

# EVERYONE IS INVITED!

## COMMUNITY MEETING: REDEVELOPMENT OF 5TH AVENUE KEY FOOD



*Presentation from Community Stakeholder Group  
with Revised Proposal*

*Results of Months-long Negotiations with Developer*

*Come Ask Questions, Share Your Feedback, and Get Involved*

**Date: Tuesday, November 1st**

**Time: 6:30 to 8:30 pm**

**Location: PS133 , 610 Baltic Street @ 4th Avenue**

*The 5th Avenue Key Food Stakeholder Group was convened by the Fifth Avenue Committee, in conjunction with City Council Member Brad Lander. It includes a range of neighborhood organizations and leaders from Park Slope, Boerum Hill, Gowanus, and local public housing.*

*Participating groups include:  
Fifth Avenue Committee  
Forth on Fourth Avenue Committee  
Park Slope Civic Council  
Park Slope Neighbors  
Park Slope North HDFC  
the Fifth Avenue BID  
Families United for Racial and Economic Equality (FUREE)  
the Boerum Hill Association  
Inquilinos Unidos/Tenants United  
the Save the Key Food! advocacy group  
and NYCHA Tenant Association Leadership  
from Gowanus, Wyckoff Gardens, and Warren Street Houses*

*Participating elected officials include:  
City Council Member Brad Lander  
City Council Member Stephen Levin  
Assemblymember Jo Anne Simon  
State Senator Velmanette Montgomery  
Congressmember Nydia Velázquez  
Borough President Eric L. Adams  
Comptroller Scott Stringer  
and Public Advocate Letitia James*

*Representatives of the de Blasio Administration have also participated in the group.*

## Avery Hall Investments' Proposal to Redevelop the Site

Avery Hall Investments (AHI), a for-profit developer, has an agreement with the owner of the 5th Avenue Key Food to purchase the property (120 5th Avenue at Baltic Street). AHI intends to demolish the supermarket and redevelop the site under the current zoning (R6A/R6B).

The supermarket site is currently governed by an Urban Renewal Plan, which was adopted by New York City in 1981 and effective for a period of 40 years. In order to make changes to the Urban Renewal Plan before 2022, public approvals are required. Beyond that time period, there is no requirement for public input as long as the development conforms to the underlying zoning.

In February of this year, at a public meeting with over 400 neighbors, AHI presented a proposal to replace the Key Food supermarket with two new buildings with 165 residential units (25% of which would be affordable) and ground-floor retail (including a small, 7,500 square foot supermarket).



*Feb. 9th Community Meeting with over 400 attendees*

## Negotiations with the Key Food Community Stakeholder Group

Following the strong, unified reaction to the loss of one of our neighborhood's few full-scale supermarkets, AHI agreed to address the community's concerns in good faith. A group of neighborhood organizations, local leaders, and elected officials formed the "Key Food Community Stakeholder Group." We worked hard to include many diverse points of view, listen to neighbors, research options, and build a strong consensus. We were then able to engage in a constructive dialogue with AHI, in which we focused on the community's core concerns:

- A large, affordable and community-oriented supermarket with a long-term lease
- Long-term deeply affordable housing that serves local residents, including those who have been displaced from the neighborhood
- Meaningful community input into the design and operations of the proposed development

After more than six months, the negotiations between the Key Food Stakeholder Group and AHI have reached a conclusion. Because our neighbors came together and spoke with a united voice, meaningful progress has been made to address the community's priorities. The stakeholder group will present the details on November 1st – and recommend that neighbors lend their broad support toward proceeding with the revised proposal. We believe this is a big win for our community (and for community organizing).

### **Community Meeting: Revised Proposal for the 5th Avenue Key Food Presentation by the Key Food Community Stakeholder Group**

Tuesday November 1, 2016 from 6:30 to 8:30 pm  
PS 133 – 610 Baltic Street, at 4th Avenue

More background on the history of the 5th Avenue Key Food site, press coverage, and the stakeholder group's position can be found online at: [www.fifthave.org/key-food-redevelopment](http://www.fifthave.org/key-food-redevelopment)