



Bushwick Neighborhood Plan Update

Community Board 4 Land Use Committee 4/23/19

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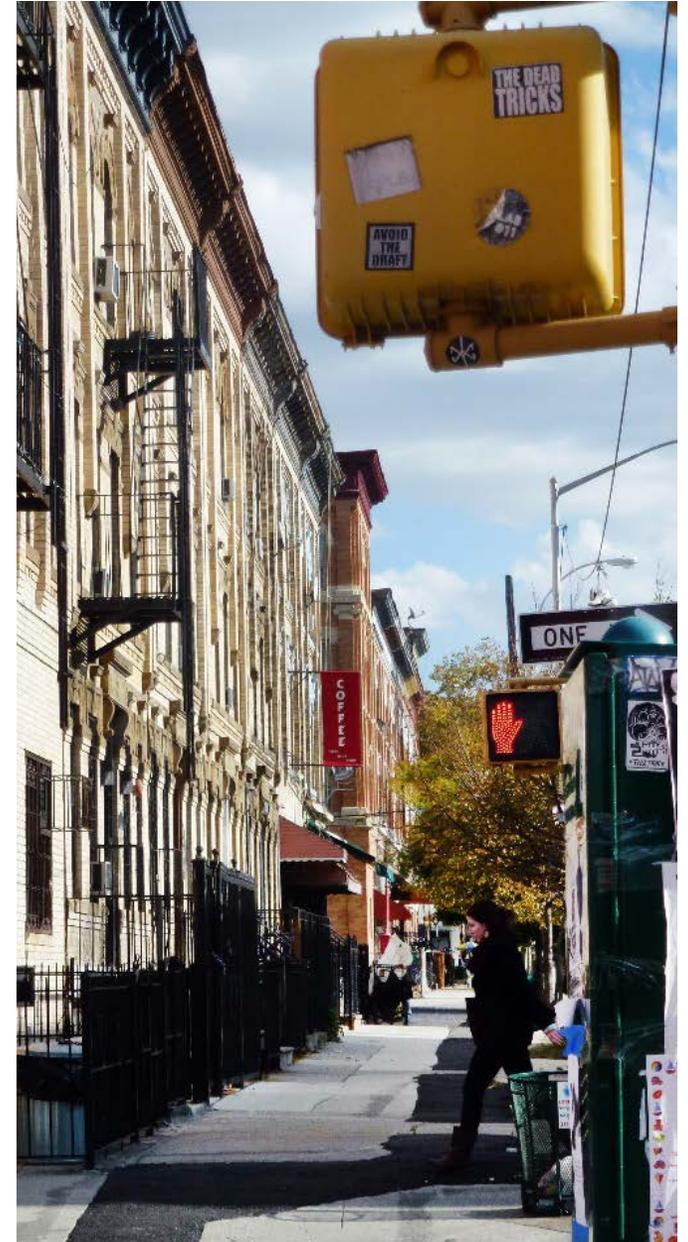
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What is the Bushwick Neighborhood Plan Update?

- Draft area-wide plan to promote long-term vision for a thriving and inclusive Bushwick
- Aims to:
 - foster preservation and creation of affordable housing
 - promote job growth
 - identify neighborhood investments in infrastructure and services
 - protect neighborhood character
 - channel growth to appropriate locations
- Builds on BCP process initiated by CB 4 and Council Members in 2014 that released final report in 2018



Neighborhood Context



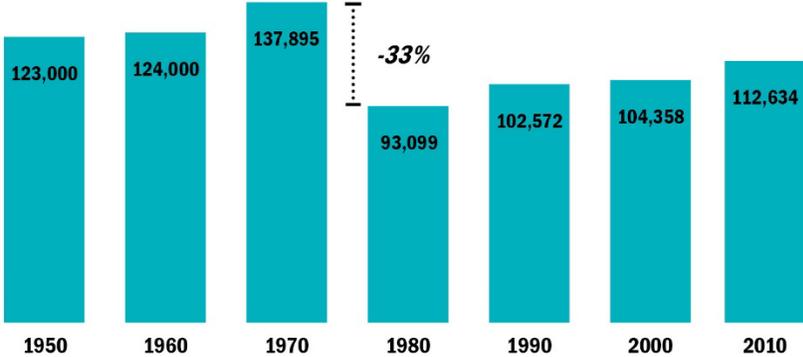
- Study area consists of 300 blocks along the Brooklyn-Queens border, southeast of Williamsburg, and northwest of Bedford-Stuyvesant and Ocean Hill
- It is well-served by transit, including the J,M,Z and L subway lines and nine bus routes
- It has 14 parks and playgrounds

Neighborhood Snapshot

Population

- Rising steadily since 1980
- 15% increase (16,000) from 2000-2018, twice the citywide growth rate
- 2018: 121,000

Bushwick Population

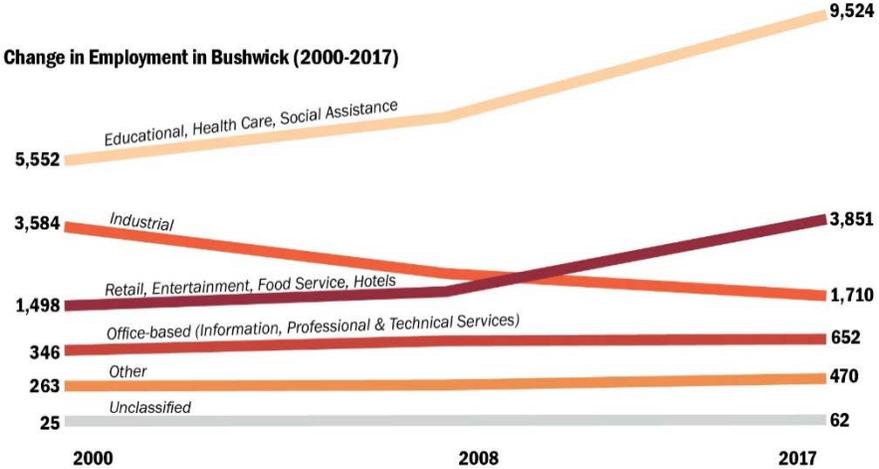


DCP Population Division, New York City Department of City Planning (July 2011)

Jobs

- Growing sectors: retail, healthcare, education, social service, arts
- 37% job increase from 2000-2017, nearly double citywide average
- 2018: 16,000 jobs

Change in Employment in Bushwick (2000-2017)

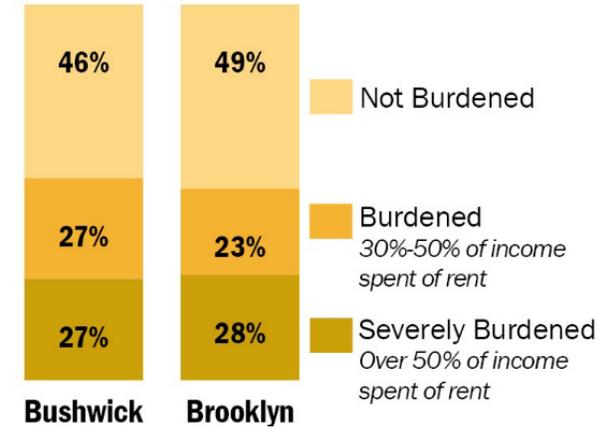


Neighborhood Snapshot

Housing

- 6,600 new, primarily market-rate, apartments (2000-2018)
- Rents rose almost twice as fast (60%) as the borough (38%) and the city (32%) from 2000 to 2016
- More than half of Bushwick households are burdened by high-housing costs

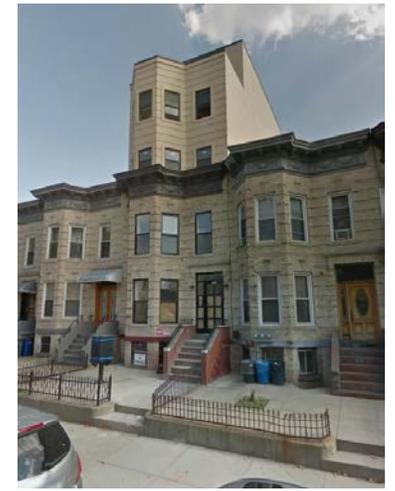
Rent Burden



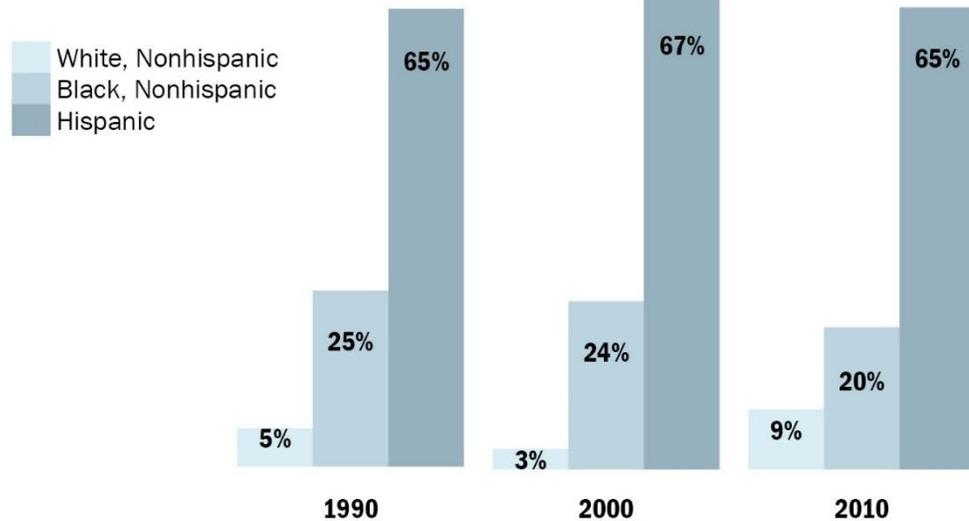
*HPD 2014 Housing and Vacancy Survey
Approximate total renter occupied units: 38,000
Based on sub-borough boundaries that approximate CD4

Zoning

- Out-of-date zoning unchanged since 1961
- One size fits all approach that permits out-of-scale towers
- No requirements for permanently affordable housing and limited commercial zoning



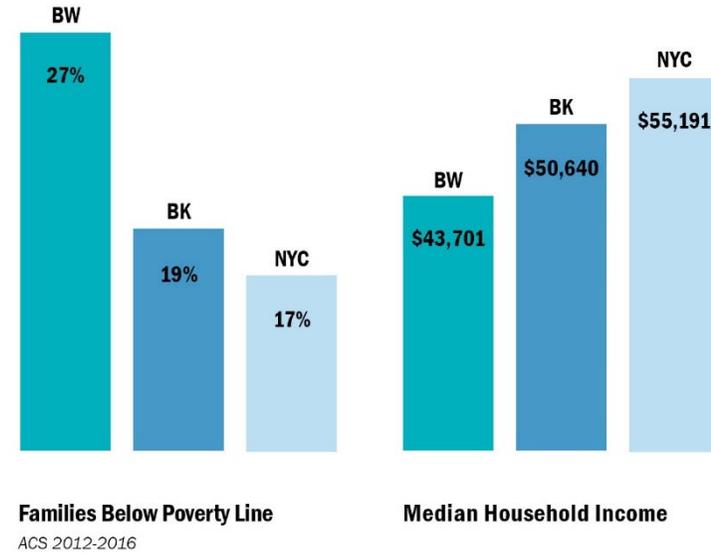
Neighborhood Snapshot



U.S. Census Bureau, 1990, 2000, and 2010 Censuses; DCP Population Division

Population Change: 2000 to 2010

- White population doubled (216% growth)
- Black population decreased by 8.7%
- Hispanic population increased 5% (3,474 people)
- Hispanic share of the total population decreased during due to overall population growth



Bushwick has a higher percentage of families in poverty and lower median household income than BK and citywide



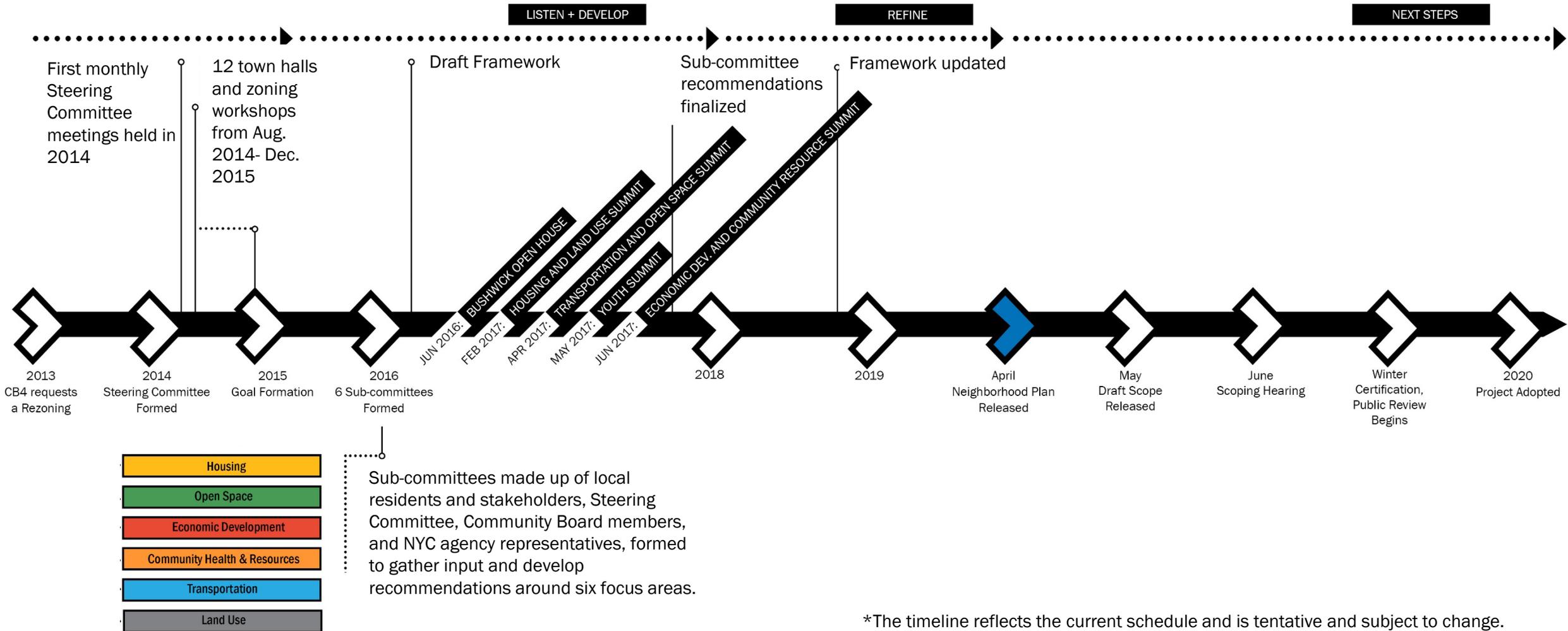
NEIGHBORHOOD PLAN STRATEGIES

The Bushwick Neighborhood Plan Update seeks to:



- Create and preserve thousands of homes for lower-income New Yorkers;
- Improve and expand Bushwick's park and open space network;
- Build a diversified economy with better support for existing businesses and workers, and new jobs and workspaces;
- Ensure better access to quality health care, education, and arts programming;
- Add pedestrian safety interventions on key corridors, improving the public realm, and enhancing transit access;
- Offer greater protection of historic resources.

PROCESS TIMELINE



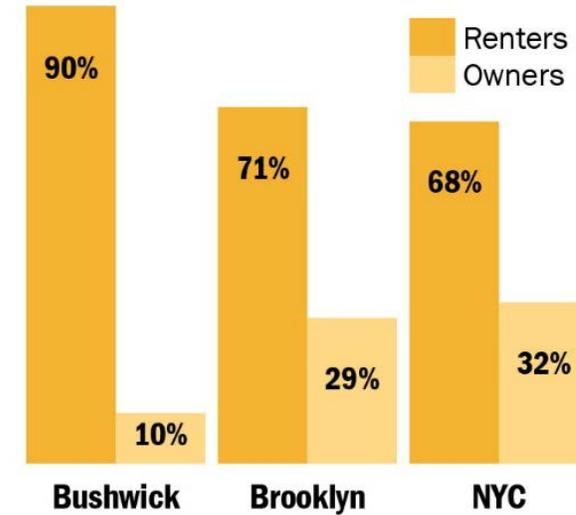
*The timeline reflects the current schedule and is tentative and subject to change.

HOUSING

OBJECTIVES

- Preserve Affordable Housing and Protect Tenants
 - Finance and Safeguard Affordability
 - Promote Safe and Healthy Housing
 - Protect Tenants
- Make the affordable housing application process easier and more equitable
- Promote local hiring and M/WBE contracting in affordable housing development and preservation projects
- Develop New Affordable Housing

Housing Tenure



At 10%, Bushwick has much lower rates of homeownership than Brooklyn and citywide.

*2012-2016 ACS HPD 2014 Housing and Vacancy Survey. Approximate total occupied rental units: 42,000 *Based on sub-borough boundaries that approximate CD4*

Between **2000-2016** median rent increased

60%

as compared to a **32%** increase in New York City over that same period.

HOUSING

OBJECTIVE: Preserve Affordable Housing & Protect Tenants

FINANCE AND SAFEGUARD AFFORDABILITY

- Offer loans and tax incentives to keep homes affordable
- Help community organizations acquire rent- stabilized buildings
- Preserve public housing through HUD's Rental Assistance Demonstration (RAD)
- Provide technical assistance to property owners
- Enforce existing agreements between HPD and landlords
- Offer energy retrofit grants and loans

Actions

- Renovate and preserve affordability of 1,315 apartments at Hope Gardens
- Provide funding to support and develop UHAB and RiseBoro's Community Land Trust proposal



Proposed façade renovations at Hope Gardens

HOUSING

OBJECTIVE: Preserve Affordable Housing & Protect Tenants

PROMOTE SAFE AND HEALTHY HOUSING

- Rigorous enforcement of the Housing Maintenance Code
- Support local organizations that conduct tenant organizing

PROTECT TENANTS

- Provide free legal representation to tenants facing harassment
- Educate tenants about their rights to prevent displacement
- Establish a Certification of No Harassment (CONH) Pilot Program
- Investigate construction and maintenance harassment

Actions

- Implement the Certification of No Harassment Pilot Program
- Host a tenant resource event in the Summer of 2019

8,700

households in Bushwick have been reached through the Tenant Support Unit.

NYC Department of Social Services

4,100

Bushwick households have received City-funded legal services since 2015.

NYC Department of Social Services

HOUSING

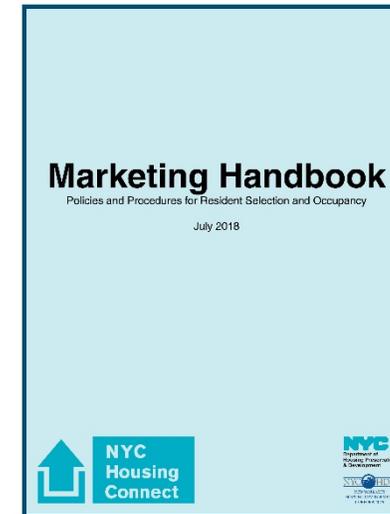
OBJECTIVE: Make the affordable housing application process easier and more equitable

- Refine marketing guidelines to reach residents most in need
- Provide free technical assistance to residents applying for housing

OBJECTIVE: Promote local hiring and M/WBE contracting in affordable housing development and preservation projects

- Expand local hiring incentives in HPD-financed developments
- Build the capacity of (M/WBE) and nonprofit developers
- Expand opportunities for M/WBE contractors and service providers

Strategies



HOUSING

OBJECTIVE: Develop New Affordable Housing

- Partner with CBOs to develop 100% affordable housing
- Explore opportunities for affordable housing on City-owned land
- Mandate affordable housing as part of new development through MIH
- Incentivize housing development that exceeds MIH requirements

Actions

Advance development of affordable housing on publicly-owned land:

- 63 Stockholm Street: 28 affordable rentals
- Old Stanley: 24 affordable homeownership units
- 1531 Broadway: ~ 125 units of family and supportive housing

FEATURED PROJECT: Linden Court NYCHA's Seniors First Initiative



- 154 affordable senior apartments
- 25% set aside for NYCHA residents and 30% set aside for formerly homeless
- Incomes capped at 50% of AMI

OPEN SPACE

OBJECTIVES

- Enhance and expand Bushwick's Neighborhood Open Spaces
- Build capacity of park stewardship groups

Open Space Access in Bushwick



Bushwick Open Space Facts:

- 88% of Bushwick residents live within walking distance of a park or open space, just above the citywide goal of 85%
- Bushwick has a low open space ratio (0.23 acres/1000 residents), below Citywide Environmental Quality Review standards (2.5 acres/1000 residents)

OPEN SPACE

OBJECTIVE: Enhance and expand Bushwick's Open Spaces

Provide new recreational amenities in Bushwick parks

Actions

NYC Parks is investing over \$10 million to upgrade CB 4 parks:

Hope Ballfield Reconstruction: 2019

- new natural turf field, fitness equipment, play equipment, sitting and picnic areas, sidewalks

Maria Hernandez Synthetic Turf Field Construction: 2020

- new synthetic turf field and fitness area

Rudd Playground Skate Park & Basketball Court Renovation: 2019

- new skate park, seating area, accessible ramp; reconstructed basketball courts, stairs, fencing; upgraded benches, planting, drainage, water supply systems, and security lighting

FEATURED PROJECT: Green Central Knoll Comfort Station Construction



- New comfort station and accessible ramp
- Under construction and will be completed in 2019

OPEN SPACE

OBJECTIVE: Enhance and expand Bushwick's Open Spaces

Expand Bushwick's open space network

- Explore opportunities for new park development
- Explore partnerships with DOE and NYCHA, such as Schoolyards to Playgrounds

Action

- PS 377's schoolyard on Woodbine Street will be reconstructed and opened to the public under the NYS Vital Brooklyn Initiative.
- It will serve residents currently outside a walk to a park.

FEATURED PROJECT: Beaver Noll Park Construction - 2019



- \$3 million investment in 0.5 acre of new open space
- Seating, play equipment, greenery

OPEN SPACE

OBJECTIVE: Enhance and expand Bushwick's Open Spaces

Activate Bushwick parks with public programming

- Residents can request mobile outreach vans to visit community parks
- NYC Parks brings free drop-in fitness classes to neighborhoods through the Shape Up Program

OBJECTIVE: Build Capacity of park stewardship groups

Support and cultivate dedicated park partners with Partnerships for Parks

- Support local park stewardship groups expand membership, host events and activities, and fundraise
- Work with community groups to supports It's My Park stewardship events

Strategies



Shape Up Program

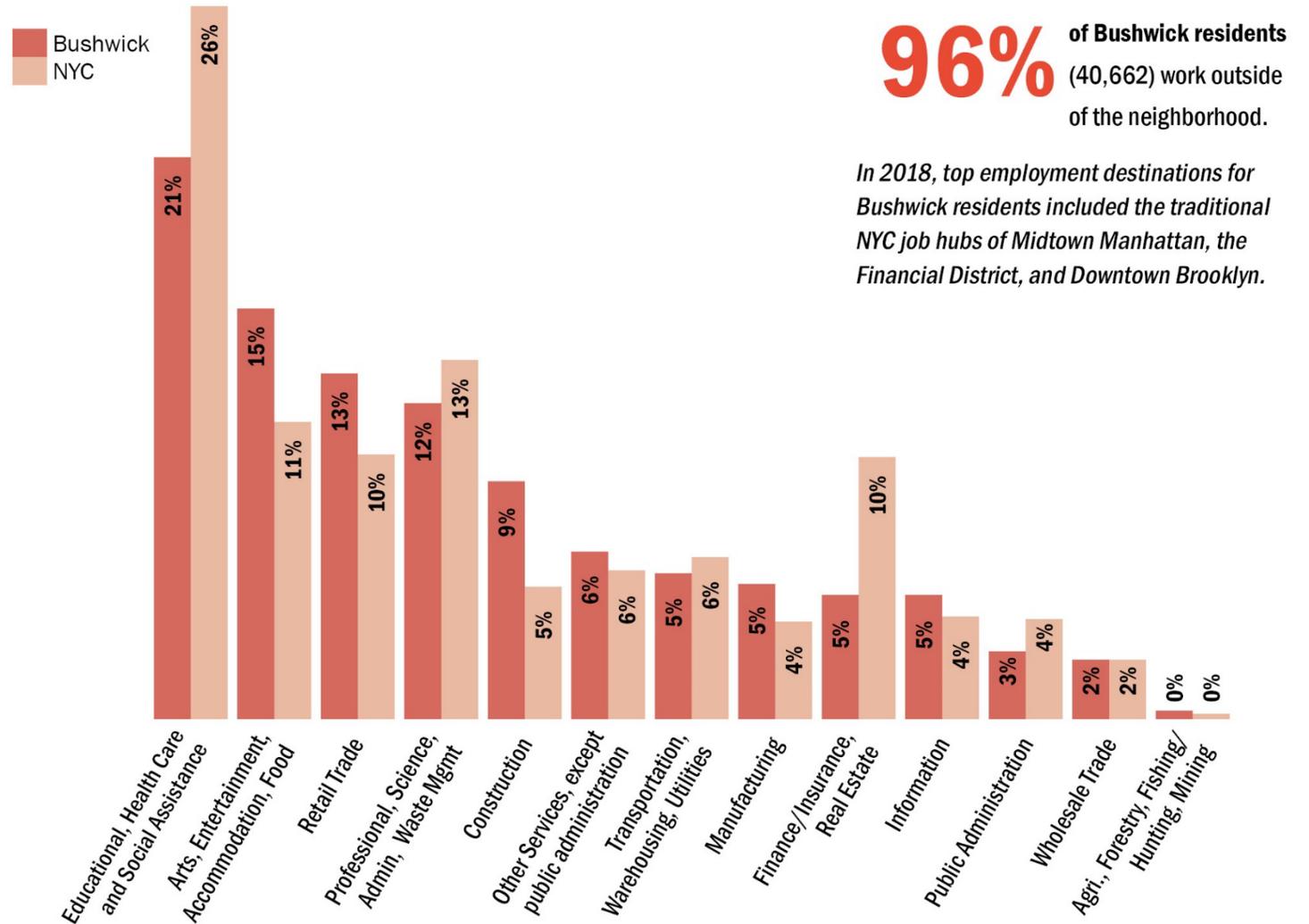


Park stewardship events

ECONOMIC DEVELOPMENT

OBJECTIVES

- Support businesses and aspiring entrepreneurs, and help them stay and grow in the neighborhood
- Connect Bushwick residents to jobs and job training opportunities



ECONOMIC DEVELOPMENT

OBJECTIVE: Support businesses and aspiring entrepreneurs, and help them stay and grow in the neighborhood

- Help Bushwick businesses grow
- Provide small business legal support
- Strengthen Bushwick's commercial corridors



The Dept. of Small Business Services Mobile Outreach Unit

Actions

- Deploy the **mobile outreach unit** in spring 2019 to provide:
 - free business services
 - **April 25th: M/WBE technical assistance workshop**
- Deploy the **Chamber On-the-Go** team in spring 2019 to:
 - assess small business needs
 - connect small business owners to specialists
 - deliver the Commercial Lease Assistance Program
- Open a new round of applications for the 2020-2021 **Neighborhood 360 Fellowship** program to:
 - help community-based organizations with commercial revitalization projects
 - provide merchant organizing support

ECONOMIC DEVELOPMENT

OBJECTIVE: Support businesses and aspiring entrepreneurs, and help them stay and grow in the neighborhood

- Find space for businesses
- Build space for businesses

Actions

- Connect Bushwick residents to **internship and other opportunities** in growing sectors, such as tech and life sciences, through initiatives like LifeSciNYC and CyberNYC
- Create a **comprehensive plan** to market tax incentive programs to Bushwick residents and businesses to help them grow.

Featured Project: UOVO Art Storage



105 Evergreen Avenue

- Using NYC IDA tax benefits, create a dynamic art storage hub
- 30 local jobs through HireNYC
- Low-cost space for artists
- Partner with the Brooklyn Museum to provide grants to local emerging artists and showcase their art

ECONOMIC DEVELOPMENT



Moore Street Market Plaza

Featured Project: Moore Street Market

Through a new partnership with a local organization that will be announced in May 2019, NYCEDC and the community partner will:

- Increase workforce and job training for small businesses
- Invest in build out of demo kitchen for cooking classes
- Activate the plaza outside with programming
- Do targeted outreach to Bushwick businesses promote vendor spaces available for rent
- Share opportunities to participate in pop-up activations and other special events, such as holiday celebrations

ECONOMIC DEVELOPMENT

OBJECTIVE: Connect Bushwick residents to jobs and job training opportunities

- Connect residents to training opportunities
- Provide on-the-job training
- Develop tailored job training opportunities

Between 2008-2017
the number of jobs in
Bushwick increased by

37%
or 4,400 jobs.

Actions

- Deploy the **mobile outreach unit** in spring 2019 to provide:
 - free workforce services
 - recruitment for job seekers
 - support for small businesses to apply for “On-the-Job Training” grants to train and onboard new employees
- In spring 2019, hold **workforce round tables** for Bushwick stakeholders to explore strategies to connect Bushwick residents to job training opportunities with the Mayor’s Office of Workforce Development and other workforce partners.

COMMUNITY HEALTH & RESOURCES

HEALTH

Objective

- Improve access to fresh, health, and affordable quality food



Since July 2018, Shop Healthy NYC! engaged 68 Bushwick retailers who agreed to promote healthy food options in their stores.

Actions

- Continue providing technical assistance to food retailers to make healthy changes through the [Shop Healthy Program](#).
- Support CBOs in nutrition education at farmers markets through resources and technical assistance.
- Conduct outreach to community gardens with farmers market to encourage DOHMH grants for nutrition education.
- Explore farmers markets and urban agriculture to increase access to healthy food for NYCHA residents and support NYCHA resident food entrepreneurship.

COMMUNITY HEALTH & RESOURCES

HEALTH

Objectives

- Expand access to quality public health services and programming in Bushwick
- Create healthier homes in Bushwick to address the neighborhood's high asthma rates through the Healthy Neighborhood Program
- Provide resources and support to improve mental health in Bushwick through Thrive NYC

Actions

- Support expanded opioid treatment, syringe exchange programs, and overdose prevention programs.
- Assess opioid overdose “hot spots” and deploy health staff to distribute naloxone and information.
- Expand Tuberculosis testing, evaluation, and treatment services through health fairs and community events.
- Expand the STEP UP program to provide free STI education, testing, and treatment at the Academy of Urban Planning.
- Help older adults age-in-place safely as part of falls prevention efforts.

COMMUNITY HEALTH & RESOURCES

HISTORIC PRESERVATION

Objectives

- Protect Bushwick's historic resources through historic preservation tools
- Protect Bushwick's neighborhood character and scale through contextual zoning

Actions

- Landmarks Preservation Commission (LPC) will evaluate the three historic district study areas and six individual buildings included in the BCP.
- Beginning in April 2019, LPC will undertake a reconnaissance level survey of the three proposed districts to define boundaries for study areas that merit an intensive level survey and future outreach.



Landmark: Doering Bohack House



Landmark: Ulmer Brewery

COMMUNITY HEALTH & RESOURCES

Arts and Culture

Objective

- Ensure that the support of neighborhood-based arts and culture enables existing communities and cultures to thrive in place

Actions

Launch Phase II of BCC in fall 2019 to support the Bushwick community to:

- develop strategies to ensure that local arts and culture supports the needs of residents
- address barriers to access
- increase awareness of existing opportunities
- bring about meaningful, sustainable change

Featured Project: Building Community Capacity



- Phase I 'Research and Discovery': Jan.- June 2018
- Led by local grantees, El Puente and Bushwick Starr
- Conducted asset mapping and engagement with local residents and workers
- To release arts & culture inventory in spring 2019

TRANSPORTATION

OBJECTIVES

- Enhance pedestrian safety and mobility for Bushwick residents and visitors
- Promote cohesive streetscapes with quality public spaces, wayfinding, and lighting
- Enhance local transit access, connections, and service

Community District 4 Pedestrian and Crash Map



TRANSPORTATION

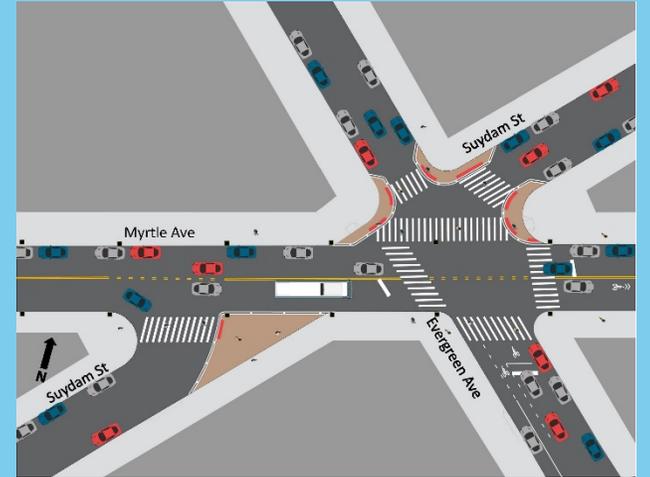
OBJECTIVE: Enhance pedestrian safety and mobility

- Evaluate key corridors and intersections for Vision Zero safety projects
- Advocate for transportation needs of children, seniors, and the disabled
- Explore adding bike lanes and bike parking
- Coordinate Citi Bike expansion in Bushwick
- Evaluate corridors for truck safety and upgrade truck route signage

Actions

- 2018: Crosswalk improvement at Flushing & Broadway to protect pedestrians
- 2018: Installed 3.4 miles of bike lanes throughout Bushwick
- 2019: Added 6 temporary Citi Bike stations in Bushwick and will pursue additional Citi Bike expansion.

Featured Project: 2019 Myrtle Avenue Safety Improvements



- Install 8 new crosswalks and 7 new curb extensions
- Will shorten crossing distances and encourage slower turns
- Lighting improvements below M train stations

TRANSPORTATION

OBJECTIVE: Promote cohesive streetscapes with quality public spaces, wayfinding, and lighting

- Work with local partners on plaza programming and amenities such as public art, wayfinding signage, and street furniture
- Explore opportunities for lighting, plantings, and street furniture to improve conditions under elevated train infrastructure

Actions: Wyckoff Avenue & Myrtle/Wyckoff Plaza Reconstruction

- Currently finalizing design - construction is anticipated to begin in 2020
- Safety enhancements: curb extensions at the Myrtle/Wyckoff intersection
- Amenities: fixed and movable seating, potential future kiosk, open areas for a variety of programming types, including markets



Under the EI project seating prototype; Ciocchini Design



Myrtle/Wyckoff Plaza – enhance public space

TRANSPORTATION

OBJECTIVE: Enhance local transit access, connections, and service

- Add benches, leaning bars, and real-time passenger info to high ridership bus stops
- Evaluate bus lanes and transit signal priority along routes to downtown Brooklyn
- Continue annual investments to bring infrastructure to a state of good repair
- Ensure no customer is more than two stations away from an ADA accessible station

Actions

- Create transit easements to facilitate better access to transit stations through off-street relocation of subway entrances
- Explore ADA improvements for stations on the L line in Northwest Bushwick and East Williamsburg as well as on the J/Z line east of Myrtle Avenue in Bushwick
- Carry out platform improvements for stations throughout Bushwick along the L line



Real-time passenger bus info



Priority bus lane

LAND USE AND ZONING

R6 Zoning Issues



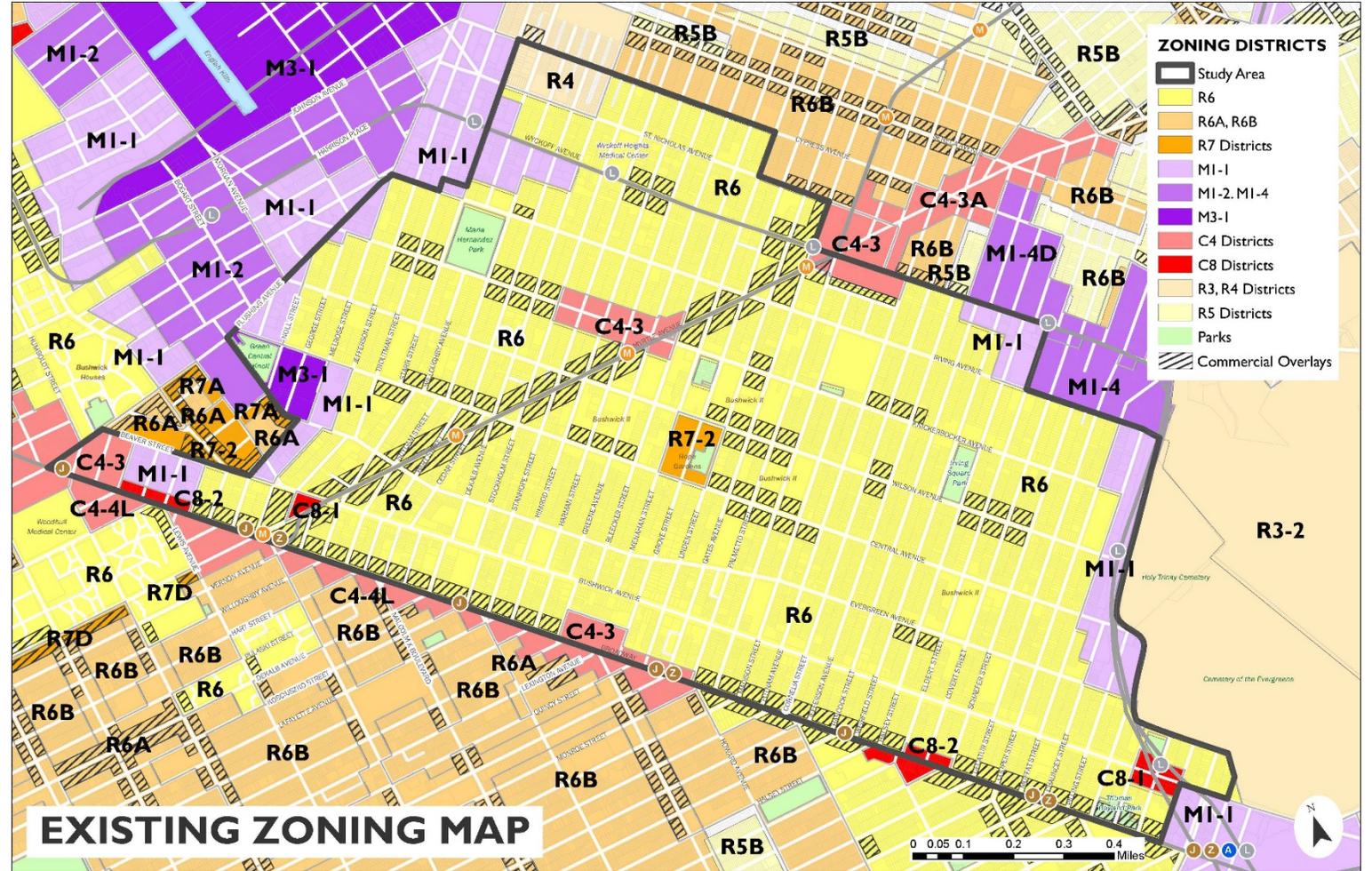
Out-of-context height factor development



No street wall line-up



Out-of-context additions



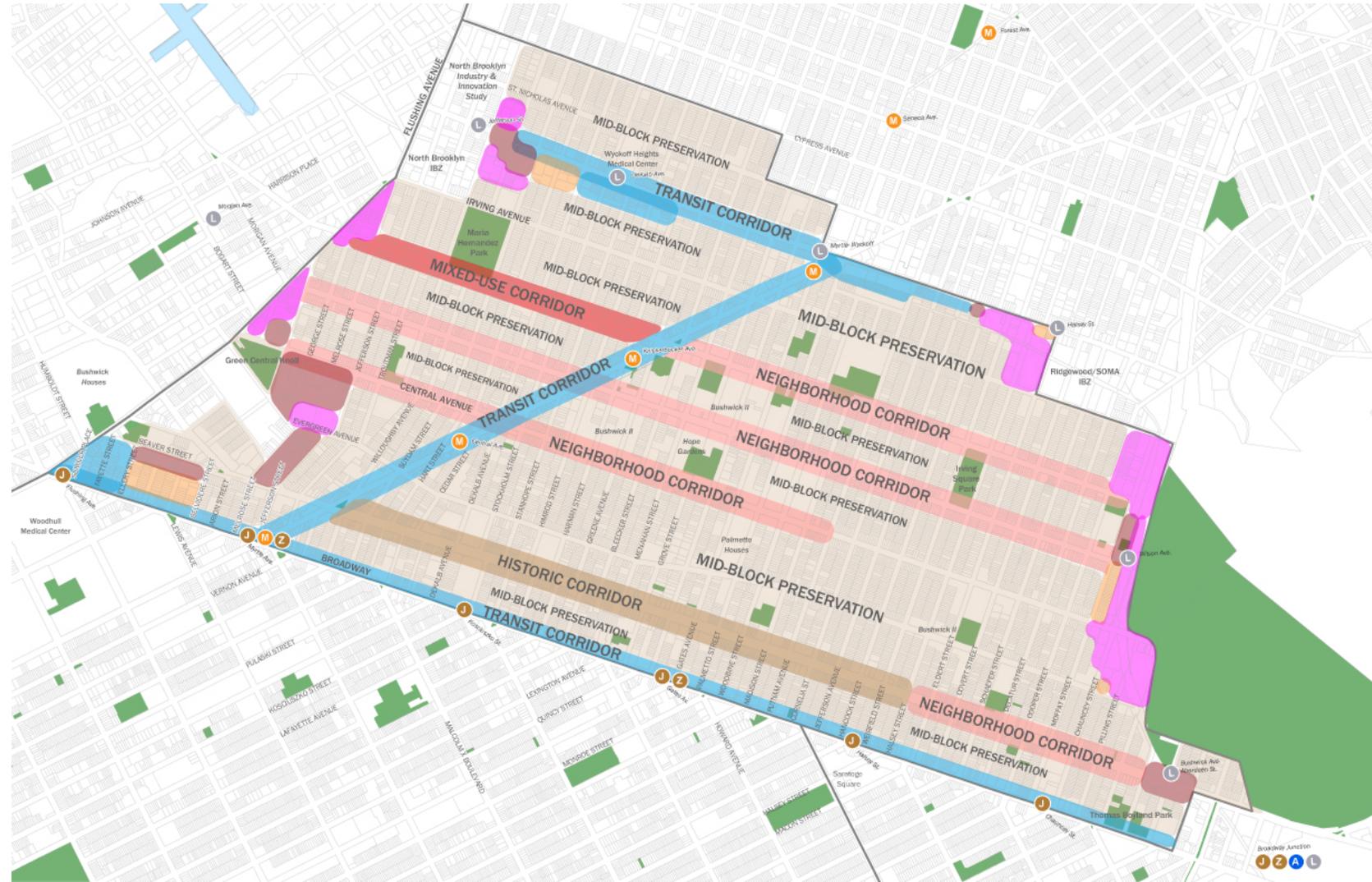
+ No affordable housing required under existing zoning

LAND USE AND ZONING

Legend

- Midblock Preservation:** Preserve character of side streets by continuing to allow low-scale residential buildings and limiting height (i.e. contextual zoning).
- Historic Corridor:** Maintain historic character through contextual zoning tools.
- Mixed Use Corridor:** Allow medium density development with affordable (MIH*) and mixed income housing and strengthen commercial uses.
- Neighborhood Corridor:** Explore potential for medium density development with affordable (MIH*) and mixed income housing and retail where appropriate uses.
- Transit Corridor:** Promote higher density mixed-use development with affordable (MIH*) and mixed income housing, retail, and community facility
- Industrial/Commercial Buffer Zone:** Foster the creation of industrial/commercial nodes through increased density and reduced parking and loading requirements.
- Established Residential:** Bring areas with substantial established residential uses into conformance with medium density along corridors and lower density on midblocks.
- Mixed Use Area:** Encourage the continuity of the mix of uses present today - industrial, commercial, and residential.

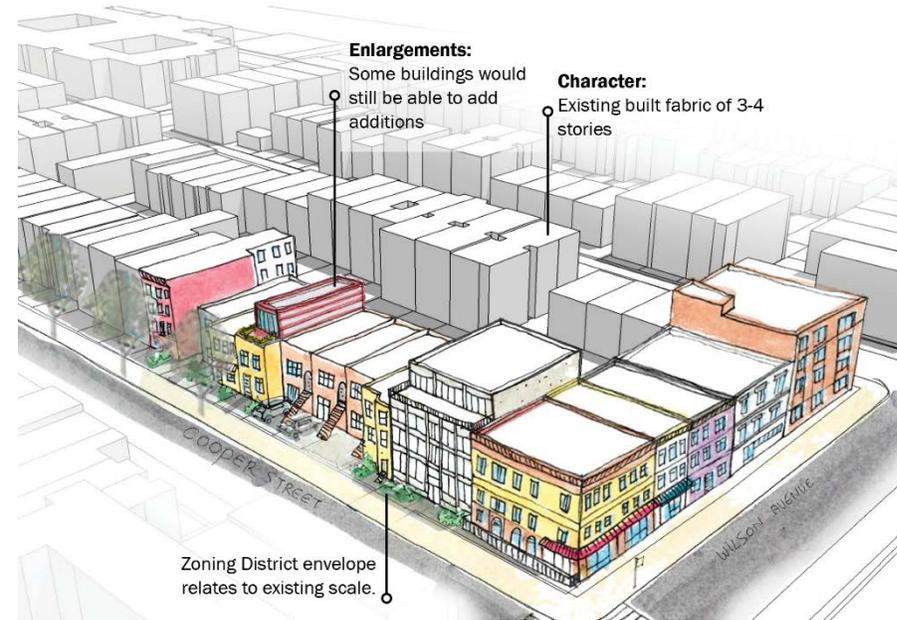
BUSHWICK PLANNING FRAMEWORK



LAND USE AND ZONING

OBJECTIVE: Preserve neighborhood character of Bushwick's side streets (i.e. mid-blocks) by establishing contextual zoning districts

- Limit building height to be more in context with adjacent low-scale residential buildings
- Require new development to line up with existing buildings along the street line.



Action

- 70% of blocks in study area downzoned and mapped with low-density contextual districts
- Proposed Zoning Districts: R5B, R6B

Lower Density



LAND USE AND ZONING

OBJECTIVE: Allow for appropriate growth with permanently affordable housing, retail, and community facilities in appropriate locations on east-west avenues

- Foster neighborhood nodes on Bushwick's neighborhood and mixed-use corridors,
- Map commercial overlays to connect gaps and extend vibrant mixed-use character.

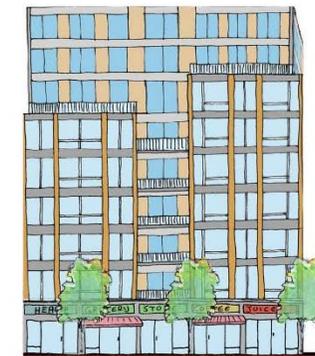
Action

- 100% of stores without commercial zoning today would be able to expand or redevelop
- Proposed Zoning Districts: R6A, R7A

Medium Density



R6A FAR: 3.6
STORIES: 8



R7A FAR: 4.6
STORIES: 9

LAND USE AND ZONING

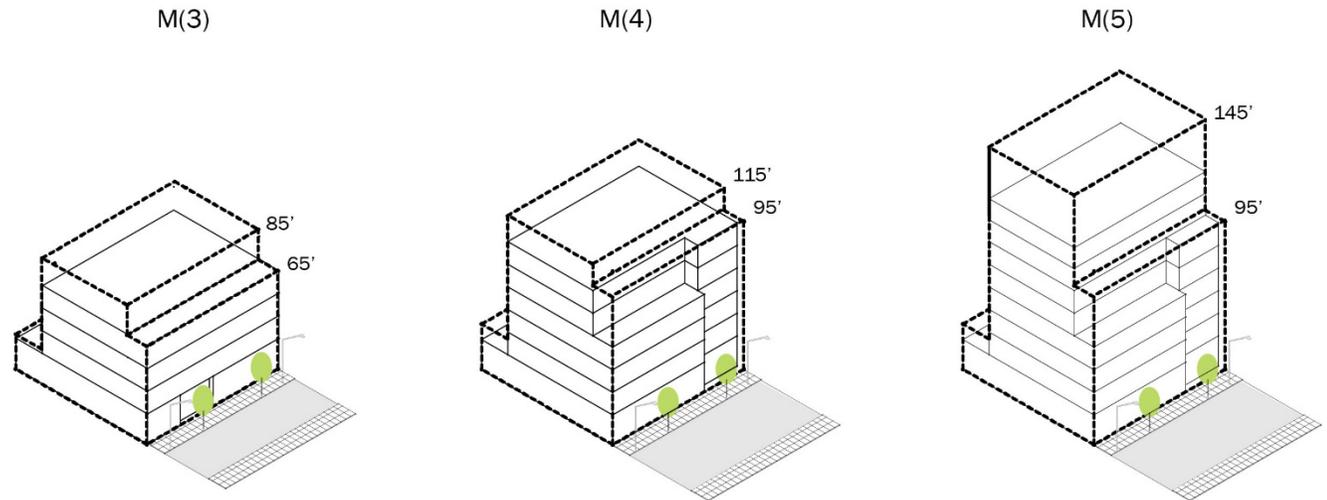
OBJECTIVE: Reinforce and increase job-generating uses and enhance the vitality of industrial districts

- Maintain prohibition of residential use
- Eliminate parking requirements and lower loading requirements
- Raise floor area ratio from 1 to 3, 4, and 5
- Establish height limits that respond to surrounding context

Action

- 2/3 of industrial areas designated for industrial protection and job growth
- Proposed Zoning Districts: M(3), M(4), M(5)

Contextual Manufacturing Districts



	M(3)	M(4)	M(5)
Community Facility FAR	3.0	4.0	5.0
Commercial FAR	3.0	4.0	5.0
Industrial FAR	3.0	4.0	5.0
Min Base Height	20	20	20
Max Base Height	65 - 95	95 - 125	125 - 155
Max Building Height	85 - 115	115 - 145	145 - 175
Commercial Parking	n/a	n/a	n/a
Industrial Parking	n/a	n/a	n/a

LAND USE AND ZONING

OBJECTIVE: Encourage a mix of residential, commercial, and industrial uses to best respond to needs for both jobs and new housing and affordable housing

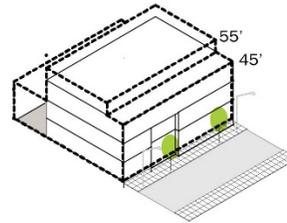
- Bring residential uses into conformance
- Promote continuity and growth of jobs space
- Map separate industrial and mixed-use districts on large sites
- Map new contextual M districts with height limits

Action

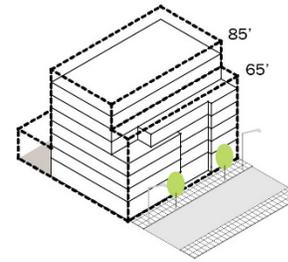
- Proposed Zoning Districts: M(3), M(4), M(5), R6B/M(2), R6A/M(3), R7A/M(3), R7D/M(4)

MIXED-USE DISTRICTS

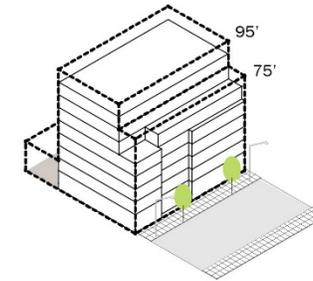
R6B/M(2)



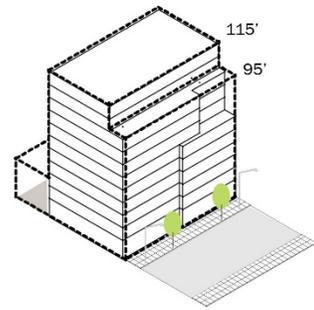
R6A/M(3)



R7A/M(3)



R7D/M(4)



	R6B/M(2)	R6A/M(3)	R7A/M(3)	R7D/M(4)
Residential FAR	2.2	3.6	4.6	5.6
Community Facility FAR	2.0	3.0	3.0	4.0
Commercial FAR	2.0	3.0	3.0	4.0
Industrial FAR	2.0	3.0	3.0	4.0
Min Base Height	30	40	40	60
Max Base Height	45	65	75	85
Max Building Height	55	85	95	115
Residential Parking	50%	50%	50%	50%
Commercial Parking	n/a	n/a	n/a	n/a
Industrial Parking	n/a	n/a	n/a	n/a

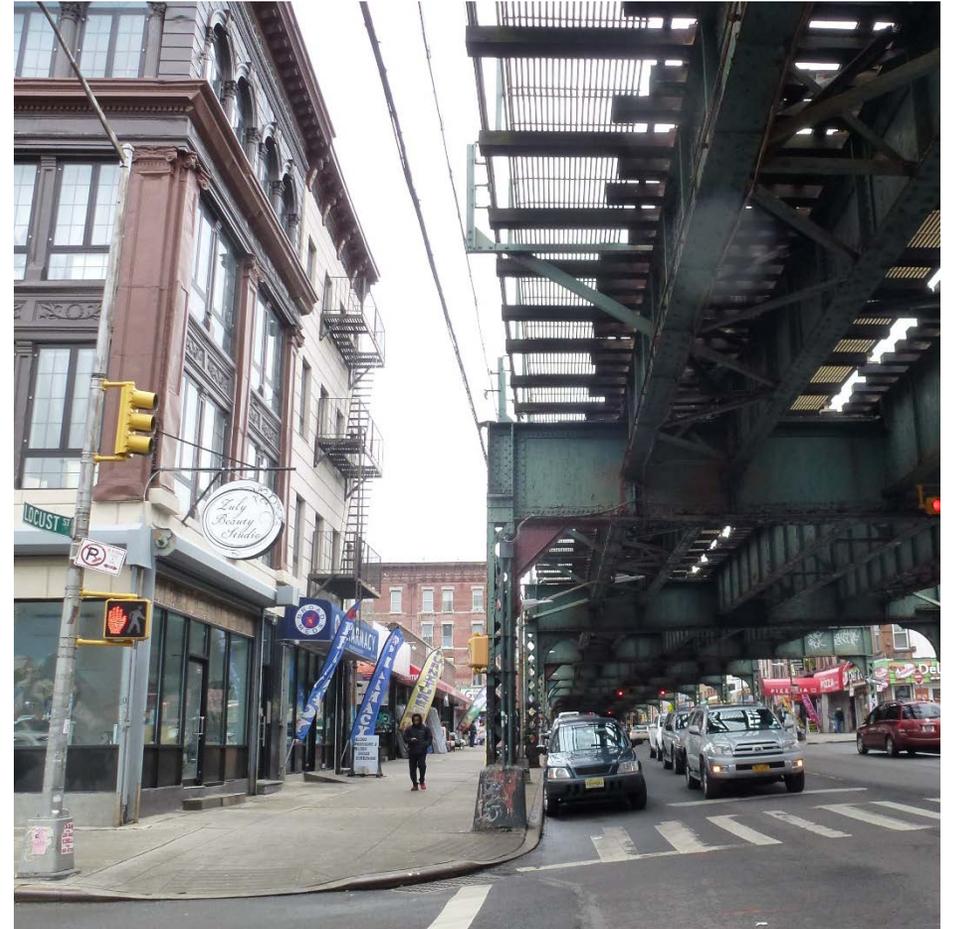
LAND USE AND ZONING

OBJECTIVE: Promote higher density mixed-use development with permanently affordable housing close to transit

- Require active ground-floor use
- Allow non-residential uses on upper floors
- Allow a greater range of job-generating uses, including custom manufacturing activities
- Encourage mixed-use nodes
- Restrict hotels through a Special Permit

Action

- Facilitate greatest amount of new permanently affordable units in study area
- Proposed Zoning Districts: C4-5A, C4-5D, C4-4D



Broadway is one of the study area's transit corridors

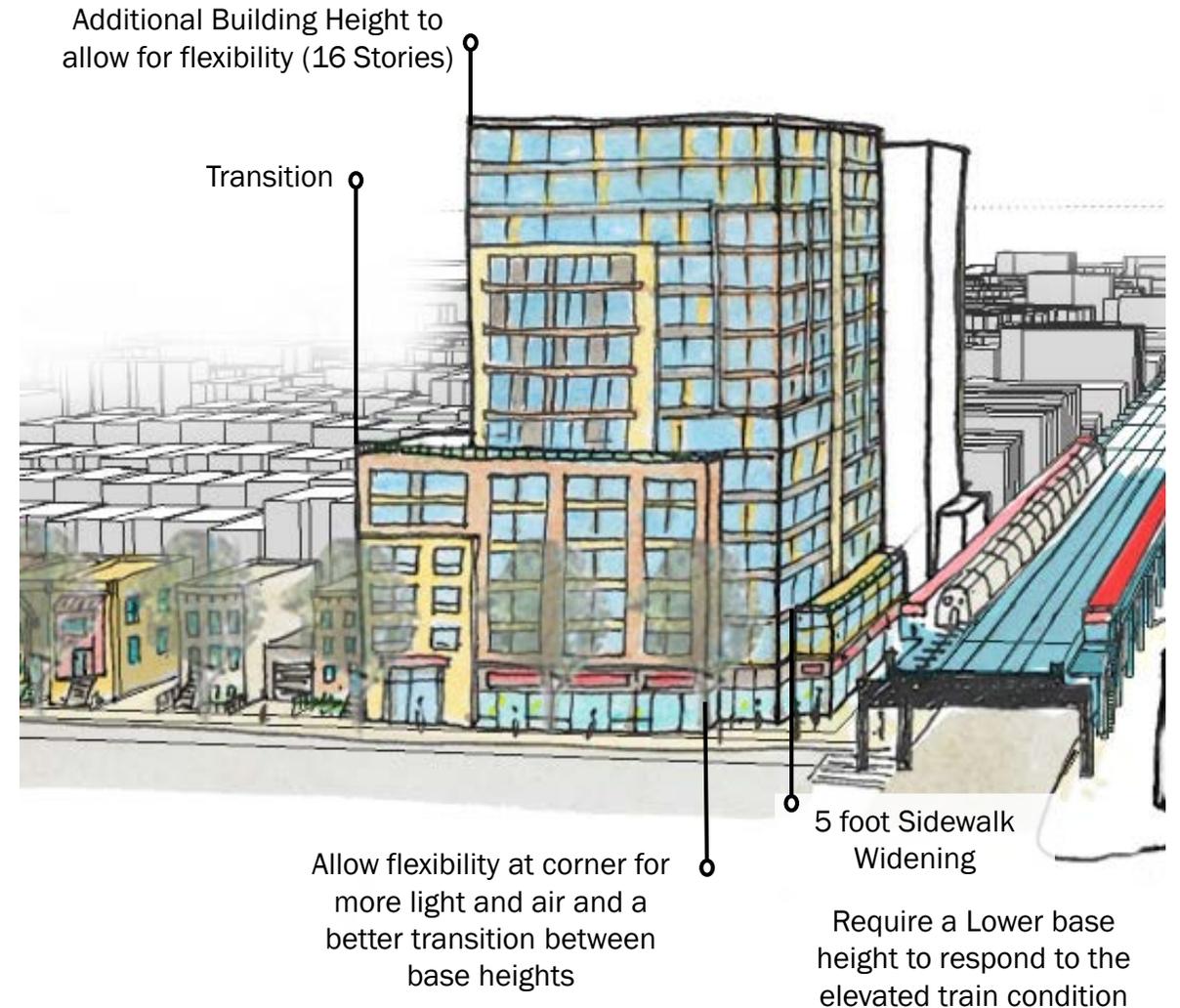
LAND USE AND ZONING

OBJECTIVE: Allow building envelope flexibility to respond to elevated train conditions and improve the pedestrian experience along elevated train corridors

- Lower required minimum base heights to encourage setback of residential units
- Allow additional building heights to allow for greater architectural flexibility
- Require sidewalk widening
- Identify transit easements to facilitate better access to transit stations

Action

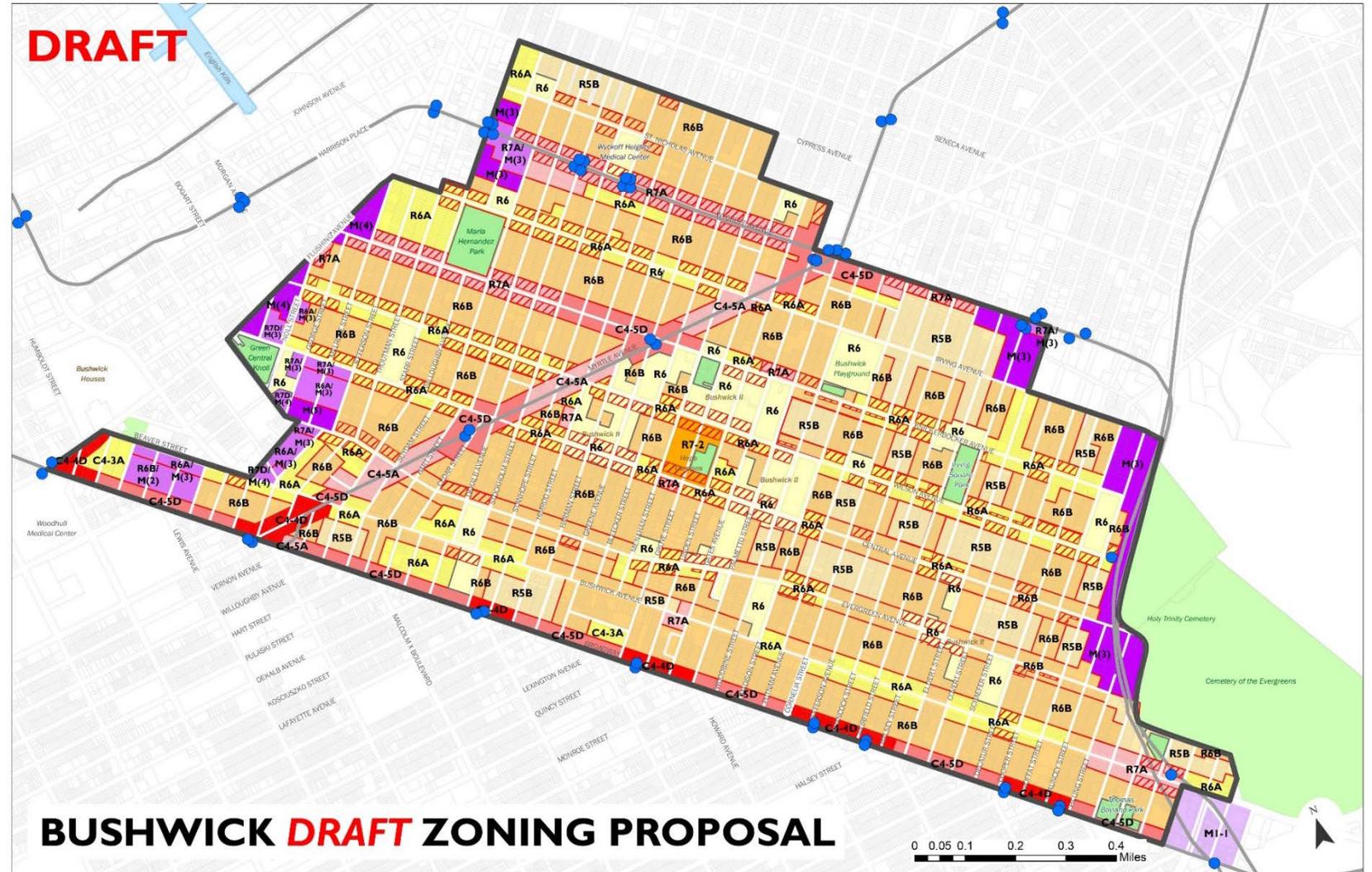
- Proposed Zoning Districts: C4-5A, C4-5D, C4-4D



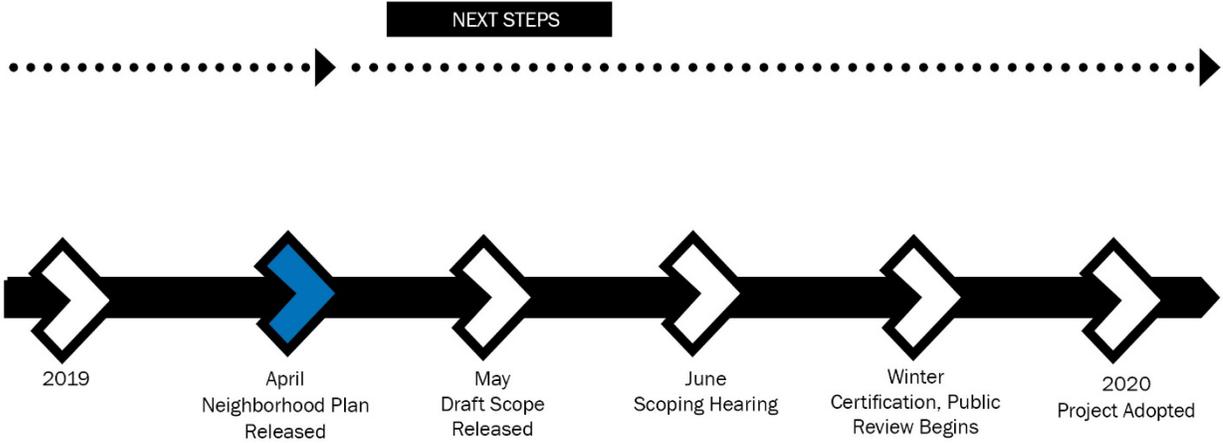
LAND USE AND ZONING

Zoning Proposal

- Adds height limits (contextual zoning) to 100% of study area
- Protects low-scale character of 70% of study area
- Fosters creation of mixed use nodes on corridors and close to transit
- 2/3 of industrial areas designated for industrial protection and job growth
- Thousands of new permanently affordable homes required through MIH



Planning Process Next Steps



Upcoming Events

- May 15th: Community Board 4, Full Board Meeting
- Spring Workforce Development Round Tables
- June Scoping Hearing



Get Involved!

You can follow along with the Plan's next steps online at:

nyc.gov/bushwickneighborhoodplan

You can email your thoughts, ideas, and comments to:

bushwickneighborhoodplan@planning.nyc.gov

Bushwick Neighborhood Plan Update



The complete **Bushwick Neighborhood Plan Update** report is available online at the link above