

THE FUTURE OF EAST NEW YORK

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The recommendations outlined here, developed in close collaboration with the community of East New York and Cypress Hills, lay out a vision for the future of the study area. The recommendations respond to community priorities to create more housing and economic opportunity, provide more shopping options within the neighborhood, create a more attractive and safer streetscape, provide more recreational opportunities and make East New York and Cypress Hills a greener, healthier place.

While the study area has been examined as three distinct subareas, the recommendations for all three areas work in concert to support a holistic vision for a complete, livable neighborhood that provides housing, jobs, transit, goods and services, and a healthy and safe environment.

For the residential and mixed-use areas in East New York and Cypress Hills east of Pennsylvania Avenue, residents have identified mixed-income and affordable housing, as well as better retail options, as priorities. This study's vision addresses these goals by laying out a vision for neighborhood land use that allows for growth along key corridors while preserving primarily residential areas. By promoting housing at higher densities along transit corridors as appropriate, allowing new residential development in additional areas, and making use

of the range of available programs to support affordable housing, East New York can provide opportunity for new housing that meets the needs of residents at various income levels and of various household types. New housing will allow East New York to retain current residents as well as continue to accommodate a growing population within the community. As the local population grows, so too will demand for grocery stores, restaurants, household goods and other types of stores and service providers, which are currently in limited supply within the area. Increased retail activity will provide jobs and activate street life. In turn, more activity on the streets along with improvements to the conditions of major corridors will make East New York a healthier, safer place to live and work.

The Industrial and Business area, which currently divides the neighborhoods of East New York, Cypress Hills, Bushwick, Ocean Hill and Brownsville from each other with inactive uses, imposing buildings and desolate character, will instead connect these neighborhoods together with more attractive and safer streets. The Industrial and Business area will become a richer source of employment, economic opportunity and retail services for area residents by encouraging a more diverse mix of commercial and industrial uses.

Broadway Junction's robust transit resources create a unique opportunity to establish a regional destination with retail, educational, or institutional uses as well as housing, to serve as an economic engine, create job opportunities and capitalize on the area's accessibility from the adjacent neighborhoods, the city and the region. Land use changes and streetscape improvements will connect the neighborhoods surrounding Broadway Junction to the transit assets there.

Achieving the vision for East New York set out in this report will require collaborative action on the part of city agencies, community leaders, elected officials, local businesses and other stakeholders. While some of these recommendations can be achieved in the near future, others call for long-term commitment.

While some implementation funds have been secured, such as a Brownfield Opportunity Areas Step 3 grant from New York State to support a neighborhood rezoning, and funding from City Council to support streetscape improvements on Atlantic Avenue, for other action items funding must be sought.

