



Monitor Point

New York City Council
Subcommittee on Zoning and Franchises
May 27, 2026

If you are a member of the public who wishes to testify, please register on the City Council Website at council.nyc.gov. Please visit the City Council Website to watch livestreams of all City Council Meetings and find recordings of previously held meetings.

ULURP Number:
C260105ZMK
N260106ZRK
C260107ZSK
N260108ZCK
260110LDK
C260109ZSK

GOTHAM



SCAPE

About the Project Team

Gotham Organization is leading this project – a team with a track record of delivering affordability.

The **MTA** and **Greenpoint Monitor Museum** are co-applicants — and retain ownership of the site.



**The Suffolk
(Lower East Side)**

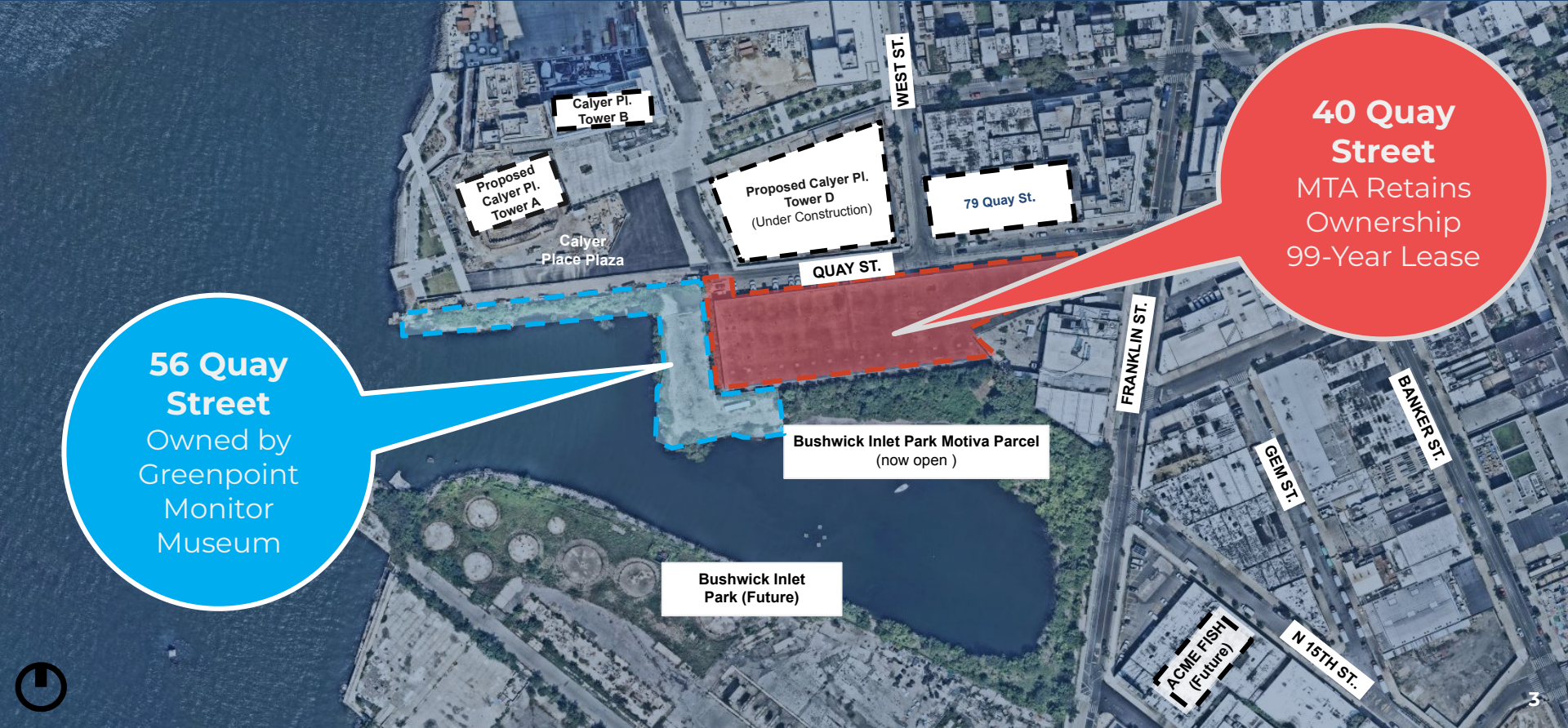


Covenant House (Hudson Yards)



**Innovative Urban Village
(East New York)**

Project Site



56 Quay Street
 Owned by Greenpoint Monitor Museum

40 Quay Street
 MTA Retains Ownership
 99-Year Lease



Existing Obstacles to Revitalization



Project at a Glance

Monitor Point delivers housing, open space, and climate resiliency on a nonconforming industrial site.



1,150 new homes, **40%** permanently affordable to lower-income families.



51,500 sq ft of public waterfront access.



Unlocks **Box Street Park**.



New MTA facility in offsite industrial zone.



Critical funding for the MTA and maintenance of **Bushwick Inlet Park**.



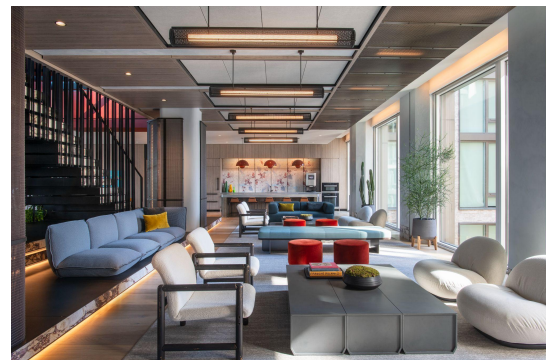
Resiliency and native habitat investment.



Permanent home for **Greenpoint Monitor Museum**.

New Lower Income Homes

- ~1,150 new homes with **40% permanently affordable** (~460 low-income homes) delivered through a mix of MIH and HPD financing
- **West Building: 25% affordable** under MIH (average 56% AMI)
 - 10% at 40% AMI
 - 10% at 60% AMI
 - 5% at 80% AMI
- **East building: overall 100% affordable** in partnership with NYC HPD, allowing for deep AMI affordability.
 - 80% at 40-80% AMI with the majority at 40-60% AMI
 - 20% at >80-100% AMI
- Between the West and East building, **460 deeply affordable homes**:
 - 400 homes at 40-80% AMI
 - 60 homes at >80-100% AMI
- **Up to 40% family-sized units (2-3 BR)**, with at least 30% across the project.



What Affordability Looks Like Month to Month

Monthly rent caps shown by AMI tier and apartment size

AMI tier	Studio	1BR	2BR	3BR
40% AMI	\$1,134	\$1,215	\$1,458	\$1,685
50% AMI	\$1,417	\$1,518	\$1,822	\$2,106
60% AMI	\$1,701	\$1,822	\$2,187	\$2,527
80% AMI	\$2,268	\$2,430	\$2,916	\$3,370

Sources: NYC HPD (40/50/60% LIHTC max rents); NYCHDC (80% max rents).

These are program maximums (rent + any required utilities). Individual listings may use different utility allowances or set rents below the cap.

Homes Working People Can Afford

Monitor Point centers lower-income families.

Profession	Familial Status	Annual Salary	AMI	Apartment
Warehouse Manager	Married, with 2 children	\$58,320	40%	3BR for \$1,685/month
Junior Graphic Designer	Single parent	\$65,000	50%	2BR for \$1,820/month
Mental Health Counselor	Single person	\$67,240	60%	1BR for \$1,822/month
Paralegal & Teaching Assistant	Married, with children	\$105,000	80%	2BR for \$2,920/month

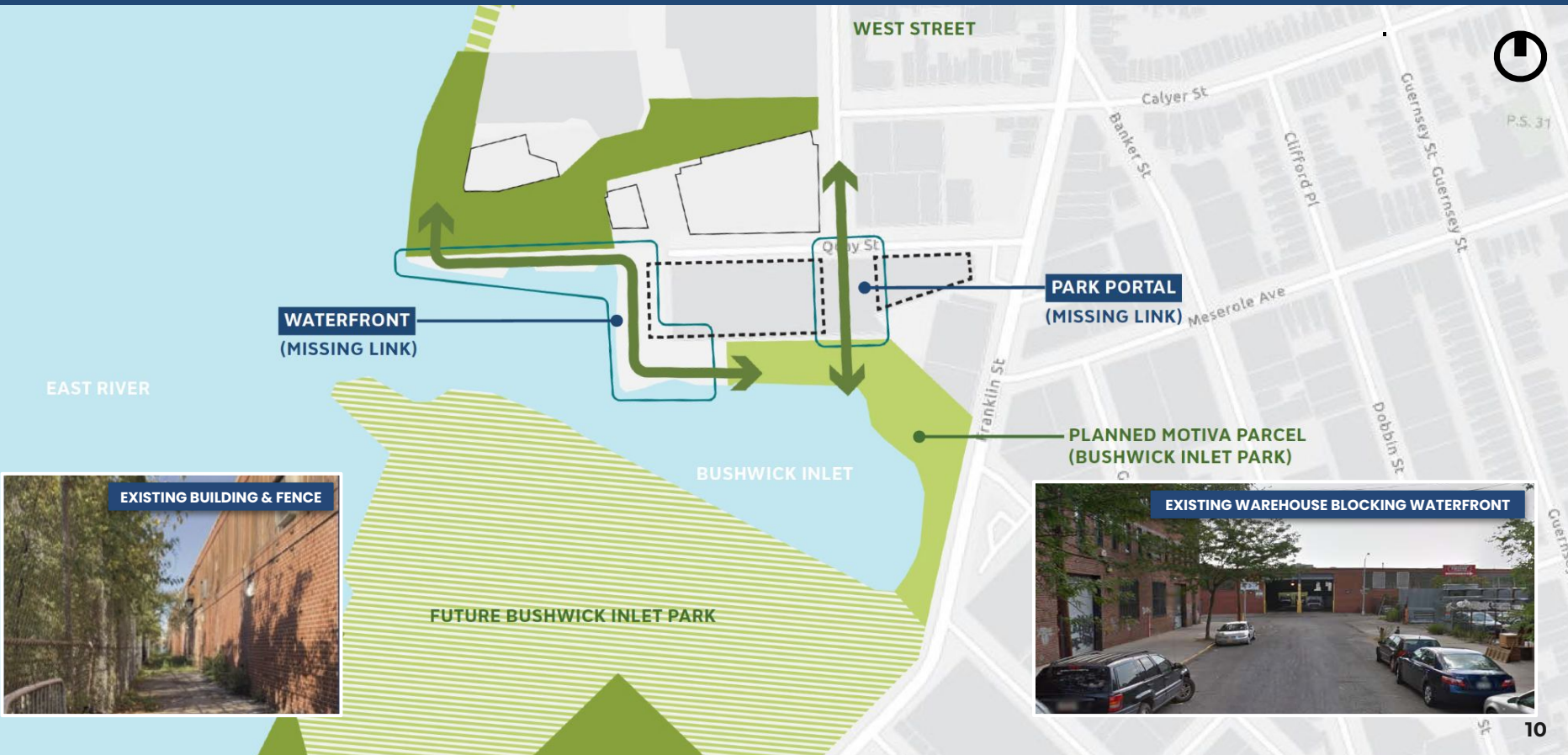
Sources: NYC HPD (40/50/60% LIHTC max rents); NYCHDC (80% max rents). Income derived from Census Estimate.

Density Unlocks Affordability

Half of new homes created through public review are affordable

	Residential FAR	Residential GSF	Total Units	Market-Rate Units	Affordable Units	Affordable %
<i>As of Right (R6)</i>	2.54	238,000	280	280	0	0
<i>As of Right (R6, UAP)</i>	3.05	297,500	350	280	56	20
<i>Proposed (R6/R8)</i>	7.11	1,106,500	1,150	690	460	40

Connecting the Waterfront



P.S. 31

EXISTING BUILDING & FENCE

EXISTING WAREHOUSE BLOCKING WATERFRONT

Public Park Portal



LIFTED GROVE

DRY CREEK BED

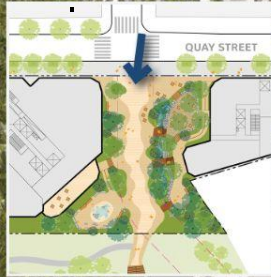
BUSHWICK INLET PARK CONNECTION WITH ELEVATED SEAWARD BERM

CREEK-INSPIRED PAVING STYLE

PERMEABLE PAVERS

SEATING COVES

EXISTING DEP EASEMENT



PRELIMINARY AND ILLUSTRATIVE — FOR INFORMATIONAL PURPOSES ONLY

Public Park Portal

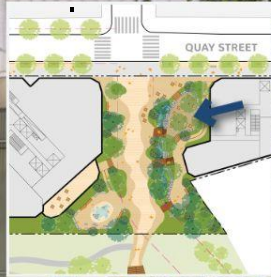


NATIVE TREE SPECIES

DRY FLOOD-PROOFING + ELEVATED BUILDINGS

PERMEABLE PAVERS

STORMWATER MANAGEMENT



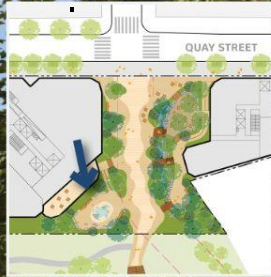
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EXPANSIVE CITY VIEWS

BUSHWICK INLET



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A New, Accessible Waterfront



DRY FLOOD-PROOFING + ELEVATED BUILDINGS

SOCIAL SEATING

CONNECTIVE PUBLIC PATHWAY

OVERLOOK SEATING

ELEVATED SHORELINE

PERMEABLE PAVERS

NATIVE PLANTINGS

PRELIMINARY AND ILLUSTRATIVE — FOR INFORMATIONAL PURPOSES ONLY

A New, Accessible Waterfront



ELEVATED GATHERING ZONES

OUTDOOR EDUCATION

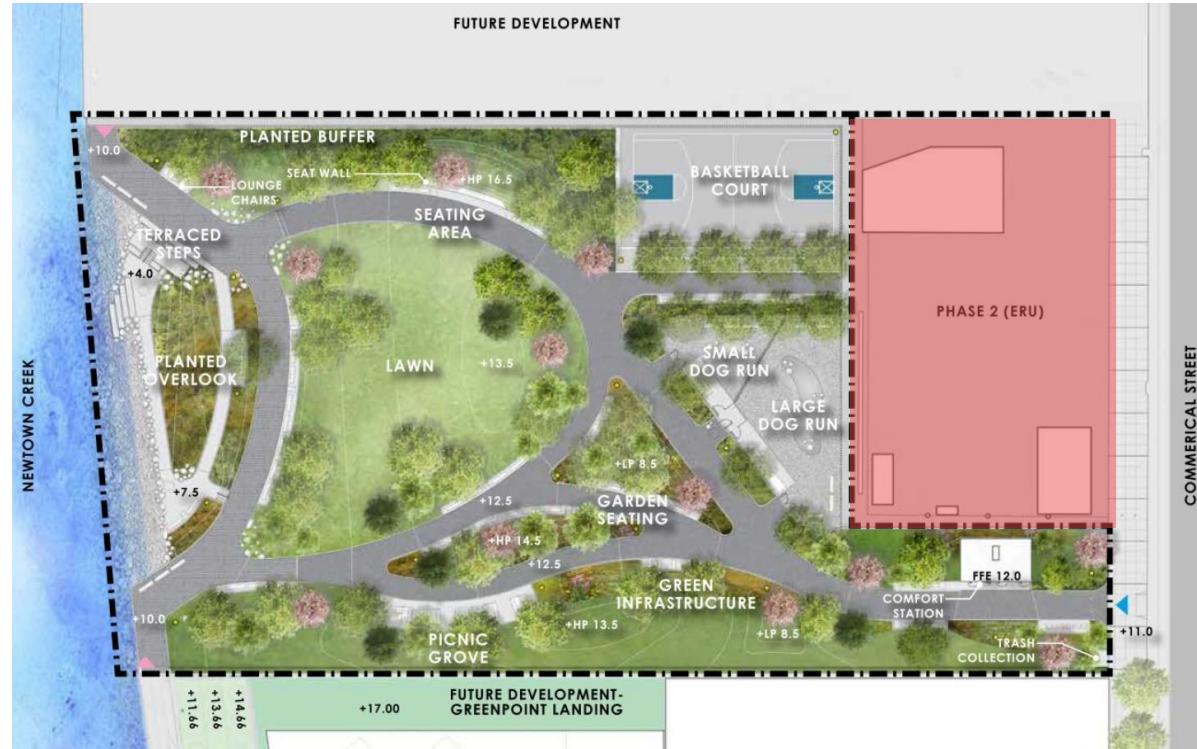
CONNECTIVE PUBLIC PATHWAY

STABILIZED SHORELINE

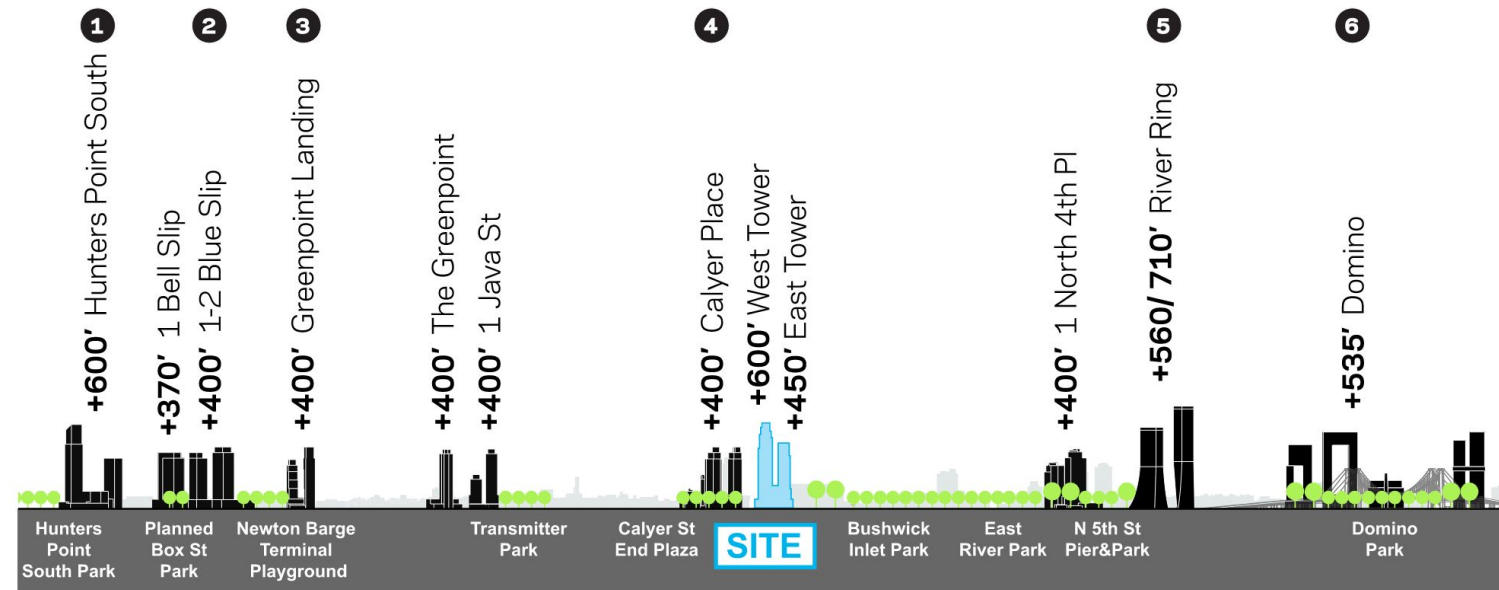
COASTAL HABITAT

Box Street Park

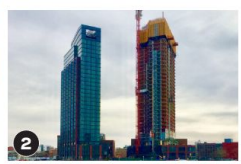
- 3-acre lot currently houses MTA's Emergency Response Unit (ERU)
- Relocation of ERU to new facility at 213 Meadow Street unlocks front door to Box Street Park
- Will create an **additional 25,000 square feet of parkland**



Scale / Context



1
Hunters Point South
1,100-Unit; 57 & 33 FLS



2
1-2 Blue Slip
780-Unit; 40 & 30 FLS



3
Greenpoint Landing
745-Unit; 40 & 30 FLS



4
Calyer Place
+1,000-Unit; 40, 40, 32, 22 FLS

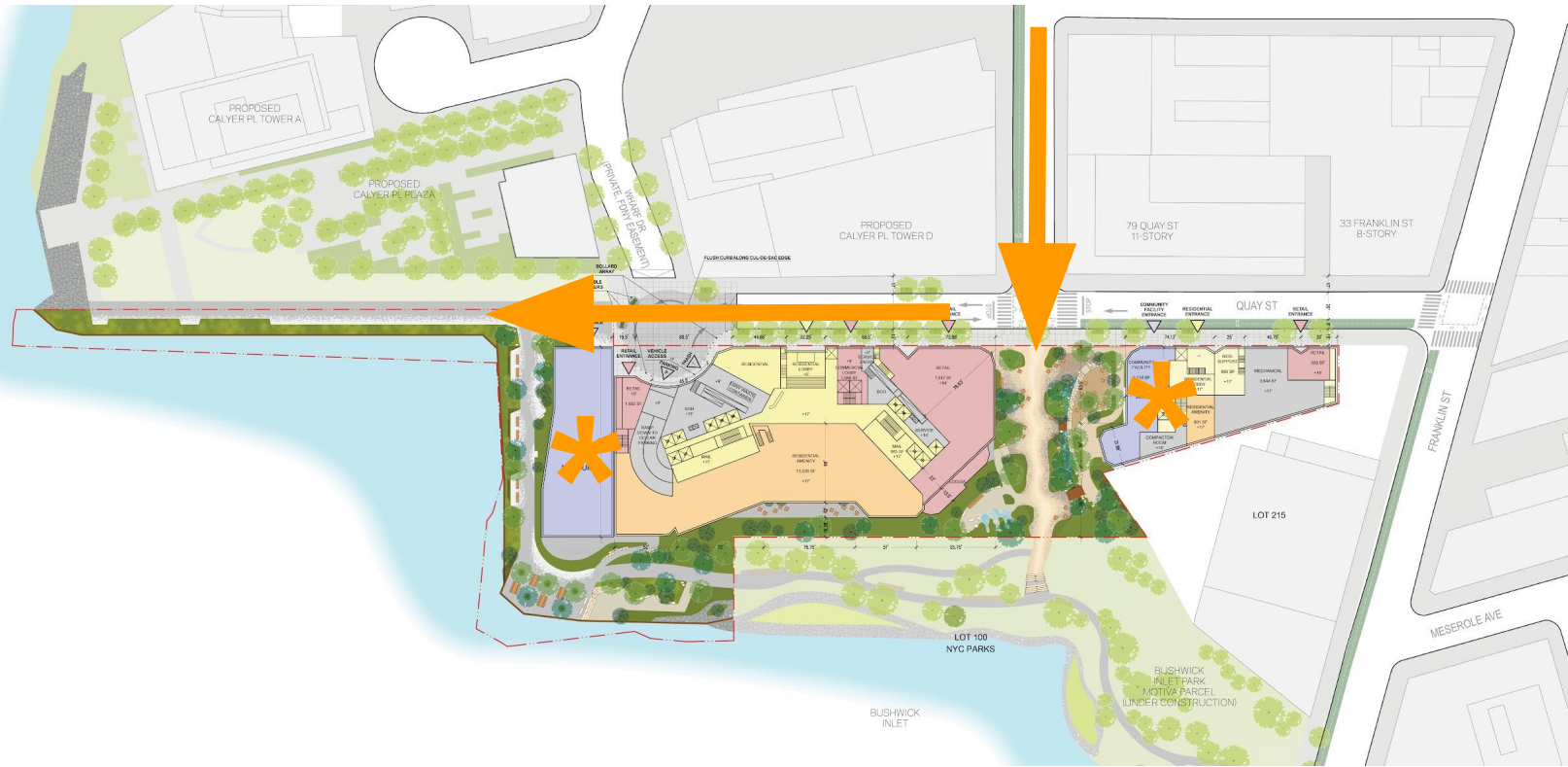


5
River Ring
1,050 Units

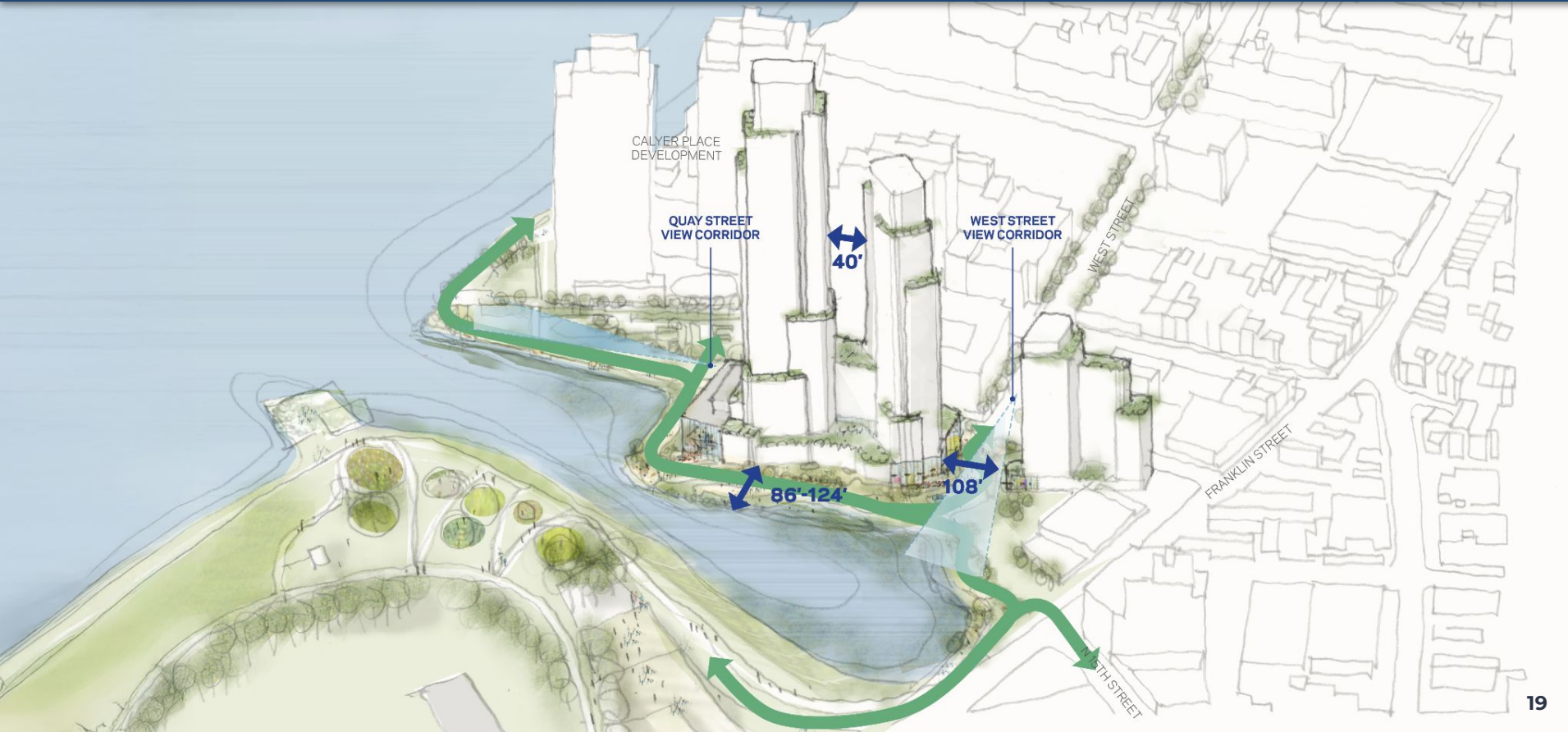


6
Domino
+5,500 Units

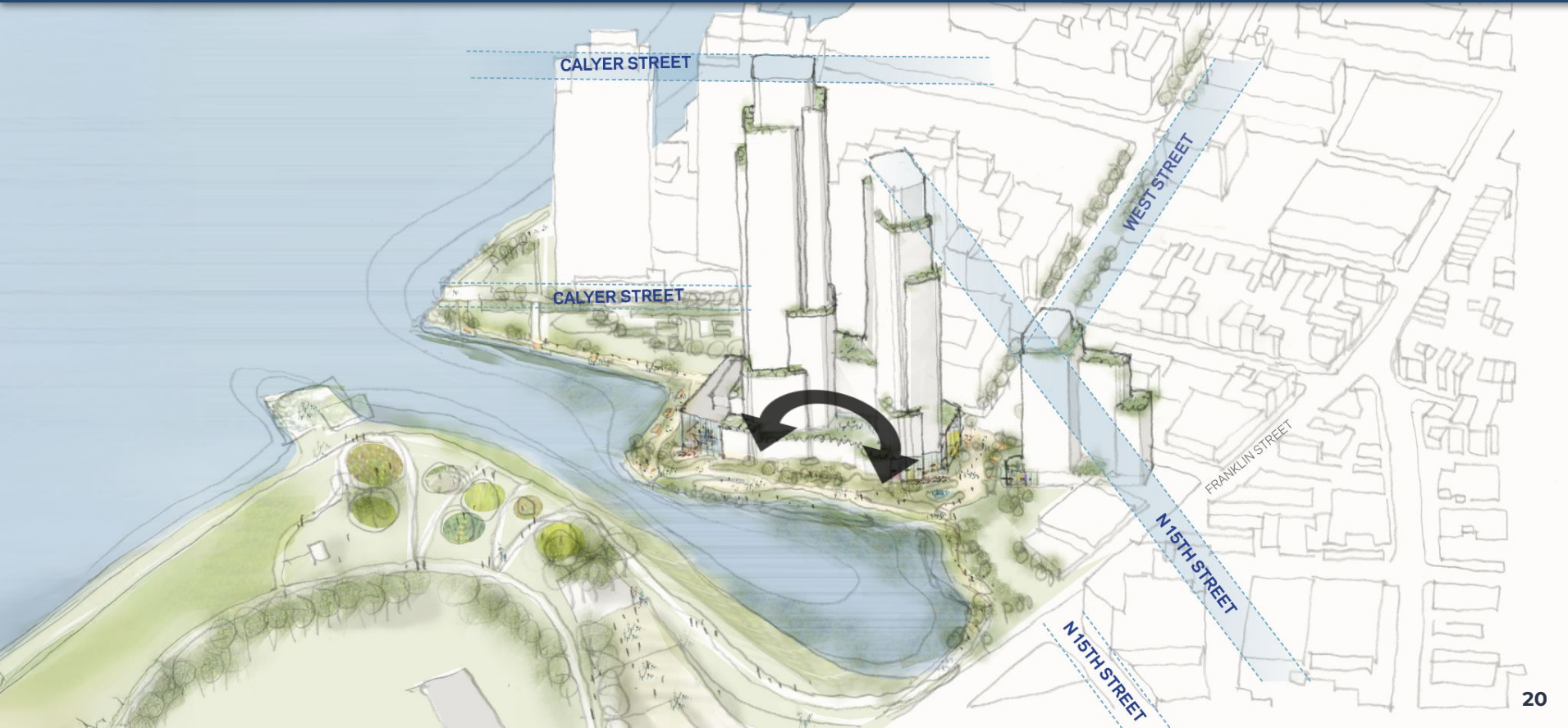
Site Plan: Energy to the Waterfront



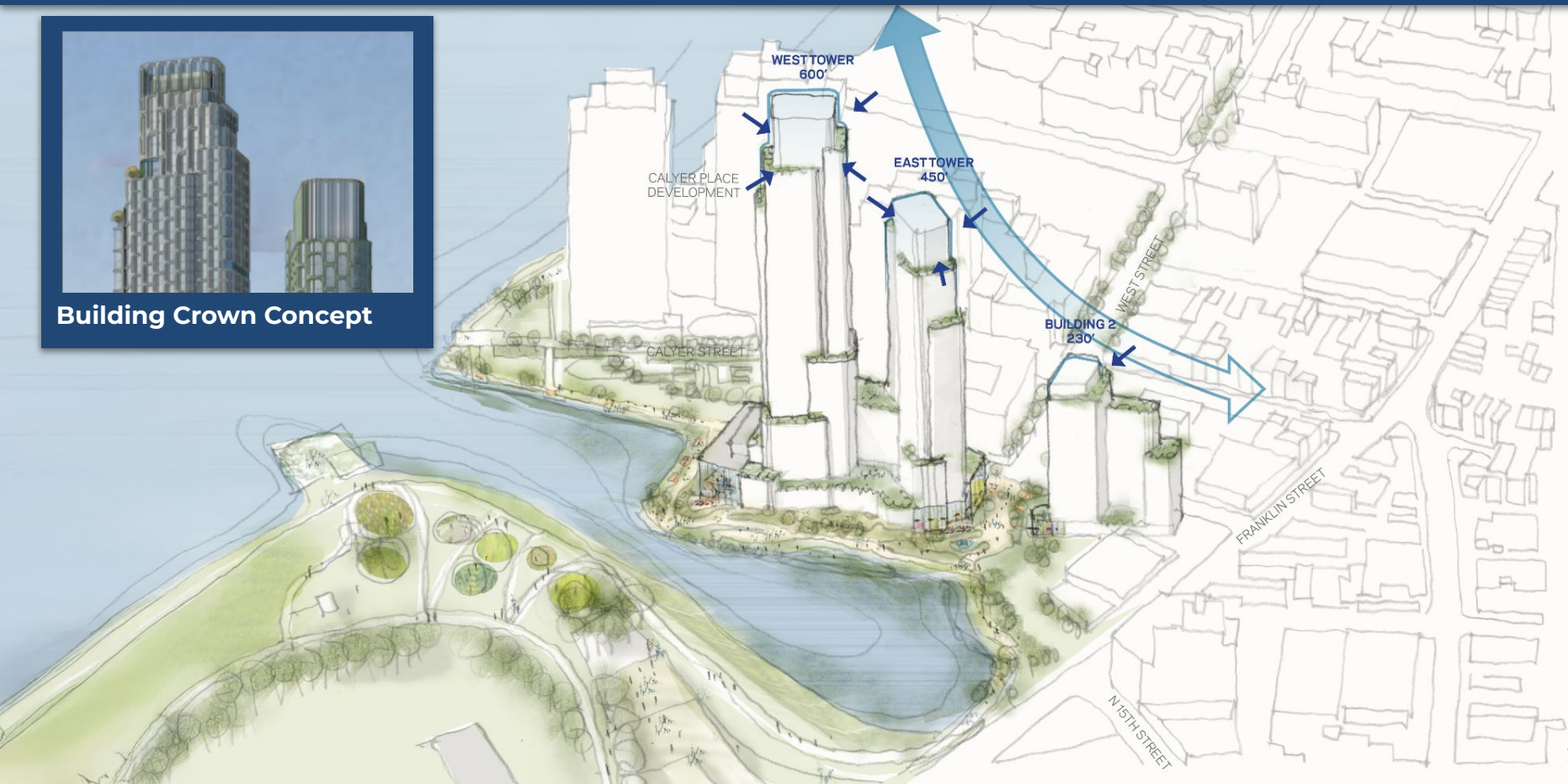
Design Considerations: Setbacks and Separation



Design Considerations: Tower Orientation



Design Considerations: Stepping and Tapering



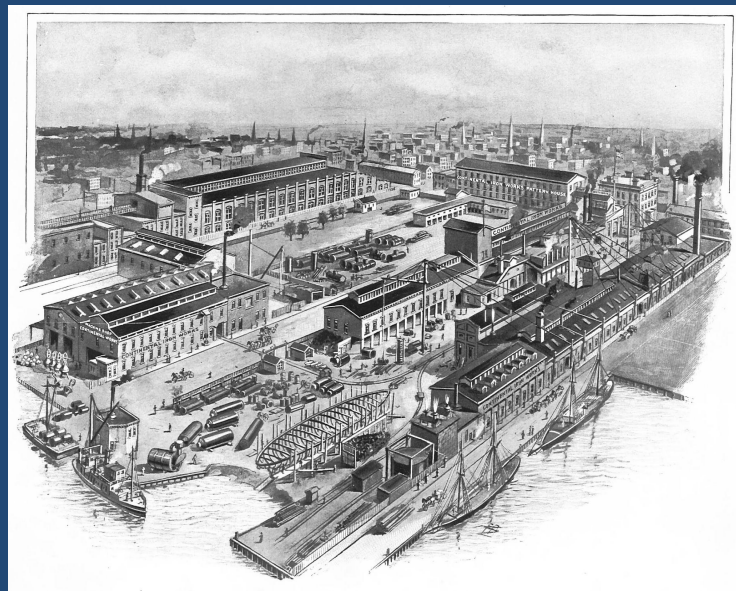
Urban / Building Design: Materiality



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Greenpoint Monitor Museum

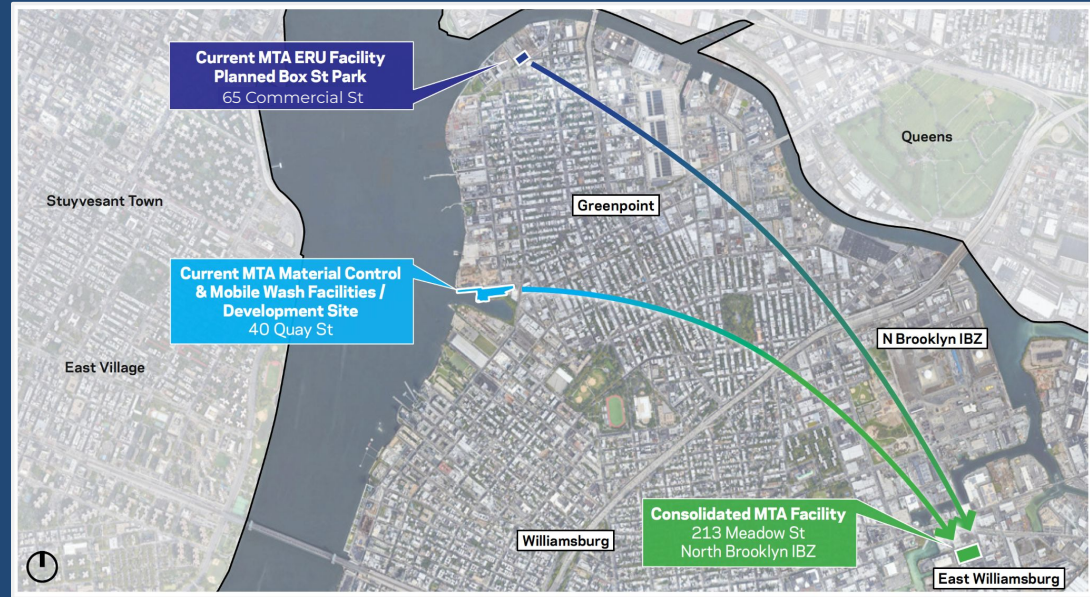
- **Museum retains land ownership;** construction funded through sale of development rights.
- **Permanent, purpose-built home** for the Greenpoint Monitor Museum.
- Zoning envelope allows a **right-sized facility** (design in progress).
- **Built concurrently** with mixed-use development.
- Year-round **public cultural and educational space.**



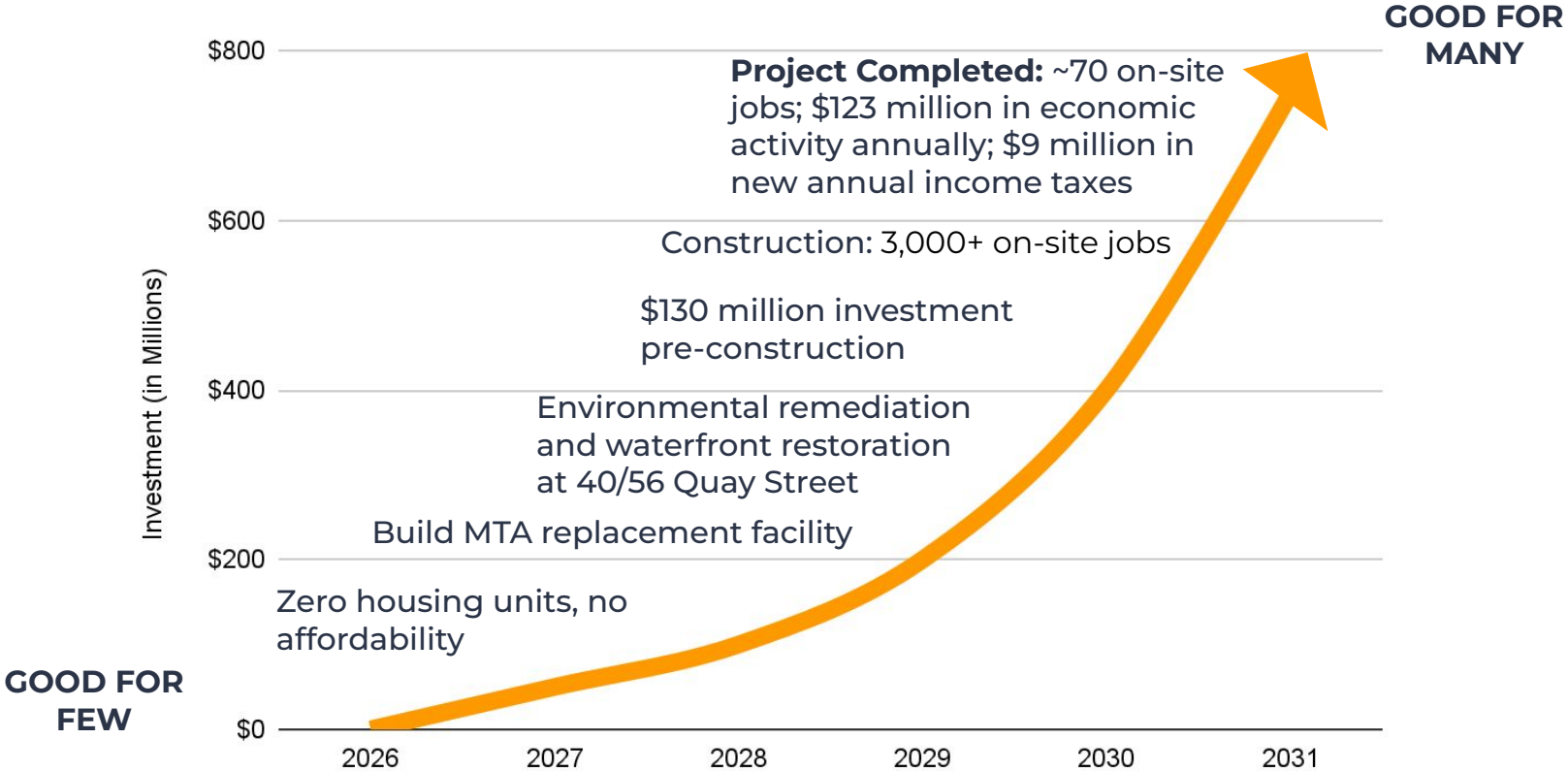
Continental Ironworks

Metropolitan Transportation Authority

- Current MTA facility is **outdated; lacks resilience.**
- **New facility** to be built by Gotham.
- **MTA retains ownership;** long-term benefit and revenue to transit infrastructure.
- **Removes truck traffic** from residential streets.



Near \$1 Billion Investment in Greenpoint



Public Land For Public Good

Monitor Point informed
by ongoing feedback
to ensure *maximum
public benefit*.



150+ meetings with community organizations + stakeholders



4,300+ project supporters/petitioners



Brooklyn Community Board 1 **voted yes with conditions** (Feb. 2026)



Brooklyn Borough President Antonio Reynoso **voted yes with conditions** (Mar. 2026)



City Planning Commission **voted 10-1 in support** (May 2026)



Thank you

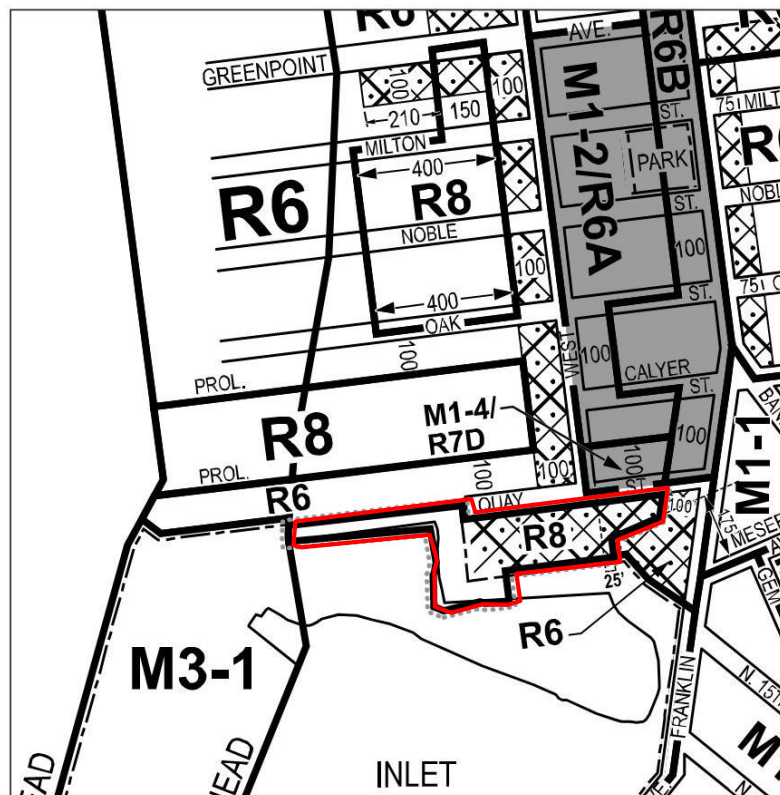
Email us at info@monitorpointonquay.com

To support and receive updates,
visit www.monitorpointonquay.com

Proposed Actions

- Zoning Map Amendment (M3-1 to R8 & R6; R6 and R6/C2-4 to R8/C2-4)
- Zoning Text Amendments, including mapping MIH
- Large-Scale General Development special permits
 - Bulk and loading waivers
- City Map amendment to remove obsolete park designation
- Chair certification for Waterfront Access

These actions unlock residential, open space, and museum uses—with a commitment to make 50% of the additional increment of residential floor area affordable.



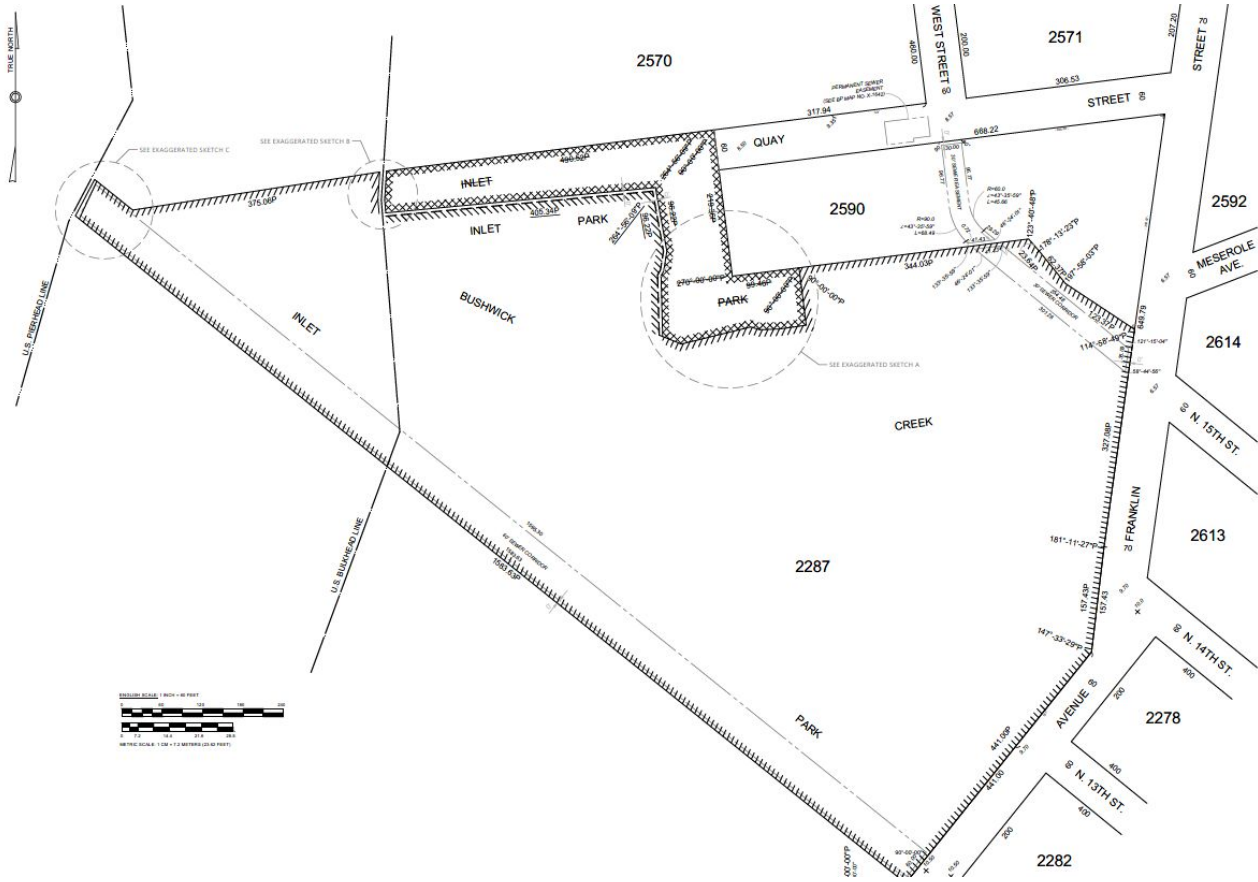
Rezoning boundary

Monitor Point

Approval means...	No action means...
<p>Climate-resilient infrastructure</p> <p>Job creation and economic investment</p> <p>Greenpoint Monitor Museum</p> <p>Publicly accessible open space</p> <p>Critical funding for Bushwick Inlet Park</p> <p>460 homes for lower-income families — 40% of the project</p> <p>MTA investment</p>	<p>Decaying waterfront with eroded shoreline and invasive species</p> <p>No housing - or luxury condos only</p> <p>Zero MTA growth</p> <p>No MTA replacement site</p> <p>No opportunity for Monitor Museum</p>

Appendix

Proposed City Map Change



Amendment of City Map to Remove Obsolete Park Designation

List of Zoning Actions

Large Scale General Development (LSGD) Special Permits (ZR 74-74) to modify:

- Height and setback
- Width of walls facing shoreline
- Residential tower size
- Loading
- Waterfront yard

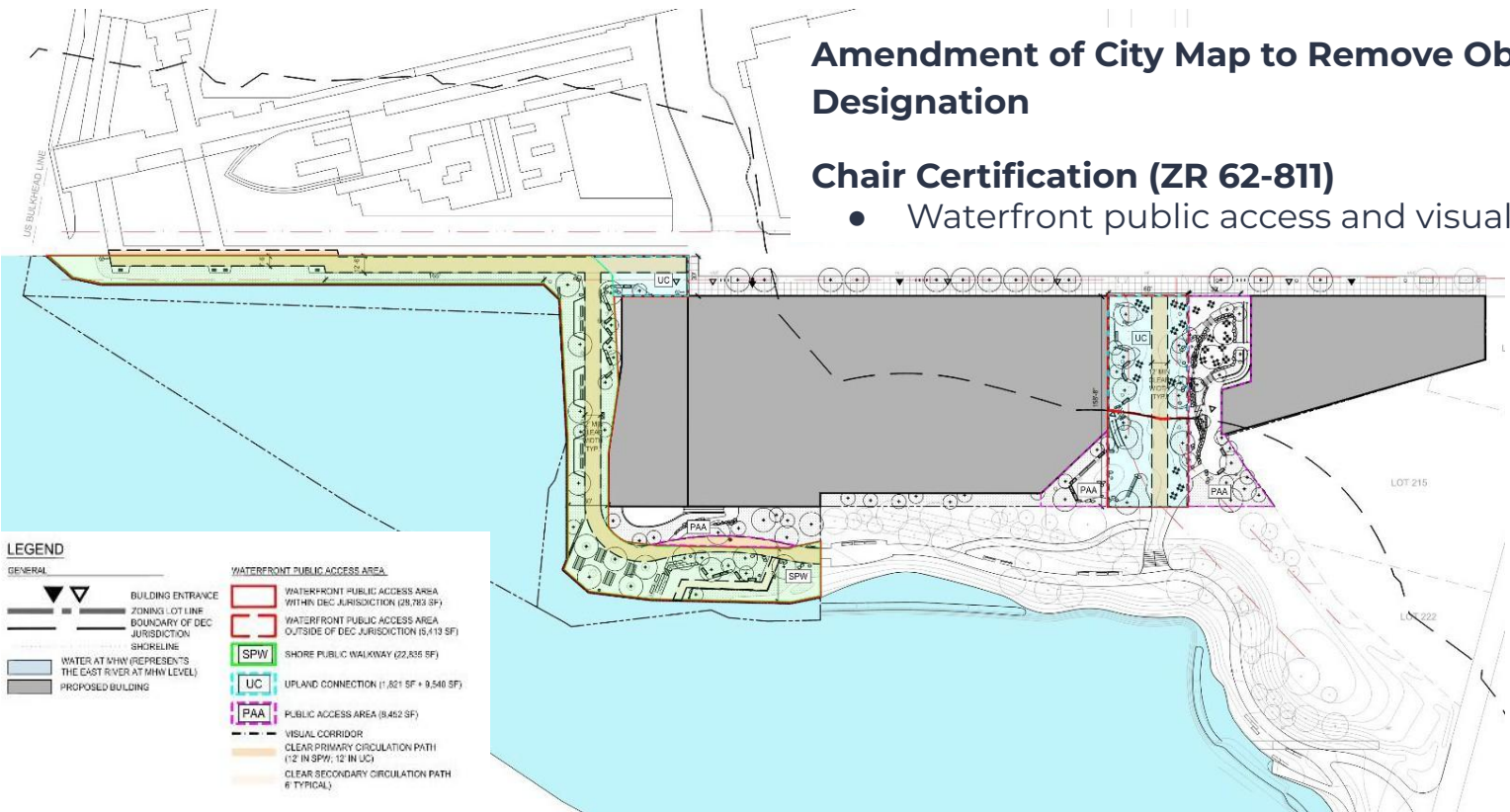


List of Zoning Actions

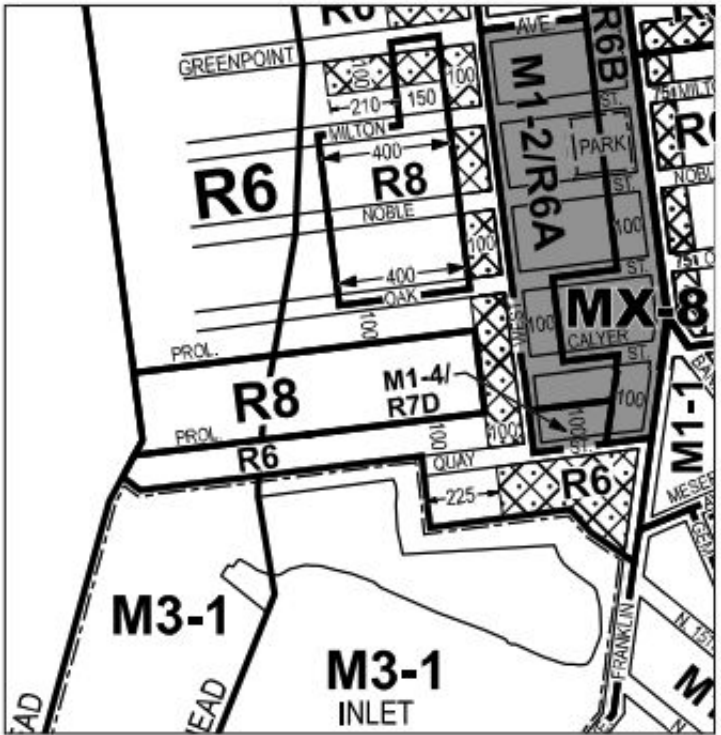
Amendment of City Map to Remove Obsolete Park Designation

Chair Certification (ZR 62-811)

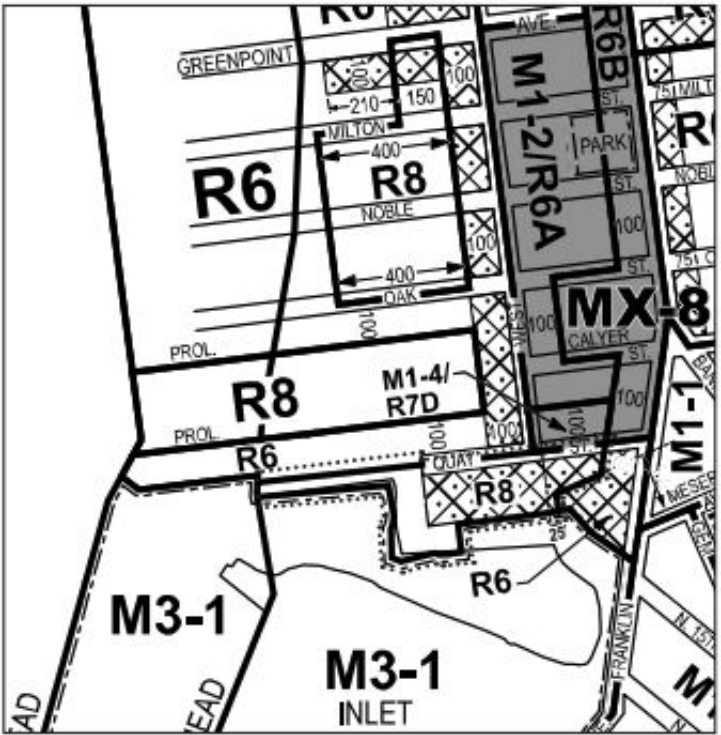
- Waterfront public access and visual corridor.



District Boundaries



Existing

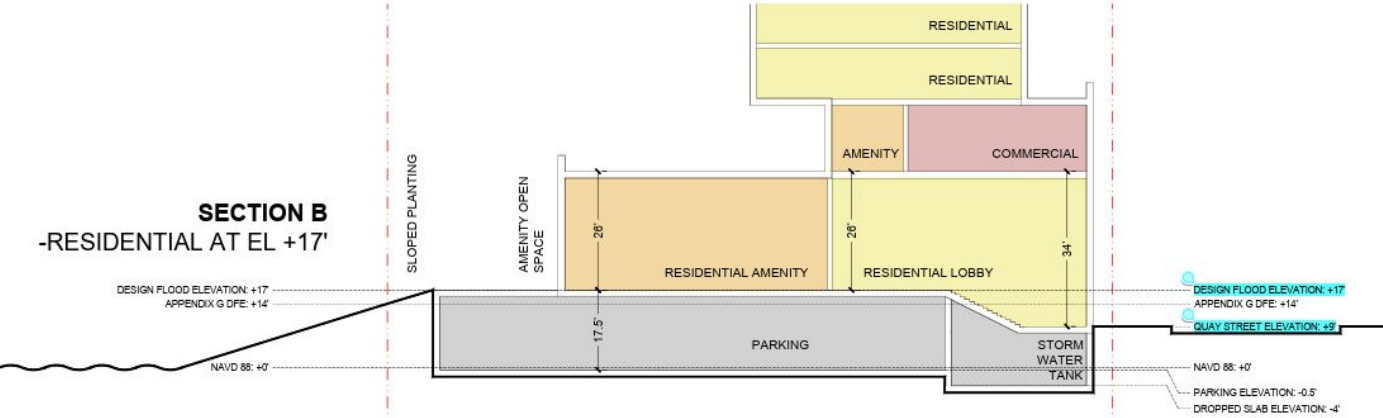


Proposed

Flood Elevation

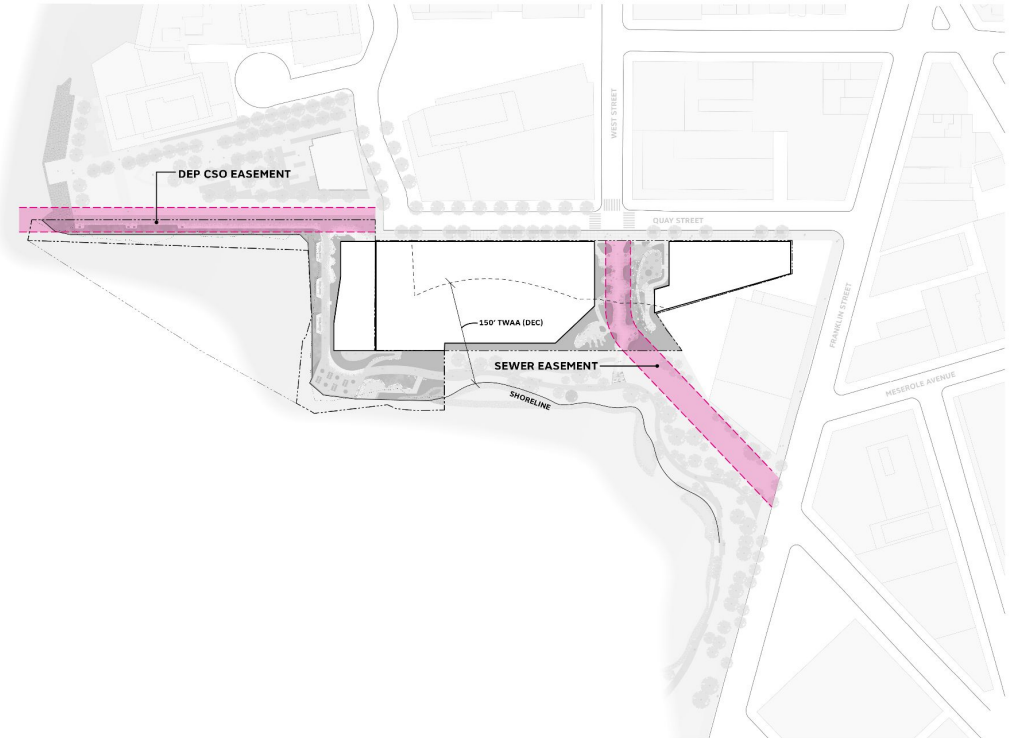


Monitor Point Design Flood Elevation will be **+17'** – 8' higher than street level (Quay Street elevation is 9')



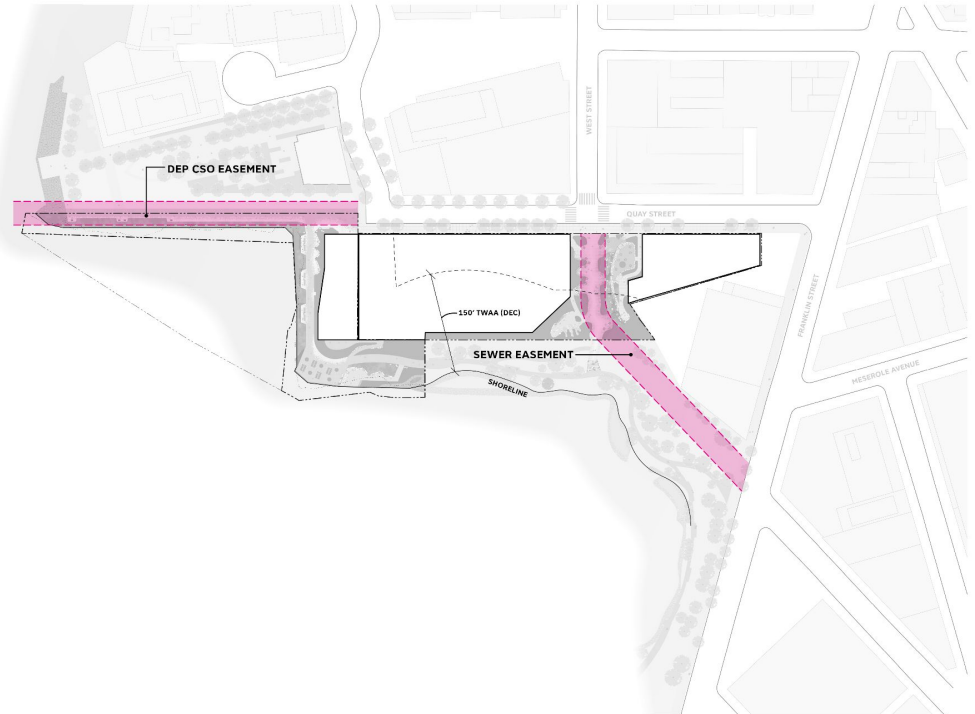
Infrastructure - DEP Constraints

- Easement zone 15' offset from outside of utilities
- No trees within easement
- No permanent obstructions with footings
- 15' clear vehicular access



Infrastructure - DEC Constraints

- 150' offset from shoreline is considered "Tidal Wetlands Adjacent Area" (TWAA)
- No buildings within 30' of shoreline
- Maximum of 20% - 30% impervious area within TWAA
- Shoreline reshaping must volumetrically balance cut and fill; project has no net addition of material



Open Space

Monitor Point will create ~51,500 sq ft of open space – ~18K sq ft more than required

