



Bushwick



Community



Plan



**BUSHWICK
COMMUNITY PLAN
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BUSHWICK**



ACKNOWLEDGMENTS

This plan would not have been possible without the collaborative work of so many Bushwick residents and organizational representatives. The appreciation for Bushwick and the determination to ensure that the neighborhood continues to be home to the many families, organizations, and local businesses who have poured their love to the neighborhood even through the decades of neglect and disinvestment is illustrated in the objectives and recommendations in this plan.

STEERING COMMITTEE MEMBERS

The Steering Committee is composed of Bushwick residents, community-based organizations, local business owners, and community board members. All members volunteered their time and contributed their diverse expertise and perspectives to review and adopt plan recommendations.

21 Bushwick Residents
El Puente
Brooklyn Community Board 4
Brooklyn Legal Services Corp. A
Catholic Migration Services -BHIP
Churches United for Fair Housing
Evergreen Exchange
Hispanic Family Services
Make the Road New York
North Brooklyn Coalition
RiseBoro

EXECUTIVE COMMITTEE MEMBERS

The Executive Committee members are Steering Committee members and provided strategic leadership and process oversight. They met weekly with the process' technical support team to draft meeting agendas, develop process strategies, and respond to media inquiries. The Council Members recommended members, and the Steering Committee voted them in.

SUBCOMMITTEES

Subcommittees were made up of both Steering Committee members, community organizations, Bushwick residents and City agencies. They gathered community input from 2013-15 town halls, and existing data to draft recommendations and presented them to the Bushwick community at summits and the Steering Committee for feedback.

FACILITATORS

Since July 2016, Hester Street has facilitated the weekly Executive Committee meetings, the monthly Steering Committee meetings, and the countless subcommittee meetings throughout the process.

COUNCIL MEMBERS

Councilmembers Rafael Espinal and Antonio Reynoso who represent Bushwick, have consistently supported the process and have provided countless staff time to the development of the plan's recommendations and community engagement.

REPORT PREPARED BY

The writing of this report was a collaborative effort with many writers. A writing committee made up of subcommittee and steering committee members drafted language. Data and graphic design were provided by Hester Street.

MEETING SPACES

Brooklyn Legal Services Corp. A, Community Board 4, El Puente, Hope Gardens Community Center, Make the Road NY, Mayday Space, RiseBoro, Scalabrini Center for Migrant Families, and Wyckoff Heights Medical Center have all provided their spaces for meetings, summits, and other engagements free of charge.

OTHER PARTICIPANTS

Throughout the process, City Council Land Use Division, City agency representatives, elected officials, Community Board 4, and other stakeholders provided expertise, support, and guidance to the development of presented recommendations and expansive community engagement throughout the planning process.



FOREWORD

Located in the northern part of New York City's borough of Brooklyn, Bushwick is a working-class neighborhood that takes great pride in its diverse community. The neighborhood is home to many longtime residents, rent-regulated walk-ups, as well as local businesses, bodegas and eateries. During the last few years, the community has become increasingly anxious about the influx of luxury developments, wealthy residents and upscale businesses. Residents are becoming increasingly fearful of displacement from the community and the neighborhood they call home.

As representatives of the Bushwick community, we share these neighborhood concerns. It is critical to ensure that neighborhoods are diverse and welcoming to both newcomers and longtime residents alike. The Bushwick Community Plan is a testament to this effort, in which the community has outlined a framework for responsible growth and meaningful preservation of the existing neighborhood fabric, as well as critical improvements to accommodate new development.

In 2013, Brooklyn Community Board 4 contacted both of our offices to request a study of Bushwick in order to address concerns regarding out of context development occurring in the neighborhood. We were receptive to this idea, but wanted to ensure that it was a community-based effort, and that any resulting recommendations for Bushwick would come from the residents themselves. In August of 2014, we convened a group of community residents, local organizations, academic institutions, and elected officials to discuss a vision for the future of Bushwick. This process unfolded over a period of four years in collaboration with a steering committee. Over the course of the process, recommendations based on community feedback were developed, refined, and voted on to be incorporated into the Bushwick Community Plan.

The recommendations put forth in this report are not a solution for all problems facing Bushwick. However, they are a start towards addressing community concerns at a local level. In the coming months, the steering committee will begin working with community residents to prioritize the recommendations that are identified as most critical for Bushwick moving forward.

We would like to emphasize the importance of welcoming all Bushwick residents to engage in this process. Whether constituents agree with the recommendations in this report or not, we need all voices at the table to ensure that this plan truly encapsulates the needs and desires of the Bushwick community as a whole. We strongly believe that each and every member of the community wants the best for their neighbors and it is this common objective that unites us. Bushwick is an exceptional community that has proven to have a deep knowledge of the issues affecting their neighborhood, as well as the ability to organize and implement strategies to both preserve and improve the neighborhood. We would like to sincerely thank the Bushwick community for making this plan possible, and we look forward to continuing this process together.

Sincerely,



Council Member Antonio Reynoso



Council Member Rafael Espinal

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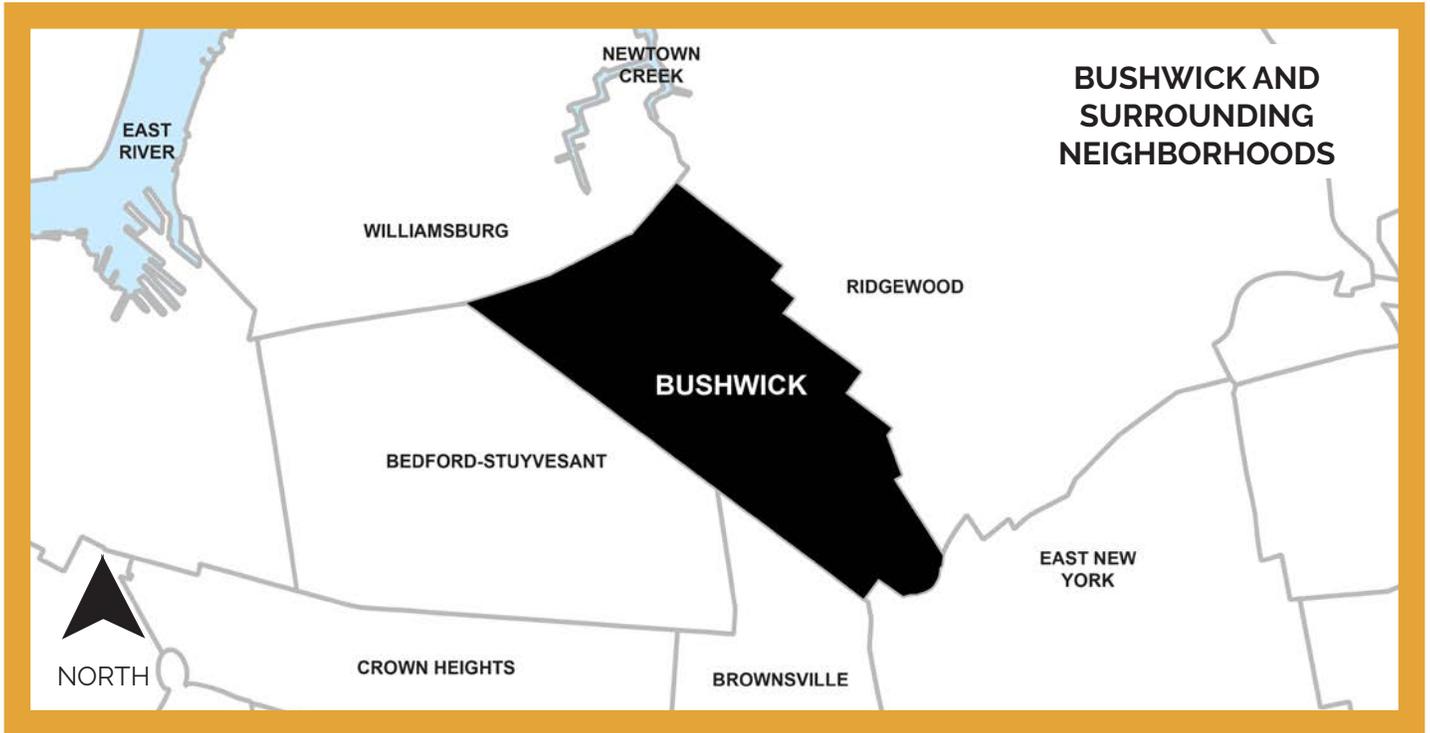
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INTRODUCTION

The Bushwick Community Plan is the result of collaboration among local residents, community groups, elected officials, City agencies, and other stakeholders. The process used to create this document represents a new model in community planning: from the very beginning, a local community, City agencies, and elected officials co-developed a plan that reflected the community's priorities. Although City agencies have not been engaged in the Bushwick Community Plan process since February 2018, this plan is representative of joint community and City agency work across several years.

This plan is the Bushwick community's vision for the neighborhood's future, which includes strategies for protecting existing affordable housing, increasing opportunities for new deeply affordable housing, improving infrastructure, and increasing economic opportunities. It is intended to communicate local priorities to decision makers, while also aiding community organizations in their work, and educating local residents on ways in which they can become engaged in local issues. This is a living document and is not the final word on the community's growth and development. Bushwick's dynamism is what has led so many people to call it home; the neighborhood has changed over the years but has maintained a deep commitment to community. It is that commitment that serves as the guiding force for this plan. The strength and effectiveness of this plan will ultimately depend on local power to implement it and sustain it over the long term.

WHY DOES BUSHWICK NEED A COMMUNITY PLAN

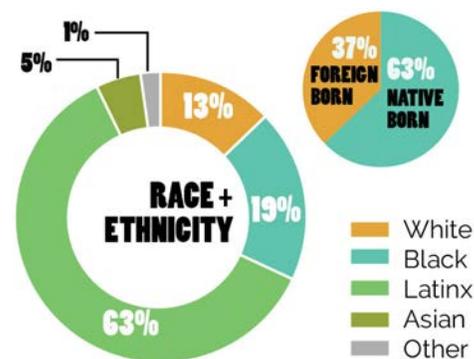


Bushwick’s central location, public transit infrastructure, and proximity to the increasingly gentrified neighborhood of Williamsburg have combined to make the neighborhood ever more attractive for real estate investors and an influx of a more affluent new population. By many measures, the Greenpoint-Williamsburg area has experienced the most rapid and significant transformation since the year 2000 of any neighborhood in New York City. The 2005 rezoning opened a huge swath of the historically industrial East River waterfront to high-density residential development, greatly accelerating the economic and demographic change already underway. From 2000 to 2015, the median income of Greenpoint-Williamsburg rose from \$39,550 to \$67,830, and the percentage of apartments renting at \$2,000 a month or higher rose from less than 1% to 40%.¹

1 Census 2000 vs. ACS 2015 for Greenpoint-Williamsburg PUMA
 2 Census ACS 2011-2015 for CB4 PUMA

Over several decades, Bushwick has become a community, predominantly, of Latinx immigrant families.² 84% of Bushwick households are renting with 51% experiencing rent burden, paying over one-third of their income toward housing.³ Only 16% own their homes.⁴

3 U.S. Census ACS 2016 5-Year
 4 U.S. Census ACS 2016 5-Year
 5 Chris Walters, Association for Neighborhood & Housing Development



U.S. Census ACS 2016 5-Year

UNITY PLAN?

The dramatic changes in Greenpoint-Williamsburg have had ripple effects on all surrounding neighborhoods. The area of Bushwick Community Board 4 is especially poised for significant new residential development: no rezoning action is necessary to open Bushwick to an influx of market-rate residential construction. Since 2008, over 5,000 new units of housing have been built in Bushwick's "R6" zoning – a designation that allows a developer to build new housing without any height limit or requirement for affordable housing.⁵

A major result of this has been the creation of out-of-scale buildings, often in the middle of a block, as developers take advantage of Bushwick's strengthening real estate market. These shifts are not only compromising the physical character of the neighborhood, previously distinguished by mostly two- to four-story buildings. Long-term residents are experiencing unprecedented harassment. Landlords are pushing them out of rent-stabilized apartments, small business owners are struggling to keep their roots in the neighborhood, and trains and buses are more crowded than ever. Rents in Bushwick are climbing at a steep rate as higher incomes move into the neighborhood.

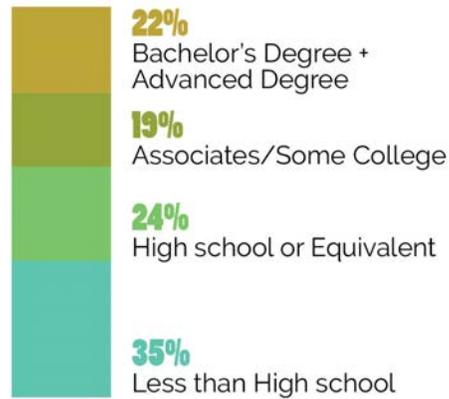
HOUSEHOLD MEDIAN INCOME



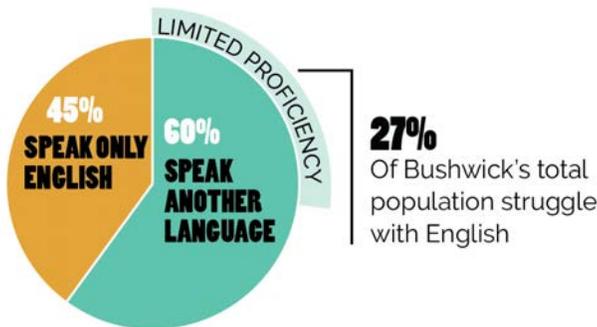
U.S. Census ACS 2016 5-Year

EDUCATIONAL ATTAINMENT

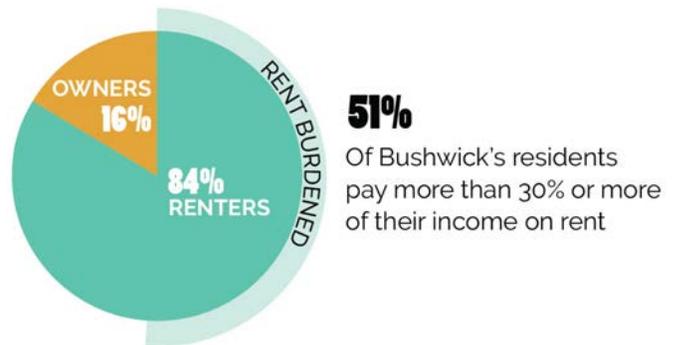
of people over 25



U.S. Census ACS 2016 5-Year



U.S. Census ACS 2016 5-Year



U.S. Census ACS 2016 5-Year

According to analysis by the Association for Neighborhood and Housing Development (ANHD), as many as 7,000 more market-rate housing units could result from Bushwick's current zoning if no action is taken, spread throughout the neighborhood with no regard for the scale of existing buildings. Thanks to R6, a uniform zoning designation left in place since 1961, the neighborhood is moving along a clear trajectory toward gentrification, disruption, and displacement.

Community plans are much more than zoning. Without community planning, those 7,000 new units in Bushwick would also lack additional open space, commercial space, industrial space, community facilities, or other infrastructure and investment to help the neighborhood keep up with the growth.

This plan is different from many community plans because, from the beginning, it stemmed from a partnership among City agencies, organizations, and residents. While at this point City agencies have distanced themselves from the process, the work prior to the Winter of 2018 was collaborative. In 2015, East New York residents and community-based organizations created a community plan in response to the City's rezoning plan. In 2016, groups and residents in East Harlem similarly created a community plan – this time in advance of an anticipated City rezoning. Even in its current reality, the Bushwick Community Plan is different in that it has included several community-based organizations, City agencies, elected officials as well as residents. Aside from the City agencies, the remaining stakeholders are continuing to work together with the hopes to re-engage City agencies once again through a rezoning process that reflects the priorities of the Bushwick community, as identified in this plan. The outcome reflects agencies' and residents' combined local knowledge, priorities, analysis of trade-offs, and long-term vision. This is especially evident in some of the programs and policies that the Department of Housing Preservation and Development have amended and

established since the drafting of the Housing recommendations in this document.

Bushwick deserves investments from the City to preserve existing affordable housing, upgrade infrastructure, and improve employment opportunities and neighborhood services. Rather than reacting to real estate plans and playing catch up, a proactive plan that can help the community determine its own future.



Out of context development

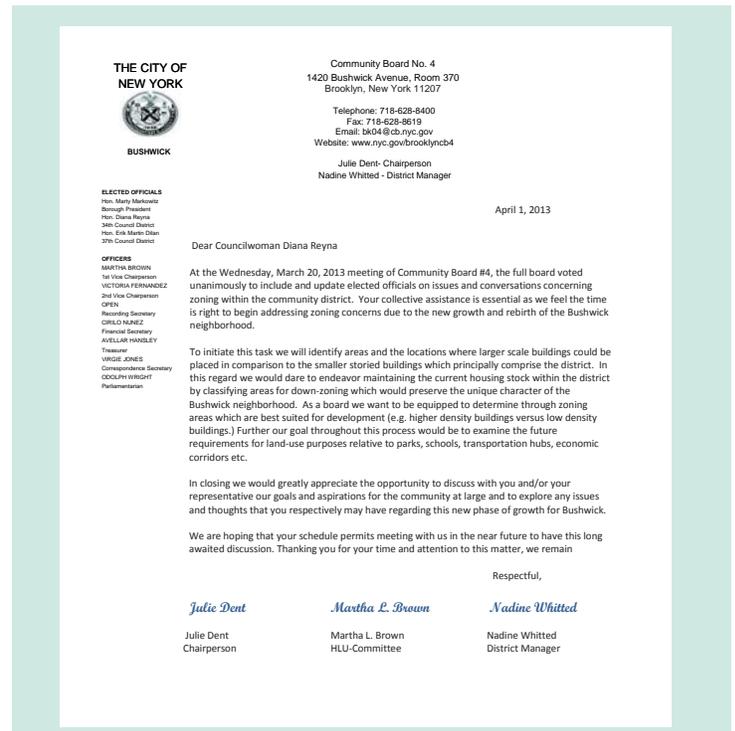
THE PLANNING PROCESS

THE PLANNING PROCESS

This community plan's story started in 2013, when Community Board 4 noticed out-of-context development appearing in the neighborhood and approached the two local City Council offices and the Department of City Planning to request a rezoning. Soon after, Council Members Antonio Reynoso and Rafael Espinal initiated a community-based planning process, inviting residents and local organizations to create a vision for Bushwick's future. This group met – eventually becoming a Steering Committee – to identify top-priority neighborhood issues and develop potential solutions to meet these challenges.

The Council Members convened over ten community meetings throughout 2014 and early 2015 to discuss zoning, existing conditions, goals, and community visioning on issues such as housing, open space, and economic development. These events included four visioning town hall meetings with over 200 participants, five zoning workshops, and three meetings on specific priority issues. Based on the feedback from the town halls, the two Council Members – together with the Departments of City Planning (DCP) and Housing Preservation and Development (HPD) – launched a planning and zoning study to guide the future of Bushwick. In the summer of 2016, the Council members invited Hester Street, a community planning, design, and development nonprofit, to provide structure and facilitation to the process.

The plan's Steering Committee iterated with community members on a neighborhood vision, challenges, and recommendations, with the support of six issue-specific subcommittees. Subcommittee membership was open and inclusive: each included relevant City agencies, local advocates, and residents. Each subcommittee reviewed the priorities from the 2014-2016 town halls and worked with relevant City agencies to craft objectives



Letter from Brooklyn Community Board 4 to Bushwick Council Members

and recommendations that addressed the neighborhood's needs. Subcommittees organized large public summits in 2017, during which they informed Bushwick residents about existing and planned resources and programs and solicited input on community plan recommendations.

This process was truly a joint effort. Council members, the City Council Land Use Division, and until February 2018, representatives from DCP and HPD played important roles. An Executive Committee provided strategic leadership and process oversight; its members were community residents, organizational representatives (Make the Road New York, Churches United for Fair Housing, Brooklyn Legal Services Corp. A, and RiseBoro Community Partnership), and Brooklyn Community Board 4 leadership. Hester Street provided structure and facilitated the planning process. The result is a plan that is collaborative, holistic, and grounded in community vision.

THE GOVERNING SYSTEM



STEERING COMMITTEE MEMBERS

- 21 Bushwick Residents
- El Punte
- Brooklyn Community Board 4
- Brooklyn Legal Services Corp. A
- Catholic Migration Services -BHIP
- Churches United for Fair Housing
- Evergreen Exchange
- Hispanic Family Services
- Make the Road New York
- North Brooklyn Coalition
- RiseBoro

Executive Committee

Provided strategic leadership + process oversight. They participate in weekly calls with the technical support team

Subcommittees

Drafted recommendations directly with City agencies and reported back to the Steering Committee, who voted to approve/reject/modify recommendations.

Technical Support

Provided support for meetings, notes, and technical analysis throughout the process.

- Council Member Antonio Reynoso
- Council Member Rafael Espinal
- City Council Land Use
- Hester Street

OVERVIEW OF THE SUBCOMMITTEES

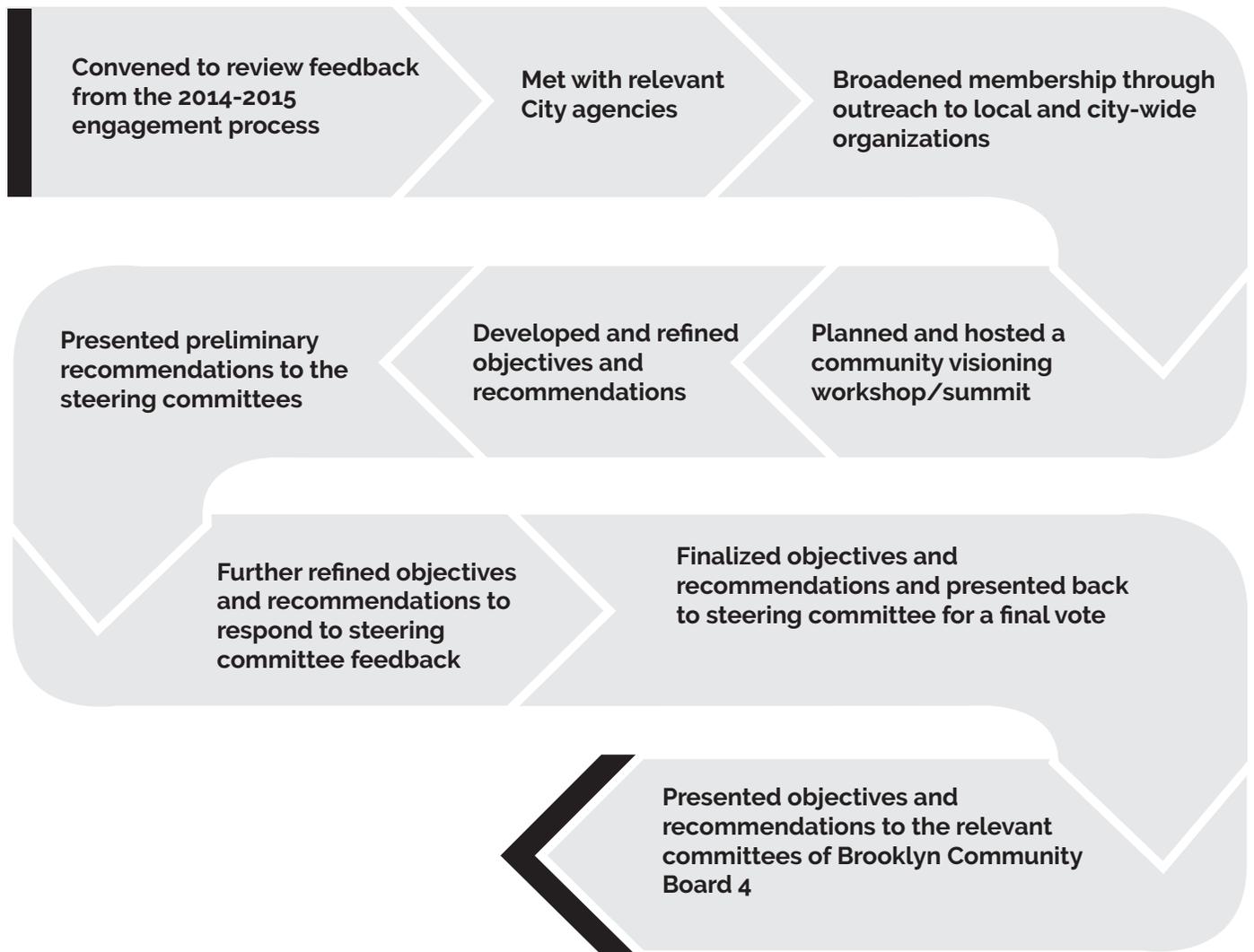
Subcommittee	Participating City Agencies	Participating Organizations	Active Residents
LAND USE & ZONING	DCP HPD	Make the Road, RiseBoro, Brooklyn Legal Services Corporation A (BKA), Churches United for Fair Housing (CUFFH), Evergreen,	3-4 Bushwick residents
HOUSING	HPD DCP	Make the Road, RiseBoro, BKA, CUFFH	1 -2 Bushwick residents
ECONOMIC DEVELOPMENT	SBS EDC	Evergreen, BK Chamber of Commerce	2-3 Bushwick residents
COMMUNITY HEALTH & RESOURCES	DOHMH DCLA	El Puente, Make the Road, BKA, North Brooklyn Coalition, NYPCC Child and Family Mental Health Center, Riseboro, Opportunities for a Better Tomorrow	3 Bushwick residents
OPEN SPACE	DPR	El Puente, Make the Road, 596 Acres, New York Restoration Project, Bushwick Parents/Padres de Bushwick, BK Rot, RiseBoro, EcoStation:NY	3-4 Bushwick residents
TRANSPORTATION & INFRASTRUCTURE	DOT DEP	Transportation Alternatives	2-3 Bushwick residents

Agency Key

DCP Dept. of City Planning
 HPD Housing Preservation and Development
 SBS Dept. of Small Business Services
 EDC Economic Development Corp.

DOHMH Dept. of Health and Mental Hygiene
 DCLA Dept. of Cultural Affairs
 DPR Dept. of Parks + Recreation
 DOT Dept. of Transportation
 DEP Dept. of Environmental Protection

SUBCOMMITTEE STEPS



Left: Housing and Land Use Summit, Right: Youth Summit





ENGAGEMENT

2/11/2017

**HOUSING +
LAND USE SUMMIT**

**PARTICIPANTS
240+**

4/08/2017

**OPEN SPACE,
TRANSPORTATION +
INFRASTRUCTURE
SUMMIT**

**PARTICIPANTS
55**

5/09/2017

YOUTH SUMMIT

**PARTICIPANTS
69**

6/13/2017

**ECONOMIC
DEVELOPMENT,
COMMUNITY HEALTH +
RESOURCES
SUMMIT**

**PARTICIPANTS
50**

7/10/2017

9/06/2017
**HISTORIC
PRESERVATION
MEETINGS**

**PARTICIPANTS
40+**

8/23/2017

**ARTS + CULTURE
FOCUS GROUP**

**PARTICIPANTS
19**



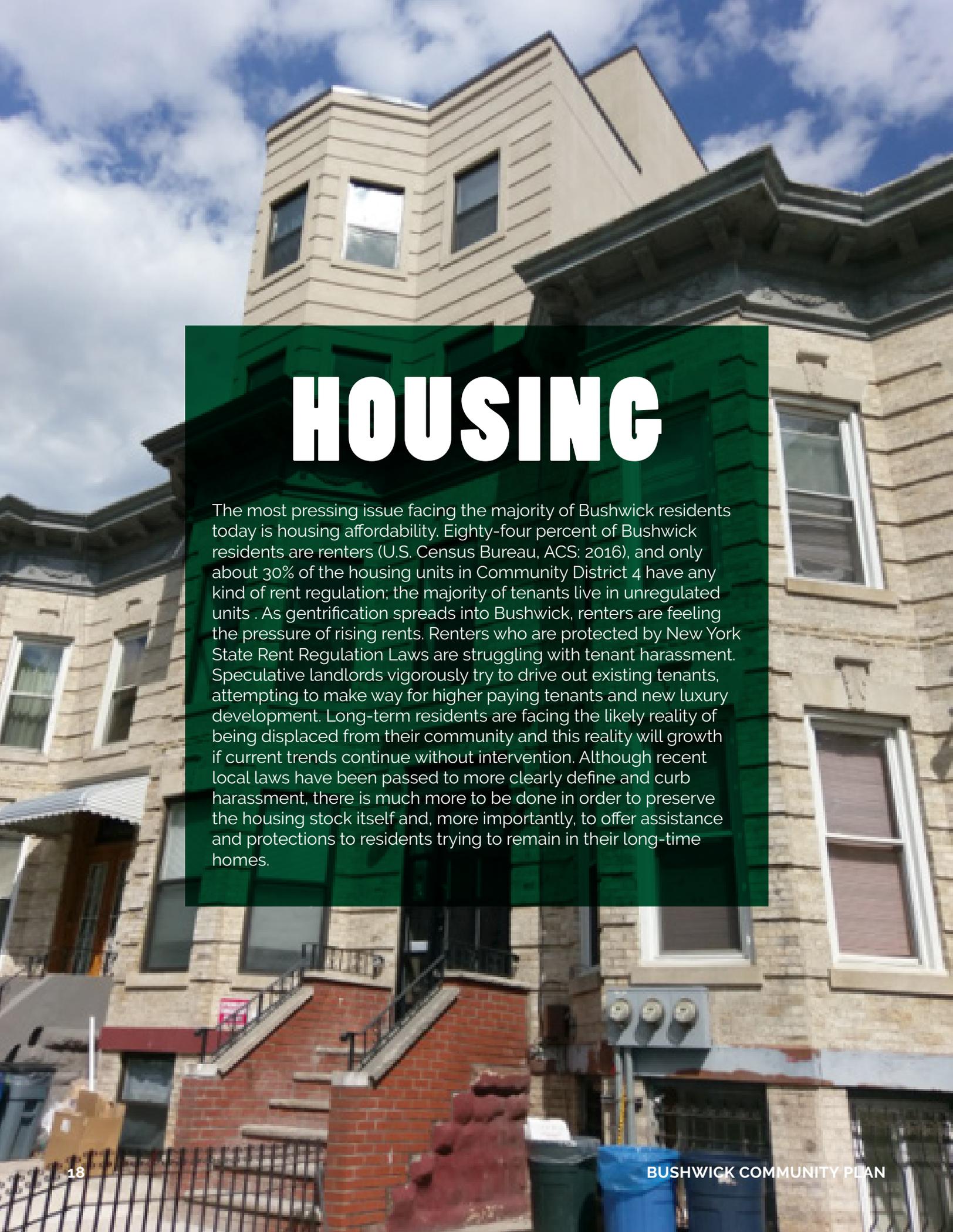
COMMUNITY ENGAGEMENT: WHAT WE LEARNED

The Bushwick Community Plan is the product of deep collaboration, across government and community groups that was created through an inclusive and comprehensive process. The plan addresses needs to create and preserve affordable housing while also considering the broader needs of the neighborhood, according to the people who live and work there. This comprehensive planning process surfaced key community priorities that guided the process:

- Be proactive and intentional about how and where development happens;
- Create affordable housing;
- Develop new tools to preserve existing affordable housing;
- Increase opportunities for small businesses in Bushwick;
- Work closely with City agencies to direct resources to the community for open space, infrastructure, transportation, and other neighborhood needs.

The sections that follow lay out the primary challenges identified in each issue area followed by the collaboratively developed recommendations voted on by the Steering Committee.





HOUSING

The most pressing issue facing the majority of Bushwick residents today is housing affordability. Eighty-four percent of Bushwick residents are renters (U.S. Census Bureau, ACS: 2016), and only about 30% of the housing units in Community District 4 have any kind of rent regulation; the majority of tenants live in unregulated units. As gentrification spreads into Bushwick, renters are feeling the pressure of rising rents. Renters who are protected by New York State Rent Regulation Laws are struggling with tenant harassment. Speculative landlords vigorously try to drive out existing tenants, attempting to make way for higher paying tenants and new luxury development. Long-term residents are facing the likely reality of being displaced from their community and this reality will grow if current trends continue without intervention. Although recent local laws have been passed to more clearly define and curb harassment, there is much more to be done in order to preserve the housing stock itself and, more importantly, to offer assistance and protections to residents trying to remain in their long-time homes.

BUSHWICK TODAY

The outdated zoning that exists throughout Bushwick encourages landlords to demolish existing buildings, develop new buildings with more units, and charge higher rents. As the real estate prices skyrocket, the development incentives displace long-time, mostly low-income residents. Most of the new buildings are not required to include any affordable housing. According to an analysis by ANHD, if no action is taken as many as 7,000 market-rate housing units could be built without the construction of a single affordable unit.

Most of the participants in the BCP Housing and Land Use Summit wanted to see construction of medium-density developments with deeply affordable units that existing families can afford. In the context of the Summit, medium-density refers to a slight increase in FAR that triggers Mandatory Inclusionary Housing (MIH) to ensure affordable units are established in new development. Participants were concerned about displacement. Many observed that the income levels of the new MIH units would not meet the needs of many Bushwick residents. Participants also wanted to see an equitable application process for affordable units, the establishment of a Community Land Trust (CLT) in Bushwick, and increased City funding for non-profit developers.



RECOMMENDATIONS

A group of active members – including organizations, City agencies, and local residents – developed goals and recommendations aimed at preserving existing affordable housing in Bushwick, keeping current tenants in their homes, and creating new affordable housing that truly meets the needs of Bushwick residents.

Principles for Housing

- No net loss of affordable housing.
- Discourage out-of-context development on side streets.
- Ensure that long-time Bushwick residents can stay in their homes.
- Create new opportunities for Bushwick residents to access deeply affordable housing.

Objective 1: Create New Affordable Housing

1. Redevelop underbuilt publicly-owned sites as 100% affordable housing, locally-owned small businesses, and community facilities.
2. Ensure that publicly-owned development sites are developed by community-based organizations with a commitment to permanent affordability, a track record of holistically meeting the needs of low-income community members, and a commitment to reinvesting profits generated through the development and operation of affordable housing into tangible community benefits.
3. Consider higher density zoning on publicly owned sites to maximize the total number of affordable units that are developed.
4. Support and promote programs for home buyers earning below 100% of Area Median Income (\$81,600 for a family of three) including, but not limited to, supporting Council Member Espinal's push to raise the city's HomeFirst Down Payment Assistance Program grant cap from \$25,000 to \$100,000.
5. Encourage a diverse mix of housing units across Bushwick that accommodates family, supportive, and senior housing (not necessarily all in one building). Buildings must contain a mix of apartments in varied sizes with mixed bedroom counts to accommodate households of different sizes.
6. Provide funding to support existing and develop new Community Land Trust proposals to create new affordable housing.

Objective 2: Create Deeply Affordable Housing

1. Choose MIH options 1 and 3 to maximize number of low-income units.
2. Offer financing and tax benefits to incentivize the development of affordable housing that exceeds minimum MIH requirements (specifically in terms of AMI bands covered) and achieves permanent affordability.
3. Explore options beyond HPD's current ELLA & Mix and Match programs to create deep affordability on publicly owned sites.

Objective 3: Prevent Displacement

1. Increase funding for anti-displacement legal services in Bushwick.
2. Incentivize landlords to extend or enter into regulatory agreements by continuing to offer financing and tax benefits to building owners including, but not limited to, energy retrofit grants and loans.
3. Provide additional long-term funding and training for local organizations that conduct tenant protection activities, legal services, and organizing throughout Bushwick, including in NYCHA housing.
4. Support programs and proposed legislation that use the tax lien sale as leverage for the development and preservation of affordable housing where possible, including HPD's Landlord Ambassador program and Intro 1438, the Public Advocate's bill to create a Preservation Trust to purchase liens.
5. Support the creation of a Good Neighbor Program wherein homeowners can receive tax credits or other non-monetary incentives for keeping rents affordable in their buildings.
6. Establish a Flip Fee to impose a steep, graduated tax on purchasers who resell properties within a certain period of time, in order to discourage flipping, which drives up prices of home sales and rents.
7. To help prove tenant harassment in court and discourage unfair buyouts, Support Intro 1530, Speaker Mark-Viverito's proposal that creates a presumption that if an owner commits one or more of a list of harassing acts (including offering aggressive buyouts), the owner is harassing the tenant unless he or she can prove otherwise.
8. Create a homeowner support program for Bushwick residents that integrates existing homeowner assistance options for one- to four-unit buildings such as loan programs, energy retrofit grants and loans, counseling/foreclosure prevention, etc.

Objective 4: Protect Tenants

1. Ensure the enforcement of existing regulatory agreements including 421a, J51, MIH, and older preservation regulatory agreements, and provide annual notice to tenants in all regulated buildings.
2. Make regulatory agreements more accessible to the public by providing training sessions on how to use online tools such as CoreData and ACRIS.
3. Provide dedicated funding for the North Brooklyn Housing Task Force, which pairs local groups with City agencies to identify and address urgent housing quality and tenant protection issues.
4. Ensure Certificate of No Harassment protections for Bushwick tenants either through citywide law or local zoning.
5. Support passage of the 12 bills in the Stand for Tenant Safety legislative package, aimed at ending construction as harassment.
6. Increase funding for tenant rental subsidy programs so that subsidies are available to all severely rent-burdened tenants, and so that rents paid through the subsidies at least meet the median rent for a given apartment type in Bushwick.

Objective 5: Improve Housing Quality

1. Increase housing code enforcement with a focus on indoor air quality by supporting Intro 385-A, which outlines owner responsibilities related to indoor asthma allergen hazards in residential dwellings.
2. Expand the East New York accessory dwelling unit (ADU) pilot program by working with renters and owners to legalize basement, attic, and other non-conforming conversions, while keeping these units affordable to those currently living in them.
3. Create strategies to protect tenants in de facto SROs (single room occupancy - where the owner rents out rooms as individual units in a building with common bathrooms and/or kitchens per floor) to ensure safety standards and affordability protections.
4. Prioritize sustainability through baseline requirements such as the Enterprise Green Communities Criteria for health-promoting and energy efficient design in all new development projects. Provide additional incentives for deep energy retrofits and passive house projects.

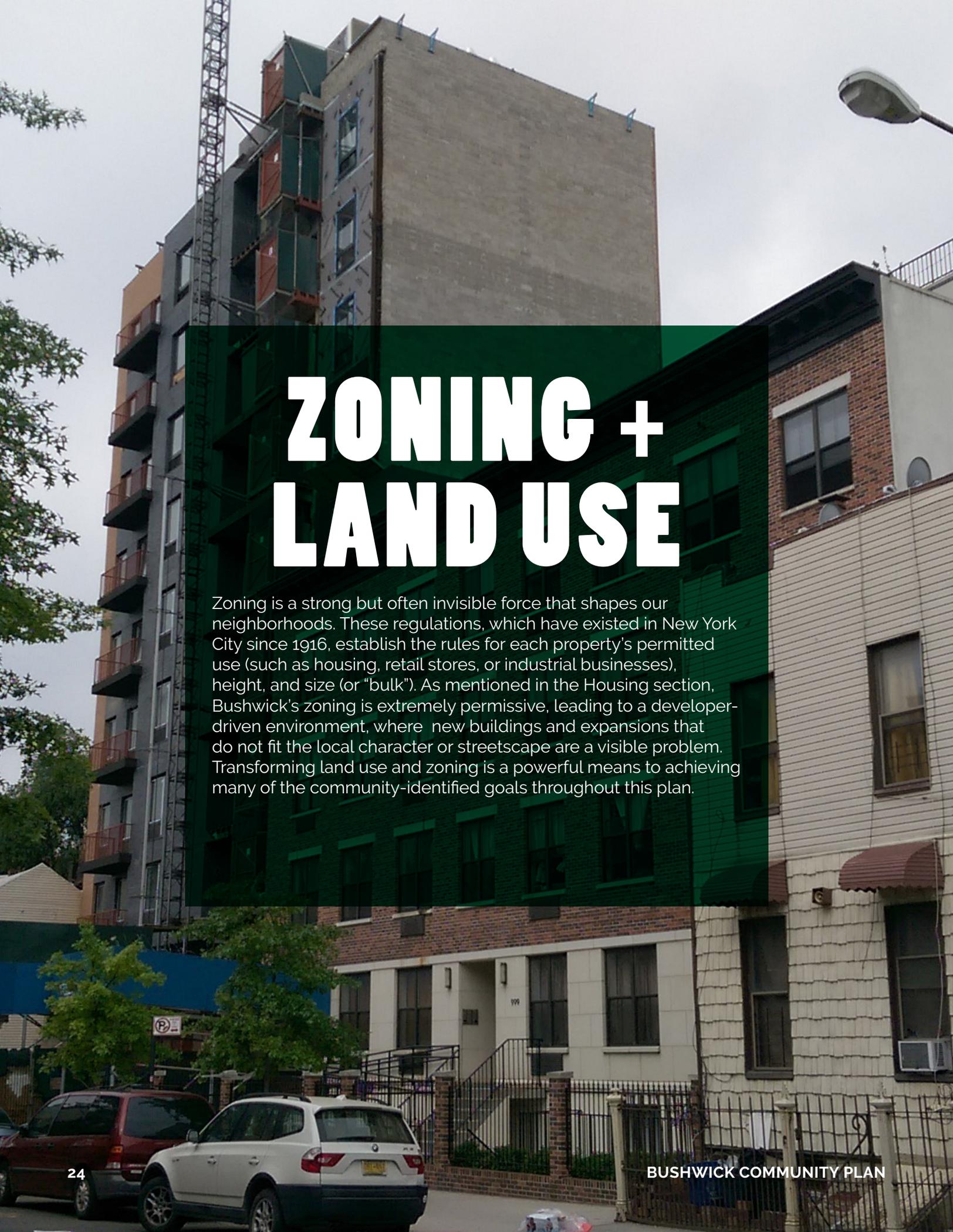
5. Educate landlords and tenants on tenant harassment and maintenance of buildings and units. Ensure that all residential properties have HPD's ABCs of Housing available in their buildings.

Objective 6: Increase Access to Affordable Housing for Bushwick Residents

1. Increase support for efforts that proactively remove barriers to participation in affordable housing advertisement, lotteries, interviews, etc. by holding information sessions in both English and Spanish with multi-lingual interpreters and trained advocates on hand to assist applicants.
2. Encourage developers using HPD subsidies to redefine tenant selection criteria for affordable housing applicants, including alternatives for indicators of financial stability (credit score, job history, and job reference), eviction history, and/or conviction for non-violent offenses.
3. Expand definition of community preference to include those displaced from Community District 4 based on criteria that takes into consideration length of time they lived in the community and income.
4. Give priority when possible in supportive housing, homeless set aside, and shelter units to residents whose last address was in Bushwick.

Objective 7: Plan for an Equitable Neighborhood

1. Ensure that the tools used to predict the impacts of rezoning include analysis that extends beyond the measures currently used in the City Environmental Quality Review (CEQR), with a specific focus on public health and socioeconomic conditions, including alternate methods for predicting secondary displacement, by supplementing the Environmental Impact Statement (EIS) with a Health Impact Assessment (HIA).
2. Encourage developers of private, public, and publicly subsidized development (City-owned RFP sites, HPD RFP sites, private sites with HPD subsidies, and MIH sites) to contract with local subcontractors and material suppliers as well as hire local residents by partnering with labor unions and workforce development organizations



ZONING + LAND USE

Zoning is a strong but often invisible force that shapes our neighborhoods. These regulations, which have existed in New York City since 1916, establish the rules for each property's permitted use (such as housing, retail stores, or industrial businesses), height, and size (or "bulk"). As mentioned in the Housing section, Bushwick's zoning is extremely permissive, leading to a developer-driven environment, where new buildings and expansions that do not fit the local character or streetscape are a visible problem. Transforming land use and zoning is a powerful means to achieving many of the community-identified goals throughout this plan.

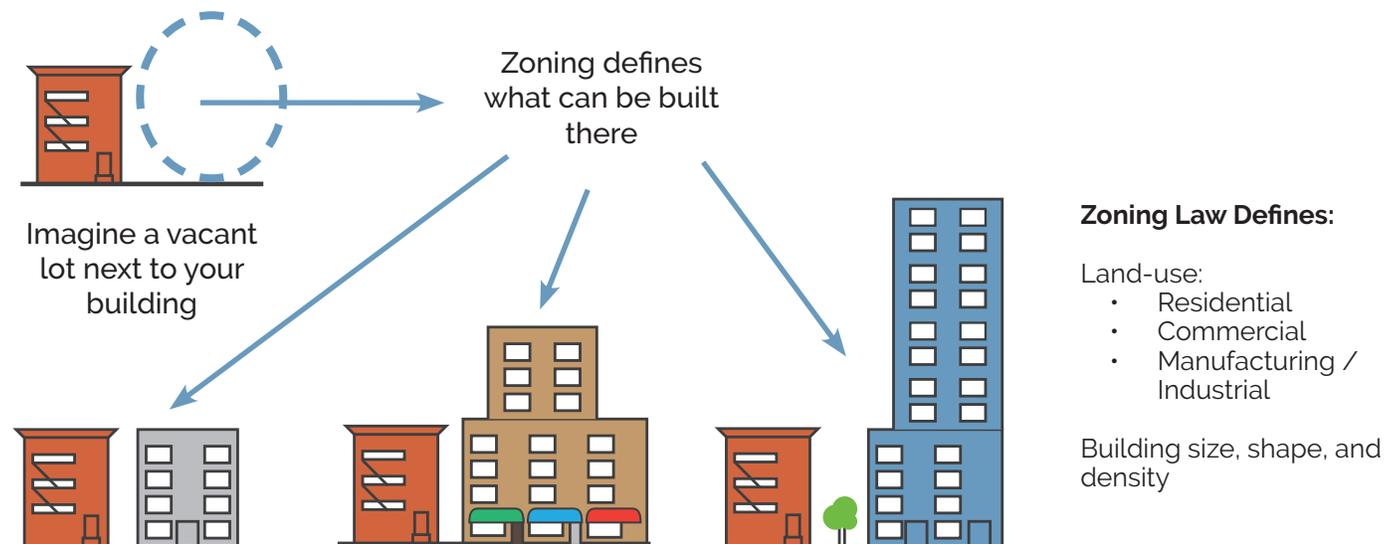
BUSHWICK TODAY

Unlike in the surrounding neighborhoods, Bushwick's zoning has not been updated for decades and the neighborhood remains covered by one-size-fits-all, overly lenient regulations. With the exception of the Rheingold Brewery and a small R7-2 district that was rezoned for NYCHA, Bushwick Community Board 4's zoning has not been touched since 1961.

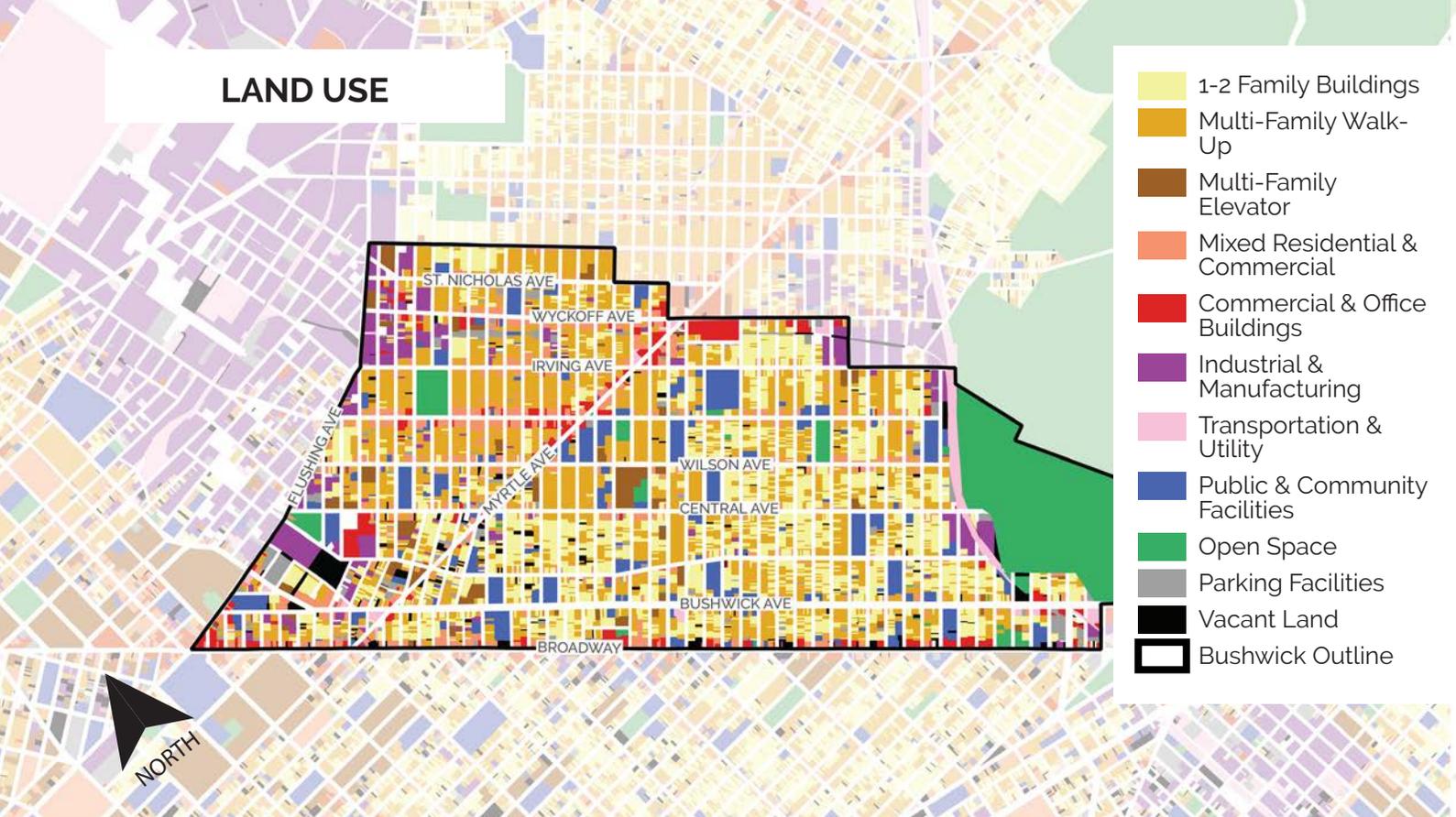
Outside of the M1-1 zones located at the industrial areas on the neighborhood's eastern and western borders, nearly all the residential area is R6 or C4-3 zoning. The problem with R6 is that it doesn't have any height restrictions, so if a developer buys several adjacent properties to create a large lot, they can build an out-of-scale tower. In many neighborhoods of the city including Clinton Hill, Park Slope, Bedford-Stuyvesant, Ridgewood, and Sunset Park, this flawed zoning designation has already been corrected through "contextual rezonings" that replaced R6 with new zoning districts such as R6B and R6A with strictly defined height limits and density appropriate to the context of the existing buildings.

In Bushwick today – whether a block is comprised of two-story row houses or five-story tenements, on streets as different as Broadway and Hancock Street, Myrtle Avenue and Decatur Street – the same R6 zoning applies. The R6 zoning allows development that has no relationship and no respect for the existing character of Bushwick. The growing number of these new developments and inappropriate additions to existing buildings prompted Community Board 4 to first request a neighborhood rezoning study in 2013.

How Zoning Works



LAND USE



Select portions of the neighborhood along Broadway, Myrtle, and Wyckoff Avenues have C4-3 zoning, which allows the same residential bulk as R6 zoning with a 3.40 FAR (Floor Area Ratio) for commercial uses. This leads to taller commercial buildings. While fully commercial buildings along Bushwick’s major corridors are a potentially valuable contributor to economic development, C4-3 maintains the same outdated “sky exposure plane” height regulations as the R6 zoning.

The lack of height limits in this zoning poses significant risks. The as-of-right C4-3 development proposed by the owner of the large Food Bazaar site on Wyckoff Avenue presents a dramatic example. On a large piece of property, the sky’s the limit and would allow for a tower of nearly 30 stories without any community review or requirement to include affordable housing.

Bushwick’s obsolete zoning also limits the supply of commercial and industrial space in the neighborhood and prevents existing businesses from being able to expand. Commercial overlays – a commercial zoning district literally overlaid on top of a residential zoning district to allow for

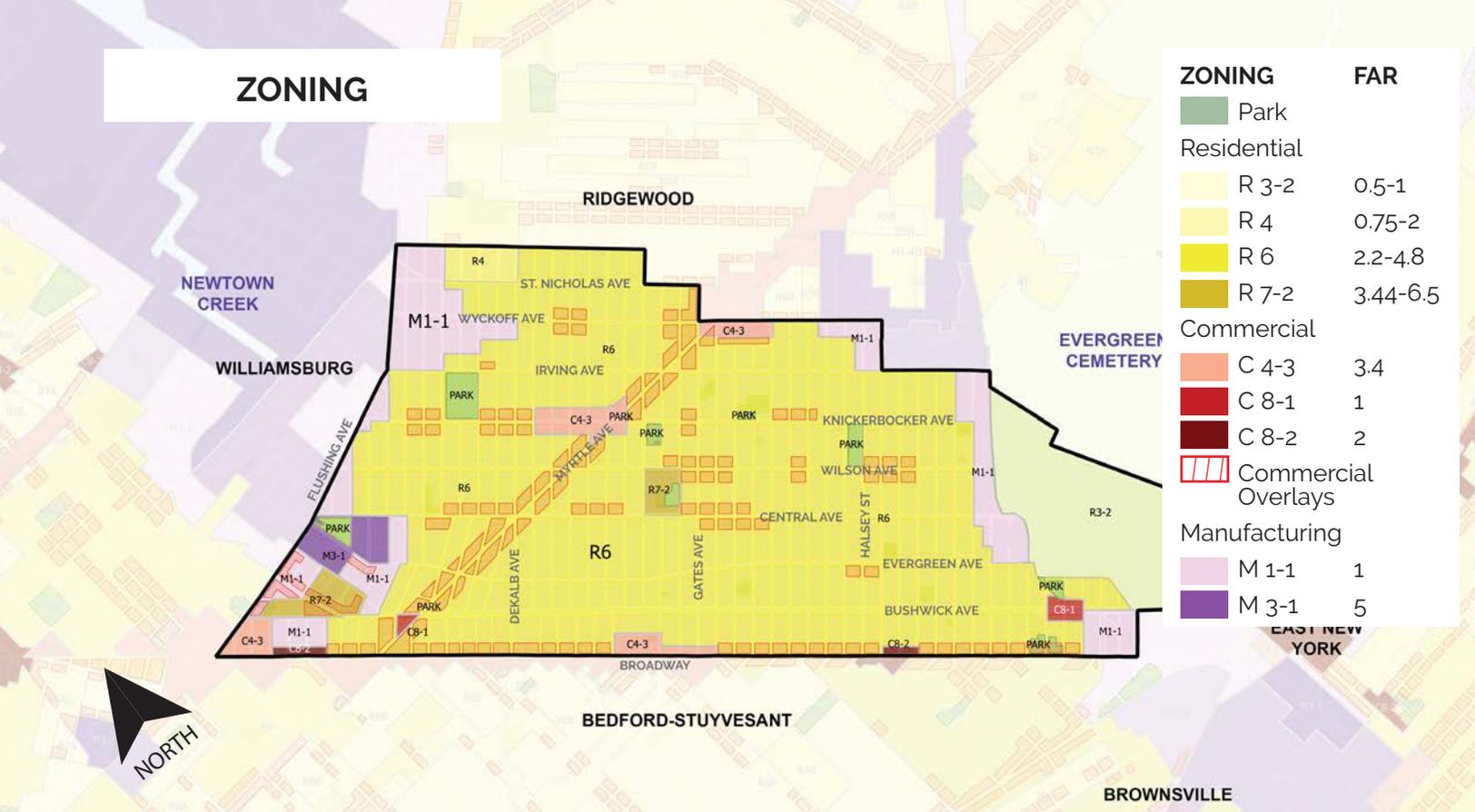
RG ZONING

FAR:

<u>RESIDENTIAL</u>	<u>COMMUNITY FACILITY</u>
2.20-3.00	4.80

- No height limit. Height is regulated by “sky exposure plane” and can produce tall towers on large lots. This incentivizes assemblages and demolition.
- Affordable housing is neither required nor incentivized through this zoning
- Regularly produces towers of 10+ stories, with parking on first floor or in surrounding surface parking lot
- Allows 2-3 story vertical additions to uniform blocks of townhouses (e.g. 396 Cornelia, 1409 Jefferson)
- Incentivizes demolition of smaller historic buildings

ZONING



ground-floor commercial use – are typically used for retail storefronts. In Bushwick, commercial overlays are limited and missing from much of the neighborhood, even from avenues such as Wyckoff, Irving, and Wilson where many ground-floor commercial uses exist. New construction in areas without commercial overlays cannot include ground-floor commercial space and existing buildings cannot create new storefront space or expand existing spaces.

Bushwick’s industrial areas are also burdened by zoning that limits creation or expansion of new industrial or commercial space. M1-1 zoning allows only 1.0 FAR of industrial or commercial development, with very high parking requirements, essentially preventing expansion or new construction. The limited nature of both of the commercial and manufacturing zoning in the neighborhood prevents the full potential of local economic development in Bushwick from being realized.

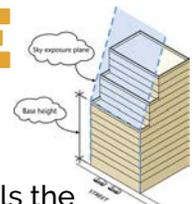
C4-3 ZONING

FAR:

COMMERCIAL	RESIDENTIAL	COMMUNITY FACILITY
3.40	2.20-3.00	4.80

- Allows both commercial and residential uses
- R6 is residential equivalent

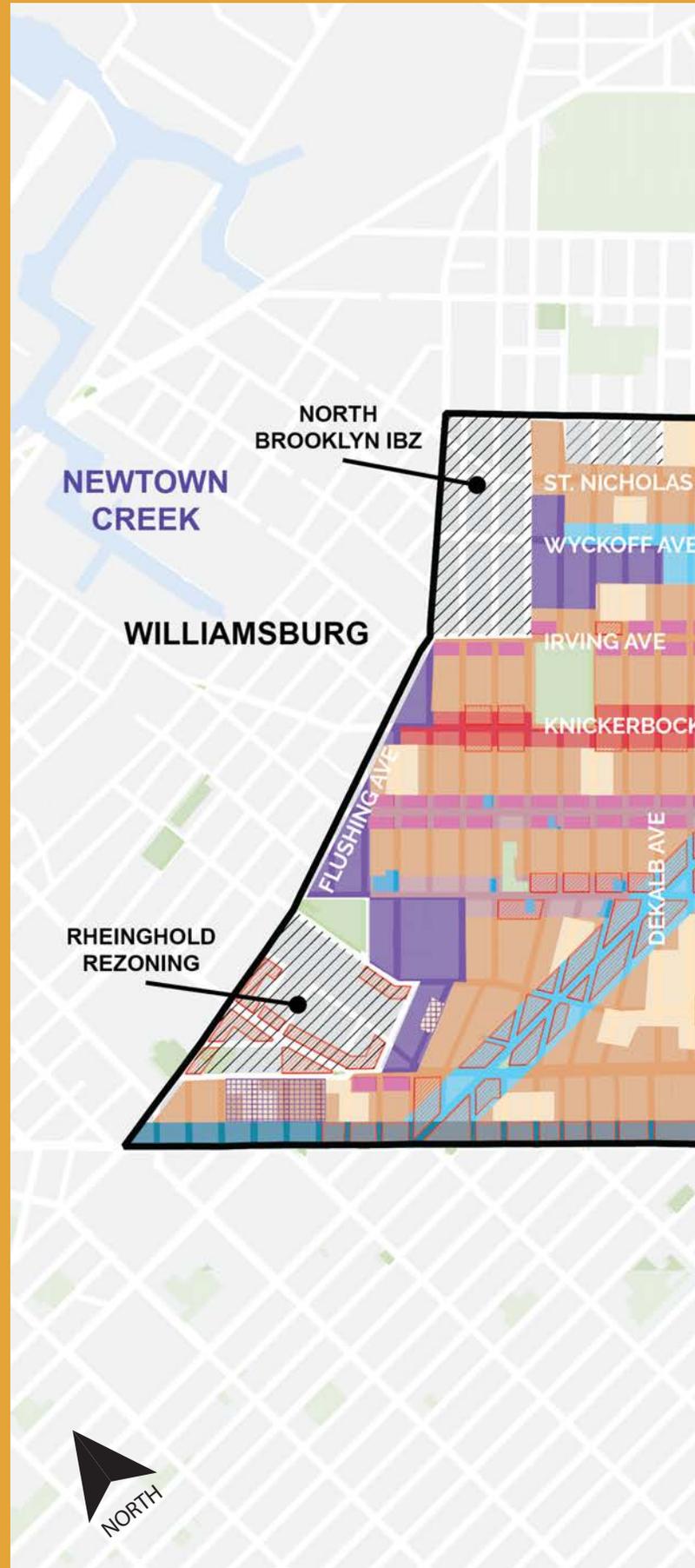
SKY EXPOSURE PLANE

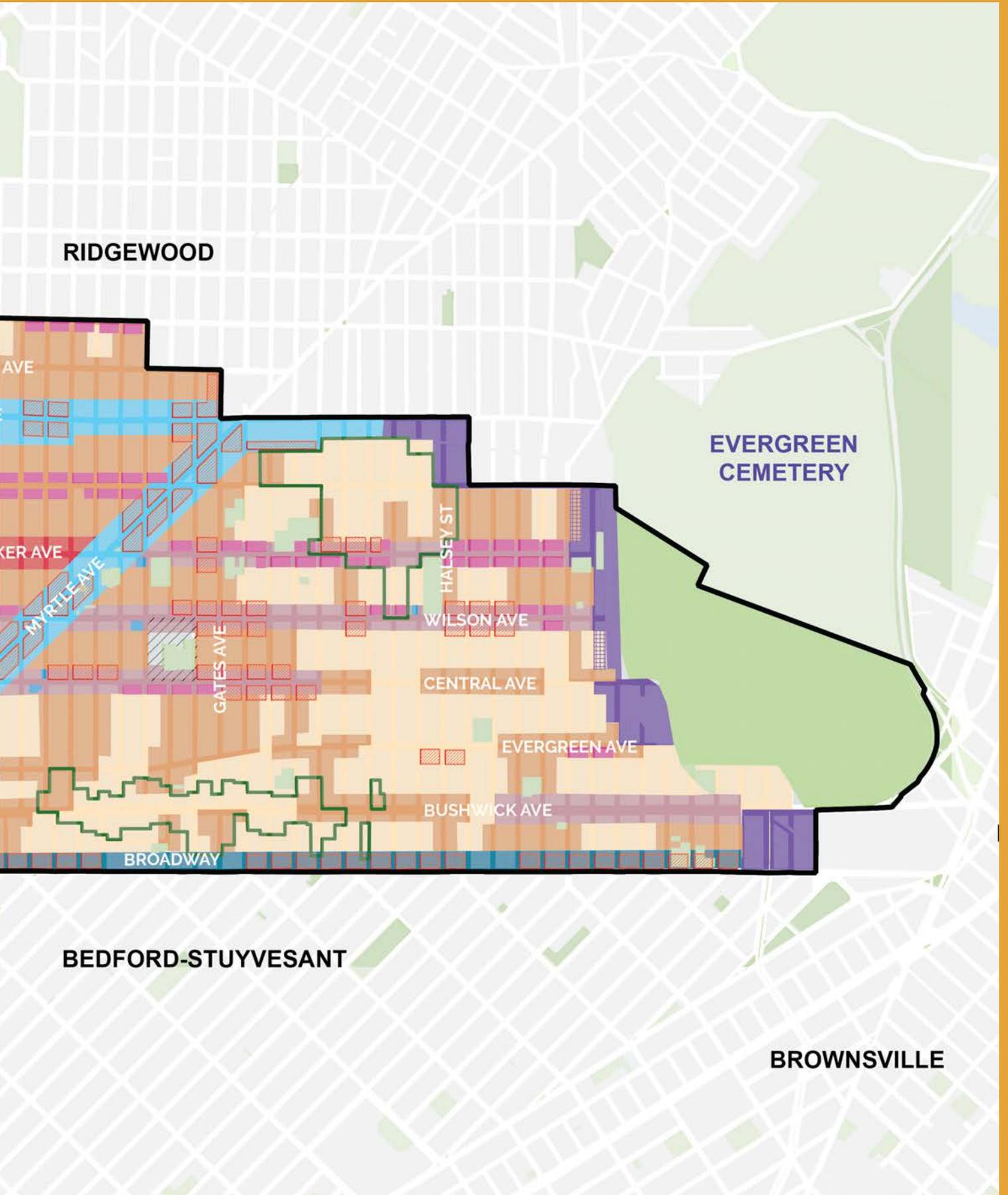


The sky exposure plane controls the shape of a building to make sure sunlight can penetrate to the street. This avoids buildings creating a canyon-like pedestrian experience as seen in Manhattan's financial district.

PROPOSED ZONING

-  R5B: Proposed mid-block preservation
-  R6B: Proposed mid-block preservation
-  C4-3A: MIH - proposed mixed use corridor
-  R6B
-  R6A: MIH - limited neighborhood corridor sites
-  R6A: MIH - transit corridor w/Special Enhanced Commercial District (SECD) overlay
-  C4-4L: MIH - transit corridor w/SECD overlay
-  Proposed Commercial Overlays
-  Existing Commercial Overlays
-  Preserve and Enhance Manufacturing Zones (No R)
-  Mixed-use "MX" M/R Zones
-  Proposed Historic Districts
-  Maintain existing zoning
-  Park





RECOMMENDATIONS

Steering Committee principles

- Preservation of Residential Midblocks
- No Manufacturing to Residential rezoning.
- No more total units than the No-Action scenario would produce, unless those additional units are deeply affordable.
- No R8A on Broadway except for on public sites, which should be 100% affordable and thus can be considered for additional density.

Objective 1: Mid-block preservation

1. When a social block (the two opposing sides of a street) is mixed between R5B and R6B densities, if at least 60% of the block is R5B density (1.35 FAR) or below, R5B should be mapped .
2. When a social block is predominately (75%+) composed of 2-3 story townhouses with FAR between 1.35-1.75 (closer to R5B density (1.35 FAR) than R6B (2.2 FAR) density), R5B should be mapped.
3. C2-4 commercial overlays (100' depth) should be mapped on Irving Avenue west of Myrtle and on other avenues where at least two or more blocks with at least 50% of ground floor frontage currently exist (see map, schools and historic churches excepted)
4. The mid-blocks between Ellery, Flushing, Broadway, & Beaver should be treated as mid-block preservation, not included in transit corridor.
5. Mid-blocks of the currently existing small R4 district (between St. Nicholas, Cypress, Dekalb, Starr) should be left R4 between Willoughby and Dekalb to reflect the uniform 2 story, less than 1 FAR townhouses that exist there today. The blocks on St Nicholas Ave and on the square block between Willoughby and Starr are R6B appropriate according to the above criteria.
6. The two square blocks of R7-2 zoning currently at NYCHA Hope Gardens should be left in place in order to leave open the possibility of affordable housing infill development as part of a future participatory process with NYCHA residents and community stakeholders.

Objective 2: Neighborhood Corridors

1. Knickerbocker Ave east of Myrtle Ave, Wilson Ave, Central Ave west of Putnam, Bushwick Ave east of Covert St should be mapped R6B – with exceptions for very limited application of R6A with MIH to soft sites where development would likely occur under R6B zoning and produce fully market-rate buildings. (See map for these sites)
2. The C8-1 district on Bushwick Avenue between Furman and De Sales should be considered part of the Bushwick Avenue “neighborhood corridor” and appropriate for R6B with MIH residential zoning.
3. C2-4 commercial overlays (100’ depth) should be mapped on Wilson Ave west of Myrtle Ave, Knickerbocker Ave east of Myrtle Ave, and on other avenues where two or more contiguous blocks have existing commercial storefronts (see map)

Objective 3: Mixed Use Corridor

1. Knickerbocker Ave west of Myrtle Ave should be zoned C4-3A with Special Enhanced Commercial District (SECD) to require commercial use on the ground floor. Hotel development should require a Special Permit.

Objective 4: Transit Corridors

1. Broadway: C4-4L with setbacks from elevated train that increase height limit to 11 stories, with Special Enhanced Commercial District to require commercial use on the ground floor. Hotel development should require a Special Permit.
2. Myrtle Ave: R6A with Special Enhanced Commercial District to require commercial use on the ground floor.
3. Wyckoff: R6A with Special Enhanced Commercial District to require commercial use on the ground floor and small storefronts.
 - The Wyckoff “transit corridor” area extends an extra roughly 200’ to the south between Dekalb and Harman to include the three large parking lot soft sites within the R6A district.
 - The Food Bazaar site is also included within the proposed Wyckoff “transit corridor.”

Objective 5: Manufacturing Zones

1. No manufacturing to residential rezoning aside from blocks that are currently 75% or more grandfathered pre-1961 residential.
2. The following areas are currently M1-1 and more than 75% historic pre-1961 residential, and thus appropriate for rezoning to allow residential development through an MX district such as M1-1/R5B or M1-1/R6B:
 - Three blocks between Ellery, Beaver, Belvidere, and Broadway
 - Cooper St between Knickerbocker & Irving
 - Moffat St between Wilson and Central
 - Jefferson St from a point approximately 250 feet from Stanwix St to approximately 115 feet from Evergreen Avenue
3. Within M zones, underutilized public sites such as the PSA 3 parking lot at Central Ave & Noll St and privately owned faith-based sites such as the Cathedral of Joy at Central Ave & George St may be appropriate for residential rezoning only if developed as 100% affordable housing.
4. Flushing Avenue must be entirely preserved as an industrial corridor in order to protect the hundreds of industrial and commercial businesses and thousands of jobs located in the North Brooklyn IBZ.
5. In areas preserved as M zones, zoning should be updated to reduce outdated parking and loading requirements.
6. In areas preserved as M zones, zoning should be updated to potentially increase density from the current 1 FAR and apply bonus mechanisms to incentivize mixed industrial-commercial development.
7. In areas preserved as M zones, zoning should be updated to restrict competing commercial uses such as retail, bars, restaurants, and office space.

Objective 6: Public and Non-Profit Owned Sites

1. When disposing publicly-owned sites for development of 100% affordable housing, the Administration should also rezone to allow for higher density development than is otherwise recommended in order to maximize the number of deeply affordable housing units below 60% AMI.
2. Higher density development than is otherwise recommended may, depending on the specific location and proposal, also be supported on sites owned by mission-driven non-profit organizations in order to facilitate development of 100% affordable housing and maximize the number of deeply affordable housing units below 60% AMI.

BCP Land Use + Zoning Principles for NYCHA Land in Bushwick

Riseboro engaged NYCHA residents at Hope Gardens in Bushwick to learn about their perspectives on upcoming Rental Assistance Demonstration implementation in their homes. Riseboro took what they learned and presented the following principles to the BCP Steering Committee, who voted to adopt them as part of their Land Use + Zoning Recommendations.

1. New tax lots must be created at Hope Gardens to separate buildings from underutilized land.
2. Future uses at underutilized/underbuilt NYCHA land assets must be determined through a robust public process that includes NYCHA residents.
3. Any new development on NYCHA land in Bushwick must be 100% affordable and otherwise consistent with the goals and principles laid out by BCP.
4. Access to and use of existing open space must not be diminished.
5. Rental Assistance Demonstration (RAD) lease boundaries must not inhibit stated community vision nor inhibit community need from being actualized.



HISTORIC PRESERVATION

Substantial sections of Bushwick's building stock are true historic and cultural assets. New York City's Landmarks Law offers an additional important policy tool for preserving historically significant buildings and neighborhoods. Designation as a landmark or historic district establishes strong protections from demolition or alteration and can ensure that new construction is appropriately respectful of the existing historic character of the neighborhood. To be eligible for designation, buildings must be thirty years old or older and have special character, or special historical, or aesthetic interest or value as part of the development, heritage or cultural characteristics of the city, state, or nation (New York City Administrative Code Section 25-302).

BUSHWICK TODAY

Designation as a landmark or historic district establishes strong protections from demolition or alteration and can ensure that new construction considers and abides by the existing historic character of the neighborhood. Today, Bushwick has 12 landmarks but no historic districts.

In order to be eligible for designation, buildings must be at least thirty years old and have special character, or special historical or aesthetic interest or value as part of the development, or heritage or cultural characteristics of the city, state, or nation (New York City Administrative Code Section 25-302). There are four types of landmark designations: individual landmarks, historic districts, interior landmarks, and scenic landmarks. With the exception of the much more rarely designated interior landmarks, only the exteriors of buildings fall under the landmark regulations.

Once a landmark or historic district is established, the Landmarks Preservation Commission (LPC) carefully regulates any significant modifications to the exterior of the property and owners must secure LPC approval for any alterations. Work on the interior of a building is not affected unless the building is specifically an interior landmark.

CONTEXTUAL ZONING VS. HISTORIC DISTRICT

CONTEXTUAL ZONING

- Sets height limits
- Sets square footage limits
- Requires uniform streetwall
- No regulations on architectural style



HISTORIC DISTRICT

- Requires LPC review and approval of any new exterior construction, including a presentation to the Community Board
- Architecture and design must be appropriate for the character of the historic district



PROPOSED HISTORIC DISTRICTS

Currently unprotected by either contextual zoning or a historic district, community residents have watched with distress as developers have begun to disrupt these century-old intact blocks by tearing out roofs and cornices and adding poorly designed two-story vertical additions.

From the very start of the Bushwick Community Plan in 2014, preserving the historic character of Bushwick Avenue has been repeatedly stated as a priority.

A Bushwick Avenue*

B Northeast Bushwick*

C Moffat Street

● Existing landmarks

*Both Bushwick Avenue and Northeast Bushwick Historic Districts were studied by the Landmarks Preservation Commission in 1971 but never designated.

PROPOSED INDIVIDUAL LANDMARKS

1 71 Cornelia Street

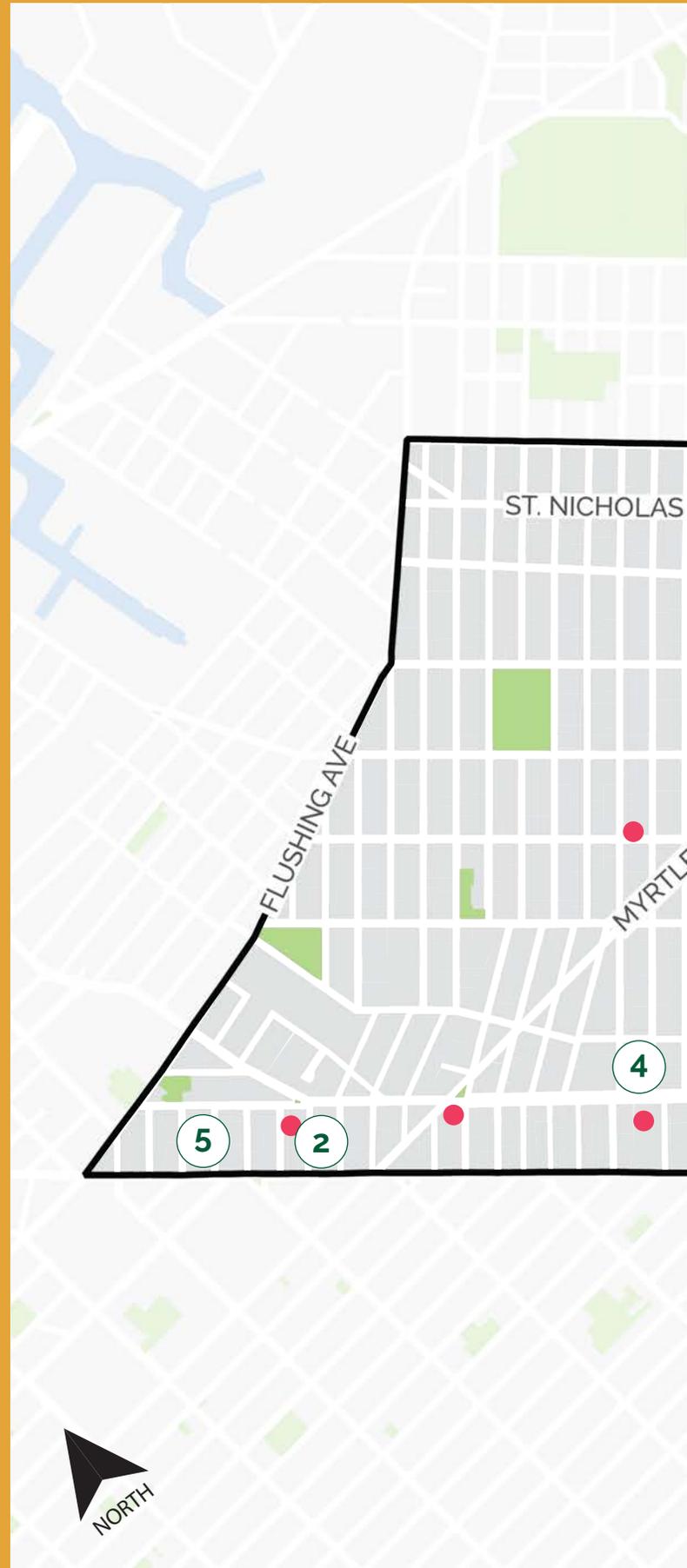
2 Arion Hall (11-27 Arion Place)

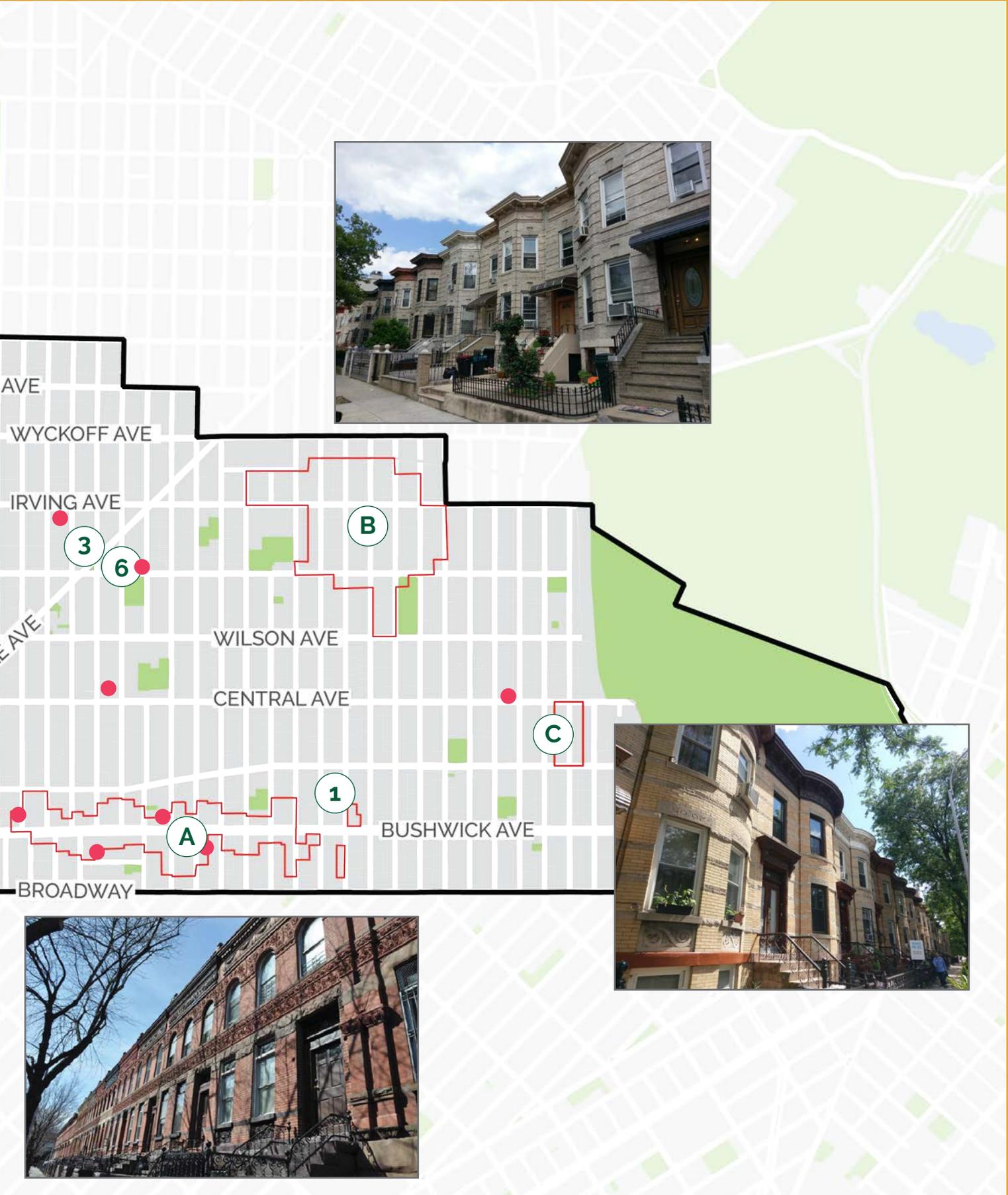
3 Hamburg Savings Bank (1451 Myrtle Ave)

4 Little Sisters of the Poor (797 Bushwick Ave)

5 Public School 52 (330 Ellery Street)

6 The Ulmer Rowhouses (683-693 Bushwick Ave)





ENGAGEMENT

From July through October 2017, Bushwick Community Plan convened three public meetings to discuss the potential for additional historic preservation measures in the community. Volunteers distributed flyers throughout the community, including into the mailboxes or under the doors of buildings in the areas that were researched as potential historic districts. Over forty community members attended at least one of these three meetings, including numerous homeowners of historic townhouses. In May 2018, Brooklyn Community Board 4 passed a resolution in support of these recommendations.

PROPOSED HISTORIC DISTRICTS

BUSHWICK AVENUE

Mostly dating between 1880 and 1910, the Bushwick Avenue corridor is the oldest collection of architecture in the neighborhood. The opening of the Myrtle Avenue Elevated Railroad and Brooklyn Elevated Railroad lines in 1888 (today's JMZ subway lines) made the neighborhood accessible by mass transit for the first time and unlocking a long period of vibrant growth in the then mostly German community of brewers, doctors, and other craftspeople and professionals, resulting in a variety of high-quality mansions, rowhouses, and apartment buildings. One of the finest examples of middle-class housing is the row of high-craftsmanship rowhouses along Linden Street. These spectacularly ornamented, cohesively designed brownstone houses exhibit a high level of craftsmanship, as well as some of the best examples of early brownstone terracotta known anywhere in Brooklyn. From the very start of the Bushwick Community Plan in 2014, preserving the historic character of Bushwick Avenue has been repeatedly stated as a priority.

NORTHEAST BUSHWICK

The proposed Northeast Bushwick Historic District is a distinct enclave of Neo-Renaissance rowhouses and tenements representing a separate and later development pattern in the neighborhood which took place between 1900-13. The result is a cohesive development which has survived intact for over a century due to the quality and durability of the building materials, which have a close similarity with the historic districts designated just to the north in Ridgewood, Queens. There is a high degree of architectural integrity in this section, which lends to a strong neighborhood character. The numerous full block lengths of intact townhouses with their undulating cornices are particularly striking. Currently unprotected by either contextual zoning or a historic district, community residents have watched with distress as developers have begun to disrupt these century-old intact blocks by tearing out roofs and cornices and adding poorly designed two-story vertical additions.

MOFFAT STREET

Moffat Street between Central Avenue and Evergreen Avenues has a distinct sense of place characterized by its thirty-eight bow-fronted Neo-Renaissance rowhouses. Likely constructed ca. 1899, these structures were all built at the same time by the same architect, lending to a strong streetscape cohesion. The homes have survived remarkably intact, with all galvanized cornices present and facade ornament like door hoods, incised lintels, foliate and swag motif panels, and limestone belt courses extant. The row is enhanced further by original ironwork on stoops and cast-iron fences. There are several homes which have retained their original, paired doors.

PROPOSED INDIVIDUAL LANDMARKS

1

71 CORNELIA STREET

Architect: Unknown



2

ARION HALL

11-27 Arion Place

Architect: Theobald M. Engelhardt

Constructed 1887



3

HAMBURG SAVINGS BANK

1451 Myrtle Avenue

Architect: Unknown



4

LITTLE SISTERS OF THE POOR

797 Bushwick Avenue

Architect: A. Wanner

Constructed 1870-1872



5

PUBLIC SCHOOL 52

330 Ellery Street

Architect: James W. Naughton

Constructed 1883



6

ULMER ROWHOUSES

683-693 Bushwick Avenue

Architect: Unknown





ECONOMIC DEVELOPMENT

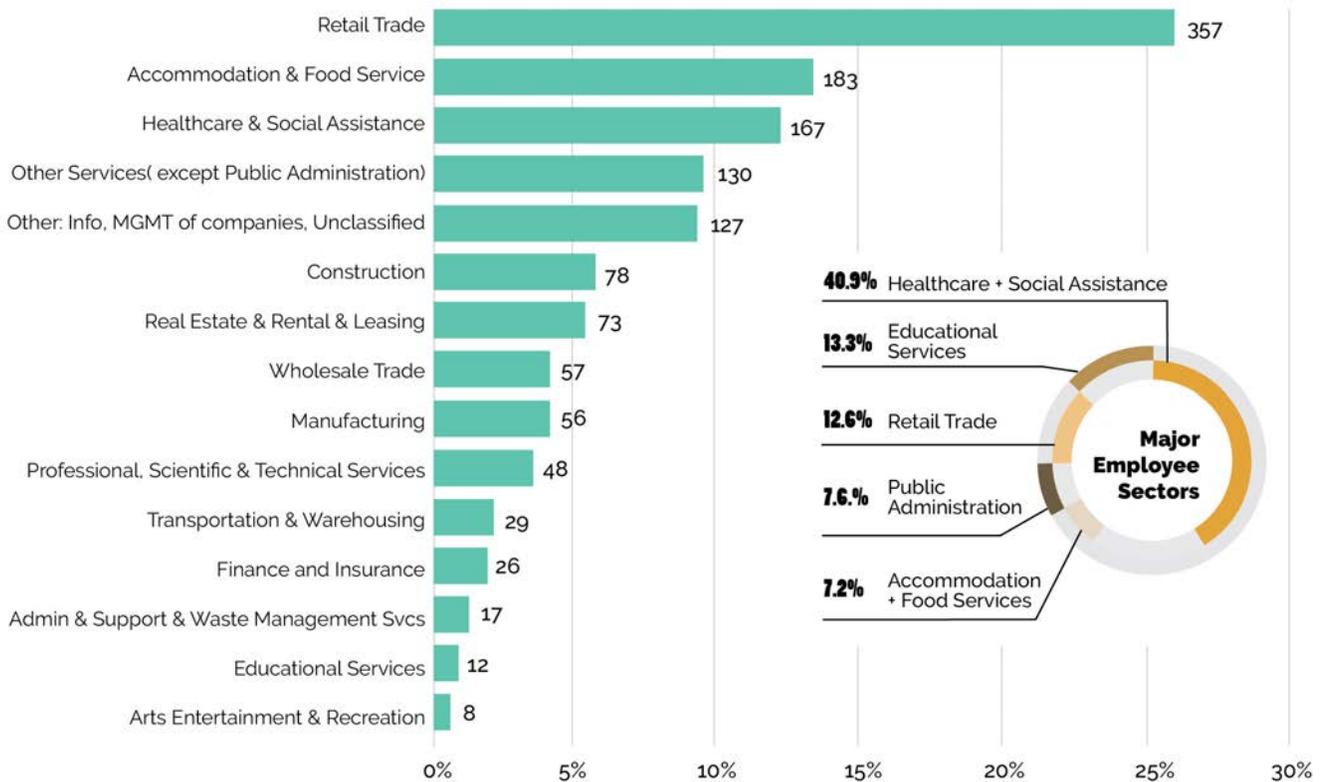
Following an agricultural period, in the late 1800s Bushwick became a major hub for manufacturing, which remains a crucial part of the neighborhood today. A variety of small commercial businesses also line the neighborhood's most active corridors. Bushwick is an ideal location for a variety of businesses given its close proximity to highways, rail, and water. Bushwick's employment sector is also growing as newer and more modern manufacturing businesses are offering better paying jobs. Residents and stakeholders are concerned about residential encroachment into manufacturing areas and are determined about the retention of both industrial and commercial businesses, as these businesses are crucial threads that keep the fabric of the community together.

BUSHWICK TODAY

The manufacturing industry, a defining neighborhood feature, is threatened by the presence of higher-rent businesses within manufacturing zones. Businesses, such as coffee shops, restaurants, bars, and hotels have been recently locating within manufacturing zones and elevating the market rents beyond what many local industrial businesses can afford. Longtime small commercial businesses face the same threat of higher rents and a changing demographic that does not match their wares and services.

In mixed-use properties, rising real estate prices and property taxes are having a negative impact on long-time business owners who struggle with rent, echoing the trends in residential Bushwick. Speculation from developers who believe Bushwick's manufacturing land will be rezoned to allow for higher rent residential and commercial uses is one of the drivers for rising rents, which are displacing businesses. A growing population and aging infrastructure exacerbate congestion on major throughways and impact local businesses.

JOBS AVAILABLE IN BUSHWICK



Source: Quarterly Census of Employees and Wages (QCEW), 3Q 2000, 3Q 2008, 3Q 2013, and 3Q 2014; DCP HEIP Division (December, 2015)
U.S. Census (On the Map) 2015

RECOMMENDATIONS

Steering Committee principles

- Provide resources for locally-owned businesses
- Ensure job opportunities for Bushwick residents
- Support entrepreneurship opportunities
- Promote the preservation and growth of manufacturing businesses

Objective 1: Support existing locally-owned small businesses and their prospective employees

1. Fund a DSNY representative to be present along Bushwick commercial corridors quarterly to ensure all small businesses, such as commercial stores and street vendors receive information on sanitation protocol/regulations, resources (contact numbers, updated policies). In addition to in-person visits, information regarding regulations and resources should be accessible online and by phone in multiple languages (English, Spanish, Korean, etc.).
2. Increase sanitation funding for Bushwick Community District 4 major commercial corridors (e.g. Knickerbocker Avenue, Myrtle Avenue, and Broadway).
3. SBS should provide legal clinics and workshops for small locally-owned businesses with a focus on lease negotiations, depending on need. This could entail bringing new services to Bushwick or establishing intentional + targeted outreach about existing programs and by increasing funding for on the ground outreach to connect businesses to existing citywide SBS resources.
4. Small Business Administration should create a financial incentive program or direct grant for landlords who agree to offer affordable long-term leases with affordable renewal rider with both renewals and new leases.
5. Local council members should explore city legislative options using the Small Business Survival Act as a guiding base to establish a city subsidy program to assist local small businesses facing displacement pressures, such as eviction notices; dramatic rent increases; lease renewal uncertainty and landlord harassment in collaboration with Small Business Administration.

6. The Mayor's Office of Workforce Development with the help of other local partners (Brooklyn Borough President's Office and SBS) should support the capacity of existing workforce and employment support services organizations (St. Nick's Alliance, Evergreen, Opportunities for a Better Tomorrow, RiseBoro, and others) by establishing a coordinator position that would serve as a central resource for organizing and sharing resources for workforce, employment, training, and business workshops, etc. for service organizations that will in turn continue to help local small businesses and prospective employees.
7. SBS and local partners should build on the 2017 Bushwick CDNAs to support emerging merchant associations, like the Wyckoff and Broadway merchants, and the development of new associations on other major corridors, such as Knickerbocker. SBS and local partners, RiseBoro and BK Chamber of Commerce should connect emerging merchant associations to information about funding mechanisms that could assist with placemaking, maintenance, and branding and corridor identity
8. Relevant city agencies and local council members & local partners (CBOs, BIDs, etc.) should work together to increase funding for programming, maintenance, activation and capacity building for Public Plaza partners on Commercial Corridors (Myrtle/Wyckoff & Knickerbocker/Myrtle).
9. Fund local artists, organizations, and schools to create murals on industrial buildings, commercial storefronts and public spaces to contribute to the long-standing visual character of the neighborhood

Objective 2 : Support emerging entrepreneurs in Bushwick

1. SBS should continue to (and grow) support prospective and current entrepreneurs in Bushwick by conducting targeted and consistent outreach in Bushwick for business courses.
2. EDC should establish an access point to existing incubators in Brooklyn through joint partnerships with local organizations (i.e. BK Chamber of Commerce) to ensure targeted outreach to prospective and current entrepreneurs.
3. EDC should study the creation of an incubator space in Bushwick to meet the needs of manufacturing entrepreneurs looking for affordable workspace.
4. In collaboration with local CDNA partners, SBS should create a pilot program for SBS entrepreneurship and business course graduates living in Bushwick so that they can temporarily test their products at local markets or on vacant storefronts along commercial corridors.
5. EDC in collaboration with local partners, city council, and developers should establish a commercial culinary shared space that can support start-up culinary businesses.
6. In collaboration with future developers of private and public sites with a community facility component, DOE and local workforce service providers (i.e. Opportunities for a Better Tomorrow, St. Nick's Alliance, etc.) should establish new career and technical programs in those space that teach advanced manufacturing skills and expose CB4 students to advanced technologies by bringing STEAM curriculum to Bushwick. These smaller sites could be connected to Rise Boro's new technology training facility.
7. EDC and local partners (i.e. BK Chamber of Commerce) should explore establishing incentives for NYC-based industrial designers and engineers to contract with local manufacturers to source and produce their final products locally by using Made in Brooklyn within fashion and film industries and Made in NYC as models.
8. In partnership with existing public plaza partners, SBS and DOT should study and propose additional equitable and creative retail opportunities at public plazas (Myrtle/Wyckoff and Knickerbocker) for CB4 entrepreneurs looking to sell their products

Objective 3: Support the creation of businesses that meet Bushwick residents' needs

1. Local city council and community board should work with developers to facilitate the creation of additional banking options in Bushwick, with a preference for local credit unions.
2. Local city council and community board should work to increase the number of large supermarkets in Bushwick that pay a living wage, carry local and affordable products, and are good neighbors.
3. City council and community board should encourage operators and developers to use the FRESH program to increase spaces for food access
4. DCP should explore zoning tools that could allow or require commercial and community facility uses, such as commercial overlays, and enhanced commercial districts.
5. DCP should explore zoning tools that could allow or require commercial and community facility uses, such as commercial overlays, and enhanced commercial districts.
6. Explore commercial overlays that prohibit large storefronts where appropriate.

Objective 4 :Support manufacturing businesses

1. SBS should expand resources for local small businesses providers to better connect manufacturing businesses with existing resources for businesses, such as workshops, trainings, clinics, and support on transportation/infrastructure issues, and navigating government.
2. Blocks with more than 75% grandfathered residential buildings should be brought into conformance (i.e., rezoned as mixed-used districts) with a height limit that is consistent with the character of the block.
3. Establish Flushing Avenue as a buffer area for the North Brooklyn IBZ and include it as part of DCP's North Brooklyn Innovation Study to ensure tightening of M uses that preserve manufacturing.
4. Preserve district-wide current allowable industrial/manufacturing square footage.
5. Tighten zoning by prohibiting hotels, entertainment venues and self-storage. Retail and eating/drinking establishments that are allowed by current zoning should be neighborhood serving and capped at 2,500 square feet or require special use permit.

6. Require manufacturing/industrial uses in industrial/commercial mixed-use development projects. When redeveloping a site, at least the same amount of manufacturing space should be maintained in the new development.
7. DCP should create a manufacturing zoning district to reduce parking requirements to increase FAR.
8. EDC should expand their Connect IBZ program with a focus on high speed internet access to include Bushwick or create similar (pilot) opportunity for Bushwick businesses.

Objective 5: Ensure job growth for Bushwick residents of all ages

1. Establish a City ordinance that requires all development projects adhering to HireNYC requirements to publicly track their employment statistics (i.e. MWBE, apprenticeship, union labor, Zip Code, etc.).

OPEN SPACE

Talk to any long-time Bushwick resident and you will hear stories about how parks are a place the neighborhood gathers for picnics, sports, music and more. One will also often hear of challenging times when parks presented safety issues. The Open Space recommendations aim for spaces that are welcoming, well-maintained, and safe and that preserve local character. Open spaces allow old and new residents, who otherwise might not connect, to build relationships and unity across differences.

What is Open Space?

- Playgrounds
- Community Gardens
- Plazas
- Leisure Parks
- Triangle Parks
- Sports Fields/Courts
- Summer Streets
- Outdoor Gyms

BUSHWICK TODAY

Bushwick has significantly less open space than average in New York City. Across the city, there are 1.5 acres of park per 1,000 residents, while Bushwick only has 0.7 acres per 1,000 residents. Bushwick residents have about half the access to parks as compared to the rest of New Yorkers. This presents the challenge of preserving and utilizing every square inch we do have, while being creative and persistent with actions to create new spaces.

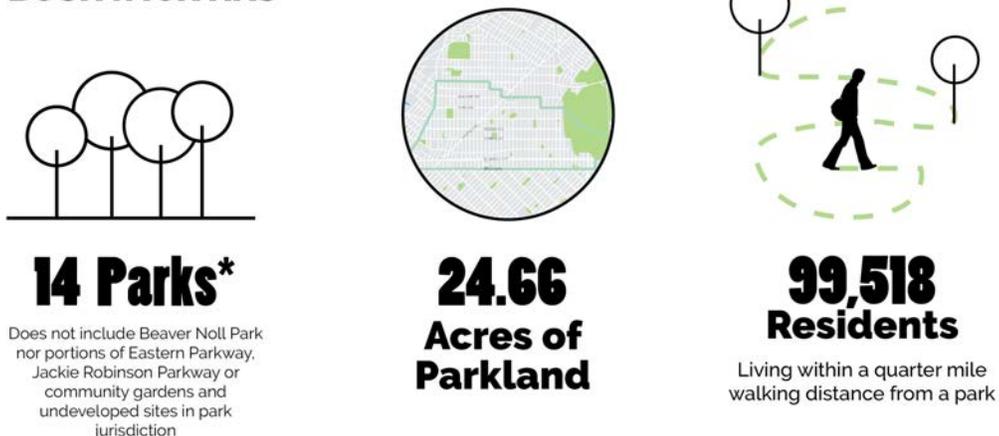
Community input revealed that improving Bushwick's 14 parks – both large, widely-used parks and smaller parks – is a top priority for almost everyone. Maria Hernandez and Irving Park were identified by residents as the two most popular large parks. The conditions of small parks, such as Fermi Playground and Heckscher Park, are also of major concern. These parks are often visited more often than the large parks, by a smaller subsection of residents.

Beyond capital improvements, increasing maintenance and operations were top concerns to residents. This includes making infrastructure decisions that make spaces easier to maintain and improving maintenance so that areas and equipment are cleaned, fixed, and replaced more frequently. In addition, there is insufficient community-tailored programming in or related to open spaces.

OPEN SPACE RATIO



BUSHWICK HAS



Source: NYCPluto 2017

RECOMMENDATIONS

RECOMMENDATIONS

Steering Committee principles

- Preservation of Existing Open Space
- Capital Projects and Renovations
- Programming and Events
- Maintenance and Operations

Objective 1: Preserve and Protect Existing Open Spaces

1. Explore opportunities to preserve and protect land currently being used as open space, such as unprotected community gardens, through strategic partnerships with the Department of Parks and Recreation (NYC Parks), the Brooklyn Queens Land Trust, New York Restoration Project, 596 Acres, etc.

Objective 2 : Improve Existing Open Space

1. Make significant capital improvements in the two large neighborhood parks in Bushwick: Maria Hernandez Park and Irving Square Park
2. Make significant capital improvements to smaller neighborhood parks that are in need of upgrades.
3. Make small scale capital improvements to both small and large parks in the neighborhood to improve overall functionality, including lighting, shade, and designated age-appropriate areas.
4. If implementing the Parks Without Borders design approach, consider a strong community desire for farmers markets and green infrastructure as well as celebrating monuments located in NYC Parks triangles

Objective 3: Create and Expand Open Space

1. Work with NYCHA and its residents to explore the possibility of expanding and improving NYCHA open spaces in Community District 4.
2. Support the creation of new public open space in the public realm (i.e. sidewalks and plazas) and through initiatives such as PlaNYC's Schoolyards to Playgrounds, NYC Parks' Walk to a Park Initiative, etc.

3. Explore the feasibility of zoning mechanisms that would require or incentivize open space creation as part of new development on private and publicly-owned land, not including manufacturing zones.
4. Ensure there is targeted engagement to the community specific to the design of a park being developed or improved by strategically partnering with local community-based organizations and stewardships groups.

Objective 4 : Expand and Sustain Educational, Cultural, and Recreational Programming in Public Open Spaces

1. Expand and sustain programming for young people including, but not limited to, Playground Associates and mobile recreational vans (i.e. puppet shows, skateboarding, and fitness).
2. Work with Partnership for Parks outreach coordinators to pursue resources like small grants for community-based organizations (CBOs) and stewardship groups to improve and increase programming in parks and playgrounds.
3. Share process for organizing and hosting events in parks with CBOs, parks stewardship groups, and schools (i.e. a guide or a flyer).

Objective 5: Better Promote Open Space Programming

1. Ensure that all parks have a community bulletin board and make bulletin boards more accessible to community groups programming parks.
2. Ensure that events and programs in north Brooklyn are broadly promoted by NYC Parks in coordination with local groups, CB4, and local council member offices.
3. Develop an awareness campaign to promote open spaces in Bushwick including programming and wayfinding, possibly using the Open Space Alliance as a case study.

Objective 6: Build Capacity of Park Stewardship and Community Garden Groups

1. Ensure that all parks have a community bulletin board and make bulletin boards more accessible to community groups programming parks.
2. Ensure that events and programs in north Brooklyn are broadly promoted by NYC Parks in coordination with local groups, CB4, and local council member offices.

Objective 7: Improve Public Safety in Parks and Public Open Spaces

1. Consider lighting improvements in parks with capital projects to address public safety concerns where applicable.
2. Ensure that NYC Parks and Parks Enforcement Patrol (PEP) respectfully address afterhours use of parks.
3. Ensure that NYC Parks maintenance staff and Parks Enforcement Patrol (PEP) regularly coordinate with local precinct, Neighborhood Coordination Officers (NCOs), and community and advocacy groups to address public safety concerns including more frequent inspection for needles and dog ownership responsibilities.

Objective 8: Improve Sanitation and Overall Maintenance in Parks and Public Open Spaces

1. Explore opportunities to increase funding and hire additional NYC Parks staff for Bushwick as the demand and use of parks in the neighborhood will likely increase with population growth.
2. Publicize schedules and increase frequency of maintenance and garbage pick-up for open spaces under the jurisdictions of NYC Parks, DOT, and NYCHA.
3. Work with New Yorkers for Parks to advocate for more maintenance and operations funding.
4. Explore integrating native plantings into new capital projects and any planting bed upgrades to allow for more efficient maintenance.
5. During regular maintenance and inspection of parks, ensure plantings, playground safety surfaces, and dog parks are kept in good condition.
6. Ensure that NYCHA is maintaining its existing open spaces.
7. Explore opportunities to bring recycling to all Bushwick parks by piloting recycling in select parks and expanding over time.

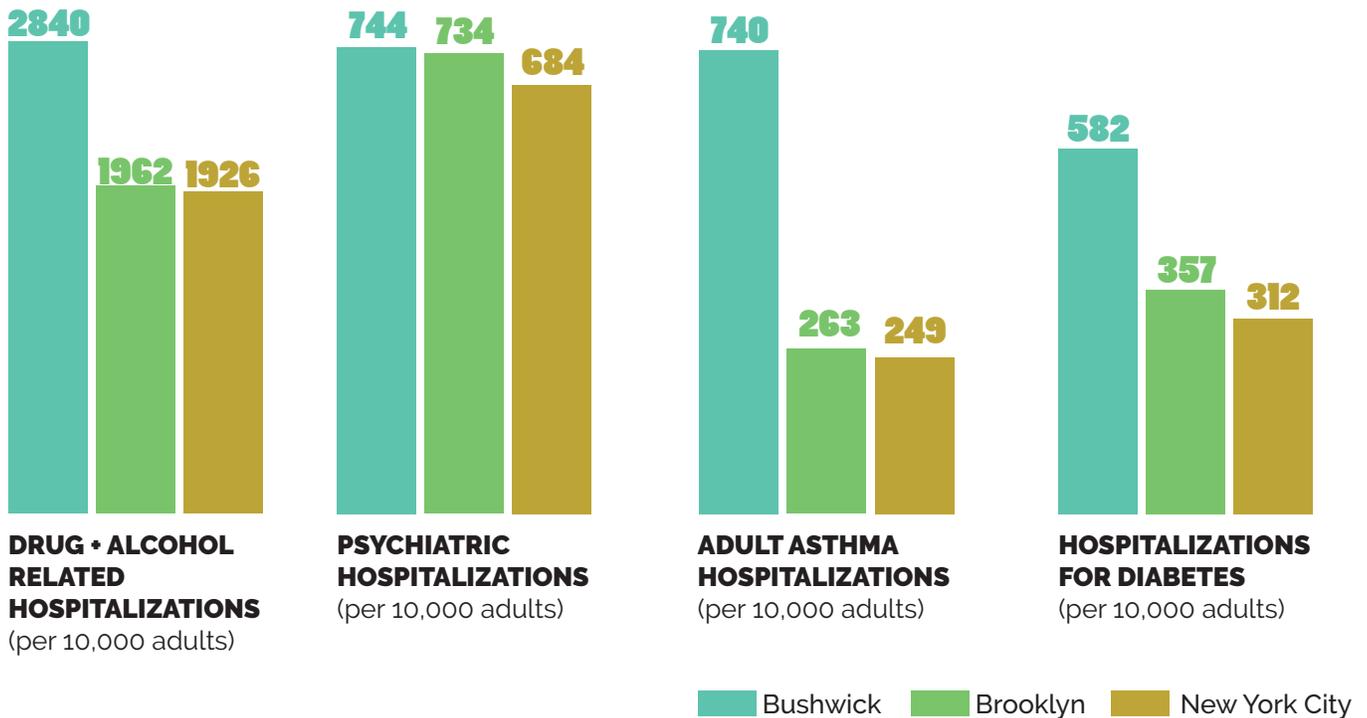
COMMUNITY HEALTH + RESOURCES

While Bushwick historically experienced negligence from local government, local community organizations and neighborhood groups have worked hard for the last several decades to provide key services, programming, and community-building activities in the neighborhood. Bushwick is known for its block parties, cultural festivals, and other celebrations that have facilitated a feeling of pride from longtime residents. In preparing these recommendations, organizations, City agencies, and residents worked together, exploring a wide range of issues including schools, public safety, health, food access, arts, and culture. The process ensured the voices of the younger population of Bushwick were engaged, through a Youth summit, and that older Bushwick residents were engaged, with New York Academy of Medicine's help, through senior roundtable discussions at public events.

BUSHWICK TODAY

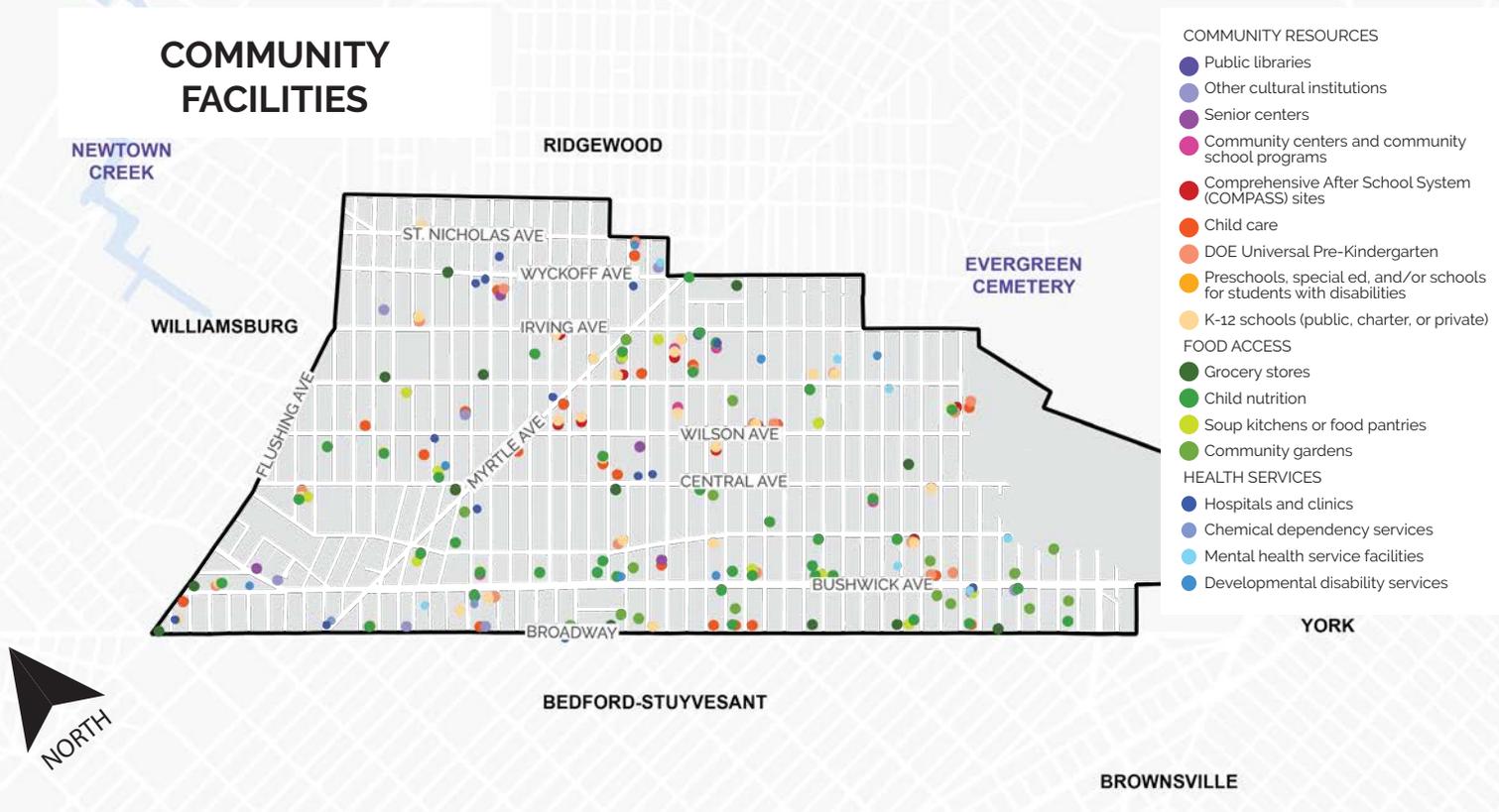
Bushwick is generally well served by medical health facilities, including Wyckoff Hospital and nearby Woodhull Hospital, but there are several challenges when it comes to accessing services. Residents shared that facilities need improvements, hours of operation for outpatient services and clinics are not sufficient, and outreach to undocumented and LGBTQ individuals is lacking. In particular, health services for those with diabetes, hypertension, substance abuse, obesity, and nutrition are falling short.

The stigma surrounding mental health issues is a problem throughout the city and beyond, and Bushwick is no exception. The number of mental health providers is insufficient to serve the needs of Bushwick residents, especially youth. Partnerships with local organizations throughout the community are an option for providing additional services, as well as training residents on how to support loved ones who may be suffering from mental health issues and substance abuse.



Source: New York State Department of Health, Statewide Planning and Research Cooperative System, 2012

COMMUNITY FACILITIES

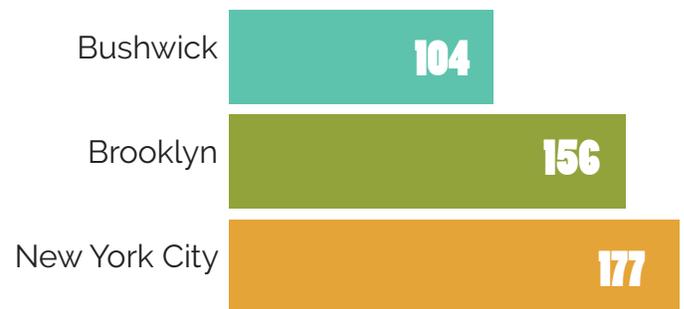


Bushwick has one of the lowest grocery store access rates among NYC neighborhoods. Many Bushwick residents rely on other sources for food options, such as bodegas, small shops, and community gardens (in the warmer months). As gentrification increases throughout the neighborhood however, access to healthy food that is also affordable is likely to remain an issue. The addition of full-service grocery stores would certainly benefit local residents, but there is no guarantee that new stores will serve the price point for local residents. Whether stores accept EBT and WIC or offer senior discounts has a significant impact on the community. DOHMH's new Health Action Center could improve access to affordable, healthy food through creative programming for local residents.

Additionally, many native Bushwick residents described that what has become known as the "Bushwick art scene" is not representative of the artists who have long been in the community. There are few opportunities for young artists to engage in the art scene in Bushwick and showcase their work through open mic nights or temporary gallery spaces. When it comes to

public art, Bushwick residents would like to see pieces that speak to the history of the community. Funding for the arts, especially for longstanding organizations that have traditionally provided programming to younger artists, is dwindling. There are yet-untapped opportunities for new businesses in the neighborhood to support local artists by providing funding or temporary exhibition space.

SUPERMARKET SQUARE FOOTAGE (PER 100 POPULATION)



Source: New York State Department of Agriculture and Markets 2014

Senior activity at RiseBoro



Brainstorm at Art and Culture focus group



RECOMMENDATIONS

Objective 1: Expand access to quality medical outpatient services in Bushwick, better reaching vulnerable assets + services

1. Improve and sustain healthcare services, with a focus on customer service and specialized medical facilities and provide preventative services for: diabetes, hypertension, substance abuse, obesity, hepatitis C, childhood development, immunization services, and nutrition.
2. Increase health service providers with a focus on tuberculosis and ensure that their services reach immigrant and undocumented families and individuals in Bushwick through health fairs, community events, and free mobile health vans.
3. DOHMH should ensure adequate resources to assess the health needs of vulnerable populations in Bushwick (LGBTQ, immigrant families and individuals, and justice populations) to identify ways to better connect them to existing services and/or expand quality services that meet their needs.
4. Connect Bushwick residents and families to existing services and specialists that have a focus on asthma and other chronic conditions. Expand and adapt the “Healthy Homes Program (HHP)” trainings to meet the needs of the Bushwick residents through the Bushwick Health Action Center.
5. Expand the days and hours of operation of clinics/outpatient operations to ensure that working people can access these services.
6. Increase funding to ensure services and establish targeted outreach through community health workers about sexual and reproductive health for vulnerable populations, such as the LGBTQ community, undocumented individuals and families, youth, and the justice population.
7. Office of School Health (OSH) should expand asthma treatments to education institutions (schools, tutoring centers, after-school program sites) so that children undergoing asthma treatments and their parents do not have to be absent at school or work.

Objective 2: Expand the reach + access of mental health services

1. A. Local council members and DOHMH should advocate and partner with the health care sector to increase the number of youth mental health service providers.
2. Add a mental health division at Wyckoff Heights Medical Center and enhance services to include community health workers with lived experience that can assist navigating outpatient services, primary care, and insurance enrollment at other local health institutions, such as Woodhull Hospital.
3. Train and fund community organizations in Bushwick to work with (and expand) 625 Bushwick certified residents in Mental Health First Aid to overcome the cultural taboo or stigma against mental health and encourage preventative community health programming and services.
4. DOHMH and OSH should assess any barriers to accessing training programs and should ensure that all Bushwick schools have access to Thrive NYC (and other mental health programs) to provide training on mental health for teachers, parents, students, and other educational service providers.

Objective 3: Improve access to fresh, healthy and affordable quality food

1. Make sure that Bushwick service providers have access to HRA's directory of food pantries and incorporate food pantries into the future Bushwick Action Center Database, NOWPOW.
2. Create a survey that asks Bushwick residents: (1) where they shop for food (2) how far (and how) they travel to get their food (3) where they get fresh fruits and vegetables (4) whether they cook/prepare their food and how often (5) approximately how much they spend on food each week (6) whether they receive food SNAP benefits (food stamps, EBT.)
3. Through targeted outreach with community partners, start a pilot program in Bushwick to encourage all food stores and delis to accept EBT/SNAP as payment, establish a senior discount, and renovate their facilities to be better equipped to carry healthy products and receive tax benefits associated with them.

4. Designate Bushwick as one of the next intervention neighborhoods for the DOH Shop Healthy program. Reallocate existing staff to facilitate this program.
5. Work with GrowNYC and local partners to establish a farmer's market (or other access to fresh food) near the cluster of senior housing at NYCHA's hope Gardens Houses. Heckscher Playground is a suggested location.
6. Increase access to free bilingual nutrition education and cooking demonstrations in Bushwick through DOH grants offered to CBOs and community gardens and utilization of the Bushwick Health Action Center kitchen once the space is funded and complete.

Objective 4: Ensure that resources and programming meet the needs of younger Bushwick residents in and out of school and over the summer

1. Fund the expansion of youth services and programming with an emphasis in job training, internship, and job placement with local businesses and organizations.
2. DOE should expand technology access in public schools through more computers and equipment, and computer and software training.
3. Expand existing + create additional opportunities for job and vocational training with a focus on technology, construction, and manufacturing (select industries) in Bushwick.
4. Parks should expand Shape Up NYC youth recreational activities that can be coordinated and offered by local community-based organizations to reach all areas of Bushwick.

Objective 5: Ensure that resources and programming meet the needs of older Bushwick residents so that they can comfortably age and thrive in place

1. NY Foundation for Senior Citizens should work with local senior-serving organizations in Bushwick to explore opportunities and improve existing intergenerational home-sharing spaces in Bushwick.
2. Local city council members should work with HPD and developers to prioritize senior housing with unit size variation on deepest MIH affordable housing.
3. Where feasible, build larger senior housing developments to maximize

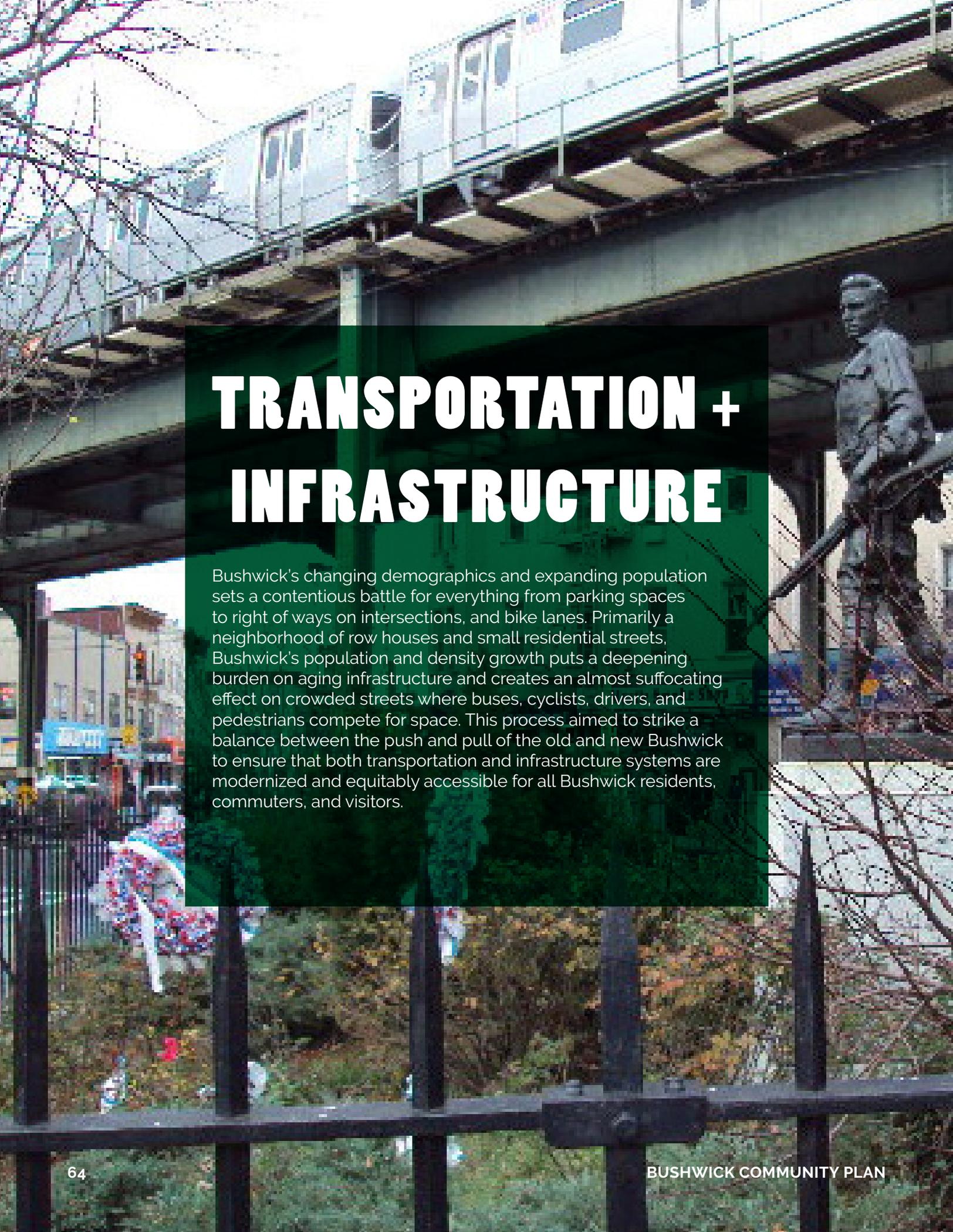
the amount of senior housing.

4. Ensure that future senior housing is developed in locations with easy access to local supermarkets, senior centers, hospitals, local pharmacies and other health and wellness services.
5. In all future senior housing developments, ensure that health + wellness services are incorporated on-site so that seniors can age safely in place. Do targeted outreach to seniors and senior service providers about DOH's Fall prevention toolkit.
6. Expand and sustain the funding local organizations to provide/expand accessible programming (in senior centers and residences) including fitness, educational, and arts/culture to support health and wellness.
7. Provide funding to Bushwick organizations so that they can provide tenant know your rights training + resources for seniors living outside of senior housing developments. Space can be made available in the Bushwick Health Action Center.
8. Expand and sustain the funding local organizations to provide/expand accessible programming (in senior centers and residences) including fitness, educational, and arts/culture to support health and wellness.

Objective 6: Provide art + culture opportunities to all Bushwick residents, with an emphasis on local programs and artists

1. In partnership with DCLA, DOE should broker introductions between cultural organizations and DOE public schools and district superintendents, to make possible more frequent school field trips to learn about and celebrate NYC culture.
2. DCLA and local Bushwick partner organizations should coordinate efforts across City agencies and City Council to provide quality arts education as well as free and affordable after school arts and cultural programs.
3. Bring the Department of Labor's urban youth state program in the neighborhood so that local art + culture organizations can provide internships and job placements to local youth.

4. Local council members should continue to support and promote free admission, membership, or discounted programming with cultural organizations through the IDNYC program.
5. Provide technical assistance and partnership building for arts and cultural programming in neighborhood plazas, parks, and community gardens with specific emphasis on public spaces.
6. City agencies should partner with Community Board, and the cultural sector to better communicate existing neighborhood cultural assets and programs across socio-economic, accessibility, and language barriers.
7. Local council members and the Community Board should encourage inclusion of public art on private sites, specifically working with BIDs and Bushwick artists to create murals that reflect and celebrate the community.
8. Brooklyn Public Library in collaboration with senior centers should initiate an oral history program in libraries where seniors can record stories and experiences of a changing Bushwick.



TRANSPORTATION + INFRASTRUCTURE

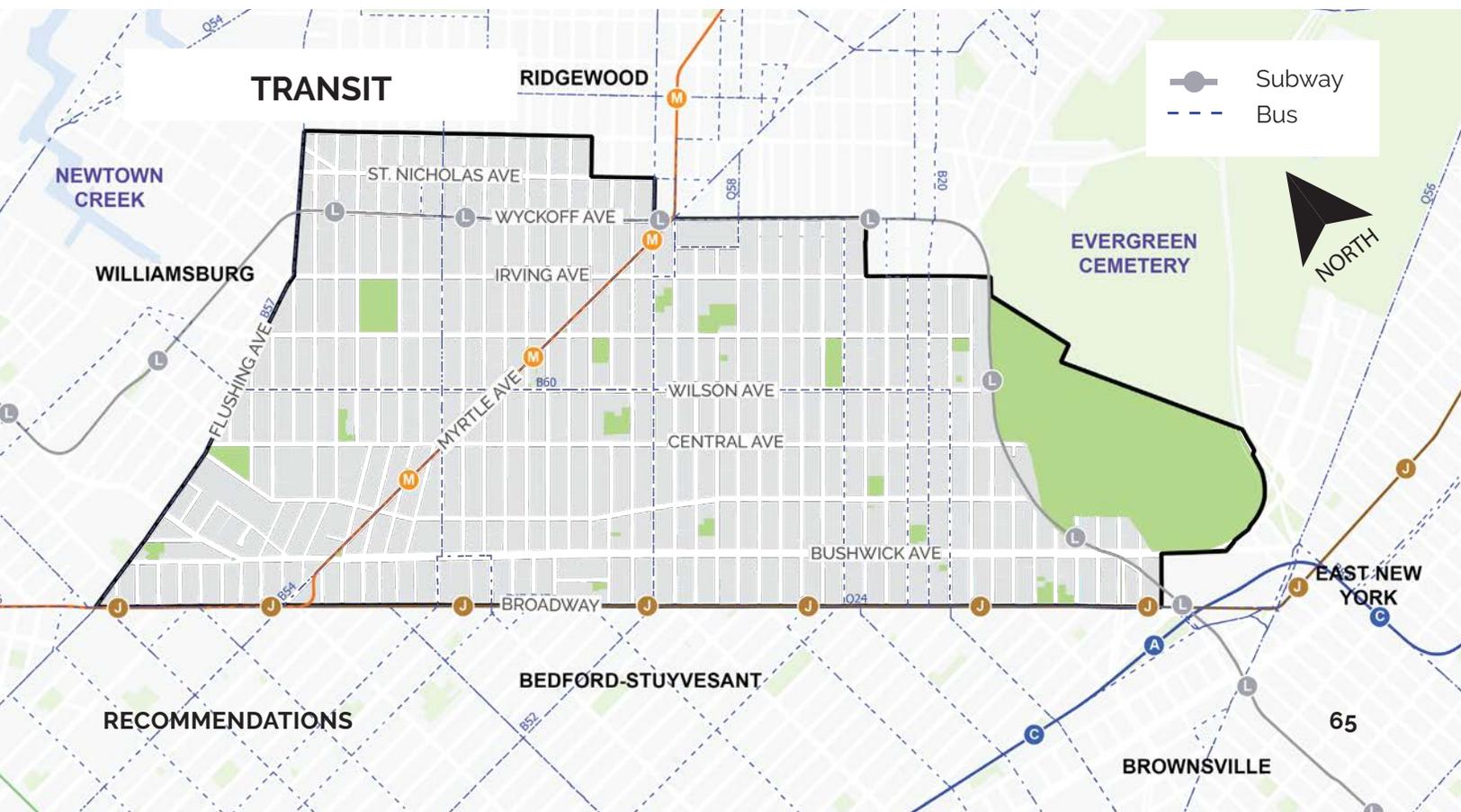
Bushwick's changing demographics and expanding population sets a contentious battle for everything from parking spaces to right of ways on intersections, and bike lanes. Primarily a neighborhood of row houses and small residential streets, Bushwick's population and density growth puts a deepening burden on aging infrastructure and creates an almost suffocating effect on crowded streets where buses, cyclists, drivers, and pedestrians compete for space. This process aimed to strike a balance between the push and pull of the old and new Bushwick to ensure that both transportation and infrastructure systems are modernized and equitably accessible for all Bushwick residents, commuters, and visitors.

BUSHWICK TODAY

Bushwick has well-situated transit infrastructure; the neighborhood is currently served by four subway lines along three corridors: J & Z trains along Broadway, L trains along Wyckoff Avenue then parallel to Cooper Street, and M trains along Myrtle Avenue, with 17 total subway stations. ADA compliance and accessibility, however, are issues at most of these stations. Frequency of both subways and the area's ten bus routes is unreliable and many bus stops lack seating and shelter.

Some of Bushwick's train corridors are elevated, creating darker street spaces that compromise public safety. There are opportunities to engage with the Department of Transportation (DOT) through the El-Space program to improve lighting, public art, and spatial interventions that would create safer places beneath the elevated lines.

Bushwick is also connected to several truck routes and major arterials that attract speeding and account for the majority of crashes in the neighborhood. Local neighbors have also complained of trucks driving down local streets away from the



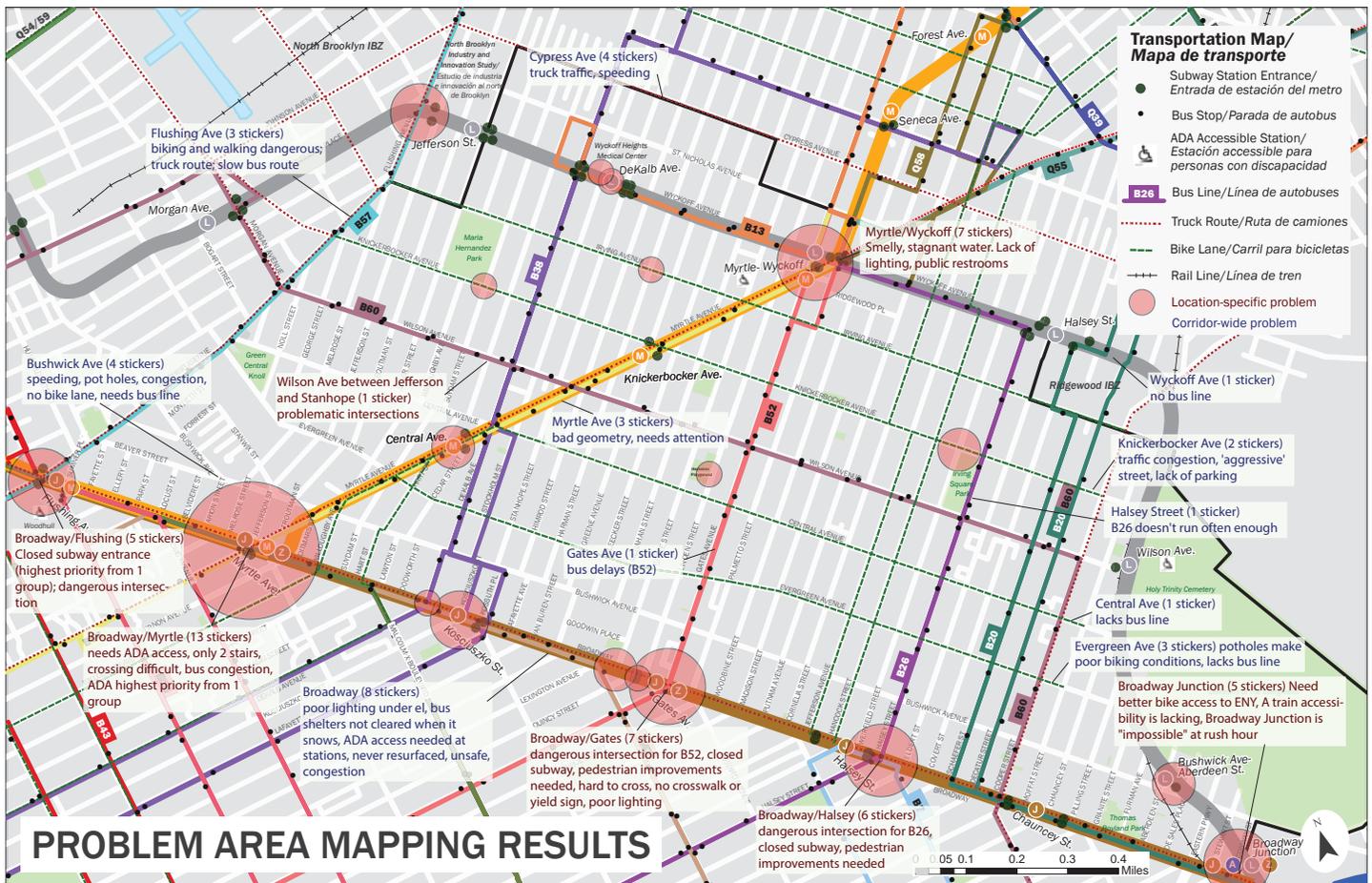
designated truck routes. Some Bushwick streets have bicycle lanes, but the street grid lacks continuous access throughout the community.

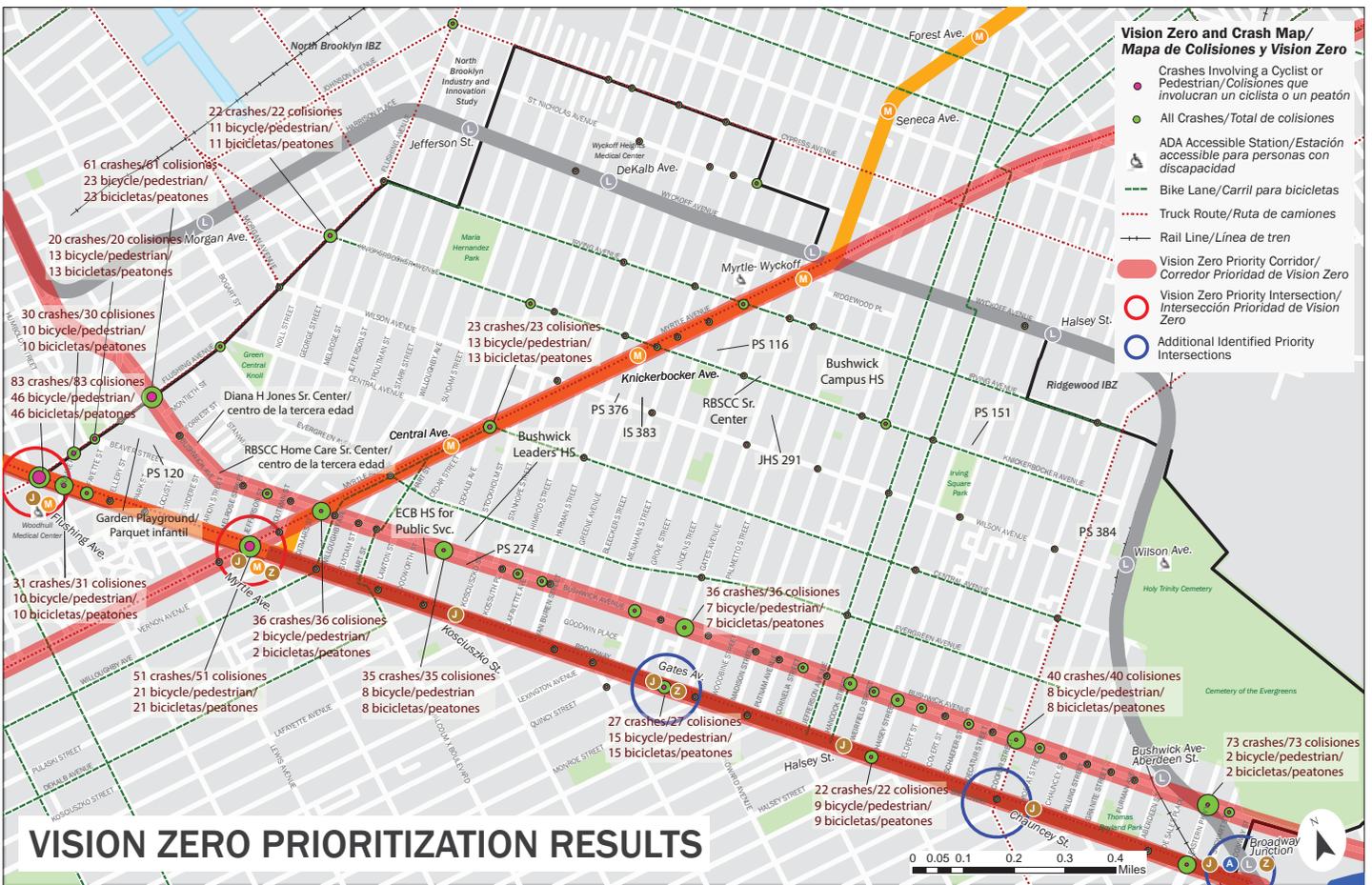
There are also opportunities to improve connectivity through wayfinding. Several neighborhood roads have maintenance needs, leading to hazardous conditions for cyclists.

The Department of Environmental Protection (DEP) has focused on capturing stormwater runoff throughout Bushwick with the addition of rain gardens in key areas along the sidewalks, to alleviate Combined Sewer Overflow (CSO) from the nearby Superfund site, Newtown Creek. Many residents and business owners are not familiar with the concept of rain gardens and green infrastructure and could benefit from educational outreach. Awareness of DEP's solar panel programs, green roof and green infrastructure initiatives, and rain barrel giveaways is fairly low; neighborhood outreach on these could lead to a more sustainable Bushwick.



Source: Chat Travieso/Design Trust for Public Space





RECOMMENDATIONS

RECOMMENDATIONS

Objective 1: Create a safer environment for cyclists, pedestrians, and drivers in Bushwick

1. Consider implementation of traffic calming and safety measures along key corridors including Broadway, Myrtle Avenue, and Bushwick Avenue.
2. Consider improvements at dangerous intersections, prioritizing Myrtle/Broadway and Flushing/Broadway, as well as Broadway/Cooper, Broadway/ Gates, and Broadway/Halsey
3. Explore ways to improve enforcement of truck traffic on streets that are not truck routes, and to encourage trucks to use truck routes. This could include positive signage directing trucks to the proper routes.
4. Encourage DOT and DEP to work together to identify and remedy potential sink hole locations as soon as reported

Objective 2: Enhance traffic circulation and mobility for drivers and cyclists

1. Explore adding bike lanes on certain streets (where appropriate) to extend and fill gaps in the bike lane network, and to create additional north-south connections.
2. Coordinate with the community board, local businesses, and DOT on an information campaign about how businesses can request curbside loading time windows.
3. Request a study of Bushwick Avenue from Flushing Avenue to Broadway Junction for potential traffic circulation improvements
4. Increase capacity for bike parking close to train stations, particularly those projected to experience greater demand during the L train closure

Objective 3: Make public space in Bushwick more welcoming to pedestrians, cyclists, and transit users

1. Ensure street and sidewalk cleanings are regularly completed or increased if necessary (particularly at the outskirts of Maria Hernandez Park, on commercial corridors including Broadway and Knickerbocker Avenue, and at subway stations).

2. Explore opportunities for solar compactor garbage cans, particularly at key locations including Broadway train stations, on Myrtle Avenue, Broadway, and Knickerbocker Avenue, and at the intersection of Myrtle Avenue and Broadway.
3. In coordination with the DOT EL-Space program, explore and identify opportunities for lighting, painting, public art, and other interventions to improve conditions under elevated infrastructure throughout Bushwick
4. Recommend locations for additional lighting including the intersections of Broadway and Gates, Flushing, Grove, Linden, Hartman, Bleecker, Bushwick, and DeKalb, and subway stops including Bushwick-Aberdeen and Halsey Street.
5. Implement streetscape interventions along Wyckoff Avenue, which has been designated for street reconstruction, and could accommodate new street furniture and tree pits
6. Explore and identify opportunities for installing plazas, green streets, or other types of open spaces in viable locations with high pedestrian traffic, need for traffic calming, and a local maintenance partner. For existing plazas, work with local partners on plaza programming and additional amenities such as public art, multilingual wayfinding signage, bike racks, etc.

Objective 4: Improve connections, access, and wayfinding, especially for pedestrians and cyclists, to open space in and around Bushwick, and Highland Park

1. Enhance access to Highland Park through better pedestrian walkway and bike lane connections as well as improved multilingual wayfinding signage
2. Further expand the existing network of greenway paths into Bushwick to create better links to other parks in the area such as: Forest Park, the Brooklyn- Queens Greenway and Prospect Park
3. Improve access to local parks with enhanced multilingual wayfinding signage.

Objective 5: Enhance local transit access, connections, and service

1. Increase access to subway stations by opening closed station entrances along the J, M, Z line

2. Provide additional amenities at bus and subway stations where needed, including seating, shelters, Metrocard machines, and lighting
3. Request an evaluation from MTA as to whether more service can/ should be added to the Z line, and advocate for keeping some of the additional service that is planned during L train shutdown
4. Advocate for a select bus service route to Downtown Brooklyn and involve the community in planning the route.
5. Lead discussion within the community about expansion of a bike share program in Bushwick.

Objective 6: Increase opportunities for sustainable energy and green infrastructure

1. Expand opportunities for solar energy by supporting Council Member Espinal's proposed legislation (Int. No. 1230) that may require roofs of new commercial buildings to be partially covered in plants or solar panels
2. Explore opportunities for microgrids, or shared systems with large energy users and producers
3. Lead a multilingual education and outreach campaign about green infrastructure, focusing on rain gardens and rain barrels, which would include information on rain garden maintenance and how to request a rain barrels
4. Request a grant workshop from DEP targeted to Bushwick property owners regarding DEP's private grant program for green roofs

Objective 7: Increase equity for transportation and infrastructure improvements

1. Improve Language Access by making all of DOT's request forms available in multiple languages.
2. Advocate for transportation and infrastructure improvements that consider the needs of children, seniors, and those with special needs
3. Prioritize subway stations for ADA access, including Myrtle/Broadway (JMZ), Halsey (JZ), Gates (JZ), and DeKalb (L)

NEXT STEPS

NEXT STEPS

The wide-ranging group of residents, agency staff, elected officials, and community-based organizations that developed the Bushwick Community Plan successfully ran a deeply collaborative, generative process. The process was also innovative among NYC rezoning plans in that both community and City stakeholders shaped it together from the beginning. Numerous ripple effects will emerge from this effort – strengthened community-City relationships and long-term civic engagement among them.

A critical leg of this collaboration lies ahead of us. The broad team of community, local city council members, and agency officials discovered alignment along many steps of this journey. There was also clear disagreement and continuous tensions along the way. Now, all those who participated in creating the community plan are poised to ensure it moves to completion and implementation. We know that, if no rezoning recommendations are carried out, the current rate of development will be destructive for the community; as many as 7,000 market-rate housing units could be built without the construction of a single affordable unit. Clearly, this path will fail to meet locally-identified goals for affordability, infrastructure, and open space.

We have an alternative. The Bushwick community has carefully analyzed local data and priorities to compose the set of recommendations laid out here that would invest in local assets and help the community to thrive. This is our chance to redirect a harmful trajectory, continue the successful partnership of the past 3+ years, and make the Bushwick Community Plan a reality.

