Agenda

2005 Waterfront and 2009 Contextual Rezonings Since Approval

- Housing
- Population and Demographics
- Jobs
- Open Space

Ongoing City Investments
2005 Waterfront and 2009 Contextual Rezonings

Since Approval

- Housing
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Ongoing City Investments
2005 Waterfront Rezoning and 2009 Contextual Rezoning
Greenpoint-Williamsburg Waterfront Rezoning

Create a continuous waterfront walkway and public access

Waterfront Parks
- Proximity parks and enhancements to existing parks create new waterfront destinations.

Waterfront Walkway
- A continuous walkway connects miles of previously inaccessible shoreline to the public.

Neighborhood Connections
- Shoreline and view corridors into the waterfront to the community at every possible location.
Update zoning to reflect neighborhood character

Prior Zoning: Humboldt Street (2005)

Approved Zoning: Humboldt Street (2015)
2005 Waterfront and 2009 Contextual Rezonings
Since Approval

Housing
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Ongoing City Investments
Housing production has increased significantly since 2005

- **Study Area** has experienced significant growth in housing production since 2008.
- **Vast majority of housing production** (80% since 2010) has taken place within the 2005 rezoning boundary.
- **Annual housing production** has remained relatively constant within the 2009 rezoning boundary.

Net new housing since 2007: Approximately 17,100 units

- **2005 Rezoning area**: +12,500 units (12,700 added - 200 demolished)
- **2009 Rezoning area**: +3,400 units (3,850 added - 450 demolished)

Income-restricted units: 2,100 constructed, 1,070 preserved

Note: Housing production data reflect more recent updates than the data available for population and demographics through the ACS (see 'Study Areas and Data' below), therefore there is some discrepancy between completed housing units and population growth in this analysis.
New Housing Completed Since 2007

Net new housing: Approx. 17,100 units

Waterfront area: 12,500 units
Contextual area: 3,400 units

Income-restricted units: 2,100 constructed 1,070 preserved

Source: DCP Housing Database, based on DoB job permits and certificates of occupancy.
Affordable Housing Program Sites

Income-Restricted Housing

Added since 2007:

Locations*

- New construction
  ~ 2,100 units
- Preservation
  ~ 1,070 units

Net New Housing
~ 17,100 units

- New Build
- Alterations

Units

- 200 +
- 100-199
- 25-99
- 1-24

For information about sites added since 2014, see the Housing New York Map at https://www.arcgis.com/apps/webappviewer/index.html?id=192d198f84e04b8896e6b9cad8760f22

*Income-restricted location markers are not scaled to unit count.

Source: Department of Housing Preservation and Development, November 2019
Greenpoint-Williamsburg 2005
Inclusionary Housing Program

First ever mid-density affordable housing zoning provision

Development with 20% affordable housing qualifies for 33% floor area bonus and taller building envelope

Typical development has resulted in 30- to 40-story towers with affordable housing in the base
Inclusionary Housing Sites

Inclusionary Units

~ 1,400 units*

Net New Housing
~ 17,100 units

- New Build
- Alterations

Units
- 200 +
- 100-199
- 25-99
- 1 - 24

* Sites with Inclusionary Housing as primary affordability program are shown. Total unit count may reflect multiple programs.
Estimated new housing*:
Approx. 7,500 units

- Waterfront area: 4,900 units
- Contextual area: 1,100 units
- Other study area: 1,500 units

* Figures include unit counts in DOB permits issued and in active DOB applications, permits not yet issued.

Source: DCP Housing Database, based on DoB job permits and certificates of occupancy.
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Ongoing City Investments
To track the demographic changes before and after rezonings, two decennial Censuses and two American Community Surveys (ACS) were analyzed:

**Background:**
- 1990 Census
- 2000 Census

**Since 2005 rezoning:**
- 2006–2010 ACS
- 2013–2017 ACS

*Note:* Housing production data reflect more recent updates than the data available for population and demographics through the ACS (see ‘Housing production’ above), therefore there is some discrepancy between completed housing units and population growth in this analysis.
Note on Data Precision and Sample Size

Small Sample Size
- Unreliable Estimates
- Without Statistical Significance

Large Sample Size
- Reliable (Precise) Estimates
- Potential for Statistical Significance

• ACS based on 2.5% annual survey of US Households
• Significance testing may limit what one can confidently report upon:
  • Perhaps can only report that a population group has increased, but not by how much
  • Perhaps cannot even report that a group has increased if change is not statistically significant
Significant population growth in both the Waterfront and Contextual neighborhoods between 2006–2010 and 2013–2017

As total population grew, the share of the population ages 25–49 increased, as did the share of children under 5.
In the Waterfront Rezoning area:

There has been a significant increase in the number of residents under five years old and ages 25-49.

There has been no significant change to the population ages 5-24, 50-64, or 65 and older.

Significant change between 2006-2010 and 2013-2017:
Under 5 years and 25-49 years
In the Contextual Rezoning area:

There has been a significant increase in the number of residents under ages 25–49 and a significant decrease in the number ages 5 to 24.

There has been no significant change to the population under five years old, ages 50–64, or 65 and older.

**Significant change between 2006–2010 and 2013–2017:**

5–24 years and 25–49 years

As total population grew, race/Hispanic origin makeup of the neighborhood remained relatively constant.
Mutually Exclusive Race / Hispanic Origin: Waterfront Rezoning Area

In the Waterfront Rezoning area:

There has been a statistically significant increase in the number of residents in all race/Hispanic origin groups.

The recent increase in Hispanic residents reverses a trend of decline shown since 1990.

** Significant change between 2006-2010 and 2013-2017:

All race groups

There has been a statistically significant increase in the number of residents who identify as Black, nonhispanic and as Other, nonhispanic.

There has been no significant change to the Hispanic, white, or Asian population counts.

**Significant change between 2006–2010 and 2013–2017:**

Black, nonhispanic; and Other, nonhispanic

In both the Waterfront and Contextual Rezoning areas:

There was a statistically significant decrease in the number of people with limited English proficiency.

Significant change between 2006-2010 and 2011-2015: Both rezoning areas

Household Income: Waterfront Rezoning Area

As total population grew, the share of households making $50,000 or more increased.

Median household income has increased.

<table>
<thead>
<tr>
<th>Total Households</th>
<th>Median Income</th>
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</thead>
<tbody>
<tr>
<td>2006-2010 ACS</td>
<td>$63,997</td>
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<tr>
<td>2013-2017 ACS</td>
<td>$96,825</td>
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</table>

In the Waterfront Rezoning area:

- Under $25,000: 15% in 2006-2010 ACS, 14% in 2013-2017 ACS
- $25,000 to $49,999: 20% in 2006-2010 ACS, 14% in 2013-2017 ACS
- $50,000 or more: 59% in 2006-2010 ACS, 71% in 2013-2017 ACS

All dollar figures are adjusted for inflation to 2017 equivalents.

Household Income: Waterfront Rezoning Area

There has been a statistically significant increase in the number of households earning $50,000 or more.

There has been no significant change in the number of households earning less than $50,000 or less than $25,000.

Significant change between 2006–2010 and 2013–2017: Households with income $50,000 or more

Median Income:

|-------|-------------------|-------------------|

All dollar figures are adjusted for inflation to 2017 equivalents.

Household Income: Contextual Rezoning Area


There has been a statistically significant increase in the number of households earning $50,000 or more.

There has been no significant change in the number of households earning less than $50,000 or less than $25,000.

Significant change between 2006-2010 and 2013-2017: Households with income $50,000 or more

<table>
<thead>
<tr>
<th>Year</th>
<th>Median Income</th>
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<tbody>
<tr>
<td>2006-2010</td>
<td>$64,445</td>
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<tr>
<td>2013-2017</td>
<td>$77,212</td>
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All dollar figures are adjusted for inflation to 2017 equivalents.
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Ongoing City Investments
Data Constraints and Methods

- Longitudinal Employer-Household Dynamics (LEHD) is the data source for employment analysis. LEHD allows us to analyze employment at the Census block level from 2002 to 2017, but this source is not available for years before or after this period.

- The Study Area, except where noted, includes the 2005 Greenpoint-Williamsburg Rezoning area and 2009 Contextual Rezoning area, inclusive of the Greenpoint-Williamsburg IBZ. The North Brooklyn IBZ is not included.
Recent private sector job growth in Greenpoint-Williamsburg outpaces NYC.

From 2010 to 2017, jobs in the Study Area grew nearly 50% faster than jobs across NYC.

* Study Area for employment analyses includes Census blocks associated with 2005 Greenpoint-Williamsburg rezoning and 2009 Contextual Rezoning except where otherwise noted.

Total private sector jobs by geography, 2002 to 2017

- Total private employment was essentially flat across all study areas 2002–2010.

- Post-recession, approximately 11,500 jobs were added across the study area (70% increase), including approximately 8,600 jobs added within the 2005 Rezoning (waterfront) area (129% increase).

Change in jobs by sector in the study area

- Manufacturing, wholesale trade, and healthcare and social assistance jobs declined across the study area prior to 2010, while other sectors showed some growth.

- Post-recession, jobs grew substantially in service- and office-based sectors.

Change in jobs by earnings*

- Prior to 2010, job losses occurred across the study area, primarily reducing lower-earning positions while higher-earning positions increased.

- From 2010 to 2017, jobs increased substantially in all earnings categories and geographies.

- From 2010 to 2017, the 2005 Rezoning (waterfront) area experienced similar growth in both higher-earning and lower-earning jobs.

*Note: Values are not adjusted for inflation

Industrial Business Zone Trends

- Total jobs in Greenpoint-Williamsburg IBZ doubled since 2002.

- Since 2010, over 2,300 jobs were added in this IBZ. The majority of jobs are in non-industrial sectors.

- The IBZ has experienced a large increase in office-based and service-based jobs.

Number of Workers by Means of Transportation to Work

2005 Greenpoint-Williamsburg (Waterfront) Rezoning Area

- Subway
- Bus
- Ferry
- Bike
- Walk
- Home

Notable increases in commute by:
- Subway,
- Ferry,
- Bicycle,
- Walking, and
- working from home
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Ongoing City Investments
OPEN SPACE
Create a continuous waterfront walkway and maximize public access and neighborhood connectivity to the waterfront.
Waterfront Public Access Areas

Required of private development per Zoning and WAP

Visual Corridor

Supplemental Public Access Area
Provide additional public space on the waterfront

Upland Connection
Connects the City to the water

Shore Public Walkway
Create a continuous path along the water
Waterfront Public Access Areas – Greenpoint-Williamsburg WAP

*Acreage shown represents publicly accessible shore public walkway and any supplemental public access*

- **77 Commercial Street**: 0.8 acre
- **Greenpoint Landing 5a (Phases 1 & 2)**: 0.8 acre
- **155 West Street**: 0.5 acre
- **Greenpoint Landing 5b/5c-1**: 0.5 acre
- **184 Kent**: 0.1 acre
- **27-41 West Street**: 1.8 acres
- **1 Huron Street**: 0.1 acre
- **Level**: 1.8 acres
- **Northside Piers**: 1.3 acres
- **155 South Street**: 0.5 acre
- **184 Kent**: 0.1 acre
- **Schaefer Landing**: 0.4 acre
- **420 Kent**: 0.6 acre
- **Rose Plaza**: 0.8 acres

*Future WPAA* sites are included in the Greenpoint-Williamsburg Waterfront Access Plan, but not currently under redevelopment.
Discover NYC’s 520 Miles of Waterfront

This interactive map is designed to help NYC residents and visitors locate and learn more about the diverse mix of publicly-accessible waterfront space available throughout the City. You can also learn where specific amenities are available, locate boating and in-water recreation opportunities, and get more information on how these spaces are created and maintained.

Recent Map Updates:

Waterfront Public Access Areas (WPAA)

Since waterfront zoning introduced public access requirements 25 years ago, over 1.2 billion square feet of WPAA have been constructed through the City’s coordination with private property owners, including the new Domino Park and Pier 17. Additionally, 5.4 million square feet of publicly accessible space has been approved by the City to be constructed.
*'Future WPAA' sites are included in the Greenpoint-Williamsburg Waterfront Access Plan, but not currently under redevelopment.
Waterfront Parks – Bushwick Inlet Park

Denotes area mapped as parkland on 03/14/05

Denotes area under the jurisdiction of Parks and improved as parkland

Denotes area under the jurisdiction of Parks but not yet improved.

Denotes proposed site for the Greenpoint Monitor Museum. The City has no plans to acquire this site.

To date, the City has invested $384.2 million in Bushwick Inlet Park.

An additional $39.6 million is currently allocated to advance work at the 50 Kent, Bayside and Motiva parcels.
Bushwick Inlet Park

2009 Master Plan Concept
Bushwick Inlet Park – Recent Updates

Bayside Parcel

Acquired 2016
Abatement and demolition substantially complete
Funding required for design, remediation, construction
Newtown Barge Park

Re-opened summer 2019

Expanded to waterfront – new esplanade

New synthetic turf field
Learn more about park projects taking place near you, and find out the current status of a project:

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Ongoing City Investments
Select Recent and Planned City Investments

Funded Capital Projects (April 2019)

- 3 Ferry stops added along shoreline, serving 21,758 passengers per week (Completed)
- Sewer and water main upgrades to alleviate street flooding, reduce sewer back-ups, and improve water distribution (Near Completion)
- Brooklyn Waterfront Greenway – West Street (Near Completion)
- Brooklyn Waterfront Greenway - Commercial Street (Construction expected to begin in 2023)
- Nassau Avenue reconstruction to improve pedestrian and bike safety (Completed)
- Multi-site pedestrian safety improvements, including some curb extensions along Meeker Avenue (In Progress)

Sources: Mapped projects from the Adopted Capital Commitment Plan April 2019 (currently available on the Capital Commitment Platform, may not reflect all agency investment in the area); Additional inputs from NYC Ferry, DEP, and DOT.
New schools will be constructed through development along the waterfront.

Elementary and Middle School seats available:
- Over 150 seat deficit
- 50 – 150 seat deficit
- 0 – 50 seat deficit
- 0 – 50 seats available
- Over 50 seats available
- High School (for reference)

Sources: SCA Capital Plan FY 2020-24 (February 2019), School Utilization: SCA Blue Book SCA 2017-18. Map does not include non-capacity annex projects or secondary sites, and does not contain projects yet to be sited.
Our new website includes the same information as the current FY 20-29 Ten Year Capital Strategy in a more easy-to-use and accessible design. Visit [https://tycs.planning.nyc.gov/](https://tycs.planning.nyc.gov/).
Get Involved

Statements of Community District Needs and Community Board Budget Requests

- Tools for describing district’s top issues, needs, and budget priorities to inform City decision-making
- Reviewed annually by City agencies responsible for program and service delivery

http://communityprofiles.planning.nyc.gov/brooklyn/1
Data on housing, population, and jobs:

• There has been significant housing and population growth in the 2005 Waterfront rezoning area of Greenpoint–Williamsburg that well outpaced development and growth in surrounding neighborhoods, with over 12,000 new homes added to the Waterfront neighborhood since 2007.

• New housing across the Greenpoint-Williamsburg neighborhood includes over 2,000 new income-restricted units created and over 1,000 affordable homes preserved through various programs since 2007.

• The total number of residents in all race and Hispanic origin groups in the 2005 Waterfront rezoning area has increased in the years since the rezoning. This includes reversal of a previous trend of decline in the area’s Hispanic population.

• There has not been a significant change in the number of households at lower incomes in the Waterfront area in the years since the rezoning.

• Over 11,000 new jobs have been added across the Waterfront area, surrounding neighborhood, and Greenpoint-Williamsburg IBZ since the end of the recession, significantly outpacing citywide job growth. The growth has included both lower- and higher-wage positions across sectors including retail and hospitality, industrial, and office-based work. This includes reversal of a previous trend of decline in the area’s manufacturing jobs.

City investments and planning of future projects:

• Over four acres of new publicly accessible waterfront space has been completed through private development in the Waterfront rezoning area, along with significant ongoing City investment in waterfront parks.

• Future development is projected to add more housing, affordable housing, jobs, open space, and people to the Greenpoint–Williamsburg neighborhood, and the City continues to plan for the area’s growth through capital investment, design standards for a resilient public waterfront, and guidance on private development. DCP continues to encourage developers to engage with the community board in early stages of project planning and waterfront design.