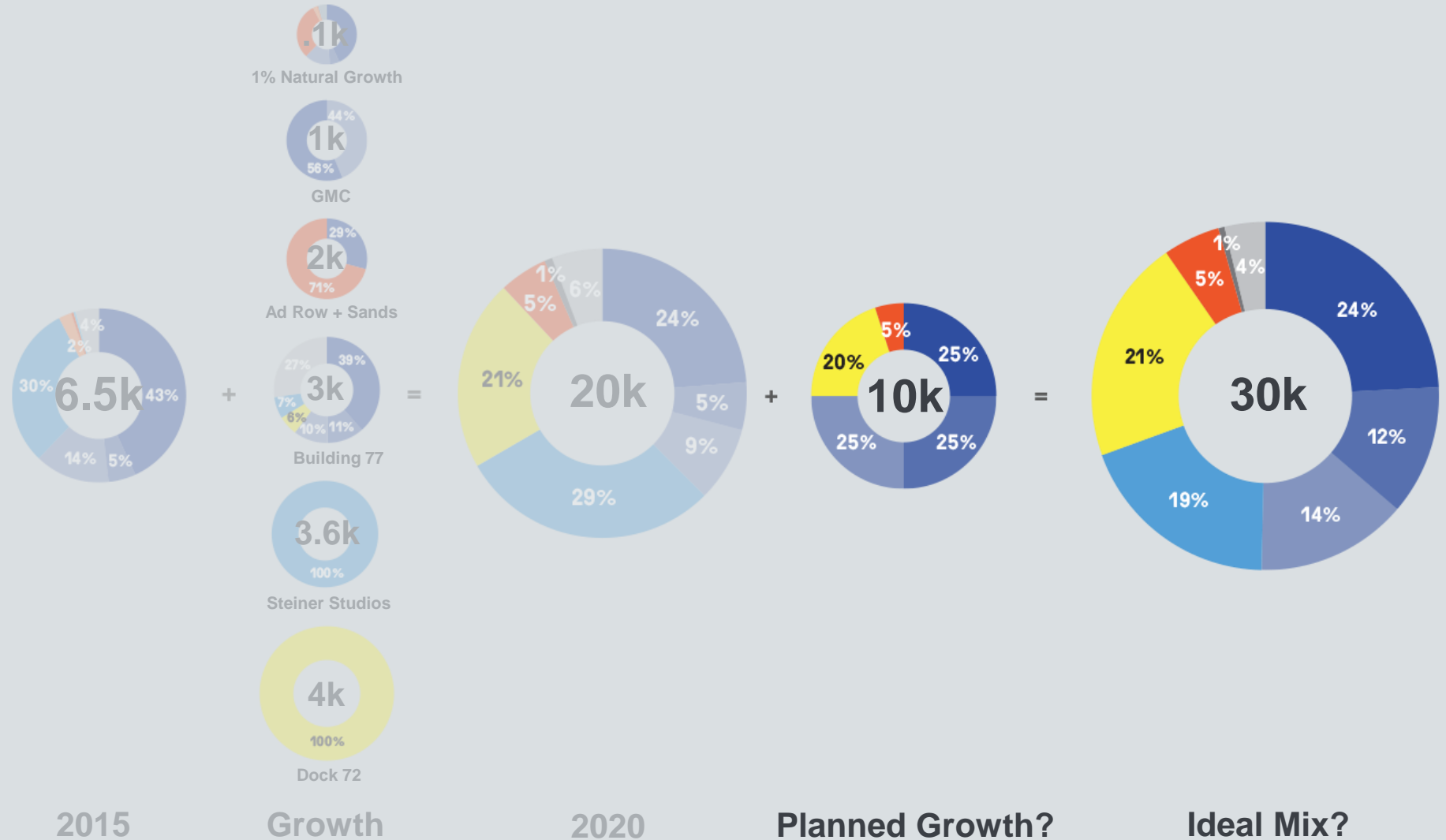
Restaurants, Commissaries, Bars, Retail, etc.

BNY Tenants:
Admirals Row Wegmans, Russ & Daughters, Kings County

IV.

Mission Development

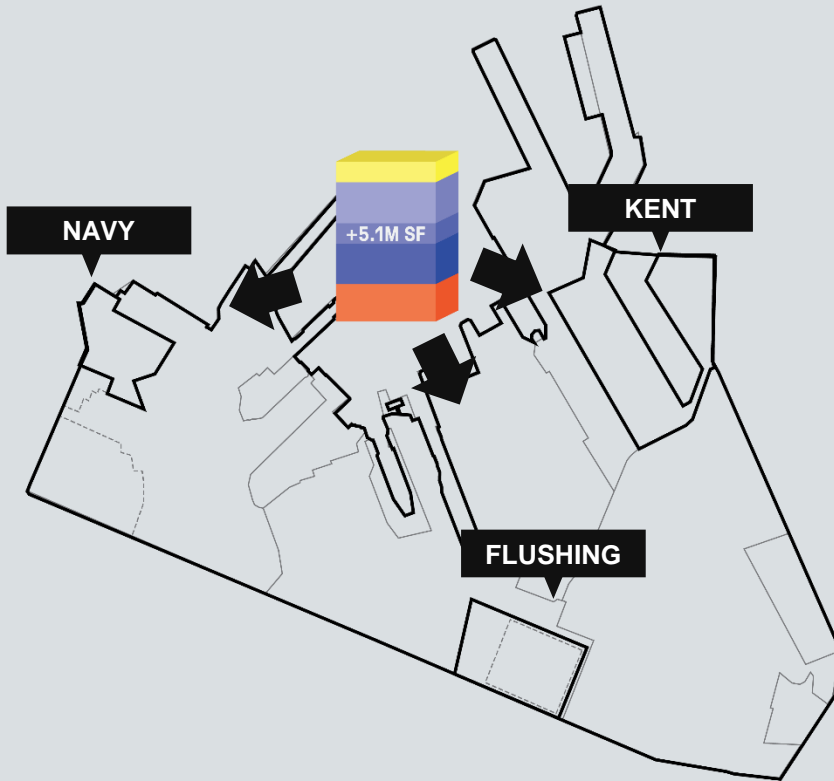
Plan for 10k Jobs



IV.

Mission Development

Sites for Growth



5.1M

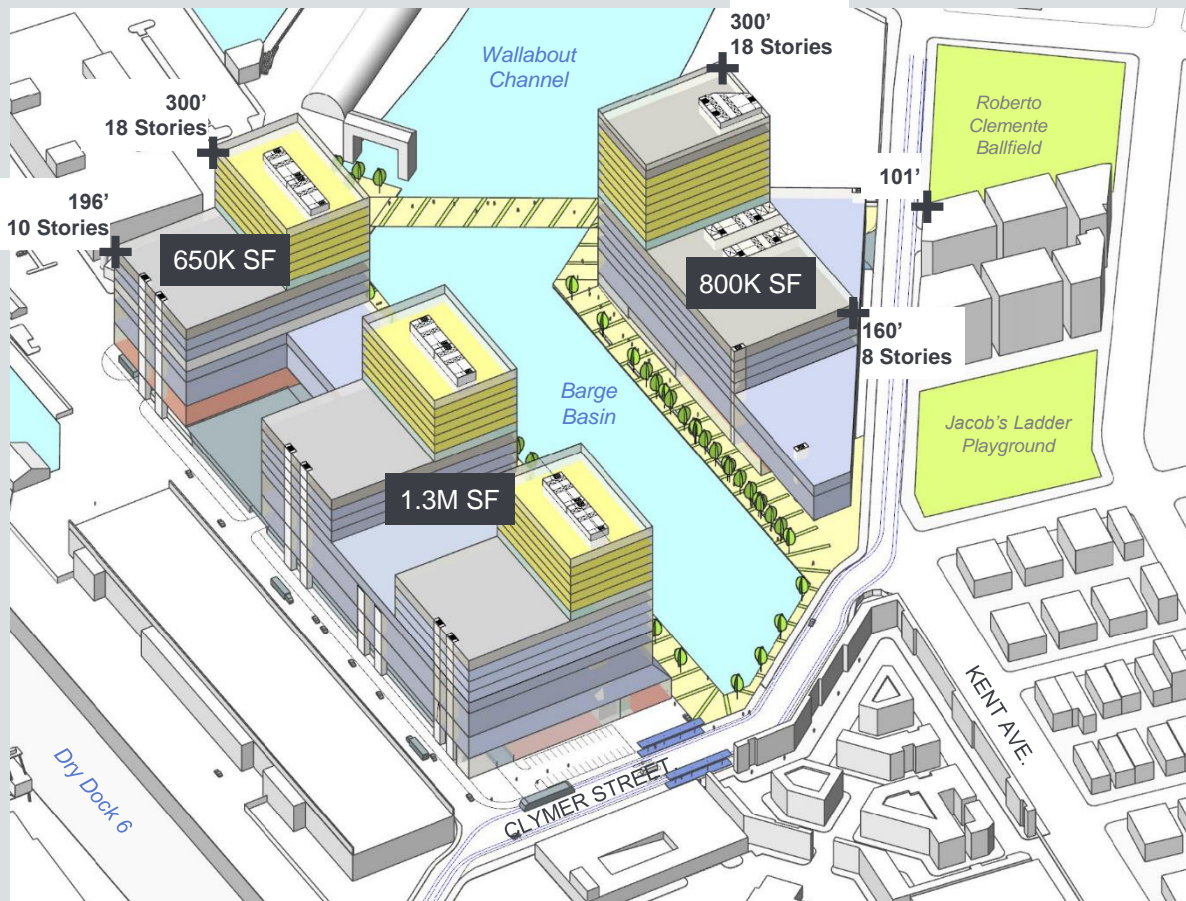
**Total Ground-Up SF
Across Three Site
Areas, Comprising 1.0
Square Feet**

Planned Growth

IV.

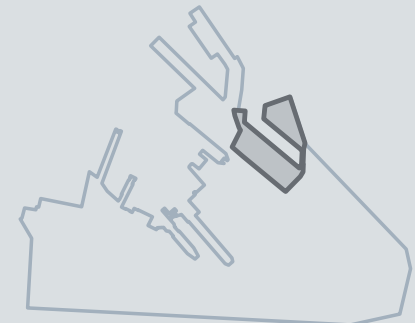
Kent Ave

Test Fits



- 5.2K Jobs
- 2.7M GSF
- 177K SF Parking
- 30 Berths

- Manufacturing 1.7M SF
- Creative Office 475K SF
- Lobby & Amenities 272K SF
- Parking/Loading 258K SF



*BQX facility as alternate use in parking areas of northeast Kent Avenue Development Site

IV.

Kent Ave

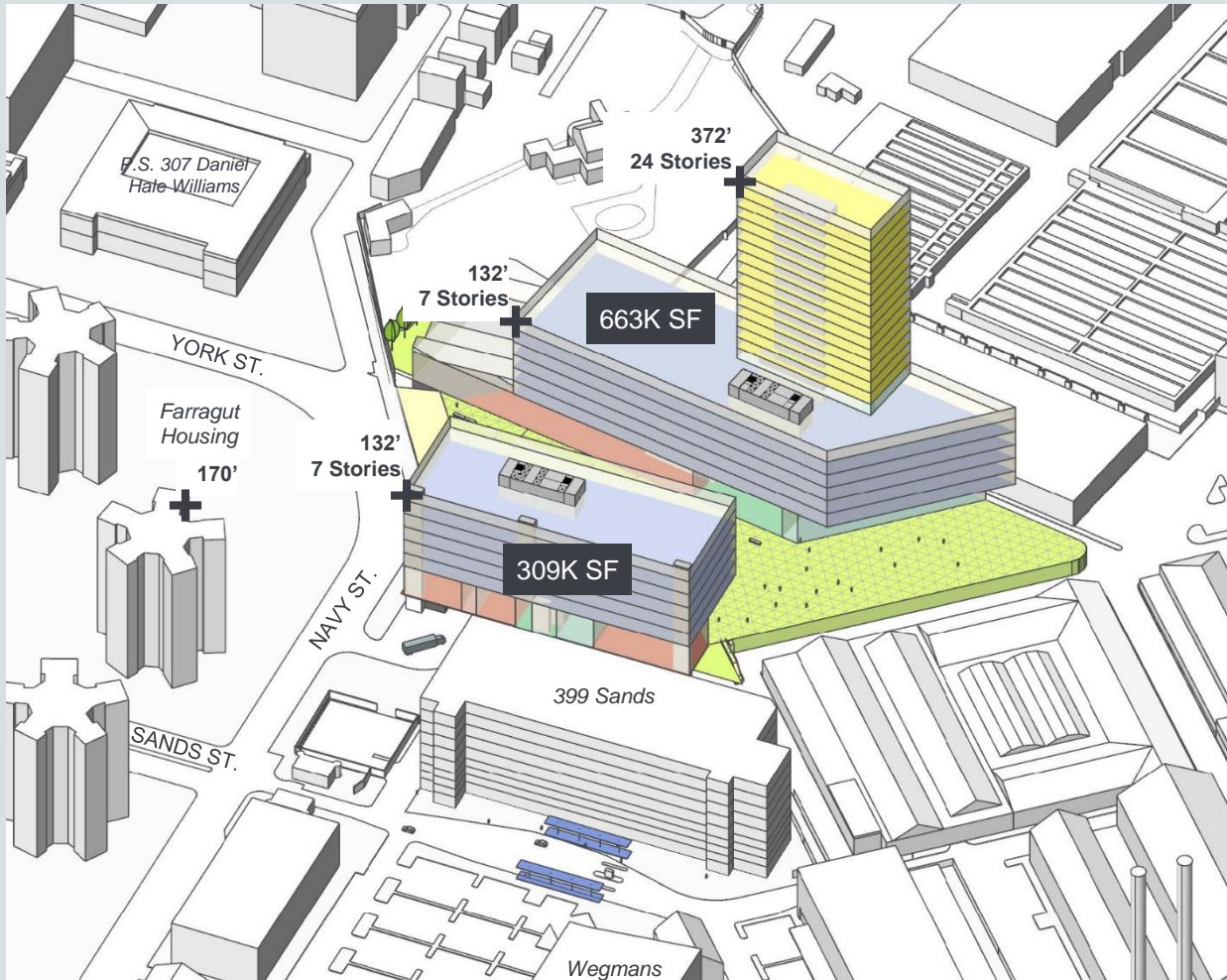
Vision



IV.

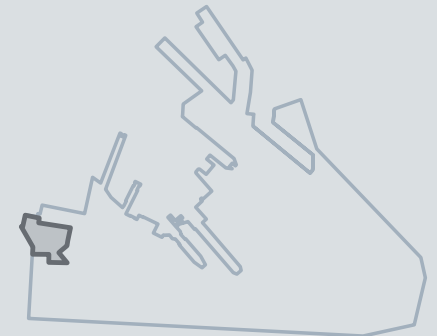
Navy Street

Test Fits



- 2.0K Jobs
- 975K GSF
- 90K SF Parking
- 12 Berths

- Manufacturing 569K SF
- Creative Office 180K SF
- Lobby & Amenities 102K SF
- Parking/Loading 123K SF



*Possible retention of NYPD tow pound use in parking areas of Navy St Development Site

IV.

Navy Street

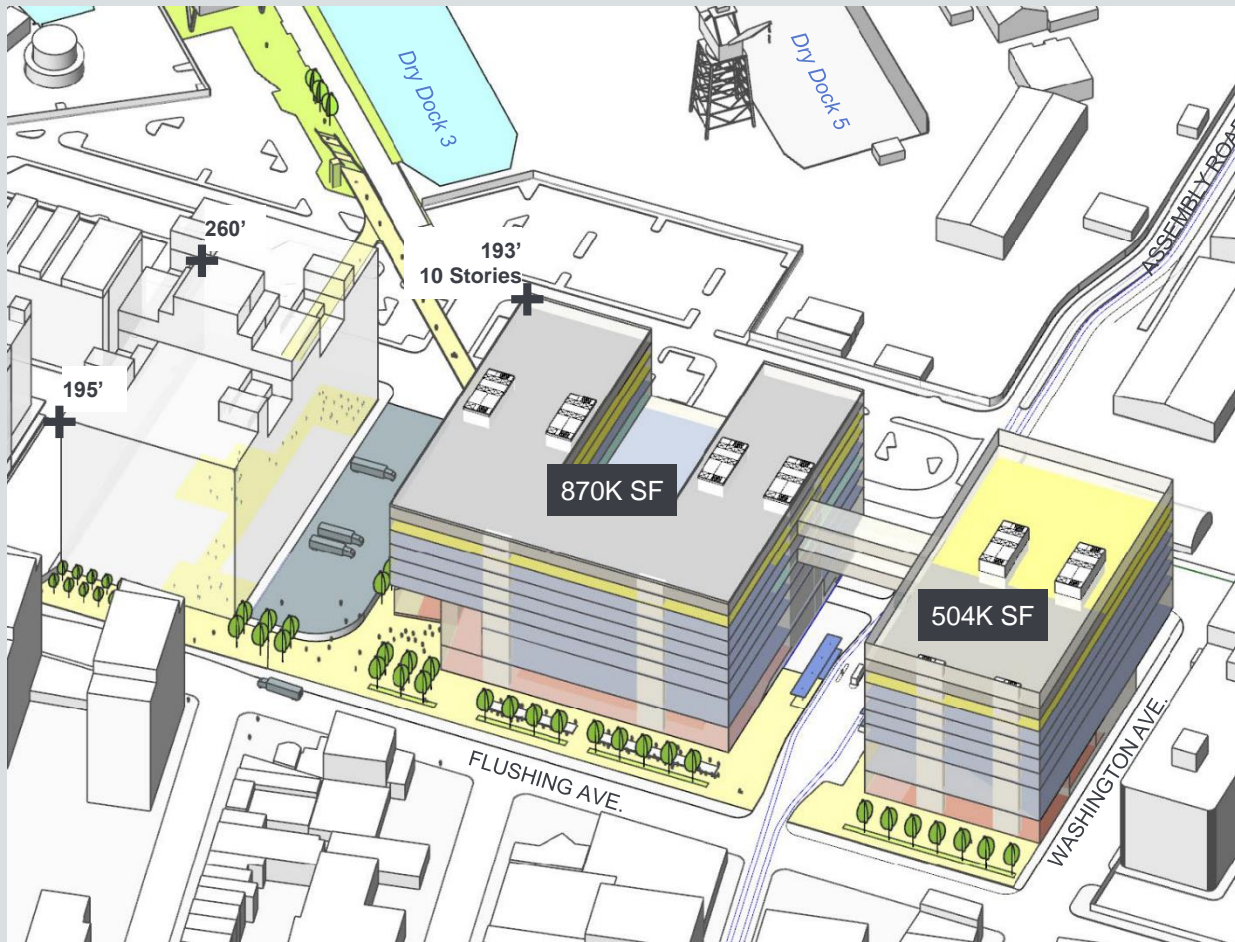
Vision



IV.

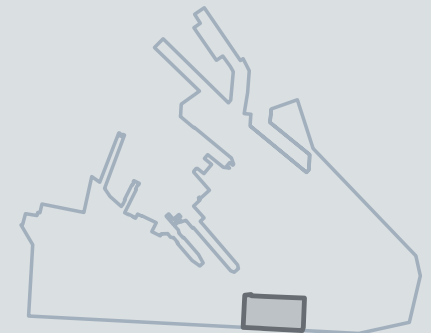
Flushing Ave

Test Fits



- 2.7K Jobs
- 1.4M GSF
- 100K SF Parking
- 16 Berths

- Manufacturing 846K SF
- Creative Office 228K SF
- Lobby & Amenities 174K SF
- Parking/Loading 126K SF



IV.

Flushing Ave

Vision



**BROOKLYN
NAVY YARD**



Thank You