



THE DEAD TRICKS

AVOID THE DRAFT

ONE

COFFEE



Executive Summary

Preface

The Bushwick Neighborhood Plan Update aims to promote a long-term vision for the study area that fosters preservation and creation of affordable housing, promotes job growth, identifies neighborhood investments, protects neighborhood character, and channels growth to appropriate locations.

This Bushwick Neighborhood Plan Update is a draft area-wide plan that identifies land use, housing, economic development, transportation, open space, and community health and resource strategies, and builds on previous collaborative work conducted as part of the Bushwick Community Plan (BCP) by the Department of City Planning (DCP), other City agencies, community residents and stakeholders, and non-profit organizations. Council Members Antonio Reynoso and Rafael Espinal, along with Brooklyn Community Board 4, initiated the planning process in 2014 and BCP stakeholders released a final report in September 2018.

Background

Bushwick is a thriving Brooklyn neighborhood with a diverse community and distinctive culture. The 300-block area lies along the Brooklyn-Queens border, southeast of Williamsburg and northwest of Bedford-Stuyvesant and Ocean Hill, and is home to nearly 121,000 people. Bushwick is a majority-Latino community with many residents from Puerto Rico, the Dominican Republic, Mexico, and Ecuador. The neighborhood has active community-based organizations focused on developing and protecting affordable housing and tenant advocacy. Western Bushwick has active commercial corridors and a large stock of multi-family housing, while Eastern Bushwick is more residential and dominated by owner-occupied two-and-three family rowhouses. The City seeks to create opportunities for new housing and permanently affordable homes in the neighborhood, while protecting the established rowhouse character of many of the side streets. While historically many area residents were predominantly employed in nearby breweries and garment factories, the area now has growing retail, healthcare, service, and arts sectors. Employment in Bushwick increased 37% (4,400 jobs) from 2008-2017, which was nearly double the citywide average during the same period.¹ The neighborhood is also well-served by transit, including the J, M, Z, and L subway lines, and counts more than nine bus routes.



Recent development

Bushwick's population has risen steadily since 1980, with a notable increase of 15% (16,000) from 2000 to 2018, which is more than twice the citywide growth rate during the same period.² As is true citywide, the population increase in Bushwick is the result of in-migration, but also people living longer and choosing to raise families in the city. This growth is driving an increase in demand for housing in the area and contributing to concerns about neighborhood affordability and resident displacement. 6,600 new housing units have been constructed in Bushwick since 2000, the majority of which have been market rate and not sufficient to meet the demand or affordability needs of existing residents.³ Bushwick rents rose almost twice as fast (60%) as the borough (38%) and the city (32%) from 2000 to 2016.⁴ In addition, more than half of Bushwick households are burdened by high-housing costs, meaning they spend more than 30% of their income on housing (half of these households spend more than 50% of their income on rent). These trends also highlight some of the inadequacies of the area's existing zoning, which remains unchanged since 1961. As Bushwick's existing zoning does not differentiate locations that are appropriate for growth, new development has occurred

¹ Quarterly Census of Employment and Wages (QCEW), 2008 and 2017; DCP HEIP Division (March 2019)

² U.S. Census Bureau, 2000, 2010 Censuses; 2018 ACS; DCP Population Division (March 2019)

³ Certificates of Occupancy for new construction in Community District 4, 2000-2018; NYC Department of Buildings records; DCP HEIP Division (March 2019)

⁴ U.S. Census Bureau, American Community Survey, NYU Furman Center



Zoning breakout group

haphazardly, with side-streets and mid-blocks allowing the same height and density as commercial- and transit-corridors. Additionally, there are few zoning incentives and no requirements for permanent affordable housing in new developments and many areas do not allow for new ground floor retail or services.

To help New Yorkers stay in their homes and to create new housing to meet increased demand, Mayor de Blasio launched Housing NY in May 2014. This housing plan dramatically increased resources for tenant protections, and is making unprecedented investments to preserve existing affordable housing and construct new affordable housing, including permanent affordable housing through the City's [Mandatory Inclusionary Housing \(MIH\) program](#). Through a public engagement process that began in 2014, multiple City agencies have been working with Bushwick residents and elected officials to advance a neighborhood plan to help identify areas appropriate for new housing as well as for maintaining the existing character.

The Bushwick Neighborhood Plan Update takes a coordinated approach to neighborhood planning through a diverse set of strategies to preserve affordable housing, foster economic opportunity, and implement targeted investments in neighborhood infrastructure and community services in tandem with zoning changes to encourage new housing, especially with affordable housing. With this robust set of strategies, the City seeks to meet the major objectives laid out by the Bushwick Steering Committee in their September 2018 report and encourage Bushwick and its residents to thrive.



Wilson Avenue

Neighborhood Plan Update Highlights

The Bushwick Neighborhood Plan Update seeks to facilitate a thriving and inclusive community by:

- Creating and preserving thousands of homes for lower-income New Yorkers;
- Building a diversified economy with better support for existing businesses and workers, and new jobs and workspace across a variety of sectors;
- Improving and expanding Bushwick’s park and open space network;
- Adding pedestrian safety interventions on key corridors, improving the public realm, and enhancing transit access;
- Ensuring better access to quality health care, education, and arts programming;
- Offering greater protection of historic resources.

Key strategies include:



- Preserve affordable housing and protect tenants
- Develop new affordable housing
- Make the affordable housing application process easier and more equitable
- Promote local hiring and M/WBE contracting in affordable housing preservation and development projects



- Enhance and expand Bushwick’s neighborhood open spaces
- Build capacity of park stewardship groups



- Expand access to quality public health services and programming in Bushwick
- Create healthier homes in Bushwick to address the neighborhood’s high asthma rates
- Provide resources and support to improve mental health in Bushwick
- Improve access to fresh, healthy, and affordable quality food
- Protect Bushwick’s historic resources through historic preservation tools
- Protect Bushwick’s neighborhood character and scale through contextual zoning
- Ensure that the support of neighborhood-based arts and culture enables existing communities and cultures to thrive in place



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



- Preserve neighborhood character of Bushwick’s side streets (i.e. mid-blocks) by establishing contextual zoning districts
- Allow for appropriate growth with permanently affordable housing, retail, and community facilities in appropriate locations on east-west avenues
- Promote higher density mixed-use development with permanently affordable housing close to transit
- Allow building envelope flexibility to respond to elevated train conditions and improve the pedestrian experience along elevated train corridors
- Reinforce and increase job-generating uses and enhance the vitality of industrial districts
- Encourage a mix of residential, commercial, and industrial uses to best respond to needs for both jobs and new housing, including affordable housing



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

Neighborhood Context

- The Bushwick Neighborhood Plan study area consists of 300 blocks along the Brooklyn-Queens border, southeast of Williamsburg and northwest of Bedford-Stuyvesant and Ocean Hill;
- It has a population of 121,000 and approximately 16,000 people work in the neighborhood;
- It is well-served by transit, including the J,M,Z and L subway lines and nine bus routes;
- Bushwick counts 14 parks and playgrounds, a major hospital, and three public housing developments.

