

# BUSHWICK BROWNFIELD OPPORTUNITY AREA

STEP 2 NOMINATION REPORT

APRIL 2021



**HESTER ST**

**Grain collective**  
LANDSCAPE ARCHITECTURE | URBAN DESIGN









This document was prepared for the New York State Department of State with funds provided under the Brownfield Opportunity Areas Program.



# TABLE OF CONTENTS

<b>EXECUTIVE SUMMARY</b>	<b>5</b>		
<b>1. PROJECT DESCRIPTION AND BOUNDARIES</b>	<b>15</b>	<b>4. KEY FINDINGS AND RECOMMENDATIONS</b>	<b>68</b>
1.1 Project Description	16	Goal 1: Affordable Housing	70
1.2 Boundary Description and Justification	17	Goal 2: Economic and Workforce Development	72
1.3 Lead Sponsor and Project Team	19	Goal 3: Public Health	75
1.4 Community Vision and Goals	19		
<b>2. PUBLIC ENGAGEMENT</b>	<b>21</b>	<b>5. IMPLEMENTATION STRATEGY</b>	<b>78</b>
2.1 Introduction	22	5.1 Introduction and Overview	79
2.2 Approach and Techniques to Enlist Partners	22	Goal 1: Affordable Housing	82
2.3 Public Engagement and Outreach	23	Goal 2: Economic and Workforce Development	75
		Goal 3: Public Health	86
<b>3. INVENTORY AND ANALYSIS OF THE PROPOSED BROWNFIELD OPPORTUNITY AREA</b>	<b>29</b>	<b>6. STRATEGIC SITES</b>	<b>90</b>
3.1 Community and Regional Setting	30	6.1 Overview of Strategic Sites	91
3.2 Inventory and Existing Conditions	36	6.2 Overall Site Strategies	96
3.3 Economic and Market Analysis	46	6.3 Strategic Sites Analyses	99
3.4 Real Estate Market Analysis	51		
3.5 Ground Floor Uses Analysis	57	<b>7. NEXT STEPS</b>	<b>122</b>
3.6 Inventory and Analysis Summary	67		
		<b>ACKNOWLEDGMENTS</b>	123
		<b>ENDNOTES</b>	124
		<b>APPENDICES</b>	127





# BUSHWICK BROWNFIELD OPPORTUNITY AREA

## EXECUTIVE SUMMARY

## 1. INTRODUCTION

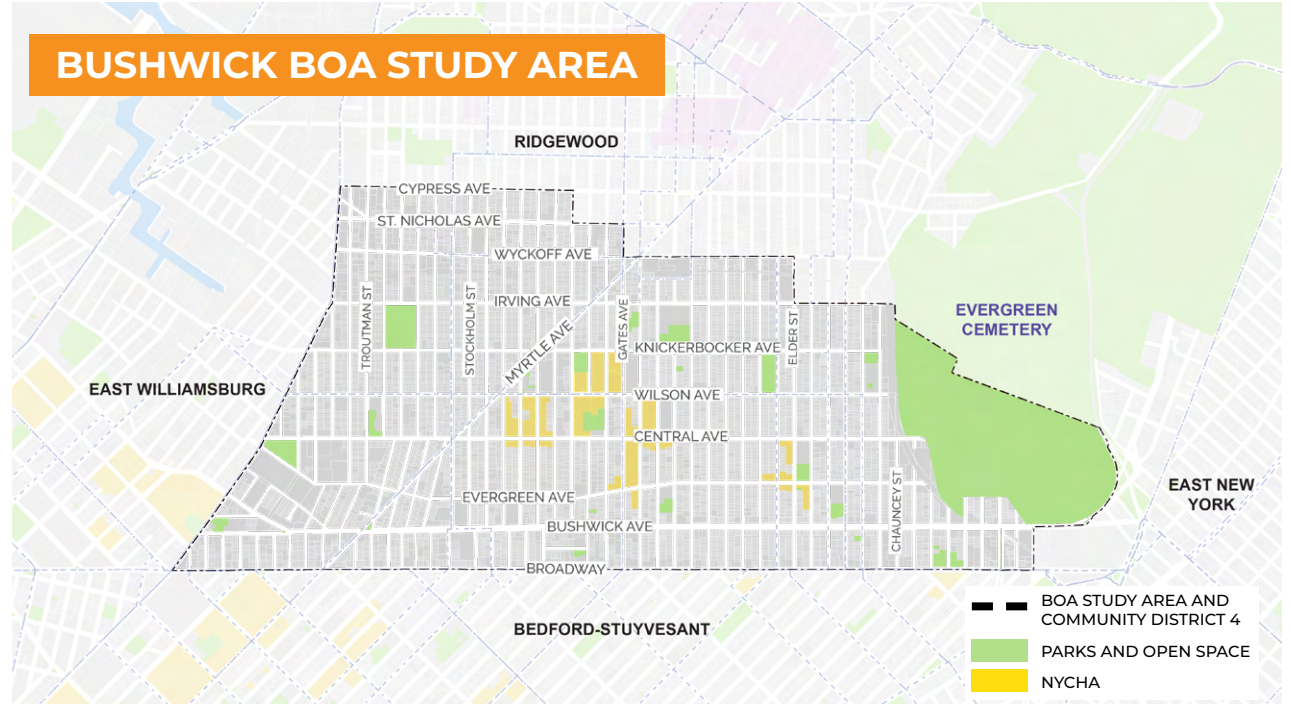
Bushwick is in a time of change. Within the last 10 years, residential rents have increased by 63%, and median income by 55%.<sup>1</sup> The increase in income can be attributed to an influx of wealthier newcomers. New residential developments are typically unaffordable to longtime residents who are predominantly low-income people of color. Amidst these major demographic shifts in Bushwick, community members have actively organized to voice tangible needs that allow long-term residents to remain in Bushwick and deepen community-driven engagement and decision making through the Bushwick Community Plan (BCP).

The Bushwick BOA presents a unique opportunity to focus on advancing the implementation of the key aspects of the BCP's built environment recommendations through strategic development opportunities on brownfield, underutilized, and vacant sites in Bushwick. While a rezoning process may go on for years, this BOA can continue to advance development strategies that meet urgent community needs for affordable housing, economic and workforce development and improved public health. In the same spirit of collaboration the BCP began with, implementing the Bushwick BOA will need renewed collaboration between Bushwick residents and stakeholders, local electeds, and City agencies. It will require recognition of past policy and process disagreements and rebuild trust toward strengthening Bushwick for all.

Note: The majority of this report, including socio-economic context, data and analyses, was written before the COVID-19 pandemic. This report does not capture its impacts.

<sup>1</sup> Bushwick Neighborhood Data Profile. *NYU Furman Center's CoreData.nyc*. <https://furmancenter.org/neighborhoods/view/bushwick>.





## THE BUSHWICK COMMUNITY PLAN

At the request of Brooklyn Community Board 4 (CB 4), Council Member Antonio Reynoso (District 34) and former Council Member Rafael Espinal (District 37) launched the BCP in 2014. Bushwick residents and the BCP Steering Committee, in collaboration with elected officials, nonprofit organizations, and City agencies, worked for more than 4 years to develop a comprehensive, community-driven vision for Bushwick. Released in September 2018, the BCP made 197 recommendations for a neighborhood rezoning that balances the need to create new, much-needed affordable housing with the assurance that long-time residents can afford to stay in the neighborhood.

In 2019, the New York City Department of City Planning (DCP) updated its Bushwick Neighborhood Plan which was built upon

the BCP. It is an area-wide rezoning together with planned community benefits intended for public review in early 2020. At the time of writing, this process reached an impasse after Council Member Reynoso rejected the City's rezoning plan because the BCP Steering Committee and the Administration disagreed on key policy objectives and the City's plan did not incorporate enough of the BCP recommendations.

## 2. LEAD SPONSOR AND PROJECT TEAM

The Bushwick BOA Step 2 Nomination Study is sponsored by the **Family Services Network of New York (FSN)**. Rooted in Bushwick, FSN is a nonprofit community-based organization that provides comprehensive health and human services throughout the

5 boroughs of New York City. Since 1981, FSN has been meeting the complex community health needs of a diverse population, with compassion and the rendering of quality services.

The consultant team is composed of:

**Hester Street (HST):** Urban Planning, Design and Community Development, and Community Engagement

**Grain Collective (GC):** Urban Planning and Landscape Architecture

**Raul Rubio:** Community Coordinator

**BJH Advisors (BJH):** Economic Development

**El Puente (EP):** Survey Outreach Partner

**Churches United for Fair Housing (CUFFH):** Survey Outreach Partner

### 3. COMMUNITY VISION, GOALS, AND OBJECTIVES

The vision of the proposed Bushwick BOA is rooted in the 40 objectives and 197 recommendations communicated by hundreds of residents in the BCP. It was released in September 2018 through a community event with more than 200 people in attendance. In a prioritization activity, the residents identified their 10 most important objectives. The top 6 were all housing related, including to create deeply affordable housing. The following 3 were under zoning and land use. They were about midblock preservation, strengthening mixed-use corridors, and maximizing public and nonprofit-owned sites for 100% affordable housing. Finally, the 10th most important objective was to improve access to fresh, healthy, and affordable food.

The BCP and its community-prioritized objectives provides a backdrop to the vision of the proposed Bushwick BOA. This BOA aims to frame the objectives and recommendations of the BCP, including and beyond prioritized goals, with implementation through development of strategic brownfield, vacant, and underutilized sites in Bushwick. From the BCP and this proposed BOA's steering committee meetings, public and stakeholder engagement, and research; the vision and goals of this step 2 nomination study are:

## VISION

**Protect and strengthen Bushwick by identifying implementable and site-specific development on vacant, underutilized, and brownfield sites that advance community-ratified goals in the BOA and BCP on affordable housing, economic and workforce development, and public health**

## GOAL 1: HOUSING

**Maximize opportunity to build affordable housing that is deeply affordable and serves Bushwick's most vulnerable**

Public engagement through the BCP and BOA show that housing affordability is the most important issue for Bushwick's residents. While the neighborhood is supported by a network of housing organizations such as CUFFH, Make the Road New York and RiseBoro Community Partners; only 30% of Bushwick's housing stock has some kind of rent regulation. Rent burden is also prevalent as 60% of households pay more than 30% of their income in rent.

#### **Objective 1.1: Build affordable housing in underutilized sites in Bushwick**

Bushwick is a built-up neighborhood with only 4% of lots vacant or underutilized. Of these sites, only 15 were selected as part of this BOA's Strategic Sites. They are at least 10,000 square feet and can be maximized for affordable housing development that is accessible to low-income and rent-burdened residents.

#### **Objective 1.2: Leverage publicly-owned land for 100% affordable housing developments**

Development on publicly-owned sites is an opportunity to significantly reduce or eliminate the cost of land. These development savings can be transferred to providing more affordable housing units at deeper levels of affordability.

#### **Objective 1.3: Build a variety of affordable housing developments including senior, LGBTQI+ and supportive housing**

Members of these communities require special care and/or have a higher rate of housing discrimination and instability. Providing housing that welcomes and supports them through on-site social services ensure that everyone in Bushwick can live with dignity.





## GOAL 2: ECONOMIC AND WORKFORCE DEVELOPMENT

**Foster an inclusive local economy in Bushwick that supports neighborhood businesses and entrepreneurs, protects its industrial enterprises, and cultivates the local workforce**

Bushwick’s local economy is growing. Between 2008-2017, the neighborhood saw growth in retail, entertainment, food service, and hotels. Within the same period, 4,400 jobs were also added in the community at a rate nearly twice NYC’s.<sup>2</sup> However, Bushwick’s economic indicators still lag from NYC’s average including a lower median income and a higher employment rate. As Bushwick continues to grow, future development needs to support an inclusive economy that benefits all Bushwick residents.

**Objective 2.1:**  
**Build commercial spaces that cater to the needs of the neighborhood**

Bushwick is oversaturated with specialty food stores and beer, wine and liquor stores, in addition to a heavily saturated bar scene (see Section 3.3). To balance the oversaturation, residents desire more “family-oriented” establishments including sit-down restaurants, entertainment places like movie theaters, and department stores, among others.

**Objective 2.2:**  
**Support growth of local entrepreneurs and small businesses, including home-based enterprises**

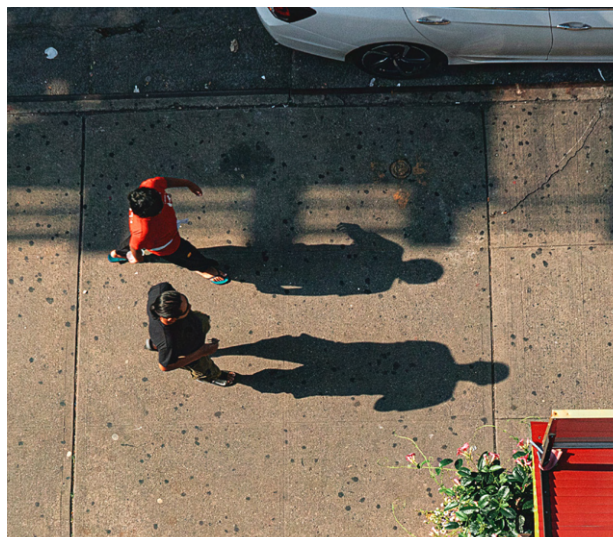
Bushwick’s small businesses and entrepreneurs, especially those of long-time residents and families, need support to ensure they also benefit from the neighborhood’s growing economy.

**Objective 2.3:**  
**Strengthen workforce development services**

With an unemployment rate of only 4%, Bushwick residents work in different sectors within and outside of the neighborhood. Building workforce development facilities can help sustain employment and connect local job searchers to potential employers.

**Objective 2.4:**  
**Support industrial development in Bushwick**

While industrial development is not growing in Bushwick, existing manufacturing businesses provide good and living wage jobs that commonly do not require college degrees. Bushwick residents have voiced a strong desire and preference that industrial land uses and zoning be preserved to help protect existing manufacturing businesses and foster more growth.



## GOAL 3: PUBLIC HEALTH

**Improve public health outcomes in Bushwick through public realm improvements that improve social determinants of health (open space, streetscape, food access) and medical and mental healthcare**

Today, public health in Bushwick is supported by local community-based organizations and major healthcare institutions such as the Wyckoff Heights Medical Center, Woodhull Hospital, and a DOHMH Health Action Center at Hope Gardens. However, due to a history of government disinvestment, low health outcomes persist including a lower life expectancy than New Yorkers living in higher income neighborhoods. Future development in Bushwick must advance the neighborhood’s public health through traditional healthcare facilities and improvements to the built environment.

**Objective 3.1:**  
**Increase local access to services at healthcare facilities**

There is an abundance of healthcare facilities in Bushwick, however there are gaps in service for health issues specific to Bushwick residents including mental health, diabetes, asthma, hypertension, substance abuse, obesity, and nutrition.<sup>3</sup>

<sup>2</sup> DCP. (2019). *Bushwick Neighborhood Plan Update*. <https://www1.nyc.gov/site/planning/plans/bushwick-neighborhood-plan/bushwick-neighborhood-plan-framework.page>

<sup>3</sup> Bushwick Community Plan Steering Committee. (2018). *Bushwick Community Plan*. [http://www.bushwickcommunityplan.org/s/BCP\\_Final\\_09172018-web.pdf](http://www.bushwickcommunityplan.org/s/BCP_Final_09172018-web.pdf)

**Objective 3.2:**

**Increase access to affordable and healthy food throughout the neighborhood**

According to DOHMH, supermarkets are much more likely to have healthy food selections than bodegas. Bushwick, however, has more of the latter with 31 bodegas for every supermarket.<sup>4</sup> Providing more stores that sell fresh food at affordable price points can help address gaps in healthy food access.

**Objective 3.3:**

**Create and preserve open spaces**

Bushwick’s parks and open spaces are an integral part of the community’s character and daily life. Its public health benefits are also widely studied and help address issues related to obesity, mental health, and cardiovascular issues.<sup>5</sup> Residents have voiced the importance of public space in Bushwick, from its large parks like Maria Hernandez Park to the network of smaller community gardens spread throughout the neighborhood.

**Objective 3.4:**

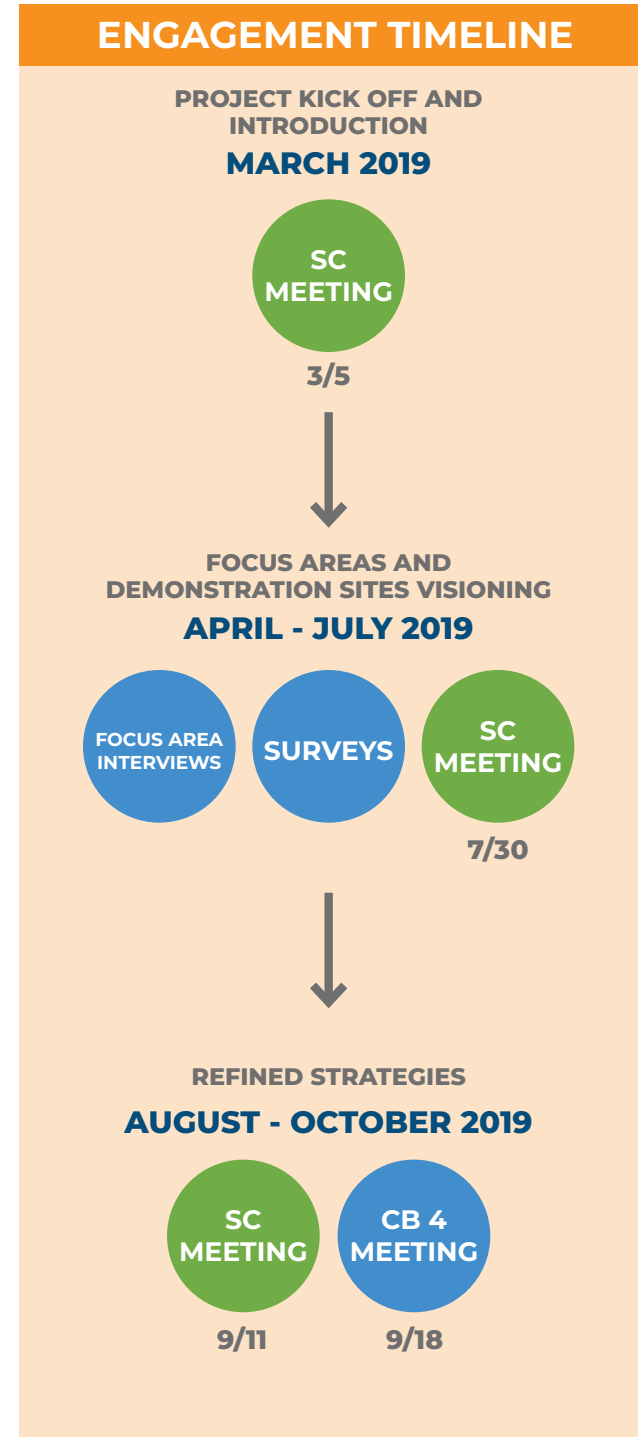
**Implement quality of life improvements in the existing public realm**

Improving public health also does not lie on medical facilities and traditional health care alone. Health outcomes are also impacted by the places and neighborhoods people live in – the better the quality of life, the better the health outcomes. Physical safety and mental health outcomes can be improved by taking care of the public realm infrastructure.

# 4. PUBLIC ENGAGEMENT

The Public Engagement Plan for the Bushwick BOA was structured to complement and build on the robust and deep engagement carried out through the ongoing BCP process. In refining the Public Engagement Plan for the Bushwick BOA, the project sponsor, FSN and the consultant team deeply considered the engagement and outreach already completed in order to prevent planning fatigue and be respectful of community members’ time. The team analyzed BCP recommendations to identify those that could be applied and implemented in the urban fabric with a focus on encouraging the development of abandoned, vacant or underutilized brownfield sites. All sites were evaluated for their capacity to be developed in a manner that is reflective of the needs and desires of the local community, thereby further advancing the recommendations of the BCP.

The Public Engagement Plan for the BOA was conducted through one-on-one meetings, small focus group meetings, Community Board meetings and community-wide surveys from the end of 2018 through Fall 2019. Input gathered through this process informed and refined study area recommendations. In addition to the community engagement, FSN and the consultant team also convened a multi-disciplinary Steering Committee and held regular conference calls and in-person meetings for the duration of the BOA project to coordinate and discuss feedback gained through the study’s stakeholder engagement and outreach initiatives.



<sup>4</sup> DOHMH. *Community Health Profiles 2018: Bushwick*. <https://www1.nyc.gov/assets/doh/downloads/pdf/data/2018chp-bk4.pdf>  
<sup>5</sup> World Health Organization. (2017). *Urban Green Space Interventions and Health: A review of impacts and effectiveness*. [https://www.euro.who.int/\\_data/assets/pdf\\_file/0010/337690/FULL-REPORT-for-LLP.pdf](https://www.euro.who.int/_data/assets/pdf_file/0010/337690/FULL-REPORT-for-LLP.pdf)



## BOA STEERING COMMITTEE

In order to engage community partners and guide the Bushwick BOA, FSN and the Project Team enlisted the guidance of an astute and supportive Steering Committee with a wide range of expertise and local experience. Steering committee members represented both the local community, service providers, economic and workforce experts and city agencies. The Steering Committee met 3 times between February 2019 to October 2019 for presentations, working charrettes and project updates from the consultant team. Throughout the BOA process, the committee offered invaluable insight, feedback and advice on issues ranging from existing conditions and community priorities to concept ideas, strategic site redevelopment scenarios and final recommendations.

### Members:

- ▶ El Puente
- ▶ Evergreen Exchange
- ▶ RiseBoro
- ▶ Edwin Delgado, Resident and Business Owner
- ▶ Jamie Wiseman, Developer
- ▶ NYC Department of City Planning
- ▶ NYC Department of Health and Mental Hygiene
- ▶ NYC Department of Housing Preservation and Development
- ▶ NYC Department of Small Business Services
- ▶ NYC Mayor's Office of Environmental Remediation



Bushwick BOA presentation to Brooklyn CB 4



Steering Committee Meeting 2 table discussion



Steering Committee Meeting 3 table discussion



Small discussion and activity boards during CB 4 Meeting

## 5. STRATEGIC SITES

The study identified 15 strategic sites based on site selection criteria below:

- ▶ **Size:** Greater than or equal to 10,000 SF
- ▶ **Use:** Vacant or parking lot
- ▶ **Location:** Geographically spread out in Bushwick
- ▶ **Ownership:** Publicly-owned sites preferred

Development on publicly-owned sites is an opportunity to save on the cost of land which can be significantly reduced or eliminated. These development savings can be transferred to providing much more affordable housing units at deeper levels of affordability.

- ▶ **Opportunity:** Potential to meet BOA goals in affordable housing, economic and workforce development and public health

For each strategic site, this report recommends development scenarios that further the community vision and goals through affordable housing, public health amenities and/or economic and workforce development opportunities.

### DEMONSTRATION SITES

The team identified three of the 15 strategic sites as demonstration sites to show how they can advance community goals through site-specific action. These sites were based on the following criteria:

- ▶ **Location:** Diverse locations within neighborhood
- ▶ **Development opportunity:** Ability to demonstrate different development types (commercial, residential and industrial) and scales (low, medium and high rise)

For each demonstration site, the study carried out a zoning and capacity analysis, identified potential partners and created a development vision that aligns with community identified needs. The development of these sites can provide tangible outcomes that reflect community needs. The demonstration sites are:

- ▶ **Site 1:** NYPD Parking Lot
- ▶ **Site 10:** PS 299 Parking Lot
- ▶ **Site 15:** 282 Moffat St.

### DEVELOPMENT TOOLKIT

In addition to site-specific strategies, this report also provides a Development Toolkit to support the development of the strategic sites and beyond. The toolkit consists of a variety ground floor and open space or public realm components aligned with community goals and objectives. These uses aim to activate the pedestrian experience and provide public spaces to complement Bushwick's network of parks and open spaces. The toolkit is not intended to be prescriptive, but rather a flexible kit of parts that can be applied to a variety of sites, regardless if it is a strategic site in this report or not. It is intended to include uses and components that reflect the findings of the Bushwick BOA and community needs identified through previous processes such as the BCP.

## DEVELOPMENT TOOLKIT

### ACTIVE GROUND FLOOR

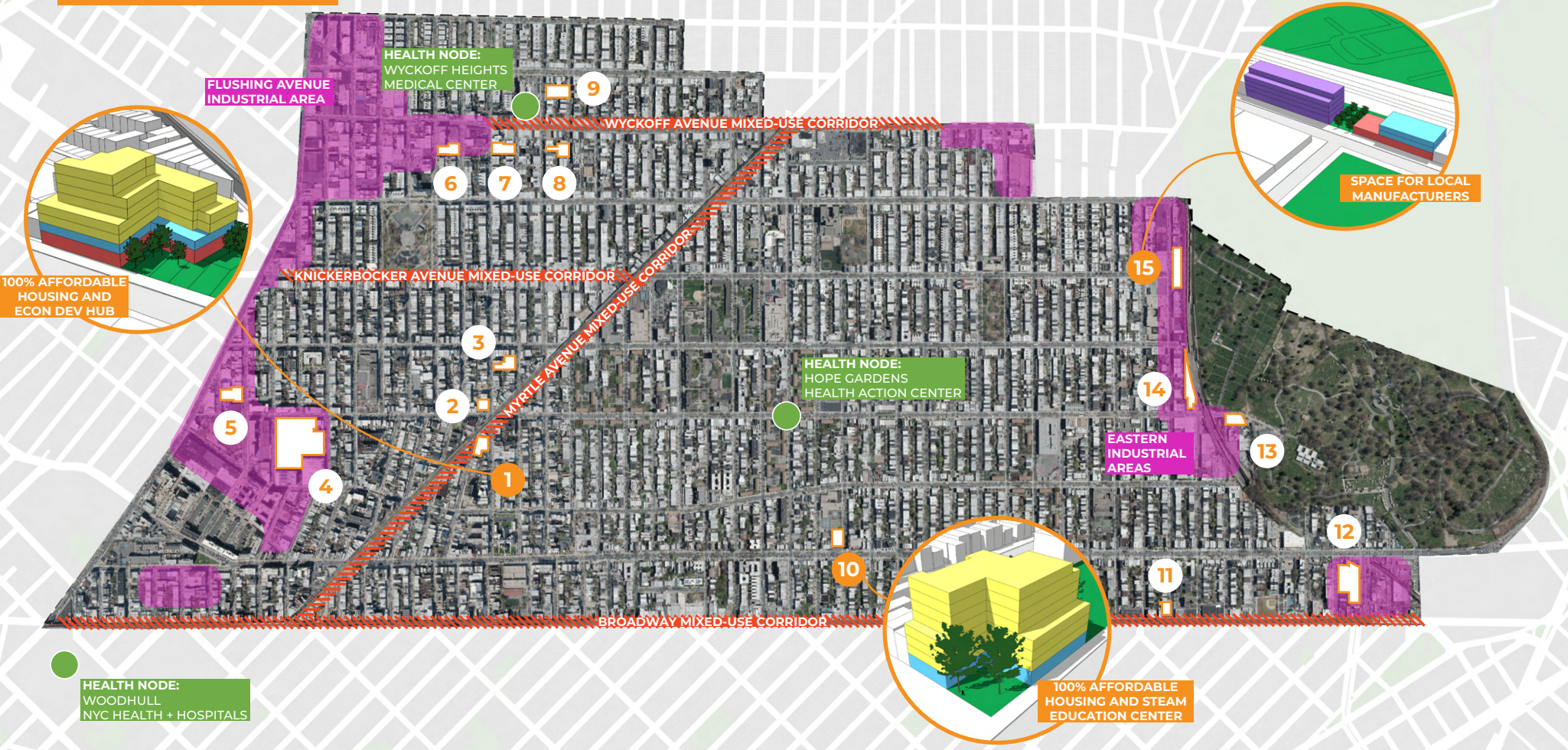
 Supermarket / Grocery	 Physical and/or Mental Health Clinic	 Incubator / Workspace
 Commercial Kitchen	 Small Business Support	 Mom and Pop Shops
 Credit Union	 After-school / Daycare	 Community Center

### PUBLIC SPACE & PUBLIC REALM

 Recreation Area	 Roof Garden / Greenhouse	 Farmers Market
 Gym / Exercise Facility	 Public Meeting Space	 Playground



# STRATEGIC SITES



Address	BOA Goal/s
<b>1 84-98 Cedar St., 1309-1291 Dekalb Ave.</b>	● ● ●
2 185-191 Central Ave.	● ●
3 135-143 Stockholm St.	● ●
4 60 Central Ave., 135 Jefferson St.	● ●
5 106 Forrest St., 119-127 Noll St.	●
6 366 Suydam St., 939 Hart St.	●
7 1600 Dekalb Ave.	● ●
8 343 Himrod St.	● ●

Address	BOA Goal/s
9 356-372 Stanhope St., 387-397 Himrod St.	● ●
<b>10 88 Woodbine St.</b>	● ●
11 1739 Broadway, 7 Moffat St.	● ●
12 22 De Sales Pl., Eastern Parkway	●
13 732-734 Central Ave.	● ●
14 673 Central Ave.	● ●
<b>15 282 Moffat St.</b>	● ●

**Legend:**

- Affordable Housing
- Economic and Workforce Development
- Public Health
- Bold** Demonstration Sites



## DEMONSTRATION SITE 1

### PROPOSED DEVELOPMENT STRATEGY

#### MIXED-USE ECONOMIC DEVELOPMENT HUB

100% AFFORDABLE HOUSING  
FAMILY-ORIENTED RETAIL  
ECONOMIC DEVELOPMENT HUB

Both this report and the BCP recommend that publicly-owned sites, such as this one, are viable for higher density zoning to maximize the number of affordable units in a 100% affordable housing development. Its central location near transit and the Myrtle Avenue commercial corridor make it an ideal location for family-oriented retail and a centralized workforce development and small business services hub.

### PROPOSED SITE DEVELOPMENT

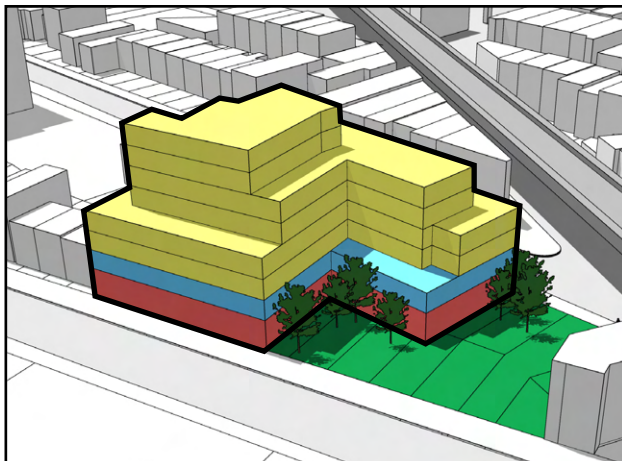
#### PROPOSED ZONING: R6A, C2-3

##### Building Program:

Commercial	13,529
Community Fac.	13,529
Residential	47,272
<b>Total:</b>	<b>74,930</b>

Affordable Housing Units: 61\*  
(at or below 60% AMI)

\*Ranging from Studio to 3 Bedroom units



## DEMONSTRATION SITE 10

### PROPOSED DEVELOPMENT STRATEGY

#### 100% AFFORDABLE HOUSING AND STEAM EDUCATION CENTER

Near the J line, the site is prime for a mid-rise 100% affordable housing development with a STEAM education center as a ground floor community facility space. By preserving the existing trees inside the site - located nearer the corner of the lot, there is an opportunity to provide a small public open space that can double as the building's entrance path.

### PROPOSED SITE DEVELOPMENT

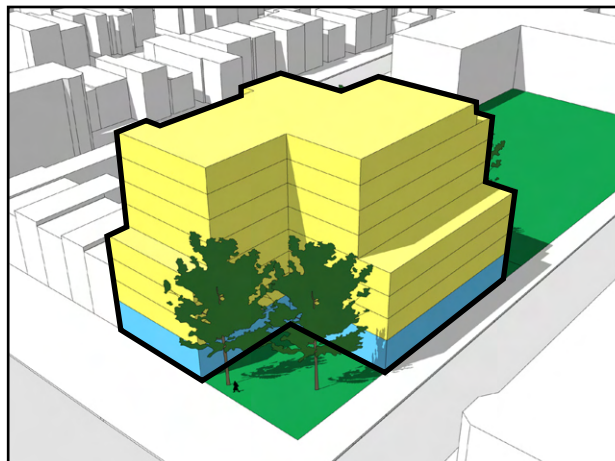
#### PROPOSED ZONING: R7A

##### Building Program:

Community Fac.	11,500
Residential	59,800
<b>Total:</b>	<b>71,300</b>

Affordable Housing Units: 77\*  
(at or below 60% AMI)

\*Ranging from Studio to 3 Bedroom units



## DEMONSTRATION SITE 15

### PROPOSED DEVELOPMENT STRATEGY

#### SPACE FOR LOCAL MANUFACTURERS TO SCALE UP

This site's location within Bushwick's industrial area provides an opportunity to increase manufacturing uses and add neighborhood amenities in the southeastern part of the study area. This will strengthen the existing cluster of industrial uses in this area and provide new spaces for local small and mid-sized industrial businesses to scale up. Integrating these new businesses into an internship, mentorship and/or training program can help create a pipeline of workers and link residents to living wage industrial jobs and careers.

### PROPOSED SITE DEVELOPMENT

#### A. AS-OF-RIGHT SCENARIO: M1-1

##### Building Program:

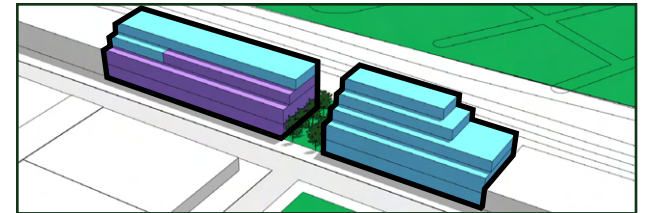
M:	31,573
CF:	44,202
<b>Total:</b>	<b>75,775</b>

#### B. MIXED-USE SCENARIO: M1-4 + C

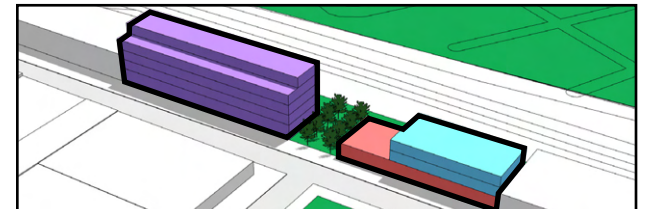
##### Building Program

M:	45,746
C:	7,500
CF:	9,900
<b>Total:</b>	<b>63,146</b>

#### A. AS-OF-RIGHT SCENARIO: M1-1



#### B. MIXED-USE SCENARIO: M1-4 + COMMERCIAL



# NEXT STEPS

The goals and recommendations of this Step 2 BOA Nomination for Bushwick leverages 15 strategic sites to advance the community-driven vision of this report and the Bushwick Community Plan. While the next step of the BOA process is the designation of the Bushwick BOA through the New York Department of State, the following steps will also be needed to implement the vision of this project.

## **As project sponsor, FSN continues to be the steward of the proposed Bushwick BOA.**

FSN, with its nearly 40 years of service in Bushwick as well as the rest of Brooklyn, Queens, and the Bronx, is committed to advancing the goals of the Bushwick BOA and the BCP. The organization assumes the role as coordinator to bring different stakeholders together to implement the strategies outlined on this project.

## **Understand and account for the impacts of COVID-19.**

This project began in 2018, two years before the COVID-19 Pandemic in New York City. The long-term effects of the coronavirus to our bodies, communities and cities are still unknown, but it has already made drastic impacts to how and where we live and work. The uncertainty of the pandemic has also impacted real estate development and will certainly impact how the recommendations and strategies will be implemented in the future.

## **Work toward collaboration and trust between Bushwick residents and City Hall and DCP.**

The Bushwick Community Plan was intended to be a product of a collaborative process between the community and the administration. It set out to protect

Bushwick residents as more out of context development and displacement occurred in the neighborhood. While the plan involved deep and broad community engagement and cross-sector work, it also exposed policy differences between the BCP and the Administration, including in Manufacturing zones and uses.

To implement the strategies of the Bushwick BOA, which is rooted in the BCP, the same spirit of collaboration will be required. Steps must be made to foster trust, not only because of the differences in the BCP, but also due to the history of disinvestment in this neighborhood.

Bushwick residents deserve investments from the City, State, non-profit, public, and private sectors to meet their needs and improve the neighborhood's ability to retain long-time residents and create conditions for them to thrive. This report provides tangible neighborhood and site specific recommendations that put community needs front and center, paving the path for multiple implementable strategies.





# SECTION 1 PROJECT DESCRIPTION AND BOUNDARY



## 1.1 PROJECT DESCRIPTION

Bushwick is in a time of change. Within the last 10 years, residential rents have increased by 63%, and median income by 55%.<sup>1</sup> An influx of wealthier newcomers to Bushwick has increased the neighborhood's median income. New residential developments are typically unaffordable to longtime residents who are predominantly low-income people of color. Amidst these major demographic shifts in Bushwick, community members have actively organized to voice tangible needs that allow long-term residents to remain in Bushwick and deepen community-driven engagement and decision making through the Bushwick Community Plan (BCP).

The Bushwick BOA presents a unique opportunity to focus on advancing the implementation of the key aspects of the BCP's built environment recommendations through strategic development opportunities on brownfield, underutilized, and vacant sites in Bushwick. While a rezoning process may go on for years, this BOA can continue to advance development strategies that meet urgent community needs for affordable housing, economic and workforce development and improved public health. In the same spirit of collaboration as the BCP, implementing the Bushwick BOA will require renewed collaboration between Bushwick residents and stakeholders, local electeds, and City agencies. It will also require recognition of past differences and rebuild trust toward strengthening Bushwick for all.

Through extensive research, interviews, surveys, focus groups and site analysis, the Step 2 Nomination Study of the Bushwick BOA identifies 15 strategic sites where community priorities can potentially be

implemented. If developed under current zoning, these sites can collectively generate approximately 360 units of housing, 86,600 square feet of commercial space, 1,300,000 square feet of community facility space and 430,000 square feet of manufacturing space. These redevelopment sites have the potential to inject much needed housing and amenities for Bushwick's most vulnerable and include visions for a new community-run workforce and entrepreneurship development hub, a local business incubator, affordable fresh food vendors and increased public open space. Redevelopment of these sites will help provide housing affordable to Bushwick residents, create a pipeline of jobs and opportunities for entrepreneurs and improve public health indicators in the neighborhood.

Note: The majority of this report, including socio-economic context, data and analyses, was written before the COVID-19 pandemic. This report does not capture its impacts.

## THE BUSHWICK COMMUNITY PLAN (BCP)

At the request of Brooklyn Community Board 4 (CB 4), Council Member Antonio Reynoso (District 34) and former Council Member Rafael Espinal (District 37) launched the BCP in 2014. Bushwick residents and the BCP Steering Committee, in collaboration with elected officials, nonprofit organizations, and City agencies, worked for more than 4 years to develop a comprehensive, community-driven vision for Bushwick. Released in September 2018, the BCP made 197 recommendations for a neighborhood rezoning that balances the need to create new, much-needed affordable housing with the assurance that long-time residents can afford to stay in the neighborhood.

In 2019, the New York City Department of City Planning (DCP) updated its Bushwick Neighborhood Plan which had been based on the BCP. This update includes an area-wide rezoning proposal and an outline of



community benefits. DCP's updated plan is intended for public review in early 2020. At the time of writing, this process reached an impasse after Council Member Reynoso voted against the City's rezoning plan because the City's plan did not adequately incorporate BCP recommendations.

## **THE BROWNFIELD OPPORTUNITY AREA PROGRAM**

The Bushwick Brownfield Opportunity Area project is part of the New York State (NYS) Department of State (DOS) BOA Program. The program “provides resources to New York communities to establish effective revitalization strategies that return dormant and blighted parcels into productive, catalytic properties.”<sup>2</sup>

This document, the Step 2 Nomination study of the Bushwick BOA, is a continuation of its Step 1 Pre-Nomination Study completed in 2009 by FSN. This Step 2 report includes a description of the project and study area boundary, public engagement summary, and an inventory and analysis of the proposed BOA.

### **STEP 2 NOMINATION STUDY**

Complete Step 2 BOA Nominations may be formally designated as a BOA through a request to the Secretary of State. By this request, a municipality or community is affirming that it is committed to the revitalization of the area. BOA designations are contingent on a nomination of use that promotes the community's priorities and goals. The nominations must present a feasible plan for redevelopment that is consistent with the applicable provisions of the General Municipal Law, Article 18 - C, Section 970-r. It is the next step to the

implementation of the community vision and goals outlined in BOA Nomination Plans. Through designation, DOS also provides tools including, but not limited to, support to municipalities and CBOs for BOA Plan implementation as well as the Brownfield Cleanup Program Tax Credit. This tax credit allows developers participating in the Brownfield Cleanup Program to be “eligible for a tax credit ‘bump-up’ of up to 5% if the development conforms to the BOA Plan.”<sup>3</sup>

### **STEP 3 IMPLEMENTATION STRATEGY**

Step 2 Nominations also lead to eligibility to receive funding for a Step 3 Implementation Strategy. The BOA Program funds several predevelopment activities related to the redevelopment of brownfields, vacant, or abandoned properties. This includes but is not limited to the following activities: community visioning, existing conditions analysis, environmental site assessments, and conceptual designs.<sup>4</sup> Step 3 plans provides more site-specific actions that progress redevelopment of strategic sites identified in Step 2 Nomination Plans. These include defining future site uses, identifying land use implementation techniques such as revised zoning districts and design standards for new buildings, and implementation and construction projects. Implementation Strategies also identify a local management structure to implement the BOA, a lead entity to ensure implementation, and multi-level government actions and programs that aid implementation.<sup>5</sup>

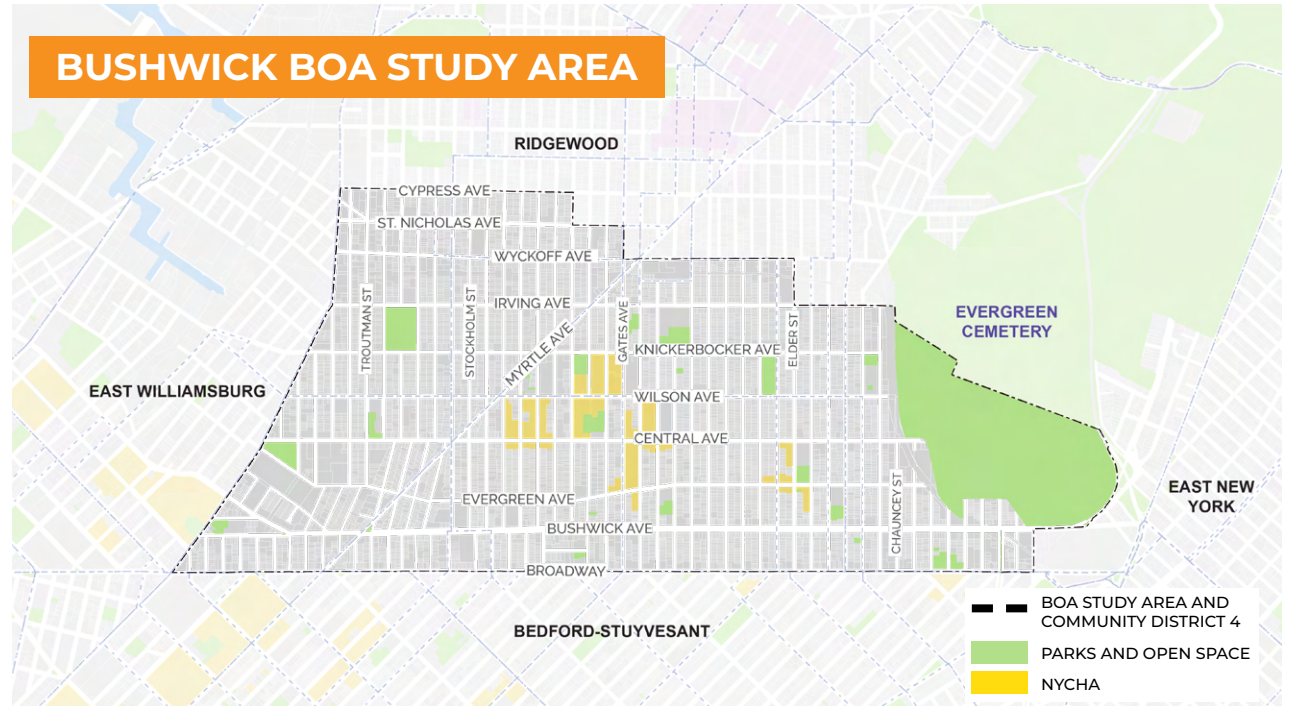
While this plan already outlines potential site-specific strategies that include future site uses, zoning changes, and building massings, continued and further collaboration between community and government stakeholders is necessary to more finely tailor site development that responds to the current needs of Bushwick.

## **1.2 BOUNDARY DESCRIPTION AND JUSTIFICATION**

### **OVERVIEW**

Located in northern Brooklyn bordering Queens, the Bushwick BOA study area coincides with Brooklyn Community District 4, the traditional boundaries of the neighborhood. The study area matches the entire neighborhood's boundaries to ensure all of Bushwick can benefit this BOA's vision, goals, and objectives. It is bounded by Williamsburg in the northwest; Ridgewood, Queens to the northeast; Evergreen Cemetery to the southeast and Bedford-Stuyvesant to the southwest. Bushwick is also a well-connected neighborhood with a direct link to Manhattan along Broadway and Downtown Brooklyn through Flushing and Myrtle Avenues. Several forms of transit serve the area, including 5 truck routes, 4 subway lines, and multiple bus routes. Within 1,280 acres including right of ways, the study area covers 317 blocks.

Bushwick is primarily residential – nearly 60% of its land use is residential, including mixed use with commercial. Major commercial corridors traverse the neighborhood along Broadway, Knickerbocker Avenue, Myrtle Avenue and Wyckoff Avenue. Manufacturing uses, an important economic resource for Bushwick residents, are present in the northwest and southeast edges along Flushing Avenue and Evergreen Cemetery, respectively. Two major hospitals serve the area: Wyckoff Heights Medical Center within the neighborhood's boundaries and Woodhull Hospital, under NYC Health + Hospitals, just outside Bushwick at the southwest. DOHMH also has a Health Action Center located at NYCHA Hope Gardens.



## NEIGHBORHOOD CONTEXT

More than 121,000 residents live in Bushwick. Majority are Latinx (53%), while 16% are African American, 22% white, 7% other and 4% Asian.<sup>6</sup> As one of Brooklyn's largest Latinx communities, it has a vibrant cultural landscape with more than 70 cultural assets including cultural organizations like El Puente, parks and gardens, senior centers, and faith-based intuitions, among others. Residents are also civically engaged with a busy and hardworking Community Board, various community-driven planning processes, and grassroots organizations such as Make the Road New York and Churches United for Fair Housing.

While Bushwick is supported by numerous community resources, it is also shaped by a legacy of unjust policies such as redlining and blockbusting that impacted the overall quality

of life for residents. As of 2018, the median household income in the neighborhood is \$53,360, 16% lower than NYC's at \$62,040.<sup>7</sup>

In terms of health outcomes, life expectancy in Bushwick is at 80 years, almost 6 years fewer than residents of the Upper East Side, the NYC neighborhood with the highest life expectancy. Nearly 1 in 5 adults in Bushwick do not have health insurance, 13% go without needed medical care, and 9% receive late or no prenatal care during pregnancy.<sup>8</sup>

While there are clusters of rent-stabilized apartments in the northeastern section of the neighborhood, the majority of households in this primarily renter community are rent-burdened, with 64% paying more than 30% of their income in rent and 35% paying more than 50%. Additionally, 3 in 4 households report maintenance and housing quality defects.<sup>9 10</sup>

## ZONING AND LAND USE

Bushwick's zoning largely remains unchanged since it was designated in 1961. Save for the manufacturing zones in its edges and small clusters of commercial zones, nearly all of the study area is zoned R6, a medium density zoning district without height limits for height factor buildings. This permitted the proliferation of out-of-scale residential developments, of which many are unaffordable to Bushwick's legacy residents. Nearby neighborhoods including Bedford-Stuyvesant, Ridgewood, and Clinton Hill, have replaced this outdated zoning with "contextual rezonings" like R6A and R6B that restrict building heights.

Industrial businesses, covering 5% of Bushwick's land use, continue to be an important sector for residents and the local economy. These legacy businesses have been



integral to the neighborhood's growth and provide good living wage jobs that commonly do not require college degrees. However, many of these industrial businesses are within manufacturing zones that no longer support businesses today, including outdated space, growth, and enforcement needs. They are currently zoned M1-1, a low-density zoning district with high parking requirements that can restrict business expansion and new construction. These manufacturing zones are also being encroached by higher-rent businesses such as hotels, coffee shops, and restaurants that raise market rents to a level unaffordable to local industrial businesses.<sup>11</sup>

To holistically address these challenges in Bushwick, the BOA study area encompasses the entire neighborhood. It ensures all its residents and businesses benefit from the advancement of community-ratified priorities in the BCP. Furthermore, this comprehensive planning framework aims to leverage the brownfield, vacant, and underutilized sites across the neighborhood toward strengthening and protecting Bushwick. Its goal is not to curtail progress but seek to ensure it is inclusive and allows long-time residents, many of them low-income families of color, to live and thrive in place and take part of the progress in their community.

## 1.3 LEAD SPONSOR AND PROJECT TEAM

The Bushwick BOA Step 2 Nomination Study is sponsored by the **Family Services Network of New York** (FSN). Rooted in Bushwick, FSN is a nonprofit community-based organization that provides comprehensive health and human services throughout the 5 boroughs of New York City. Since 1981, FSN has been meeting the complex community health needs of a diverse population, with compassion and the rendering of quality services.

The consultant team is composed of:

**Hester Street** (HST): Urban Planning, Design and Community Development, and Community Engagement

**Grain Collective** (GC): Urban Planning and Landscape Architecture

**Raul Rubio** (RR): Community Coordinator

**BJH Advisors** (BJH): Economic Development

**El Puente** (EP): Survey Outreach Partner

**Churches United for Fair Housing** (CUFFH): Survey Outreach Partner

The project is also supported by a steering committee made up of representatives from both community-based and government entities (see page 21 for full roster).

## 1.4 COMMUNITY VISION AND GOALS

The vision of the proposed Bushwick BOA is rooted in the numerous objectives and recommendations developed by hundreds of residents in the BCP. It was released at a community event with more than 200 people in attendance. During a prioritization activity, the residents identified their 10 most important objectives. The top 6 were all housing related and included a priority to create deeply affordable housing. The following 3 were under zoning and land use. They were about midblock preservation, strengthening mixed-use corridors, and maximizing public and nonprofit-owned sites for 100% affordable housing. Finally, the 10th most important objective was to improve access to fresh, healthy, and affordable food (see Appendix A).

The BCP and its community-prioritized objectives provide a backdrop to the vision of the proposed Bushwick BOA. This BOA aims to frame the objectives and recommendations of the BCP toward implementation. This report's implementation strategy outlines steps to pursue the BOA's goals through development of strategic brownfield, vacant, and underutilized sites in Bushwick.

The vision and goals of this Step 2 Nomination Study are:

## VISION

**Protect and strengthen Bushwick by identifying implementable and site-specific development on vacant, underutilized, and brownfield sites that advance community-ratified goals in the BOA and BCP on affordable housing, economic and workforce development, and public health**



### **GOAL 1: AFFORDABLE HOUSING**

**Maximize opportunity to build affordable housing that is deeply affordable and serves Bushwick's most vulnerable**

Public engagement through the BCP and BOA show that housing affordability is the most important issue for Bushwick's residents. While the neighborhood is supported by a network of housing organizations such as CUFFH, Make the Road New York and RiseBoro Community Partners; only 30% of Bushwick's housing stock has some kind of rent regulation.<sup>13</sup> Rent burden is also prevalent as 60% of households pay more than 30% of their income in rent.<sup>14</sup>



### **GOAL 2: ECONOMIC AND WORKFORCE DEVELOPMENT**

**Foster an inclusive local economy in Bushwick that supports neighborhood businesses and entrepreneurs, protects its industrial enterprises, and cultivates the local workforce**

Bushwick's local economy is growing. Between 2008-2017, the neighborhood saw growth in retail, entertainment, food service, and hotels. Within the same period, 4,400 jobs were also added in the community at a rate nearly twice NYC's.<sup>12</sup> However, Bushwick's economic indicators still lag from NYC's average including a lower median income and a higher employment rate. As Bushwick continues to grow, future development needs to support an inclusive economy that benefits all Bushwick residents.



### **GOAL 3: PUBLIC HEALTH**

**Improve public health outcomes in Bushwick through public realm improvements that improve social determinants of health (open space, streetscape, food access) and medical and mental healthcare**

Today, public health in Bushwick is supported by local community-based organizations and major healthcare institutions such as the Wyckoff Heights Medical Center, Woodhull Hospital, and a DOHMH Health Action Center at Hope Gardens. However, due to a history of government disinvestment, low health outcomes persist including a lower life expectancy than New Yorkers living in higher income neighborhoods. Future development in Bushwick must advance the neighborhood's public health through traditional healthcare facilities and improvements to the built environment.



# **SECTION 2 PUBLIC ENGAGEMENT**



## 2.1 INTRODUCTION

The Public Engagement Plan for the Bushwick BOA was structured to complement and build on the robust and deep engagement carried out through the ongoing BCP process. In refining the Public Engagement Plan for the Bushwick BOA, FSN (project sponsor), and the consultant team deeply considered the engagement and outreach already completed in order to prevent planning fatigue and be respectful of community members' time. The team analyzed BCP recommendations to identify those that could be applied and implemented in the urban fabric with a focus on encouraging the development of abandoned, vacant or underutilized brownfield sites. All sites were evaluated for their capacity to be developed in a manner that is reflective of the needs and desires of the local community, thereby further advancing the recommendations of the BCP.



## 2.2 APPROACH AND TECHNIQUES TO ENLIST PARTNERS

The Public Engagement Plan for the BOA was conducted through one-on-one meetings, small focus group meetings, Community Board meetings and community-wide surveys from the end of 2018 through Fall 2019. Input gathered through this process informed and refined study area recommendations. In addition to the community engagement, FSN and the consultant team also convened a multi-disciplinary Steering Committee and held regular conference calls and in-person meetings for the duration of the BOA project to coordinate and discuss feedback gained through the study's stakeholder engagement and outreach initiatives.

## ENGAGEMENT TIMELINE

PROJECT KICK OFF AND INTRODUCTION  
**MARCH 2019**



3/5



FOCUS AREAS AND DEMONSTRATION SITES VISIONING  
**APRIL - JULY 2019**



7/30



REFINED STRATEGIES  
**AUGUST - OCTOBER 2019**



9/11



9/18

## 2.3 PUBLIC ENGAGEMENT AND OUTREACH

### BUSHWICK COMMUNITY PLAN ENGAGEMENT

As a reaction to out-of-context development in the neighborhood, CB 4 requested that Council Members Antonio Reynoso and Rafael Espinal initiate the BCP process in 2013. The Council Members invited residents and local organizations to create a community-led vision for Bushwick's future. This process held over 10 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. Events included 4 town hall meetings with over 200 participants, 5 zoning workshops and 3 meetings on specific priority issues. Based on the feedback from the town halls, the 2 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 (HST), a community planning, design and development nonprofit, to structure and facilitate the process. In 2017, HST supported the large public summit convenings, during which Bushwick residents learned about existing and planned resources and programs and gave feedback on community plan recommendations. A Steering Committee provided strategic leadership and process oversight; its members were community residents, organizational representatives and Brooklyn CB 4 leadership (see Appendix B for

full BCP Steering Committee roster). The BCP Steering Committee and participants released a community plan in September 2018 that is collaborative, holistic and grounded in the community's vision.

### BOA STEERING COMMITTEE

FSN and the project team enlisted the guidance of an astute and supportive Steering Committee with a wide range of expertise and local experience to engage community partners and guide the Bushwick BOA. Steering committee members represented both the local community, service providers, economic and workforce experts and city agencies. Nearly all them were also active members of the BCP process.

The Steering Committee met 3 times between February 2019 to October 2019 for presentations, working charrettes and project updates from the consultant team. Throughout the BOA process, the committee offered invaluable insight, feedback and advice on issues ranging from existing conditions and community priorities to concept ideas, strategic site redevelopment scenarios and final recommendations.

## STEERING COMMITTEE

### Members:

El Puente

Evergreen Exchange

RiseBoro

Edwin Delgado, Resident and Business Owner

Jamie Wiseman, Private Developer

NYC Department of City Planning

NYC Department of Health and Mental Hygiene

NYC Department of Housing Preservation and Development

NYC Department of Small Business Services

NYC Mayor's Office of Environmental Remediation

### Goals and Responsibilities:

Help ensure the Bushwick BOA project is responsive to the needs of the Bushwick community

Deliberate, advise and provide strategic oversight through the process

Foster partnerships that can bring project recommendations through to implementation



## BUSHWICK BOA ENGAGEMENT SUMMARY

MAR 2019

### STEERING COMMITTEE MEETING 1



#### KICK-OFF MEETING

- ▶ Briefed and solicited feedback from the steering committee (SC) on project goals and potential outcomes
- ▶ Consultant team shared initial findings through data and mapping, project focus areas, inspirational precedents and potential interventions

JUL 2019

### STEERING COMMITTEE MEETING 2

#### FOCUS AREAS AND STRATEGIC SITES PART 1

- ▶ Updated SC on project progress and work on focus areas
- ▶ The SC reviewed three strategic sites identified as demonstration sites to be further studied as a potential development.

#### WHAT WE HEARD

- ▶ Create more opportunities to work within the community
- ▶ Increase workforce training opportunities
- ▶ Develop business incubators in tandem with affordable commercial space for small businesses
- ▶ Ensure new development complements and builds off what is around them
- ▶ Provide housing for people that do not qualify for Section 8, but are priced out of market rate housing





SEP 2019

## STEERING COMMITTEE MEETING 3

### STRATEGIC SITES PART 2

- ▶ Briefed and solicited feedback from the steering committee on project goals and potential outcomes
- ▶ Shared initial findings through data and mapping, project focus areas, inspirational precedents and potential interventions

### WHAT WE HEARD

- ▶ New development must be contextual to surrounding built environment
- ▶ Redevelopment of parking lots must consider how the existing use will be replaced on site or elsewhere
- ▶ Public sites must be developed with 100% affordable housing
- ▶ Identify appropriate industrial tenants for the different neighborhood contexts of each industrial area



SEP 2019

## COMMUNITY BOARD 4 MEETING

### PROJECT UPDATE AND CB ENGAGEMENT

- ▶ Updated Brooklyn Community Board 4 on project progress from research to strategic sites
- ▶ Engaged attendees through surveys and table activities that included maps and pertinent information to gather input on the 15 strategic sites

### WHAT WE HEARD

- ▶ Need for more deeply affordable housing that accepts programs and vouchers
- ▶ Secure housing for the previously homeless, incarcerated individuals and LGBTQIA
- ▶ Increase parks and open space in Bushwick by expanding existing playgrounds and creating more community gardens
- ▶ Provide community centers that integrate programs for youth such as job training and mental health services



# BUSHWICK BOA COMMUNITY SURVEY RESULTS

El Puente and CUFFH conducted these surveys during their meetings and activities in 2018 and 2019. The project team also collected information from surveys during the September 2019 CB 4 meeting.

## WHO WE HEARD FROM

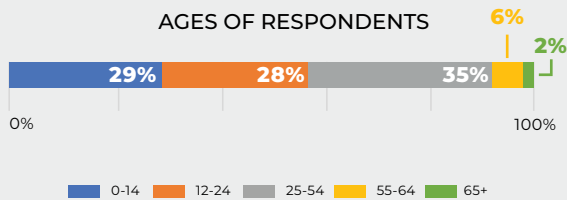
### 115 SURVEY RESPONDENTS

#### TOP REPRESENTING ZIP CODES

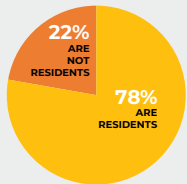
- 1st **11221**
- 2nd **11237**
- 3rd **11207**

**18** different ZIP codes were represented.

#### AGES OF RESPONDENTS

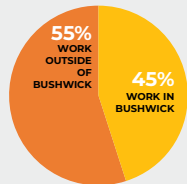


#### BUSHWICK RESIDENCY



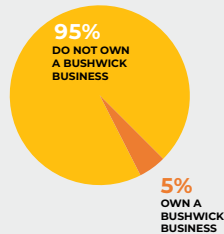
Those who moved to Bushwick mostly came from **another Brooklyn neighborhood**.

#### BUSHWICK WORKERS



Those who work in Bushwick have done so between **1 to 42 years!**

#### BUSINESS OWNERS



#### LOVED BUSHWICK PLACES

- 1st **Hope Ballfield**
- 2nd **Knickerbocker Park**
- 3rd **Los Hermanos Tony's Pizza**

#### TOP NEEDED FACILITIES

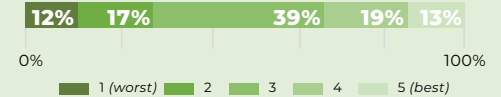
- 1st **Community Center**
- 2nd **Parks or Plazas**
- 3rd **Workforce Training Center**
- 4th **Health Clinic**

## HEALTH

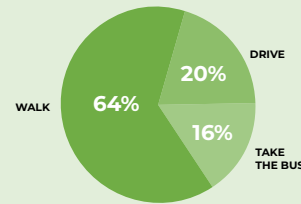
#### TOP PLACES TO GROCERY SHOP

- 1st **C-Town**
- 2nd **Cornerstore/Bodega**
- 3rd **Food Bazaar**

#### HEALTH CARE RATING



#### MODE OF TRANSPORT TO GROCERY STORE



#### TOP MEDICAL SERVICES THAT BUSHWICK RESIDENTS:\*

- | Service      | Rank | Service      |
|--------------|------|--------------|
| Primary Care | 1st  | Primary Care |
| Dentist      | 2nd  | Dentist      |
| Optometrist  | 3rd  | Physician    |

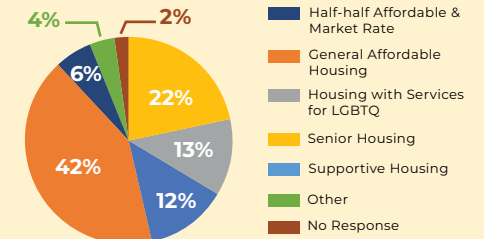
\*Only 50% of respondents answered this question

## HOUSING

#### HOUSING TYPE NEED

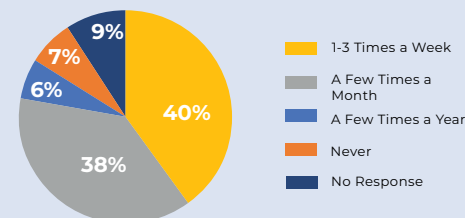
- 1st **4+ beds**
- 2nd **3 beds**
- 3rd **2 beds**

#### AFFORDABLE HOUSING NEED



## ECONOMICS

#### FREQUENCY PATRONIZING BUSHWICK BUSINESSES



#### TOP NEEDED AMENITIES

- 1st **Food/Dessert**
- 2nd **Movie Theater**
- 3rd **Mall/Shops**

## VISION IDEAS



### TOP VISION THEMES

- 1st **Parks/Open Space**
- 2nd **Affordable Housing**
- 3rd **Community Center**



### PARTICIPANTS' VISIONS FOR BUSHWICK

**“Lets turn more vacant lots into community gardens.”**

**“More spaces for seniors and youth to go to learn instead of them being in the street because [the youth] are the future and we have to look out for our seniors.”**

**“Would love to see deeply affordable housing that accepts programs and vouchers.”**

**“Housing assistance center needed by families displaced by increasing rent costs.”**

**“Community Center with job training for youth.”**

## STAKEHOLDER INTERVIEWS

Interviews with a mix of community members, elected officials, CBOs and government agency representatives provided additional perspectives of Bushwick as it related to the BOA. These conversations helped complement and confirm the needs Bushwick residents have uplifted in the BCP. Some highlights include the following:

### HOUSING

#### **Riseboro Community Partnership**

Riseboro shared that housing development in Bushwick must conform to BCP principles and recommendations. The project team also conferred with RiseBoro on selecting strategic sites, helping to identify which sites are not viable and have current development plans.

### ECONOMIC DEVELOPMENT

#### **Evergreen Exchange and NYC SBS**

SBS shared workforce development and retail needs in Bushwick. The agency suggested healthcare, manufacturing/industrial, and office work training as focus areas because of the large hospitals that serve the neighborhood, the neighboring North Brooklyn Industrial Zone, and growth in office work. SBS also mentioned a need to identify and support medium scale entrepreneurs and home workers. Retail needs include affordable bulk goods, fresh food, and groceries as well as family-oriented restaurants and establishments that can balance out Bushwick's bar industry.

Representatives from Evergreen Exchange (EE) shared their insight about Bushwick's

small businesses and entrepreneurs, manufacturing and industrial businesses, workforce development and small business needs. They mentioned that small businesses start as home businesses then progress to shared workspace such as an incubator, and eventually to a brick and mortar office or storefront. More affordable commercial spaces in a range of sizes in Bushwick will help these businesses grow. Small industrial and manufacturing businesses, on the other hand, require spaces that range from 1,500 – 2,000 square feet. Some of them also seek places where they can manufacture and sell on the same site. EE also identified that Bushwick needs a hub dedicated to workforce development and small business support organizations. This centralized location can coordinate multiple services across the neighborhood and provide streamlined assistance to those in need.

Both SBS and Evergreen Exchange mentioned the need to support the development of a merchants association in partnership with SBS and the local Community District Needs Assessment (CDNA) partners and explore a path toward establishing a Business Improvement District.

### PUBLIC HEALTH

#### **NYC DOHMH and BK Rot**

DOHMH discussed concerns related to food access and quality health care. To increase access to healthy food, the department recommends a nonprofit-run supermarket that can work with local community gardens to supply healthy food for the community. To complement providing more sources of fresh food, doctors should also be encouraged to prescribe fresh fruits and vegetables as part of promoting holistic health in the neighborhood.



While Bushwick is anchored by two hospitals, WHMC and Woodhull Hospital, DOHMH also expressed a need for more facilities that offer affordable and quality healthcare for local residents.

BK Rot operates the Know Waste Lands community garden on Dekalb Avenue that is north of Strategic Site 1. To continue and strengthen its operations, the garden needs sunlight that may otherwise be blocked by a development to its south. It also needs new facilities including an office, classroom, kitchen, and space for machinery, among others. Any development on Site 1 will need to collaborate with BK Rot and Know Waste Lands to facilitate a building that complements and works with each other.

## COUNCIL MEMBERS

### **Offices of Council Member Antonio Reynoso (34th District) and former Council Member Rafael Espinal (37th District)**

Conversations with the staff of both Council Members gave the project team more information about strategic sites identified later in this study. The office of CM Reynoso identified the need for more community facility spaces along Broadway and Myrtle Avenue and the need for an industrial incubator in Bushwick. Staff also recommended that developers will need to work with community garden groups for sites adjacent or near community gardens such as Site 1 and 11.

The office of former CM Espinal had more site specific input on our work. A representative shared that Site 15, a demonstration site, was previously proposed to be a skate park, but because of the need for remediation, the plans fell through. Its location in an industrial area and adjacent to freight rail makes it a difficult site for residential uses.







**SECTION 3**  
**INVENTORY AND ANALYSIS**  
**OF THE PROPOSED BROWNFIELD OPPORTUNITY AREA**



# 3.1 COMMUNITY AND REGIONAL SETTING

## HISTORY OF BUSHWICK

Purchased from the Canarsie Indians by Dutch settlers in 1638, the Town of Bushwick originally spanned the present-day neighborhoods of Williamsburg, Greenpoint and Bushwick. Early settlers to the area were Dutch, English, French and Scandinavian and manufactured tobacco and food for the region through their own and slave labor until 1827. Bushwick's present-day footprint was primarily woodland harvested for firewood and used for animal grazing.

Inland Bushwick continued to be rural until the mid-1800s while the riverfront, what is Williamsburg today, developed earlier, as it was more accessible to New York City across the East River. In 1855, the Town of Bushwick was annexed into the City of Brooklyn, which saw rapid population growth, doubling and tripling every two decades. Industry boomed along the river with shipping, oil, ironworks, printing and the like. More than a million German and Austrian immigrants arrived to the United States at this time, and many of them found homes in Bushwick. They built a considerable concentration of breweries in Bushwick and Williamsburg, as well as Lutheran and Catholic churches.

Development in Bushwick dramatically increased with the transportation advances of the late 1800s and early 1900s, connecting the neighborhood to the rest of Brooklyn and Manhattan. These advances included: elevated lines along Myrtle Avenue and Broadway, the Brooklyn and Williamsburg bridges and electrified streetcars (now bus lines) to and from Downtown Brooklyn, among others. Many of these advancements

are still present to this day. Numerous 2- to 6-family homes were constructed in Bushwick in various European architectural styles. More European immigrants arrived to the neighborhood - many of them had English, Irish, Italian, Jewish, Polish and Russian backgrounds.

Similar to many neighborhoods in Brooklyn, the demographic makeup and local economy of Bushwick began to shift after World War II. Many white families left the neighborhood as breweries shut down and relocated. Poorer African American, Caribbean American and Puerto Rican families began to move into the neighborhood. By the mid-1970s, half of Bushwick residents received welfare or other types of public assistance. Unrealized urban renewal plans led to the demolition of residential buildings intended to be replaced by public housing.

Following the NYC blackout in July 1977, days of looting and arson and the "All Hands Fire" that razed 4 blocks and 45 houses, a

third of commercial establishments closed (rising to over 40% the following year) and the residential housing stock gravely suffered. Population in Bushwick substantially dropped to 93,000 residents in 1980 from 122,000 in 1975.<sup>15, 16</sup>

## SOCIOECONOMIC CONDITIONS

In 2018, Bushwick's population was 121,188 - a 16% increase from 104,358 in 2000. Between 2010 and 2018, the neighborhood's racial and ethnic composition shifted as well. The Latinx population dropped from 68% to 53% of the community, and African American from 19% to 16%, while the White and Asian populations increased from 9% and 3% to 22% and 4% in respectively.

Household incomes also saw small but notable changes, connected to the racial shift in Bushwick. In 2010, 37% of households earned less than \$40,000 annually; that number decreased to 32% in 2018. Households making an annual income of at least \$75,000





jumped from 39% in 2000 to 44% in 2016. The unemployment rate also decreased from 10% in 2010 to around 4% in 2018, lower than New York City's at 5.7%.<sup>17 18</sup>

Many immigrants continue to live in Bushwick. Nearly 28% of the 2018 population was born outside of the United States. The majority of residents (58%) speak a language other than English at home, and 15% have limited English proficiency.<sup>19</sup>

## HOUSING

Bushwick is a majority renter community: roughly 80% of all households rent, compared to 70% across NYC. Many of these Bushwick households (60%) are rent burdened, paying more than 30% of household income on rent, and more than a third of households are extremely rent burdened, paying more than 50% of their income on rent. These rates are higher than the City's overall, at 50% rent burdened and 30% extremely rent burdened.<sup>20</sup>

In 2016, over 14,000 (12%) Bushwick residents moved residences. Nearly 60% of these residents were originally from Brooklyn, 15% from other NYC boroughs, 20% from outside of NYC and 10% from other countries.<sup>21</sup> In 2018, 3.5% of families with children in Bushwick were in homeless shelters, nearly the same rate as the city overall at 3.6%.<sup>22</sup>

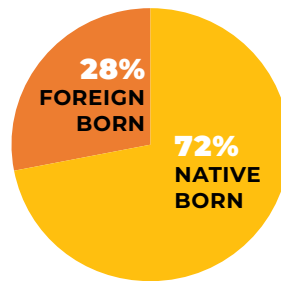
Housing comprises the majority Bushwick's land use (nearly 60%). It is dominated by buildings that are 1-2 story 1 and 2 family structures and 3-4 story multi-family walk-ups – both of which make up 83% of all residential buildings. However, only 30% of the local housing stock is under some form of rent regulation. The Affordable Housing map on page 32 represents where many of these buildings with residential units are located. This map is based on publicly available data



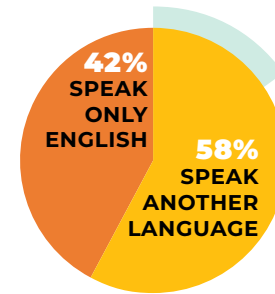
# 121,188 PEOPLE LIVING IN BUSHWICK

= 1,000 PEOPLE

## FOREIGN BORN



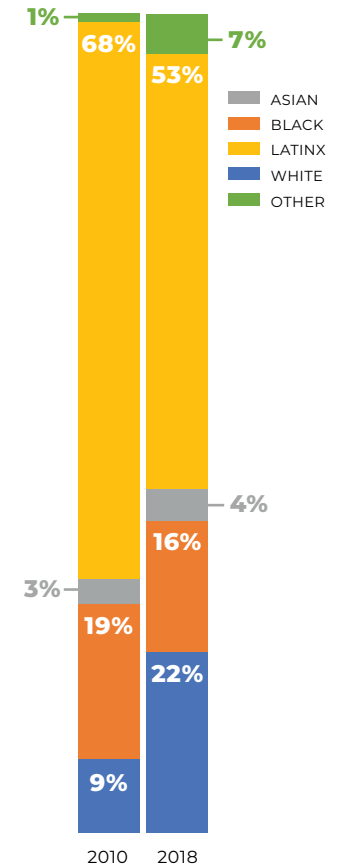
## ENGLISH PROFICIENCY



**Limited Proficiency: 15%**

of Bushwick's total population struggles with English

## RACE & ETHNICITY

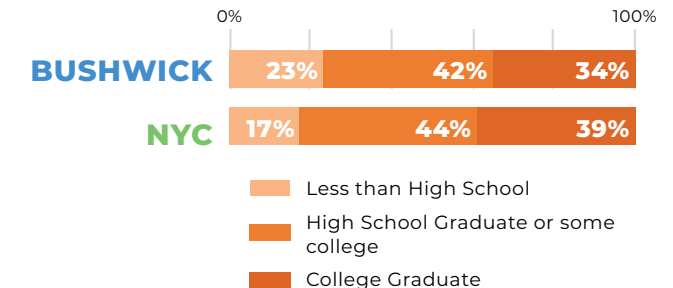


**BUSHWICK**

## AVERAGE MEDIAN INCOME



## EDUCATIONAL ATTAINMENT



Sources: Bushwick Neighborhood Profile - Furman Center 2018, 2018 ACS 1-Year Estimate - Census Bureau

and information shared by RiseBoro. Large clusters of affordable housing can be found at the north and northwest sections of the neighborhood, while NYCHA developments are grouped in the center with a small cluster just to its south. Reported housing quality is low with over 70% of buildings needing maintenance due to defects.<sup>23</sup>

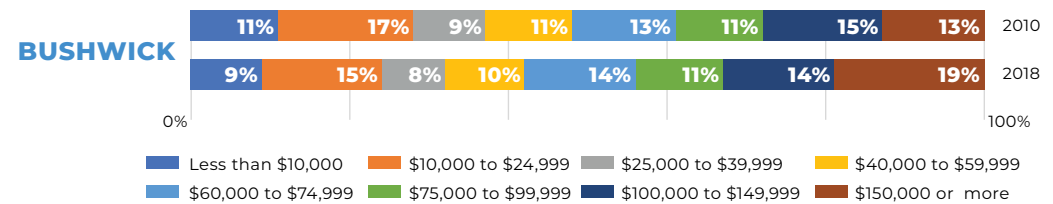
## HEALTH

Public health in Bushwick can be described in two ways – through the built environment and its residents' health outcomes. On the surface, Bushwick is rich in health assets (see maps on page 30). It is served by 2 hospitals, Wyckoff Heights Medical Center (WHMC) and Woodhull Hospital just outside the study area's northwestern corner. DOHMH also has a Health Action Center located in Hope Gardens, which is a NYCHA development. Health and human services facilities are also spread throughout the neighborhood with clusters in the north and southwest (where FSN is headquartered), and a gap in the southeast.

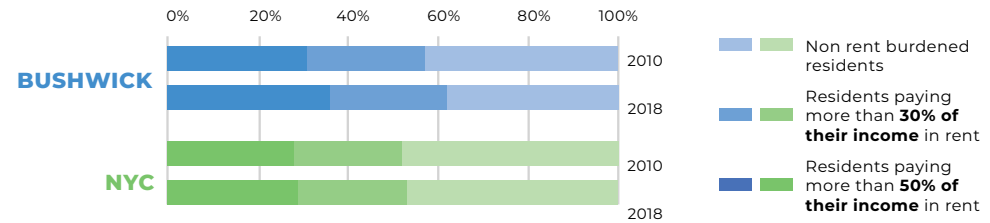
Food, in general, is easily accessible in Bushwick with food stores scattered in nearly all of its area, a majority of which are bodegas and delis. In contrast, less common are supermarkets and farmers markets – both of which are more reliable sources of fresh and healthy food. According to DOHMH, there are 31 bodegas for every supermarket in Bushwick.<sup>24</sup> This disparity is more pronounced geographically, as seen on the Food Access map on the following page. While supermarkets can be found in different parts of the neighborhood, there is less of a concentration south of Myrtle Avenue.

In terms of the public health outcomes, a majority of Bushwick residents report generally positive healthy living habits. Seventy-one percent described their health

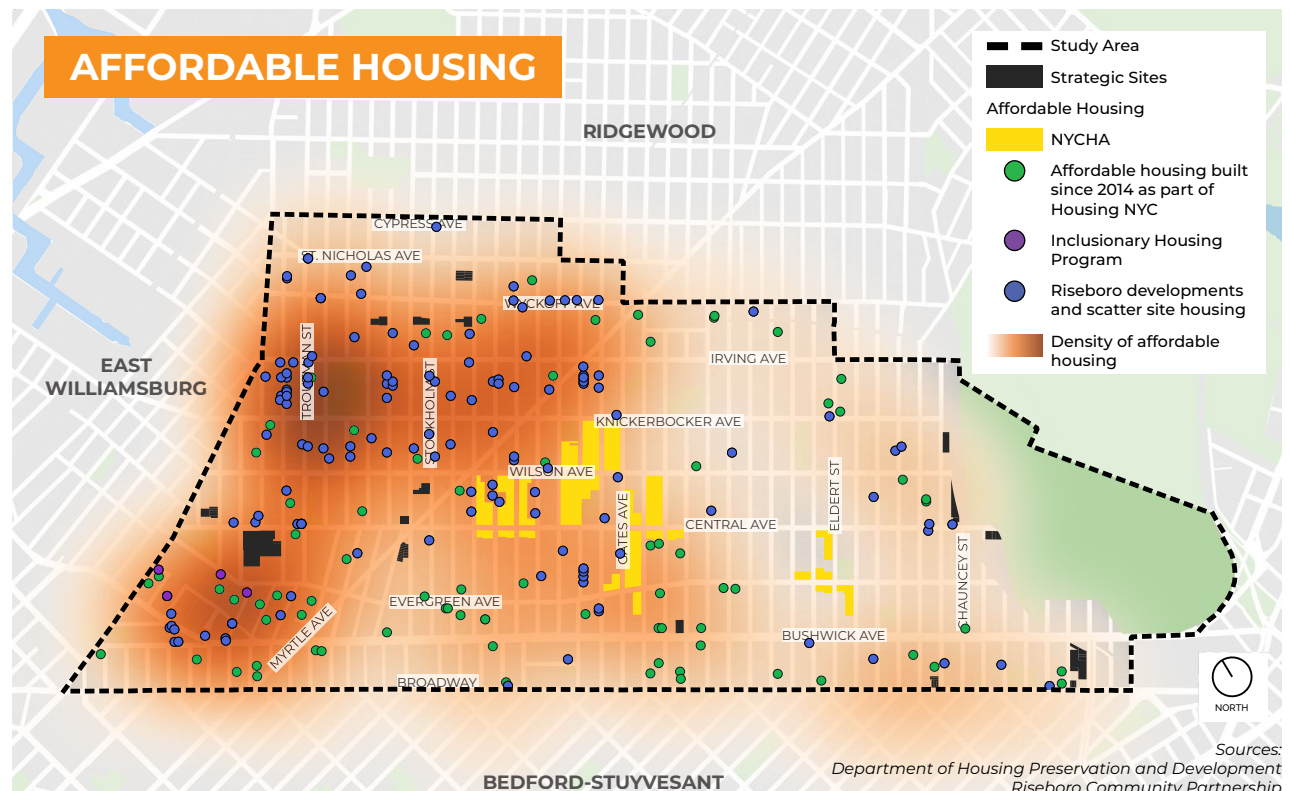
### MEDIAN HOUSEHOLD INCOME



### RENT BURDEN



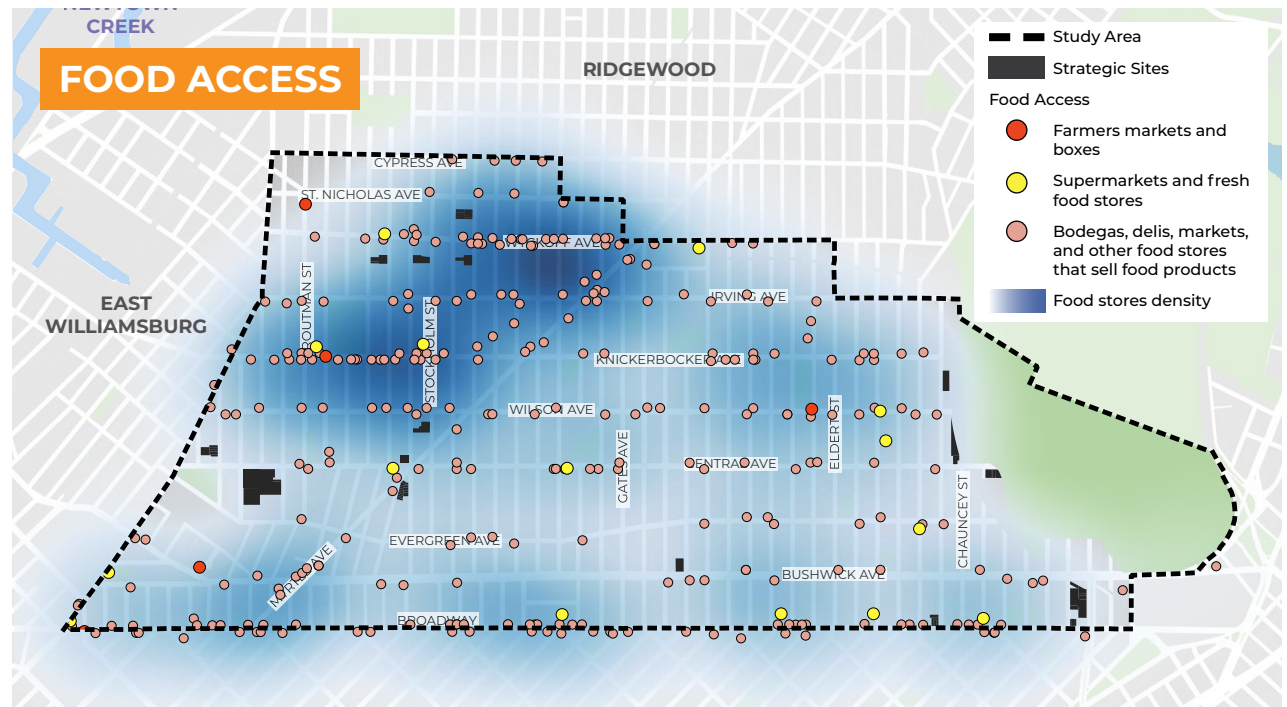
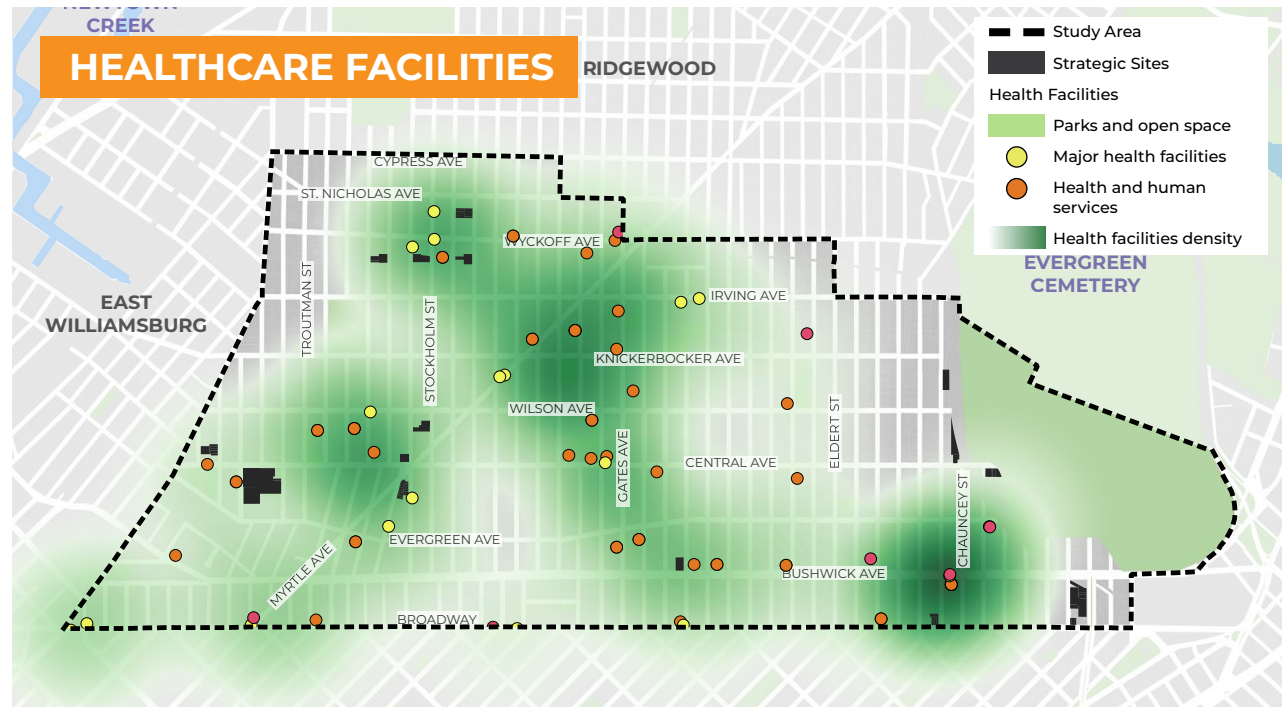
Sources: Bushwick Neighborhood Profile - Furman Center 2018, 2018 ACS 1-Year Estimate - Census Bureau





as “excellent,” “very good” or “good,” 75% did some kind of physical activity in the past 30 days of reporting, and 82% said they had at least one serving of fruits or vegetables a day.<sup>25</sup>

However, due to historic disinvestment in neighborhoods of color like Bushwick, other health indicators are generally worse than those of wealthier communities in New York City. Lack of resources and opportunities affect an entire neighborhood’s health, impinging on residents’ access to healthy food, good housing, clean parks and quality healthcare, among others. For example, while Bushwick has a substantial network of healthcare facilities, they are less accessible to the community’s uninsured who represent 18% of residents, a rate higher than NYC’s overall at 12%. Bushwick’s rates of obesity (26%), diabetes (13%) and hypertension (26%) are similar to those of the city overall, but they are significantly higher than those of residents in the Financial District, at 4%, 3% and 15% respectively. Psychiatric hospitalizations in Bushwick were reported at 574 per 100,000 adults, well below the NYC average at 676, but more than twice the average for Woodside and Sunnyside, Queens, at 223 adults. Finally, the life expectancy for residents in this neighborhood is 80.4 years, 6 years less than for those living in the Upper East Side, the highest in the city.<sup>26</sup>



## PLANNING CONTEXT

While the Bushwick BOA builds on the community-based input from the Bushwick Community Plan, it also is written in the context of other plans, assessments, and inventories, from both citywide and neighborhood-specific perspectives.

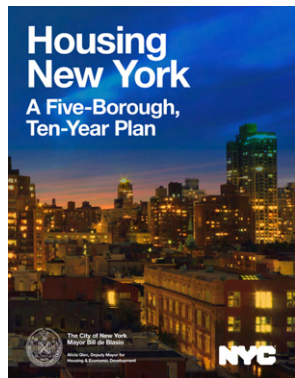


### **One New York: The Plan for a Strong and Just City, 2015**

One New York: The Plan for a Strong and Just City is a city led report released during the De Blasio administration in 2015. The report builds on New York City's global leadership in growth, equity,

sustainability, and resiliency. It focuses on the social, economic, and environmental impacts of climate change and the need for robust environmental policy. The report approaches these issues with a focus on inequality, a regional perspective, and embracing new initiatives.<sup>27</sup>

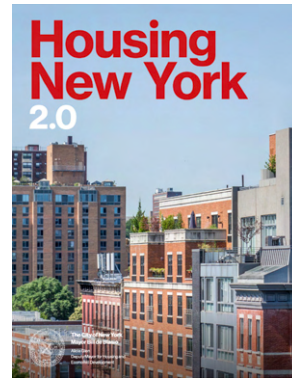
### **Housing New York: A Five-Borough, Ten-Year Plan, 2014**



Housing New York: A Five-Borough, Ten-Year Plan is a city led report released during the De Blasio administration in 2014. The report addresses New York City's shortage of affordable housing. The report outlines more than 50 initiatives to support the goal of

building or preserving 200,000 units of high-quality affordable housing to meet the needs

of more than 500,000 New Yorkers. It focuses on fostering diverse, livable neighborhoods, promoting homeless, senior, and accessible housing, and refining the City's financing tools and funding sources for affordable housing.<sup>28</sup>



### **Housing New York 2.0, 2017**

Housing New York 2.0 is a city led report released during the De Blasio administration in 2017. This report updates on the work outlined in the Housing New York Plan launched in 2014. The updated

and expanded Housing Plan focuses on creating more homes for seniors, helping New Yorkers become homeowners, mitigating displacement, and utilizing vacant lots to develop affordable housing.<sup>29</sup>



### **Bushwick Community Plan, 2018**

The Bushwick Community Plan is a community led report released in 2018. This visioning and planning process was initiated by Brooklyn Community Board 4 and Councilmembers Antonio Reynoso

and Rafael Espinal. The process was guided by a steering committee of local residents, community board members, and representatives from local organizations. The focus of this plan was to create and preserve affordable housing with the need to preserve Bushwick's neighborhood character.<sup>30</sup>



### **Bushwick Brooklyn Commercial District Needs Assessment, 2018**

The Bushwick Brooklyn Commercial District Needs Assessment is a city led report released during the De Blasio administration in 2018. This report analyzes existing conditions,

business data, and qualitative surveys from stakeholders to offer key strengths, challenges, and opportunities within Bushwick's commercial district.<sup>31</sup>



### **Bushwick Neighborhood Plan Update, 2019**

The Bushwick Neighborhood Plan Update is a draft area-wide report by the Department of City Planning. It identifies land use, housing, economic development, transportation,

open space, and community health and resource strategies. It also builds on previous collaborative work conducted as a part of the Bushwick Community Plan which included City agencies, community residents and stakeholders, and non-profit organizations. The plan aims to promote a long-term vision for Bushwick that fosters preservation and creation of affordable housing, promotes job growth, identifies neighborhood investments, protects neighborhood character, and channels growth to appropriate locations.<sup>32</sup>

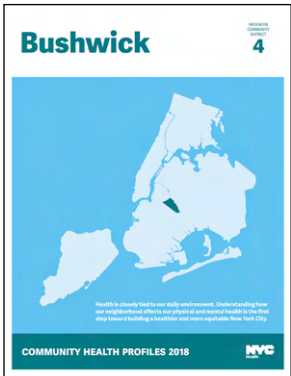




### **OneNYC 2050: Building a Strong and Fair City, 2019**

One NYC 2050: Building a Strong and Fair City is a city led report released during the De Blasio administration in 2019. The report outlines 30 strategic initiatives New York will undertake to address

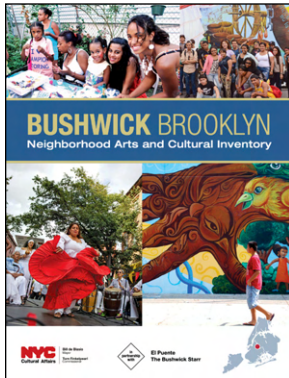
issues critical challenges such as climate change, increasing unaffordability, and failing infrastructure by 2050. Highlights of the strategy include carbon neutrality, congestion pricing, and guaranteeing comprehensive, universal healthcare for New Yorkers.<sup>33</sup>



### **Bushwick Community Health Profile, 2018**

The Bushwick Community Health Profile is a city led report released by the Department of Health and Mental Hygiene in 2018. The Community Health Profiles present data on a range of measures

related to health. The report focuses on the factors that may shape differences in health outcomes including discrimination based on race, ethnicity, national origin, gender, sexual orientation, and other identities.<sup>34</sup>



### **Bushwick Brooklyn Neighborhood Arts and Cultural Inventory, 2019**

Bushwick Brooklyn Neighborhood Arts and Cultural Inventory is a city led report released in 2019 by the Department of Cultural Affairs in partnership with El Puente and

the Bushwick Starr. The report analyzes Bushwick's cultural assets, landscape, and engagement through community surveys with local cultural stakeholders and residents. It identifies cultural erasure and appropriation of existing cultural space as key issues in the neighborhood and advocates for the preservation of cultural history.<sup>35</sup>

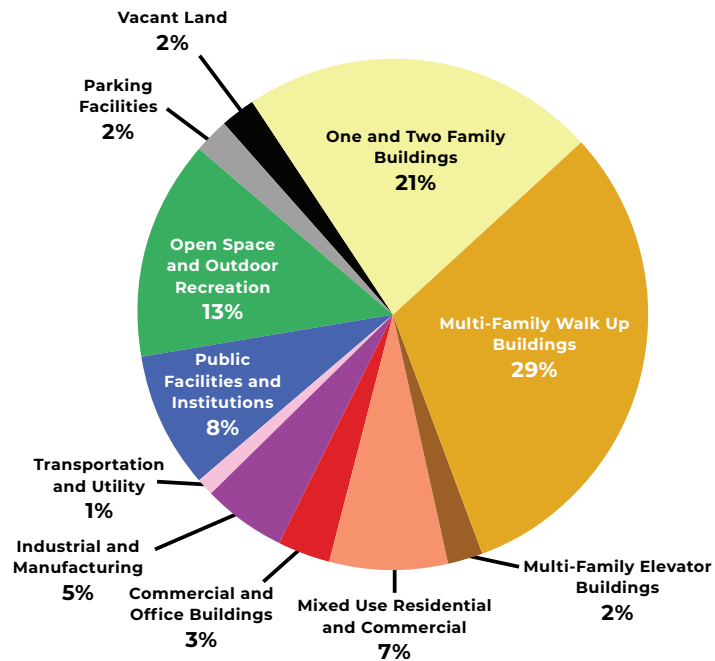
## 3.2 INVENTORY AND EXISTING CONDITIONS

### 3.2.1 LAND USE AND BUILDING INVENTORY

Bushwick is dominated by residential uses, making up 59% of land use. As seen on the land use map (page 37), the southern and eastern parts of the neighborhood have a concentration of one and two family buildings, though multifamily buildings are distributed throughout the neighborhood. These two types of buildings make up 50% of Bushwick’s land use. Multi-family elevator buildings make up only 2% of Bushwick’s land use. It is notable that over half of these have been built after 2001. The mixed commercial, residential and office uses are concentrated along the commercial corridors of Broadway and Myrtle, as well as the western side of Knickerbocker and Wyckoff. Industrial uses are concentrated on the northwestern and southeastern edges of the neighborhood.

Small vacant lots are scattered throughout Bushwick. There is a concentration in the southwestern part, especially along the southern part of the Myrtle Avenue Commercial corridor and throughout Broadway commercial corridor. Vacant land comprises only 2% of Bushwick’s area, while another 2% are parking lots. These are the main land uses that were considered for this report’s strategic sites. Only 5% of Bushwick’s vacant land and parking lots are over 10,000 square feet.

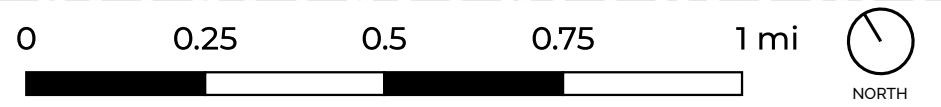
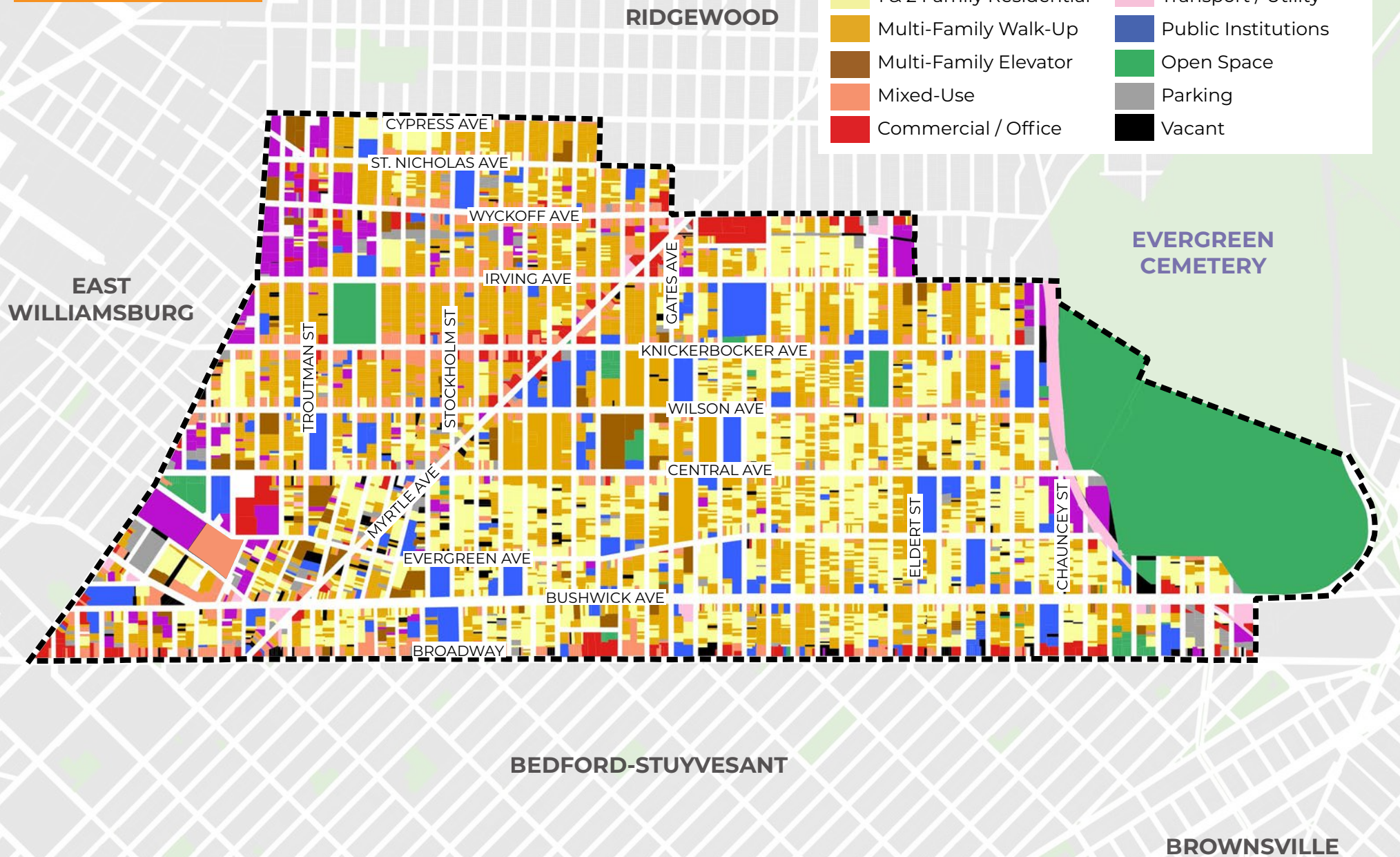
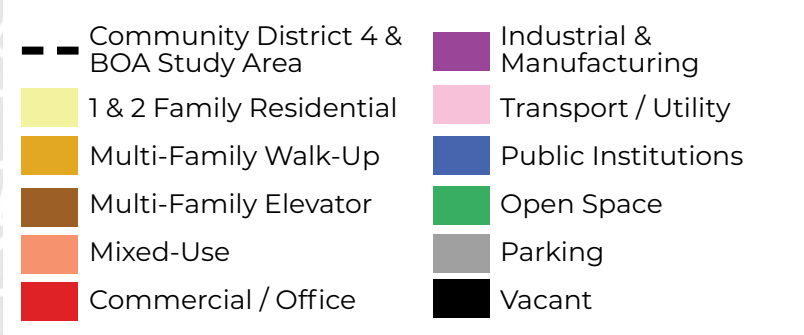
Land Use	Lot Area (Square Feet)	Percentage of Total Land Use
One and Two Family Buildings	8,283,931	21%
Multi-Family Walk Up buildings	1,1507,245	29%
Multi-Family Elevator buildings	961,939	2%
Mixed Residential and Commercial Buildings	2,868,214	7%
Commercial and Office Buildings	1,394,819	3%
Industrial and Manufacturing	1,805,798	5%
Transportation and Utility	573,372	1%
Public Facilities and Institutions	3,134,106	8%
Open Space and Outdoor Recreation	5,283,946	13%
Parking Facilities	976,010	2%
Vacant Land	842,513	2%
<b>Total</b>	<b>40,059,035</b>	<b>100%</b>



Source: NYC Department of City Planning, NYC Open Data



# LAND USE



Source: NYC Department of City Planning, NYC Open Data

### 3.2.2 ZONING

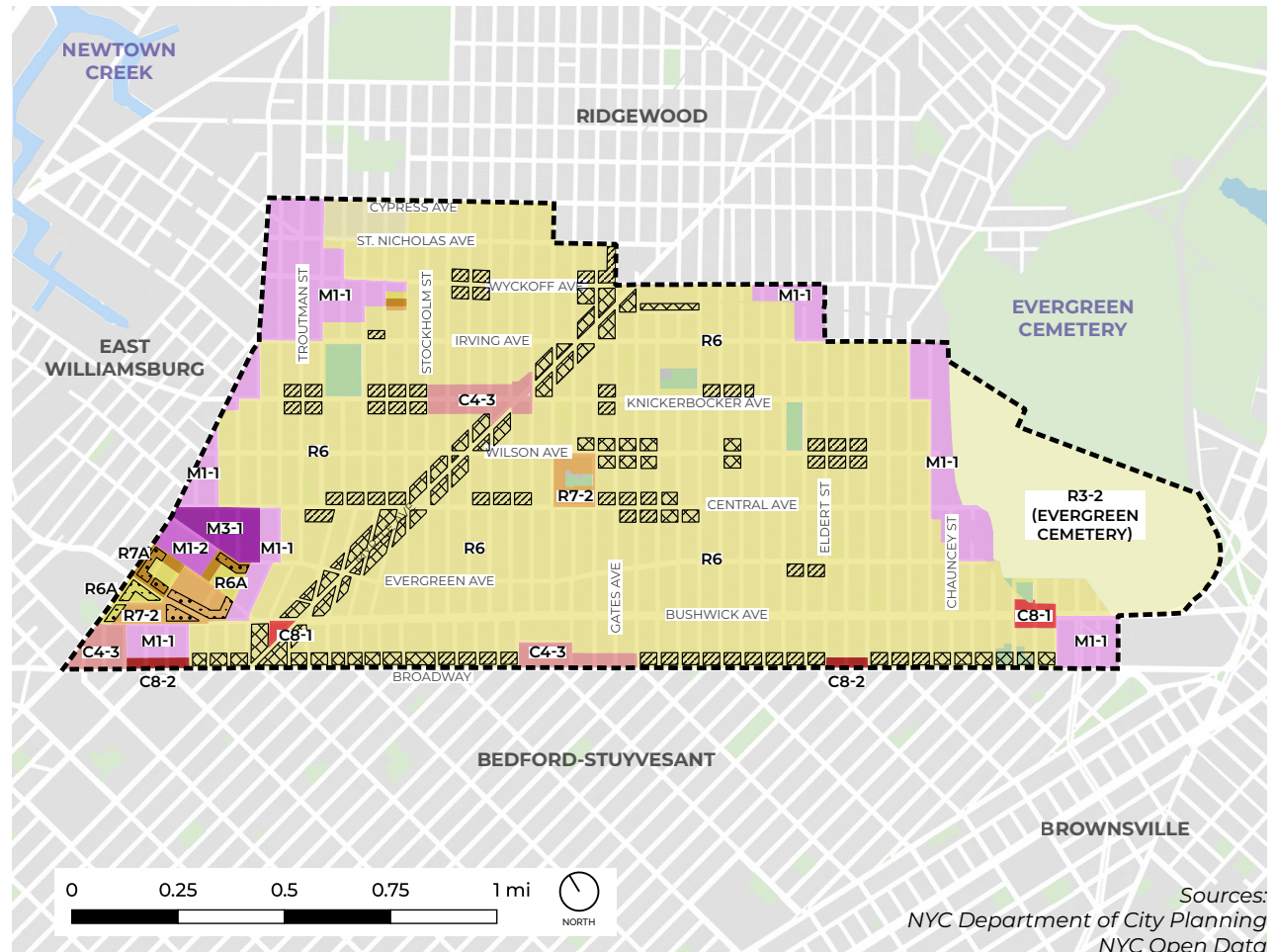
Bushwick's zoning districts have largely remained unchanged since they were designated in 1961, save for the Rheingold Brewery and a small R7-2 NYCHA rezoning. The Study Area, a primarily residential area, is mainly zoned for residential R6, with a few blocks zoned R4 at the northern corner and R7-2 zoned on the Rheingold site along Bushwick Avenue and NYCHA land along Central Avenue. C4-3 commercial zones are clustered around transportation nodes while there are two C8-2 zones along Broadway and a C8-1 zone along Bushwick Avenue. Commercial overlays are zoned throughout many of the neighborhood's avenues including nearly the entire stretches of Myrtle Avenue and Broadway. Manufacturing zones, majority of which are M1-1, are located at the northwest and southeast edges of Bushwick.



An example of an out-of-context development in Bushwick. (Source: BCP)

Both the BCP and DCP's Bushwick Neighborhood Plan conclude that R6 zoning throughout much of the neighborhood as outdated. R6 zoning is a residential zoning district that does not have any height restrictions and allows for tall out-of-scale buildings and

additions in both busy commercial/transit corridors and low-rise residential mid-blocks. It results in new development that does not have any relationship to the existing built fabric of Bushwick. The R6 zoning also does not have any requirements for permanent rent-regulated housing. CB4 requested a neighborhood rezoning study in 2013 due to the impacts of the outdated R6 zoning.<sup>36, 37</sup>



Sources:  
NYC Department of City Planning  
NYC Open Data

#### LEGEND SHOWING ZONING AND F.A.R.

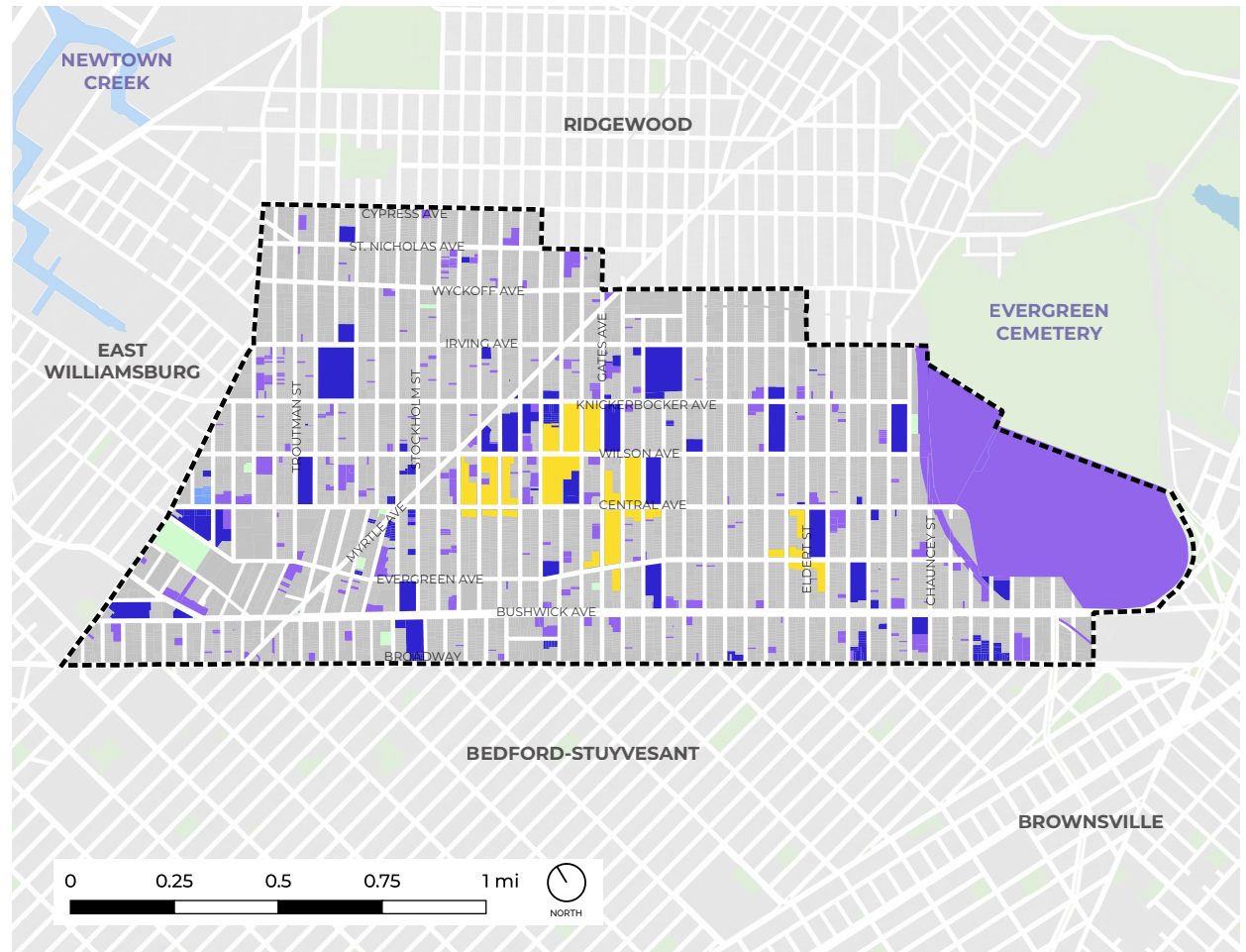
	Study Area		
	Park		
<b>Residential</b>			
	R3-2	0.50-1.00	
	R4	0.75-2.00	
	R6	2.20-4.80	
	R6A	3.00-3.60	
	R6B	2.00-2.20	
	R7-2	3.44-6.50	
	R7A	4.00-4.60	
<b>Commercial</b>			
	C4-3	3.40	
	C8-1	1.00	
	C8-2	2.00	
<b>Commercial Overlays</b>			
	C1-3		
	C2-3		
	C2-4		
<b>Manufacturing</b>			
	M1-1	1.00	
	M1-2	2.00	
	M3-1	5.00	



### 3.2.3 LAND OWNERSHIP

Nearly 90% of the properties in the study area are privately-owned, 7% are owned by the city government, 2% by the public authority, state or federal government, and the rest are properties owned by a tax-exempt entity.

Most city-owned land is owned by the NYC Department of Parks and Recreation (DPR), NYC Police Department (NYPD), NYC Fire Department (NYFD), and the NYC Department of Education (DOE). The rest are under the NYC Department of Homeless Services (DHS) and NYC Department of Housing Preservation and Development (HPD). Land listed as owned by a public authority falls under NYC Housing Authority (NYCHA) including the Bushwick II and Palmetto Gardens developments.<sup>38</sup>



### LEGEND

- Study Area
- City Owned
- Public Authority, State or Federal Ownership
- NYCHA
- Other Tax Exempt Entity
- Privately Owned
- Unknown Ownership Type (Usually Privately Owned)

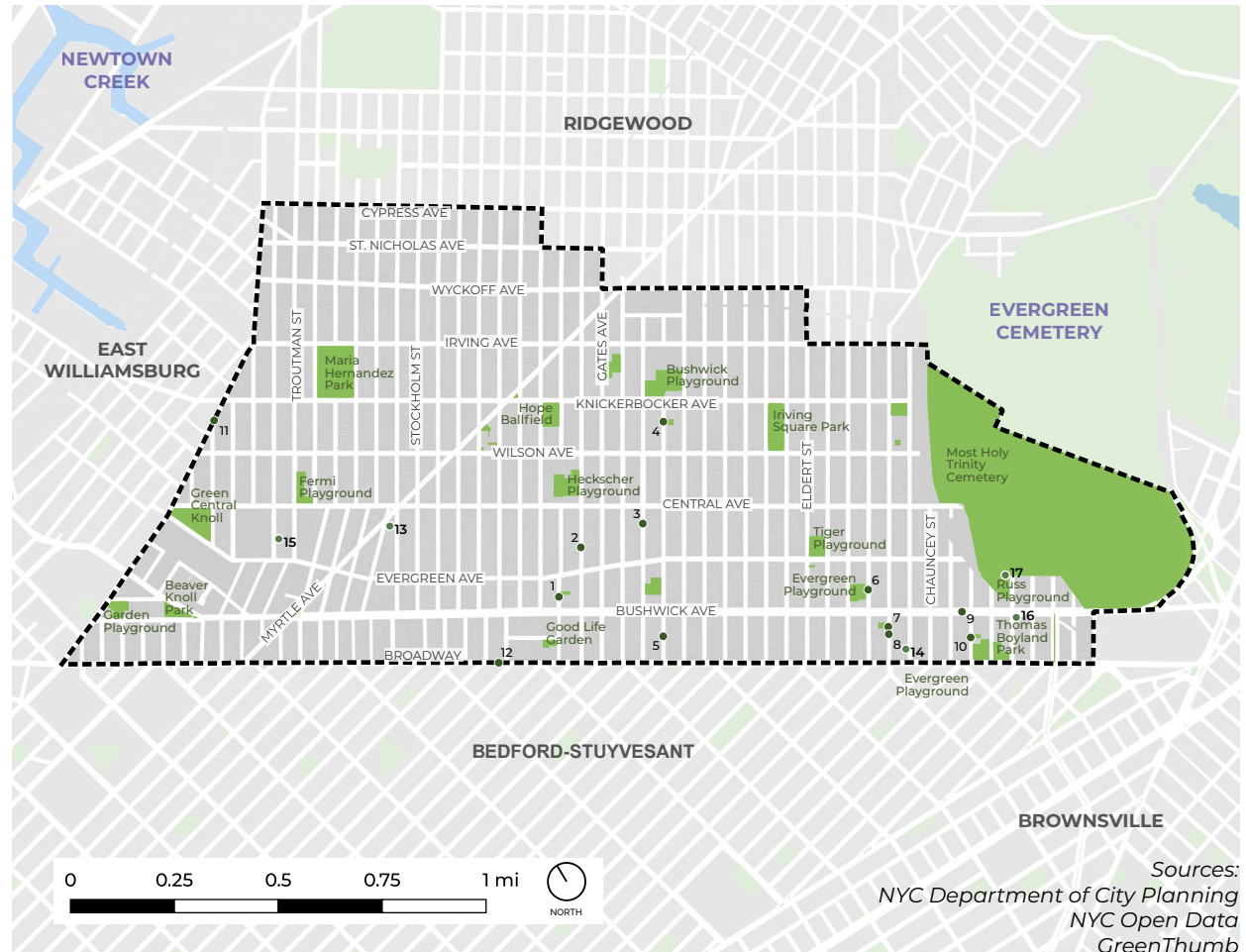
Sources:  
 NYC Department of City Planning  
 NYC Open Data

### 3.2.4 PARKS AND OPEN SPACE

Bushwick has 15 community parks and playgrounds, including the newly constructed Beaver Noll Park in the neighborhood's northwest. Maria Hernandez Park and Irving Square Park are the most popular large parks.<sup>39</sup>

While these open spaces are within walking distance for 88% of Bushwick residents, the neighborhood has significantly less open space than the city average. Bushwick has only 0.7 acres of open space per 1,000 residents; NYC's average is 1.5 acres per 1,000.<sup>40</sup> In terms of land use, 13% of the neighborhood consists of open space, of which a majority belongs to the Evergreen Cemetery to the east of the neighborhood.

A network of small and vibrant community gardens complement the neighborhood parks. Two of these gardens are adjacent to BOA strategic sites. Know Waste Lands (No. 13) is just north of Site 1 and Moffat Street Garden (No. 14) is north of Site 11.



Sources:  
 NYC Department of City Planning  
 NYC Open Data  
 GreenThumb

### LEGEND

— Study Area

■ Parks and Open Space

● Community Gardens

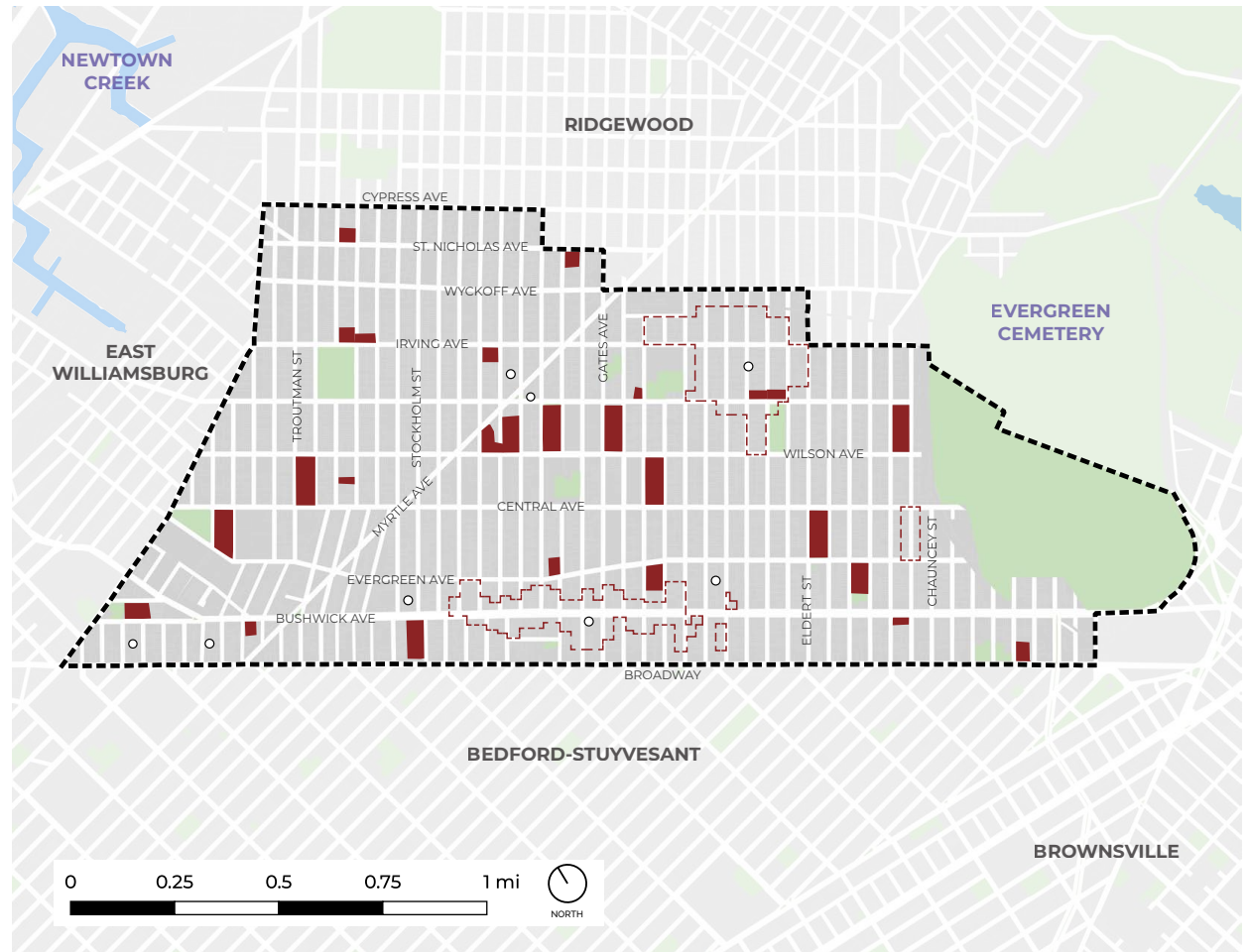
- |   |  |
|---|--|
| 1. Concerned Citizens of Grove Street           | 10. Granite Street Block Association           |
| 2. Linden-Bushwick Garden                       | 11. La Finea Garden                            |
| 3. Woodbine St. Block Association               | 12. People's Garden (Youth City Little League) |
| 4. Madison Square Garden                        | 13. Know Waste Lands                           |
| 5. Madison Street Association                   | 14. Moffat Street Garden                       |
| 6. Decatur Street Community Garden              | 15. EL Garden                                  |
| 7. Cooper Street Block Buster Block Association | 16. Infant Jesus Community Garden              |
| 8. Cooper Street Gardeners                      | 17. Aberdeen Street Community Garden           |
| 9. Contented Hart Garden                        |  |



### 3.2.5 HISTORICALLY SIGNIFICANT SITES

Bushwick’s building stock features a unique architecturally historic character that harken back to the rapid development of Bushwick during the 1800s. The neighborhood’s 12 existing landmarks under the regulation of NYC Landmarks Preservation Commission (LPC) were all built during that century. Many of these structures are civic buildings including schools and police stations as well as stately mansions built in European revival styles. BCP and CB 4 have supported six additional landmarks and three new historic districts.<sup>41</sup>

BCP proposes 3 historic districts in Bushwick including Bushwick Avenue, Northeast Bushwick, and Moffat Street. Bushwick Avenue is home to ornamented, cohesively designed terracotta brownstones dating back to the early 1900s. The Bushwick Avenue corridor is the oldest collection of architecture in the neighborhood and spurred a period of economic growth in the then mostly German community of brewers, doctors, craftspeople, and other professionals. The Northeast Bushwick district is a distinct area of Neo-Renaissance rowhouses and tenements. This proposed historic district has a high degree of architectural integrity that contributes to a strong neighborhood character. Lastly, Moffat Street also carries a distinct sense of place. The area between Central Avenue and Evergreen Avenue has several Neo-Renaissance rowhouses that likely date back to the early 1900s. These structures create a strong sense of streetscape cohesion and have retained their original decorative details.<sup>42</sup>



#### LEGEND

- Study Area
- Parks and Open Space
- Historically Significant Sites**
- Existing Landmarks
- Landmarks Proposed by BCP
- Historic Districts Proposed by BCP

Sources:  
 Bushwick Community Plan  
 NYC Landmarks Preservation Commission  
 NYC Department of City Planning  
 NYC Open Data

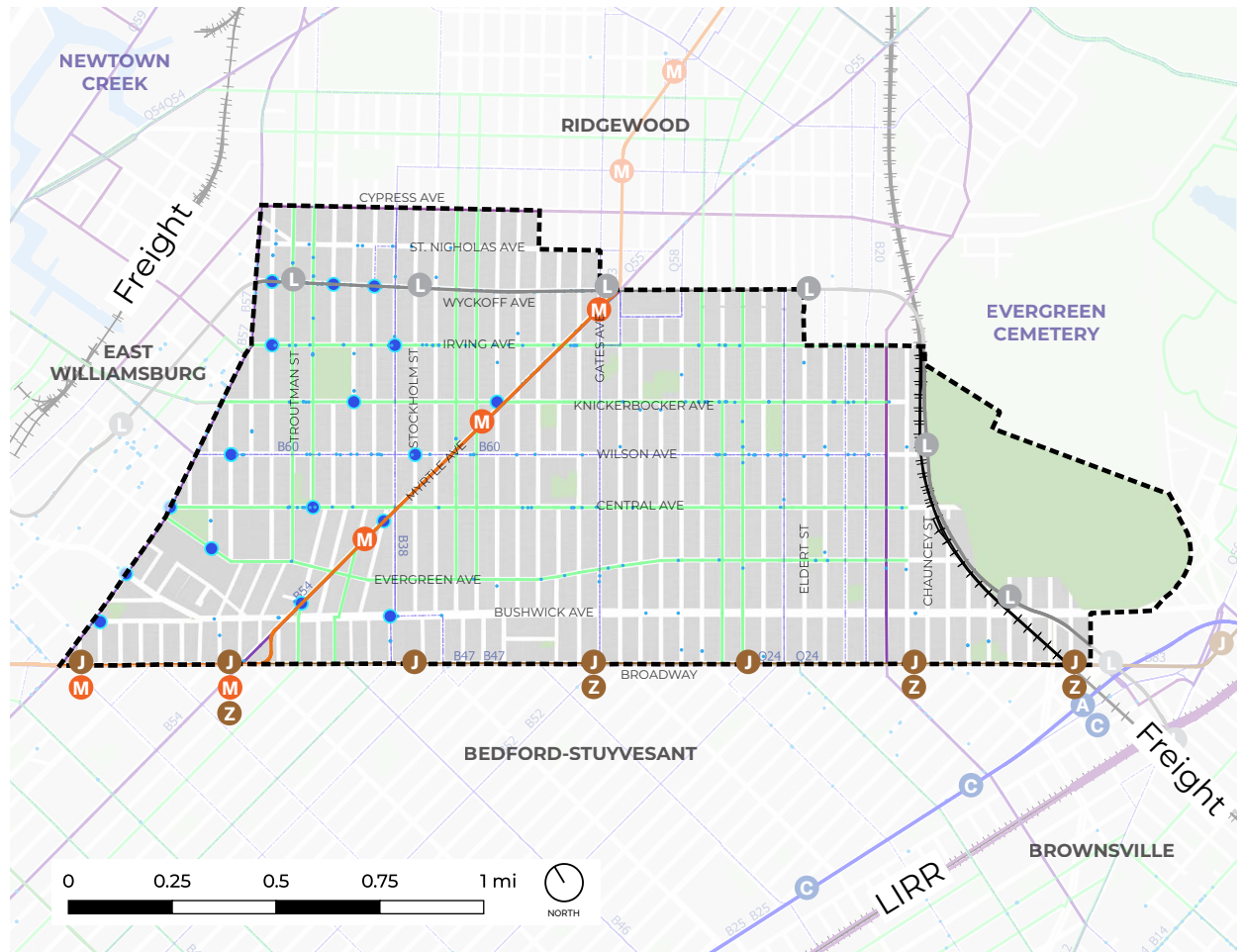
### 3.2.6 TRANSPORTATION SYSTEMS AND INFRASTRUCTURE

Bushwick is a very well-connected neighborhood served by 4 subway lines and multiple bus routes. Subways go through 3 major commercial corridors: the J and Z lines run along Broadway, the M line along Myrtle Avenue, and the L along Wyckoff Avenue and along the southeastern boundary of Bushwick. These lines connect the neighborhood to Manhattan, Queens, the rest of Brooklyn, and JFK airport.

Several bus routes supplement the subway lines and further connect Bushwick to the rest of the city. The B20, B26, B38 and B52 run north to south and link the neighborhood with East New York and Downtown Brooklyn, a major employment hub. The B13, B47, and B60 all run from east to west and bring riders to Williamsburg, south Brooklyn, and Ridgewood and Canarsie in Queens.

A major transportation hub, Broadway Junction also serves Bushwick as it sits just south of the neighborhood where A, C, J, L and Z subways lines and the Long Island Rail Road meet.

Bushwick is also served by five truck routes. Three of which, along Flushing Avenue, Cypress Avenue and Cooper Street, traverse through the neighborhood's industrial areas. Another two run through the entire commercial corridors of Myrtle Avenue and Broadway.



#### LEGEND

- Study Area
- Parks and Open Space
- B38 Bus Lines
- Subways
- Truck Routes
- Railroad Lines

Sources:  
 NYC Department Transportation  
 NYC Open Data



### 3.2.7 BROWNFIELD, UNDERUTILIZED, AND VACANT SITES

#### BROWNFIELD SITES

Since Bushwick is primarily a residential neighborhood, its brownfield sites are mainly within its industrial areas in the northwest and southeast. Brownfields, as defined earlier, are “dormant properties where contamination or perceived contamination has impeded investment and redevelopment.”<sup>43</sup>

Data aggregated through OER’s SPEED 2.0 online mapping tool identifies 47 brownfield sites within the proposed BOA boundaries that are listed on City and State programs (see map on page 45). Of these sites, 37 are categorized under 6 E-Designations by the City of New York and 4 under New York State DEC programs such as the Brownfield Cleanup Program, Environmental Restoration Program, and the State Superfund. Five are listed as Open Spills on DEC’s list of Spill Incidents. Finally, just outside the study area in the northeast is 1 Federal Superfund Site.

#### E-Designations

In New York City, properties with E-Designations give notice that new construction on these sites must comply with environmental requirements related to hazardous materials, air quality, and/or high ambient noise levels. Land parcels receive E-Designations as a result of zoning actions such as rezonings.<sup>44 45</sup> While BOAs usually focus on soil contamination such as E-Designations pertaining to hazardous materials, this study also lists noise and air quality E-Designations because of their public health impacts.

#### Brownfield Cleanup Program

At the State level, the DEC’s Brownfield Cleanup Program provides tax incentives for the remediation and redevelopment of brownfields while its Environmental Restoration Program provides grants to encourage remediation of contaminated land.<sup>46 47</sup>

#### State Superfund

The State’s Superfund sites are under the Inactive Hazardous Waste Disposal Site (IHWDS) Program. Land with substantial disposal of hazardous waste are identified, investigated, and cleaned up through this program. If parties responsible for the waste disposal are known, they commonly fund its investigation and remediation. However, if the party is not known or unwilling or unable to pay, the State funds the process using the State Superfund.<sup>48</sup>

#### Petroleum and Hazardous Material Spills

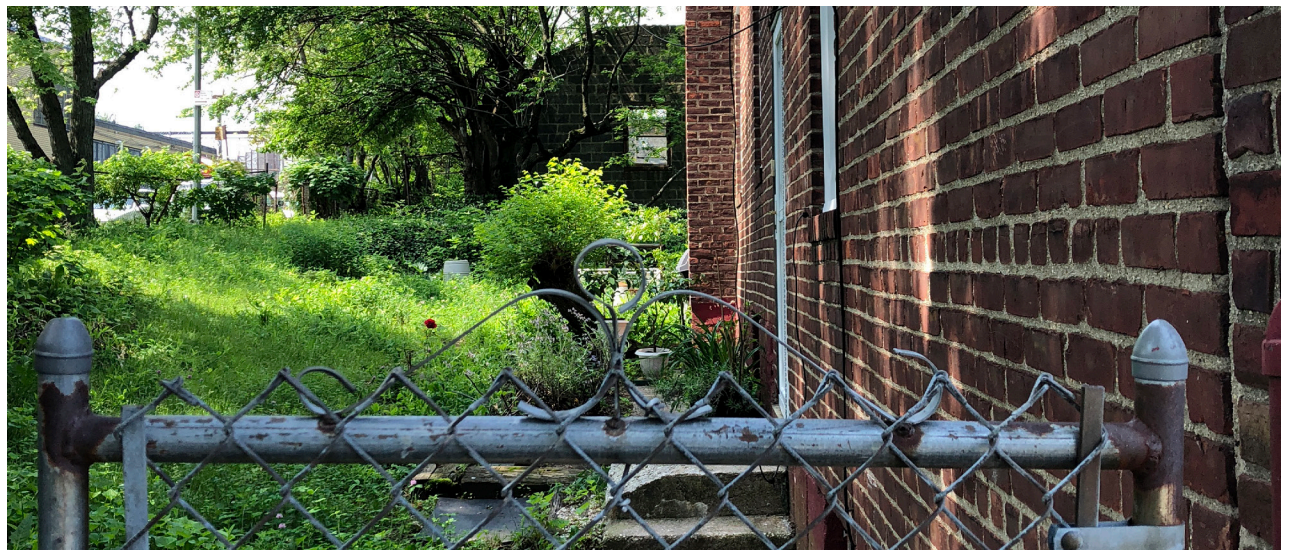
DEC also keeps a record of petroleum and hazardous material spill incidents that are reported by the spiller or those who have knowledge of a spill.<sup>49</sup> This report lists Open Spills located in Bushwick.

#### VACANT AND UNDERUTILIZED SITES

Bushwick also has many vacant and underutilized sites spread across the neighborhood. Abandoned or underutilized sites are mainly parking lots owned by private and public entities. Public data from the City of New York show that there are 256 vacant properties and 231 parking facilities. They total to 487 parcels, of which majority are less than 10,000 SF. Hester Street and Grain Collective also walked and drove through Bushwick to confirm the vacant or underutilized status of the properties.

#### KEY BROWNFIELD, VACANT, AND UNDERUTILIZED SITES

Of these 47 brownfield sites and 487 vacant and underutilized sites, the team identified 15 as key sites through a selection criteria outlined in Section 6. These 15 sites, listed on the following page, became this project’s strategic sites. A complete analysis of each site and its development potential can be found on Section 6.3.



## SUMMARY OF KEY BROWNFIELD, VACANT, AND UNDERUTILIZED SITES

#	Address	Lot Area	Owner Type	Description	Environmental History
1	84-98 Cedar St., 1309-1291 Dekalb Ave.	20,814	Public	NYPD parking lot	-
2	185-191 Central Ave.	10,000	Public	NYPD parking lot	-
3	135-143 Stockholm St.	18,250	Public	NYPD parking lot	Fuel spill (1991)
4	145 Jefferson St., 60 Central Ave.	154,700	Private	Storage, Verizon parking lot	Fuel spill (1993)
5	106 Forrest St., 119-127 Noll St.	23,700	Public	PSA 3 parking lot	Active petroleum bulk storage site
6	366 Suydam St., 939 Hart St.	17,500	Private	Parking lot	-
7	1600 Dekalb Ave.	18,125	Private	Parking lot	-
8	343 Himrod St.	16,500	Private	Parking lot	-
9	356-372 Stanhope St., 387-397 Himrod St.	24,000	Private	Parking lot	-
10	88 Woodbine St.	15,500	Public	PS 299 parking lot	Active petroleum bulk storage site
11	1739 Broadway, 7 Moffat St.	10,000	Private	Vacant lot	-
12	22 De Sales Pl., Eastern Parkway	62,862	Private	Bus parking lot	Fuel spill (2004)
13	732-734 Central Ave.	17,250	Private	Bus parking	-
14	673 Central Ave.	30,078	Private	Storage and parking lot	-
15	282 Moffat St.	31,573	Private	Parking lot	Coal storage (1951), reported fueling location (1965-1968), fuel spill (2006)



# BROWNFIELD, VACANT, AND ABANDONED SITES

## RIDGEWOOD

EAST WILLIAMSBURG

EVERGREEN CEMETERY



Sources:  
NYC Department of City Planning,  
NYS Department of Environmental Conservation Division of  
Environmental Remediation

### LEGEND

- Study Area
- Parks and Open Space
- Vacant or Parking/Underutilized Lots
- Strategic Site

#### E-Designations

- E-13: Noise
- E-101: Hazardous Materials, Noise
- E-315: Air, Hazardous Materials
- E-380: Hazardous Materials
- E-462: Air, Noise
- E-465: Air, Hazardous Materials, Noise

#### Brownfield Cleanup Program

- 99-101 Granite St

#### Environmental Restoration Program

- 1 Bushwick Ave., & Forrest, Noll, Stanwix, Beaver, Garden Sts.
- 2 126,128-130 Noll St. & 59, 61 Central Ave.

#### State Superfund Site

- 214 Starr St.

#### Federal Superfund

- Wolf-Alport Chemical Company

#### Open Spills

- A 37 Forrest St.
- B 946-954 Flushing Ave.
- C Harrison Pl. and Flushing Ave.
- D 1525 Myrtle Ave.
- E 673 Central Ave.

# 3.3 ECONOMIC AND MARKET ANALYSIS

## KEY FINDINGS

- ▶ Overall, 25% of Bushwick residents who are 25 and older had a Bachelor's degree or higher compared to 38% in New York City at-large.
- ▶ Bushwick's largest employment sector, Educational services, health care and social assistance, accounts for 51% of jobs and employs 20% of Bushwick residents.
- ▶ The second and third largest employment sectors are Arts, entertainment, recreation, accommodation and food services (15%), and Retail (12%).
- ▶ Ninety- five percent of Bushwick residents work outside of Bushwick proper.
- ▶ Based on an analysis of resident spending and retail sales, there is surplus retail demand within Bushwick for various retail types including auto-related products, general merchandise, and food products.

## OVERVIEW

The sections below provide an overview of the main economic drivers in Bushwick, sourced from the datasets of the American Community Survey, the Quarterly Census of Employment and Wages (QCEW), NYS Department of Labor, the U.S. Census Bureau OnTheMap, LEHD Origin-Destination Employment Statistics, and ESRI Business Analyst. The text is divided into two sections:

- ▶ **Section 3.3.1, Employment Demographics**, provides information on the employment and job characteristics of Bushwick residents, businesses, and workers compared to the overall population of New York City. Further

analysis is performed on inflow/outflow patterns of the employed populations in Bushwick.

- ▶ **Section 3.3.2, Retail Analysis**, describes the types of businesses located in Bushwick, and analyzes which retail sectors have potential for expansion compared to those that are oversaturated.

## 3.3.1 EMPLOYMENT DEMOGRAPHICS

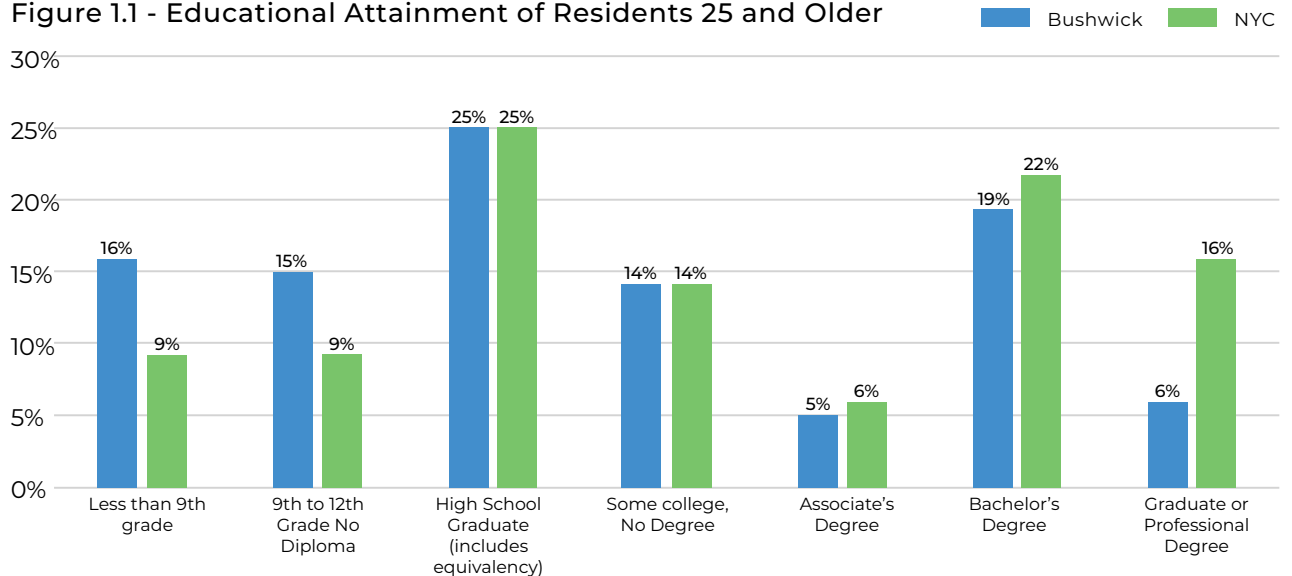
Educational attainment for the population of residents older than 25 in Bushwick is lower than the rest of New York City; 31% of Bushwick residents do not have a High School diploma, compared to 18% of New York City residents. High school graduation rates, including equivalency exams, are on par with New York City at approximately 25%. The percentage of Bushwick residents with a Bachelor's degree is 3% lower, at 19%, compared to New York City at 22%. The greatest gap in educational attainment is in Graduate or Professional degrees: only 6%

of Bushwick residents have a Graduate or Professional degree compared to 16% of New York City Residents.

The top four sectors in which residents of Bushwick are employed include: education and health care, and social assistance; arts, entertainment, recreation, accommodation, and food services; professional, scientific, management, administrative, and waste management services; and retail trade. Education and health care, and social assistance account for 20% of Bushwick employment, compared to 28% in Brooklyn and 27% in New York City. This is the largest employment sector in all three geographies.

A vast majority of Bushwick residents work outside of Bushwick proper. Only 1,838 (5%) of Bushwick residents both work and live in Bushwick, compared to 40,662 (95%) of residents who commute to elsewhere in New York City. Approximately 13,000 New York City workers commute to Bushwick for work.

Figure 1.1 - Educational Attainment of Residents 25 and Older



Source: 2017 American Community Survey



The breakdown of employment sectors for jobs located within Bushwick is similar to the employment patterns of Bushwick Residents. Education, health care, and social assistance account for 51% of all jobs in Bushwick, followed by Retail, Entertainment, and Food Service at 27%. Industrial accounts for 14% while Office-based jobs account for only 5% of employment.

Employment patterns of Bushwick's population are broadly similar to sectoral composition of New York City as a whole (see Figure 1.4). Comparatively, a plurality of jobs in Bushwick are situated within the education, health care, and social assistance sectors. Retail, entertainment, and food services sectors – in addition to industrial – are also over-represented compared to employment distribution of the resident population of Bushwick

From 2013 to 2018, health care and social assistance jobs increased by 22%. Professional and business services increased by 18% while professional and scientific and technical services increased by 17%. Arts and entertainment increased by 21%, while accommodation and food services increased by 19%. Food related businesses account for 59% of establishments located in Bushwick.

Figure 1.2 - Employment of Residents in Bushwick, Brooklyn, and New York City.

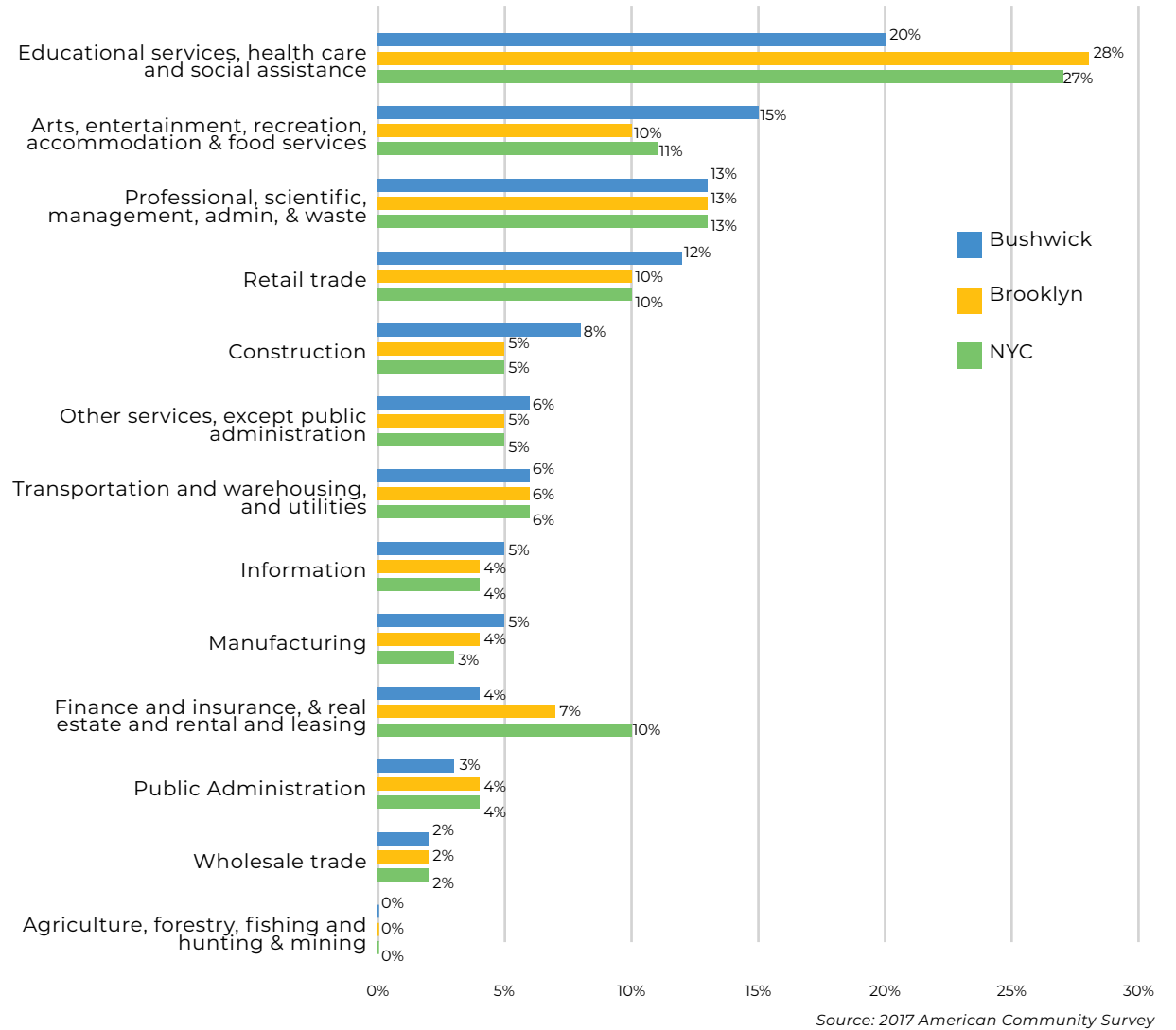
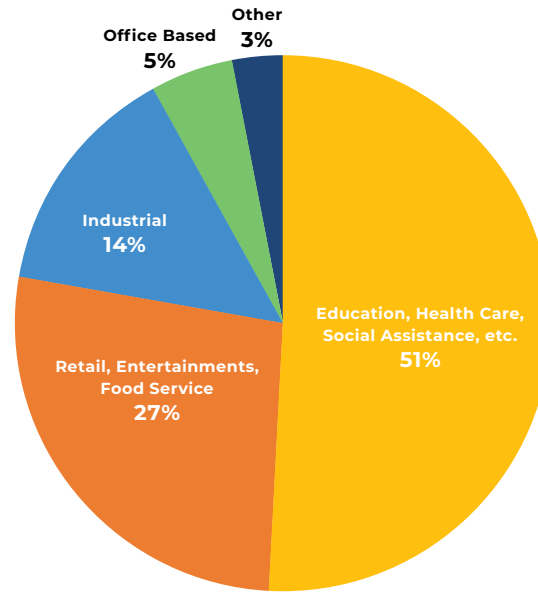


Figure 1.3 - Jobs located in Bushwick



Source: 2015 QCEW

Figure 1.4 - Jobs located in Bushwick

Year	Health Care and Social Assistance	Professional and Business Services	Professional Scientific and Technical Services	Accommodation and Food Services	Administrative and Support Services	Educational Services	Construction	Finance and Insurance	Other Services
<b>2018</b>	746,200	77,925	426,092	367,092	248,633	253,750	157,158	339,300	194,025
<b>2013</b>	613,600	642,900	365,200	307,900	203,100	217,500	122,200	316,900	174,900
<b>New Jobs</b>	132,600	113,025	60,892	59,592	45,533	36,250	34,958	22,400	19,125
<b>Percent Change</b>	22%	18%	17%	19%	22%	17%	29%	7%	11%
Year	Information	Arts and Entertainment	Transportation Warehousing and Utilities	Retail Trade	Real Estate	Management of Companies and Enterprises	Wholesale Trade	Utilities	Manufacturing
<b>2018</b>	196,817	93,342	138,192	354,908	120,575	73,208	146,233	15,667	72,025
<b>2013</b>	179,200	77,400	122,900	339,700	110,700	67,300	142,400	15,000	76,400
<b>New Jobs</b>	17,617	15,942	15,292	15,207	9,875	5,908	3,833	667	-4,375
<b>Percent Change</b>	10%	21%	12%	4%	9%	9%	3%	4%	-6%

Source: 2013-2018 NYSDOL Current Employment Statistics

Nonindustrial Industrial



### 3.3.2 RETAIL ANALYSIS

In terms of business establishments located in Bushwick, 57% of the businesses are Food Services (286) and Food and Beverage (169) related. This is followed by Clothing and Clothing Accessories (69) and Miscellaneous business establishments (67).

Figure 2.2 displays the retail sectors with the most potential and where demand exceeds supply according to ESRI Business Analyst. The demand (retail potential) reflects the estimated current spending of Bushwick residents in various retail businesses regardless of location. The supply figures (retail sales) reflect the estimated retail sales from establishments located within the Bushwick study area. The retail gap reflects the amount of potential spending that is not

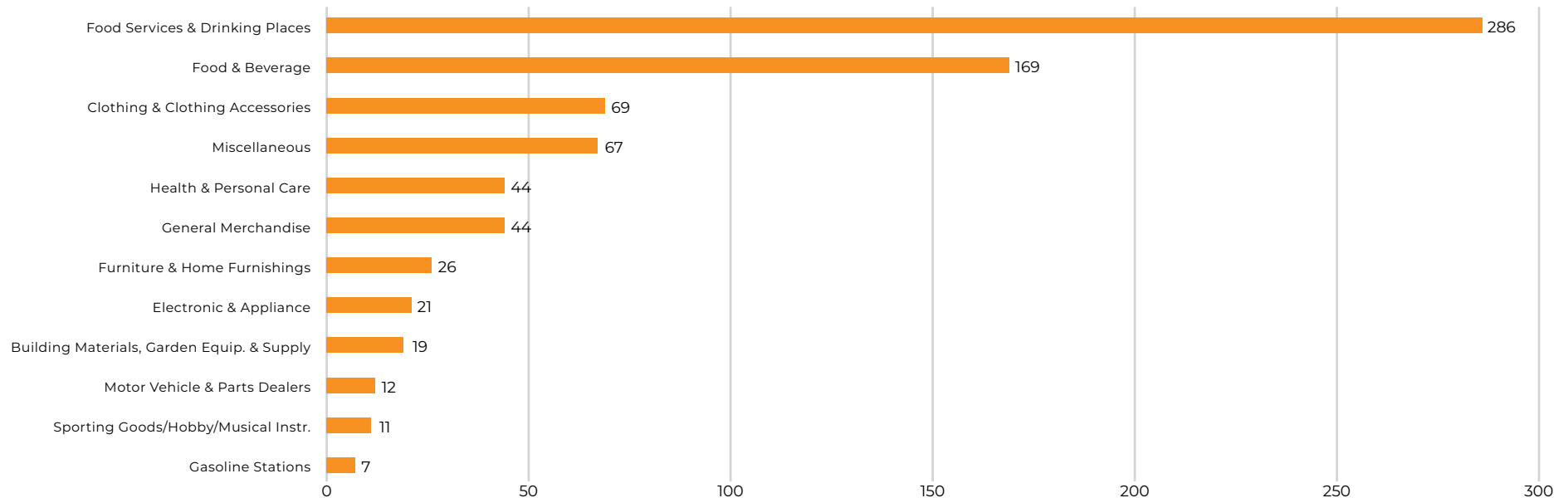
captured within the study area, and may point to retail business types and categories that are sparsely available within the study area.

Of those sectors with the most potential, motor vehicle and parts dealers have the highest retail gap (a \$155.54 million gap) followed by automobile dealers (a \$131.49 million gap). General merchandise stores and gasoline stations are very close in terms of retail gap (at \$63.74 million and \$62.88 million respectively). There is a \$46.42 million gap for department stores, excluding leased departments, and a \$33.55 million gap for clothing and clothing accessory stores.

Figure 2.3 displays the retail sector that are oversaturated, which include specialty food establishment; beer, wine, and liquor establishments; shoe stores; health and personal care stores; and florists. Specialty

food establishments currently exceed demand by \$3.22 million, surpassed only by other miscellaneous stores, which exceed demand by \$4.1 million. Beer, wine, and liquor stores exceed demand by \$1.05 million. Shoe stores and health and personal care stores exceed demand by several hundred thousand dollars. Sectors that are heavily saturated include florists, used merchandise stores, bars, and electronics and appliance stores.

Figure 2.1 - Businesses Located in Bushwick by Sector



Source: ESRI 2017 Business Analyst

Figure 2.2 - Sectors with the Most Potential

Businesses	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap
<b>Motor Vehicle &amp; Parts Dealers</b>	\$163.32 Million	\$7.78 Million	\$155.54 Million
<b>Automobile Dealers</b>	\$138.25 Million	\$6.76 Million	\$131.49 Million
<b>General Merchandise</b>	\$109.29 Million	\$45.55 Million	\$63.74 Million
<b>Gasoline Stations</b>	\$87.76 Million	\$24.89 Million	\$62.88 Million
<b>Department Excluding Leased Depts.</b>	\$67.72 Million	\$21.30 Million	\$46.42 Million
<b>Food Services &amp; Drinking Places</b>	\$98.54 Million	\$58.78 Million	\$39.76 Million
<b>Clothing &amp; Clothing Accessories</b>	\$78.41 Million	\$44.86 Million	\$33.55 Million
<b>Restaurants/Other Eating Places</b>	\$88.50 Million	\$55.61 Million	\$32.89 Million
<b>Grocery</b>	\$141.15 Million	\$110.51 Million	\$30.64 Million
<b>Food &amp; Beverage</b>	\$165.39 Million	\$139.02 Million	\$26.37 Million

Source: ESRI 2017 Business Analyst

Figure 2.3 - Saturated Retail Sectors

Businesses	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap
<b>Other Miscellaneous</b>	\$14.46 Million	\$18.56 Million	-\$4.10 Million
<b>Specialty Food</b>	\$11.22 Million	\$14.44 Million	-\$3.22 Million
<b>Beer, Wine &amp; Liquor</b>	\$13.02 Million	\$14.07 Million	-\$1.05 Million
<b>Shoe</b>	\$9.24 Million	\$9.54 Million	-\$298,776
<b>Health &amp; Personal Care</b>	\$72.28 Million	\$72.43 Million	-\$150,001
<b>Florists</b>	\$2.26 Million	\$1.79 Million	\$472.403
<b>Vending Machine Operators</b>	\$504,892	\$0	\$504,892
<b>Used Merchandise</b>	\$4.47 Million	\$2.0 Million	\$2.47 Million
<b>Drinking Places - Alcoholic Beverages</b>	\$5.76 Million	\$3.18 Million	\$2.59 Million
<b>Electronics &amp; Appliance</b>	\$31.99 Million	\$28.99 Million	\$3.0 Million

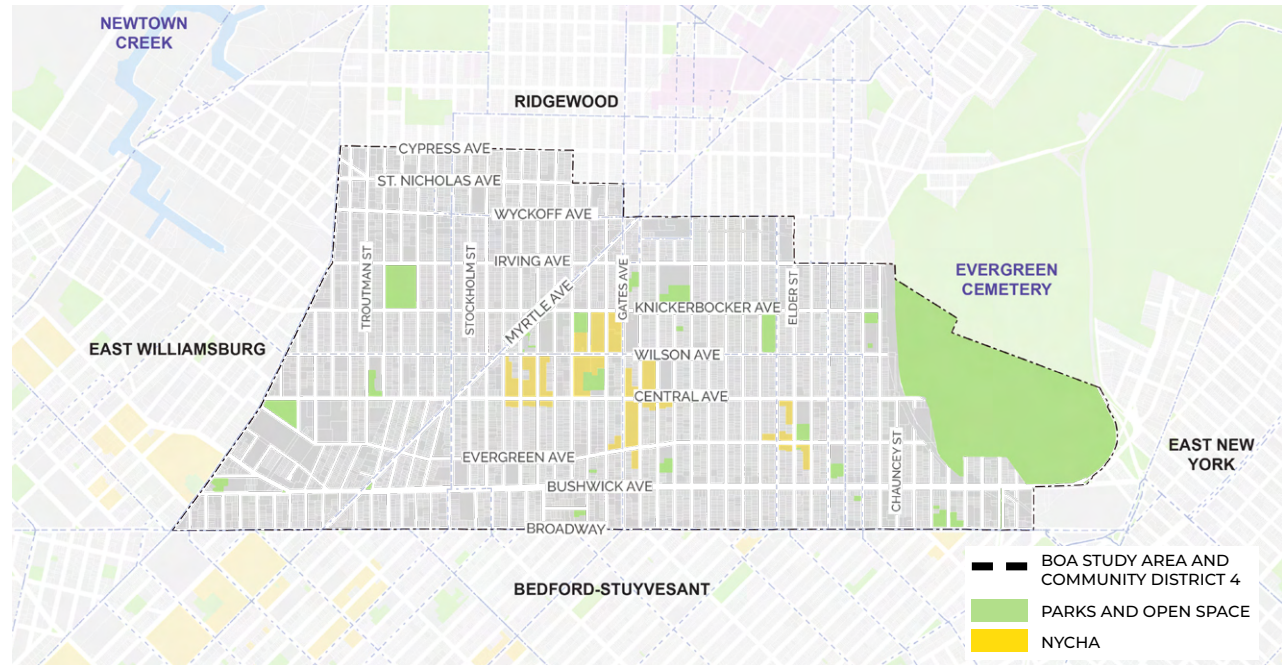
Source: ESRI 2017 Business Analyst

# 3.4 REAL ESTATE MARKET ANALYSIS

## KEY FINDINGS

- ▶ **Multifamily Market:** Bushwick had approximately 12.1 million SF of existing inventory in 1,616 buildings. The average annual rents reached \$44 per SF in 2019 compared to \$40 per SF in Brooklyn at-large. Vacancy rates in Bushwick were trending downward to 3.9% but were slightly higher than Brooklyn at-large at 1.7%.
- ▶ **Retail Market:** In Bushwick, the 2019 average annual rent was \$50 per SF (similar to \$50 per SF in Brooklyn) and the vacancy rate, 4.4% (compared to 3.5% in Brooklyn).
- ▶ **Industrial Market:** The industrial market had approximately 2.7 million SF existing inventory. The overall rent per SF experienced a marginal increase to \$32 per SF (compared to \$27 in Brooklyn). From 2018-19, vacancy rates decreased by almost a full percentage point to 3.2% (compared to an increase of 0.3% to 4.8% in Brooklyn)
- ▶ **Office Market:** The office market had approximately 740,000 SF of existing inventory, the smallest sample size out of the four sectors. It also had highest increase in vacancy rates, from 19.8% to 25.0% (decrease of 3.7% to 12.5% vacancy in Brooklyn). The rents per square foot increased to \$32 per SF in 2019 (compared to \$37 in Brooklyn).

Figure 1.1 - Bushwick, Brooklyn, NY



### 3.4.1. INTRODUCTION

This section provides an overview of the real estate market in Bushwick compared to Brooklyn as a whole. The maps here illustrate the boundaries of the Bushwick Multifamily Submarket and the Kings County (Brooklyn) real estate market from CoStar. The market overview covers five main asset/product types, Multifamily, Retail, Industrial, Office, and Community, Specialty and Healthcare Facilities. This analysis compared real estate market data from 2018 to 2019 year to date (YTD) for each property class in Bushwick and Brooklyn. The most recent 2018-19 data is provided to guide assumptions in a potential financial feasibility model associated with a Brownfield Opportunity Area (BOA) project.

Figure 1.2 - Brooklyn, New York





### 3.4.2. MULTIFAMILY MARKET

Bushwick's multifamily market has approximately 12 million SF of existing inventory. The multifamily market had the largest inventory of the five sectors, as well as the only sector in Bushwick that currently had any projects under construction. As of 2019, there were approximately 18 buildings with approximately 462,000 SF under construction. The average rent of \$3.66 per SF remained stable from 2018 into 2019. Vacancy rates decreased by half a percentage point from 2018 into 2019, from 3.4% to 2.9%.

Brooklyn's multifamily market has approximately 291 MM SF of existing inventory. The Brooklyn multifamily market had approximately 12.6 million SF under construction in 2019. The average rents borough-wide (\$3.36 per SF) were lower than Bushwick's and vacancy rates remained at a similar level at 1.7%.

Table 1.1 - Bushwick Multifamily

Bushwick Multifamily													
Year	Existing Inventory				Vacant Space (%)	Available Space	Effective Rent (\$/SF) - Monthly	Avg Cap Rate	Net Absorption (Units)		Under Construction		
	# of Buildings	Units	Avg SF	Total SF					5 Year	1 Year	# of Buildings	Units	SF
<b>YTD</b>	1,616	16,228	743	12,057,404	2.9%	-	\$3.66	-	2,388	1,052	18	622	462,146
<b>2018</b>	1,609	15,192	777	11,804,184	3.4%	-	\$3.65	4.5-5.4%	1,455	723	24	1,556	1,209,012

Table 1.2 - Brooklyn Multifamily

Brooklyn Multifamily													
Year	Existing Inventory				Vacant Space (%)	Available Space	Effective Rent (\$/SF) - Monthly	Avg Cap Rate	Net Absorption (Units)		Under Construction		
	# of Buildings	Units	Avg SF	Total SF					5 Year	1 Year	# of Buildings	Units	SF
<b>YTD</b>	17,370	379,619	768	291,547,392	1.7%	-	\$3.36	-	28,702	3,572	218	16,375	12,576,000
<b>2018</b>	17,323	376,026	768	288,163,994	1.7%	-	\$3.28	4.5-5.4%	28,838	7,726	229	16,310	12,542,390

### 3.4.3. RETAIL MARKET

Bushwick's retail market has approximately 4.2 million SF of existing inventory. Overall rent per SF decreased slightly, from \$50.14 to \$49.71, while vacancy rates increased slightly from 4.2% to 4.4%.

Brooklyn's retail market has approximately 96.9 MM SF of existing inventory with 26 active projects under construction in 2019. The market differs from Bushwick as overall rent per SF increased in Brooklyn, from \$48 to \$50. Vacancy rates increased to 3.5% but were slightly lower than those in Bushwick (4.4%).

Table 2.1 - Bushwick Retail

Bushwick Retail											
Year	Existing Inventory			Vacant Space (%)	Available Space	NNN Rent Overall (\$/SF)	Avg Cap Rate	Net Absorption (SF)		Under Construction	
	# of Buildings	Avg SF	Total SF					5 Year	1 Year	# of Buildings	SF
YTD	816	5,149	4,201,713	4.4%	5.7%	\$50.14	-	56,628	-7,984	0	0
2018	816	5,149	4,201,713	4.2%	6.0%	\$49.71	6.25-6.75%	136,105	2,992	0	0

Table 2.2 - Brooklyn Retail

Brooklyn Retail											
Year	Existing Inventory			Vacant Space (%)	Available Space	NNN Rent Overall (\$/SF)	Avg Cap Rate	Net Absorption (SF)		Under Construction	
	# of Buildings	Avg SF	Total SF					5 Year	1 Year	# of Buildings	SF
YTD	16,572	5,846	96,886,499	3.5%	5.1%	\$50.34	-	2,019,728	-87,804	26	983,227
2018	16,562	5,840	96,726,310	3.5%	5.0%	\$48.11	6.25%-6.75%	3,359,258	134,154	29	809,871

### 3.4.4. INDUSTRIAL

Bushwick's industrial market has approximately 2.7M SF of existing inventory. Overall rent per SF experienced a marginal decrease to \$31.52, and vacancy rates decreased by almost a full percentage point, from 4.1% to 3.2%.

Brooklyn's industrial market has approximately 4.8 MM SF of existing inventory, with approximately 404,500 SF under construction in 2019, a 336,500 SF increase from 2018. Overall rent per SF was lower (\$27) than Bushwick's, as were vacancy rates which decreased only slightly, from 4.8% to 4.5%.

Table 3.1 - Bushwick Industry

Bushwick Industry											
Year	Existing Inventory			Vacant Space (%)	Available Space	All Service Type Rent Overall (\$/SF)	Avg Cap Rate	Net Absorption (SF)		Under Construction	
	# of Buildings	Avg SF	Total SF					5 Year	1 Year	# of Buildings	SF
<b>YTD</b>	204	13,443	2,742,390	3.2%	6.7%	\$31.52	-	-265,470	23,650	0	0
<b>2018</b>	204	13,443	2,742,390	4.1%	5.1%	\$32.10	5-5.67%	-381,876	-35,953	0	0

Table 3.2 - Brooklyn Industry

Brooklyn Industry											
Year	Existing Inventory			Vacant Space (%)	Available Space	All Service Type Rent Overall (\$/SF)	Avg Cap Rate	Net Absorption (SF)		Under Construction	
	# of Buildings	Avg SF	Total SF					5 Year	1 Year	# of Buildings	SF
<b>YTD</b>	4,804	19,692	94,601,937	4.5%	7.4%	\$26.76	-	-2,491,550	188,914	3	404,500
<b>2018</b>	4,809	19,705	94,762,997	4.8%	7.2%	\$26.20	5-5.67%	-3,670,068	-1,057,482	2	68,000



### 3.4.5. OFFICE

Bushwick's office market has approximately 740,000 SF of existing inventory, the smallest sample size out of the four sectors. Overall rent per SF increased from \$30.00 to \$32.26. The office market had the highest increase in vacancy rates, from 19.8% to 25.0%.

Brooklyn's office market has approximately 58.6 million SF of existing inventory with approximately 3.7 million SF under construction in 2019, representing a slight decrease of 98,147 SF from 2018. Overall rent per SF increased to \$37.90. The Brooklyn office market also had the highest increase in vacancy rates, from 8.6% to 10.0%, albeit less than that of Bushwick.

Table 4.1 - Bushwick Office

Bushwick Office											
Year	Existing Inventory			Vacant Space (%)	Available Space	Gross Rent Overall (\$/SF) - Monthly	Avg Cap Rate	Net Absorption (SF)		Under Construction	
	# of Buildings	Avg SF	Total SF					5 Year	1 Year	# of Buildings	SF
<b>YTD</b>	50	14,769	739,789	25.0%	26.2%	\$32.26	-	113,999	-38,593	0	0
<b>2018</b>	50	14,769	739,789	19.8%	22.2%	\$30.00	4.75-5.1%	150,292	129,244	0	0

Table 4.2 - Brooklyn Office

Brooklyn Office											
Year	Existing Inventory			Vacant Space (%)	Available Space	Gross Rent Overall (\$/SF) - Monthly	Avg Cap Rate	Net Absorption (SF)		Under Construction	
	# of Buildings	Avg SF	Total SF					5 Year	1 Year	# of Buildings	SF
<b>YTD</b>	2,070	28,295	58,571,550	10.0%	16.2%	\$37.90	-	706,725	-849,550	34	3,746,856
<b>2018</b>	2,064	27,590	56,946,773	8.6%	12.5%	\$35.23	4.75-5.1%	459,227	-673,214	35	3,845,003

### 3.4.6. COMMUNITY/SPECIALTY/HEALTHCARE

Due to data limitations, there were no listed rents for community facilities in Bushwick. Co-Star listed some buildings outside of Bushwick that were categorized as specialty and healthcare facilities, but the market data was limited. The market research for the facilities in Brooklyn at-large was also limited, but Co-Star provided data for available SF and rent per SF, which was then compiled together in a dataset of 22 properties. This sample included community, specialty and healthcare facilities and the estimated average rent across the dataset is \$28 per SF in Brooklyn, New York.

Table 5.1 - Brooklyn Community/Specialty/Healthcare

Brooklyn Community/Specialty/Healthcare											
Year	Existing Inventory			Vacant Space (%)	Available Space	All Service Type Rent Overall (\$/SF)	Avg Cap Rate	Net Absorption (SF)		Under Construction	
	# of Buildings	Avg SF	Total SF					5 Year	1 Year	# of Buildings	SF
YTD	-	26,473	-	-	-	\$28.33	-	-	-	-	-
2018	-	-	-	-	-	-	-	-	-	-	-

# 3.5 GROUND FLOOR USES ANALYSIS

## KEY FINDINGS

- ▶ Among the 32 assets surveyed, the highest estimated square footage was found in the Incubator/Affordable Workspace with an average of 34,500 (three of which are located in the primary search area and one just outside of the primary search area). This was followed by Supermarkets, with an estimated average of 1,565 SF (all four located in the primary search area).
- ▶ The base type with lowest estimated square footage was Daycares with an average of 1,389 SF (all three daycares were found in the primary search area), followed by Independent Grocers, Convenience Stores, and Hardware Stores with an estimated average of 4,892 SF (one credit union found in the primary search area and the other is outside of the primary search area).
- ▶ Some areas for potential development are Commercial Shared Kitchen, Small Business Support/Training Facility, and Credit Union as none were located in Bushwick. Critical path issues should be considered for anchor types include assessing local jobs, economic growth, and retail gap / demand.

## 3.5.1 SUMMARY

The following section provides an analysis of potential uses for the ground floor activation of building in the Bushwick Brownfield Opportunity Area. The purpose of this analysis is to develop an inventory of precedent ground floor uses that may be possible anchor tenants in a Brownfield Opportunity Area project. These ground floor uses were derived from the Bushwick BOA Ground Floor Toolkit, as mentioned in Section 6.2. Based on publicly available data, the analysis also estimated the square footage of these uses. These precedents were located within Bushwick, and where no comparison could be found, within Brooklyn and New York City.

The text is divided into the following sections:

- ▶ Section 1, Overall Findings: This section presents the general results of the study.

- ▶ Section 2, Methodology and Assumptions: This section outlines the search process for finding square footage values, how values were included/excluded from the study, and how values were summarized.
- ▶ Sections 3-11: Each section gives an overview of the businesses surveyed within each “Base Type” and identifies any critical path issues that should be considered to incorporate each base type.

Table 1.1 provides a summary of overall square footage findings for 32 assets for which square footages could be found, classified by the following Base Types: Supermarket, Health Clinic, Incubator/Affordable Workspace, Commercial Shared Kitchen, Small Business Support/Training Facility, Credit Union, Daycare, Community Center, and Independent Grocers, Convenience Stores, and Hardware Stores.

Table 1.1

Base Type	Estimates Total Ground Floor SF	Estimated Avg Ground Floor SF: (Total Ground Floor SF/n)	Estimated Total Use SF	Estimated Avg Use SF: (Total Use SF/n)	n
Supermarket	44,880	11,220	52,922	13,231	4
Health Clinic	21,391	7,130	38,940	12,980	3
Incubator/Affordable Workspace	50,649	12,662	138,001	34,500	4
Commercial Shared Kitchen	123,400	41,135	21,000	7,000	3
Small Business Support/Training Facility	40,742	13,581	15,035	5,012	3
Credit Union	17,185	8,593	4,892	2,446	2
Daycare	4,168	1,389	4,168	1,389	3
Community Center	24,728	8,243	30,378	10,126	3
Independent Grocers, Convenience Stores, and Hardware Stores	10,852	1,550	10,952	1,565	7



### 3.5.2. METHODOLOGY AND ASSUMPTIONS

The purpose of this analysis is to develop an inventory of precedent ground floor uses and to estimate space needs for a possible BOA site. In order to analyze the ground floor uses described below, the analysis surveyed the anchor tenant profiles from the BOA Active Ground Floor Toolkit. Certain uses, such as Small Mom and Pop Shops, were reclassified in order to provide more background research to the analysis. Data sources such as New York City’s Department of City Planning’s Primary Land Use Tax Lot Output (PLUTO), Google Maps, Yelp and Oasis, were used to identify the locations of similar Ground Floor tenants within Bushwick (or New York City) and to estimate their square footage footprints.

Total Ground Floor SF and Total Use SF values equal the sum of surveyed square footages for each Ground Floor category. These totals were divided by the number of examples found for each Base Type in order to calculate Average Ground Floor SF and Average Use SF. In some cases, examples outside of Bushwick were included in the surveys due to data limitations. The full methodology for estimating the ground floor use square footage can be found in Appendix D.

### 3.5.3. SUPERMARKET

#### Analysis

Four Supermarkets were found within the Bushwick area: Foodtown of Bushwick, City Fresh Market, Food Bazaar Supermarket, and Key Food Supermarket. Table 3.1 presents a summary of each supermarket, as well as the total and average for both Ground Floor SF and Use SF.

The total Ground Floor SF is 44,880 square

Table 3.1

Supermarket							
Business Name	Address	Zip Code	Neighborhood	Borough	# of Floors	Ground Floor SF	Use SF
Foodtown of Bushwick	1289 Broadway	11221	Bushwick	Brooklyn	2	8,042	16,804
City Fresh Market	229 Knickerbocker Avenue	11237	Bushwick	Brooklyn	1	10,000	10,000
Food Bazaar Supermarket	450 Wyckoff Avenue	11237	Bushwick	Brooklyn	1	8,838	8,838
Key Food Supermarket	72 Wyckoff Avenue	11237	Bushwick	Brooklyn	1	18,000	18,000
<b>Total</b>						44,880	52,922
<b>Avg</b>						11,220	13,231

feet and the average Ground Floor SF is 11,220 square feet. The total Use SF is 52,922 square feet and the average Use SF is 13,231 square feet. Key Food Supermarket is the largest supermarket at 18,000 square feet, and it is the only supermarket with a building footprint over 10,000 square feet.

Table 3.1 includes both Ground Floor SF and Use SF columns as Foodtown of Bushwick is located in a two-story building and no information was available on whether it takes up the entirety of both floors or just the first floor.

Three Supermarkets were found within the primary search area for which relevant square footage values could not be identified:

- ▶ CTown Supermarkets, 346 Central Avenue, Bushwick, Brooklyn, NY 11221
- ▶ Central Supermarket, 112 Central Avenue, Bushwick, Brooklyn, NY 11221
- ▶ Bushwick Food Cooperative, 2 Porter Avenue, Ridgewood, Brooklyn, NY 11237

#### Critical Path Issues

- ▶ Performing a retail gap analysis is needed to assess the strengths and opportunities of a supermarket in the Bushwick area.

A retail gap analysis will assess whether there is demand for food and grocery that is not being met by current supply.

- ▶ Gathering data on the availability of fresh produce within the Bushwick area will assess whether Bushwick residents need more access to fresh produce
- ▶ Identifying a supermarket private partner or co-op organization
- ▶ It is important to understand the strength and opportunities of locating a supermarket in the Bushwick area.

#### Available Subsidy

- ▶ Food Retail Expansion to Support Health (FRESH)
  - ▶ Provides financial incentives to developers and grocery store operators to construct new grocery stores or renovate existing space
- ▶ Healthy Foods Financing Initiative

### 3.5.4. HEALTH CLINIC

#### Analysis

Three Health Clinics were found within the Bushwick area: Ahava Medical, Modern MD Urgent Care, and CityMD Urgent Care. Table 3.2 presents a summary of each health clinic, as well as the total and average for both Ground Floor SF and Use SF.

Total Ground Floor SF is 21,391 square feet and the average Ground Floor SF is 7,130 square feet. Total Use SF is 38,940 square feet and the average Use SF is 12,980 square feet.

Ahava Medical is a full-service medical facility that occupies all four stories of its building for a total of 23,398 square feet, however the footprint for that building is relatively small at 5,850 square feet. Both ModernMD and CityMD are urgent cares of very different sizes at 1,375 and 14,167 square feet, and both occupy the ground floor of their respective buildings.

The size discrepancy between ModernMD and CityMD is that the latter is located in the same building as a Blink Fitness facility. It may be likely that CityMD is not much larger than ModernMD, however, actual Use SF could not be obtained for CityMD.

Four health clinics were found within the primary search area for which relevant square footage values could not be identified:

- ▶ Broadway Family Health Center, 1238 Broadway, Bushwick, Brooklyn, NY 11221
- ▶ Knickerbocker Medical Center, 739 Knickerbocker Avenue, Bushwick, Brooklyn, NY 11221
- ▶ Prominis, 614A Kosciuszko Street, Bushwick, Brooklyn, NY 11221
- ▶ La Providencia Family Health Center, 1280 Dekalb Avenue, Bushwick, Brooklyn, NY 11221

Table 4.1

Health Clinic							
Business Name	Address	Zip Code	Neighborhood	Borough	# of Floors	Ground Floor SF	Use SF
Ahava Medical	16 Sumner Place	11206	Bushwick	Brooklyn	4	5,850	23,398
ModernMD Urgent Care	366 Knickerbocker Avenue	11237	Bushwick	Brooklyn	3	1,375	1,375
CityMD Urgent Care	399 Knickerbocker Avenue	11237	Bushwick	Brooklyn	3	14,167	14,167
<b>Total</b>						21,391	38,940
<b>Avg</b>						7,130	12,980

#### Critical Path Issues

- ▶ Retail gap analysis for health clinics, which will help determine the study area's current spending on health services and whether there is a need for more health clinics in the Bushwick area
- ▶ Determining the total number of clinics in the neighborhood to assess whether the neighborhood is underserved
- ▶ Identifying a sole practitioner, medical organization, or private company to collaborate on the siting of a new clinic
- ▶ Determining whether there is a need for more health clinics in the Bushwick area by analyzing the area's current spending on health services and health clinics

#### Available Subsidy

- ▶ None.

### 3.5.5. INCUBATOR/ AFFORDABLE WORK SPACE

#### Analysis

Three Incubators/Affordable Workspaces – shortened to ‘incubator/coworking spaces’ for discussion purposes – were found within the primary search area: Bond Collective, Bat Haus, and b[x]3. The Entrepreneur Space was found in Dutch Kills. Table 5.1 presents a summary of each incubator/coworking spaces, as well as the total and average for both Ground Floor SF and Use SF.

Total Ground Floor SF is 50,649 square feet and the average Ground Floor SF is 12,662 square feet. Total Use SF is 77,209 square feet and the average Use SF is 19,302 square feet. Bond Collective is a full-fledged coworking space and incubator, occupying all 4 floors of its building for a total of 37,313 square feet. B[x]3 is a shared working space that occupies all three floors of its building for a total of 91,188 square feet, but it specifically caters to artists, requiring significantly more space per floor than other shared work spaces.

Bat Haus is a startup coworking space that targets to freelancers, entrepreneurs, and small businesses that occupies 2,500 square feet. The Entrepreneur Space, a Queens Economic Development Corporation project, is both an incubator/coworking space as well as a commercial shared kitchen; the 7,000 square feet of the incubator/coworking space is included here, as well as the 8,425 square feet of the ground floor of the building.<sup>1</sup>

It is not clear how the Entrepreneur Space has subdivided the building it occupies and whether its incubator/coworking space is on the first floor or the second. 7,000 square feet

Table 5.1

Incubator/Affordable Workspace							
Business Name	Address	Zip Code	Neighborhood	Borough	# of Floors	Ground Floor SF	Use SF
Bond Collective	845 Broadway	11206	Bushwick	Brooklyn	4	9,328	37,313
b[x]3 - space to create	201 Harrison Place	11237	Bushwick	Brooklyn	3	30,396	91,188
Bat Haus	279 Starr Street	11237	Bushwick	Brooklyn	1	2,500	2,500
The Entrepreneur Space	36-46 37th St	11101	Dutch Kills	Queens	2	8,425	7,000
<b>Total</b>						50,649	138,001
<b>Avg</b>						12,662	34,500

of dedicated incubator/coworking space is comparable to the 9,328 square feet per floor of the Bond Collective’s building. The Bat Haus and b[x]3 illustrate the size-variance that incubator/coworking spaces can have, from 2,500 square feet targeted at freelancers and entrepreneurs to 30,000+ square feet meant specifically for artists.

Four Incubators/Affordable Workspaces were found within the primary search area, and one Incubator/Affordable Workspace was found just outside of the primary search area, for which relevant square footage values could not be identified:

- ▶ Venn, 786 Knickerbocker Ave, Bushwick, Brooklyn, NY 11207
- ▶ Kettlespace, 1080 Broadway, Suite 100, Bushwick, Brooklyn, NY 11221
- ▶ Prosper Gowork, 1024 Broadway, Bushwick, Brooklyn, NY 11221
- ▶ BKLYN Commons, 7 Marcus Garvey Boulevard, Broadway Triangle, Brooklyn, NY 11206

#### Critical Path Issues

- ▶ Analysis of unemployment/employment per square foot within the Bushwick Area
- ▶ Identifying a private partner or non-profit organization that specializes in incubator / shared workspace

#### Available Subsidy

- ▶ New York State Consolidated Funding Application Empire State Development Grant (CFA)
- ▶ New York City Economic Developer Fund (IDF)
- ▶ New York City Industrial Development Agency Industrial Program
- ▶ Small Business Administration 504 Loan Program
- ▶ Small Business Administration 7(a) Loan Program
- ▶ New York City Small Business Services Workforce1
- ▶ New York City Small Business Services Industrial Business Service Providers

<sup>1</sup> SF values for the Entrepreneur Space’s incubator/coworking space and commercial shared kitchen were obtained from the NYCEDC website: <https://www.nycedc.com/program/entrepreneur-space>



### 3.5.6. COMMERCIAL SHARED KITCHEN

#### Analysis

No Commercial Shared Kitchens were found within the primary search area. The nearest was the commercial shared kitchen located at the Entrepreneur Space in Dutch Kills. The other two assets found were Hana Kitchens in Sunset Park, and Hot Bread Kitchen (HBK) in East Harlem. Table 6.1 presents a summary of each commercial shared kitchens, as well as the total and average Use SF. Use SF is not analogous to Ground Floor SF for this Base Type, given the unique circumstances around obtaining square footage values for Commercial Shared Kitchens.

Total Use SF is 21,000 square feet and the average Use SF is 7,000 square feet. Ground Floor SF was not included in the above chart. In this case, Use SF should be taken as potential Ground Floor SF, as it shows a more accurate assessment of the spatial needs of commercial shared kitchens.

Hana Kitchens<sup>2</sup> is located in part of a building complex that is well over 600,000 square feet while it only occupies 12,000 square feet. HBK<sup>3</sup> is located at La Marqueta in East Harlem and building square footage values could not be found for La Marqueta. The subdivision of the Entrepreneur Space makes it unclear where the 5,000 commercial shared kitchen is located within the building in relation to the incubator/coworking space. Of the three, only Hana Kitchens functions as a purely commercial shared kitchen. Both HBK and the Entrepreneur Space also function as kitchen incubators and both have received funding from the NYC Economic Development Corporation.

2 SF value for Hana Kitchens was obtained from the following website: <https://www.hanakitchens.com/new-york>  
 3 SF value for HBK was obtained from the NYCEDC website: <https://www.nycedc.com/photo-gallery/hbk-incubates>

Table 6.1

Commercial Shared Kitchen							
Business Name	Address	Zip Code	Neighborhood	Borough	# of Floors	Ground Floor SF	Use SF
Hana Kitchens (6th Floor)	607 2 Avenue	11232	Sunset Park	Brooklyn	6	114,975	12,000
Hot Bread Kitchen	1590 Park Avenue	10029	East Harlem	New York	n/a	n/a	4,000
The Entrepreneur Space	36-46 37th St	11101	Dutch Kills	Queens	2	8,425	5,000
<b>Total</b>						123,400	21,000
<b>Avg</b>						41,133	7,000

Two Commercial Shared Kitchens were found outside of the primary search area where relevant square footage values could not be identified:

- ▶ The Cook Collective, 999 Atlantic Avenue, Prospect Heights, Brooklyn, NY 11238
- ▶ Cook Space, 603 Bergen Street, Prospect Heights, Brooklyn, NY 11238

#### Critical Path Issues

- ▶ Identifying a private food and beverage company or a non-profit specializing in shared kitchen space
- ▶ Assessing the growth in the food and beverage sectors in the Bushwick area, especially amongst the startup restaurants and at-home food producers that may soon need a bigger kitchen space

#### Available Subsidy

- ▶ New York State Consolidated Funding Application Empire State Development Grant (CFA)
- ▶ New York City Economic Developer Fund (IDF)
- ▶ New York City Industrial Development Agency Industrial Program
- ▶ Small Business Administration 504 Loan Program
- ▶ Small Business Administration 7(a) Loan Program
- ▶ New York City Small Business Services Workforce1
- ▶ New York City Small Business Services Industrial Business Service Providers

### 3.5.7. SMALL BUSINESS SUPPORT/TRAINING FACILITY

#### Analysis

No Small Business Support/Training Facilities were found within the primary search area. The nearest was the East New York Workforce1 Career Center in Cypress Hills. The other two assets found were the Brooklyn Workforce1 Career Center in Fort Greene and the Brooklyn Workforce1 Industrial and Transportation Career Center in Sunset Yards. Table 7.1 presents a summary of each asset, as well as the total and average for both Ground Floor SF and Use SF.

Total Ground Floor SF is 40,742 square feet and the average Ground Floor SF is 13,581 square feet. Total Use SF is 15,035 square feet and the average Use SF is 5,012 square feet. The East New York Workforce1 Career Center occupies 1,164 square feet, ostensibly on the first floor of the building as the remaining 2,364 square feet of the building is zoned for residential use. The Brooklyn Workforce1 Industrial and Transportation Career Center occupies 2,604 square feet of space in a 27,604 square foot building. The Brooklyn Workforce1 Career Center might occupy a portion of the 11,267 square feet, but hard data could not be found to verify this, and it is more likely that it is similar in actual size to the East New York Center.

All of the assets exist in buildings considerably larger than their own square footage use, and exact square footage values could not be found for each asset. Since Workforce1 uses office space (not commercial, retail, or residential), Use SF was obtained through analysis of PLUTO office data. For the East New York Workforce1 Career Center and for the Brooklyn Industrial and Transportation Workforce1 Career Centers, Use SF was found

Table 7.1

Small Business Support/Training Facility							
Business Name	Address	Zip Code	Neighborhood	Borough	# of Floors	Ground Floor SF	Use SF
East New York Workforce1 Career Center	2619 Atlantic Avenue	11207	Cypress Hills	Brooklyn	3	1,176	1,164
Brooklyn Workforce1 Career Center (5th Floor)	498 Fulton Street	11201	Fort Greene	Brooklyn	7	25,764	11,267
Brooklyn Workforce1 Industrial and Transportation Career Center	241 41 Street	11232	Sunset Yards	Brooklyn	2	13,802	2,604
<b>Total</b>						40,742	15,035
<b>Avg</b>						13,581	5,012

by extracting the square footage of office space from the data set. For the Brooklyn Workforce1 Career Center, Use SF was calculated by dividing the square footage of office space by the number of floors.

Ground Floor SF was included in Table 3.5 in order to illustrate the discrepancy in size between Ground Floor SF and Use SF for Small Business Support/Training Facility.

One Small Business Support/Training Facility was found within the primary search area, and three Small Business Support/Training Facilities were found outside the primary search area, for which relevant square footage values could not be identified:

- ▶ BKC Bushwick, 736 Bushwick Avenue, Bushwick, Brooklyn, NY 11221
- ▶ Brooklyn Workforce Innovations, 621 Degraw Street, Boerum Hill, Brooklyn, NY 11217
- ▶ Opportunities for a Better Tomorrow, 25 Thornton Street, Broadway Triangle, Brooklyn, NY 11206
- ▶ St. Nicks Alliance Workforce Development,

790 Broadway, Broadway Triangle  
Brooklyn, NY 11206

#### Critical Path Issues

- ▶ Analysis of unemployment levels within the Bushwick Area
- ▶ Identifying government agency, higher education, or non-profit interested in expanding workforce and training efforts to Bushwick

#### Available Subsidy

- ▶ Small Business Administration 504 Loan Program
- ▶ Small Business Administration 7(a) Loan Program
- ▶ New York City Small Business Services Workforce1
- ▶ New York City Small Business Services Industrial Business Service Providers

### 3.5.8. CREDIT UNION

#### Analysis

One Credit Union was found within the primary search area: the Brooklyn Cooperative Federal Credit Union (BCFCU) in Bushwick. A second branch of the BCFCU was found in Bedford-Stuyvesant. Table 8.1 presents a summary of each asset, as well as the total and average for both Ground Floor SF and Use SF.

Total Ground Floor SF is 14,400 and average Ground Floor SF is 8,593. Total Use SF is 4,892 square feet and average Use SF is 2,446. The Bushwick BCFCU occupies the first floor of its building for a total of 2,785 square feet. The Bedford-Stuyvesant BCFCU is located on the first floor of a mixed-use residential building, which it shares with several other stores. The calculated Use SF for the Bedford-Stuyvesant location was obtained by dividing the number of non-residential units in the building by the square footage value of the first floor.

Five Credit Unions were found outside the primary search area where relevant square footage values could not be identified:

- ▶ Transfiguration Parish CU, 429 Broadway, Williamsburg, Brooklyn, NY 11211
- ▶ Ukrainian National Federal Credit Union, 1678 E 17th Street, Midwood, Brooklyn, NY 11229
- ▶ The Municipal Credit Union, 350 Jay St, Boerum Hill Brooklyn, NY 11201
- ▶ People's Alliance FCU, 67 Hanson Place, Clinton Hill, Brooklyn, NY 11217
- ▶ People's Alliance FCU, 69 Atlantic Ave, Brooklyn Heights, Brooklyn, NY 11201

Table 8.1

Credit Union							
Business Name	Address	Zip Code	Neighborhood	Borough	# of Floors	Ground Floor SF	Use SF
Brooklyn Cooperative Federal Credit Union	1474 Myrtle Avenue	11232	Bushwick	Brooklyn	1	2,785	2,785
Brooklyn Cooperative Federal Credit Union	832 Dekalb Avenue	11221	Bedford-Stuyvesant	Brooklyn	5	14,400	2,107
<b>Total</b>						17,185	4,892
<b>Avg</b>						8,593	2,446

#### Critical Path Issues

- ▶ Determining if there is a substantial number of members from specific groups that offer credit union memberships, such as municipality or school employees and if they are in need of additional banking options
- ▶ Analyzing the number of credit union members in the area that can offer memberships to their family members
- ▶ Determining which credit unions are most popular amongst those who work and live in Bushwick
- ▶ Identifying credit union interested in expanding reach to Bushwick community

#### Available Subsidy

- ▶ Bank Enterprise Program



### 3.5.9. DAYCARE

#### Analysis

Three Daycares were found within the primary search area: Growing Together, Learning Together With Love, and A Magical Place. Table 9.1 presents a summary of each asset, as well as the total and average Use SF. Use SF is analogous to Ground Floor SF for this base type.

Total Use SF is 4,168 square feet and average Use SF is 1,389. Growing Together occupies 1,625 square feet, Learning Together occupies 980 square feet, and A Magical Place occupies 1,563 square feet. All Use SF values are equivalent to Ground Floor SF values for this base type. All three daycares are run out of residential homes, and it was assumed that one floor of a house would be used to run the daycare.

Seven Daycares were found inside the primary search area for which relevant square footage values could not be identified:

- ▶ Audrey Johnson Day Care Center, 272 Moffat Street, Bushwick, Brooklyn, NY 11207
- ▶ Daisy's Garden, 124 Suydam Street, Bushwick Brooklyn, NY 11221
- ▶ ABC Group Family Daycare, 1389 Gates Avenue #1C, Bushwick, Brooklyn, NY 11221
- ▶ Hope of the Future Wonderschool, 376 Palmetto Street, Bushwick, Brooklyn, NY 11237
- ▶ Day Bright Sleep Tight Group Family Daycare, 958 Bushwick Avenue, Bushwick, Brooklyn, NY 11221
- ▶ Bushwick United Headstart, 136 Stanhope Street, Bushwick Avenue, Brooklyn, NY 11221
- ▶ New Life Child Development Center, 406 Grove Street, Bushwick, Brooklyn, NY 11237

Table 9.1

Daycare							
Business Name	Address	Zip Code	Neighborhood	Borough	# of Floors	Ground Floor SF	Use SF
Growing Together Daycare	1008 Willoughby Avenue	11221	Bushwick	Brooklyn	4	1,625	1,625
Learning Together With Love	1367 Putnam Avenue	11221	Bushwick	Brooklyn	2	980	980
A Magical Place (Floor 2)	795 Bushwick Avenue	11221	Bushwick	Brooklyn	2	1,563	1,563
<b>Total</b>						4,168	4,168
<b>Avg</b>						1,389	1,389

#### Critical Path Issues

- ▶ Analyzing the number of established daycares and the population of daycare aged children in the Bushwick area to determine if there is a need for more daycares
- ▶ Identifying a private or non-profit partner interested in expanding daycare operations to new space

#### Available Subsidy

- ▶ City Council Resolution A Funding (Reso A Grants)

### 3.5.10. COMMUNITY CENTER

#### Analysis

Two Community Centers were found within the primary search area: Hope Garden Community Center and the Mayday Space. The RiseBoro Community Empowerment Center (CEC) is in Brownsville. Table 3.8 presents a summary of each asset, as well as the total and average for both Ground Floor SF and Use SF.

Total Ground Floor SF is 24,728 square feet and average Ground Floor SF is 8,243 square feet. Total Use SF is 30,378 square feet and average Use SF is 10,126 square feet. The RiseBoro CEC occupies 8,278 square feet on the first floor of its building. Hope Garden Community Center occupies a 10,800 square foot building. The Mayday Space occupies both stories of an 11,300 square foot building with a footprint of 5,650 square feet.

Three Community Centers were found outside the primary search area for which relevant square footage values could not be identified:

- ▶ Window Community Art Center, 356 Marcus Garvey Boulevard, Bedford-Stuyvesant, Brooklyn, NY 11221
- ▶ NYC Resistor, 87 3rd Avenue, Boerum Hill, Brooklyn, NY 11217
- ▶ 1776 Beta Campus, 62 Ordnance Avenue, Clinton Hill, Brooklyn, NY 11205

#### Critical Path Issues

- ▶ Determine the number existing community centers in the Bushwick area in order to determine the need and most efficient location for a community center
- ▶ Community centers are preferably not in close proximity to one another if another location in Bushwick is lacking a community center

Table 10.1

Community Center							
Business Name	Address	Zip Code	Neighborhood	Borough	# of Floors	Ground Floor SF	Use SF
RiseBoro Community Empowerment Center	149 East 98 Street	11212	Brownsville	Brooklyn	2	8,278	8,278
Hope Garden Community Center	422 Central Avenue	11221	Bushwick	Brooklyn	1	10,800	10,800
Mayday Space	172 St Nicholas Avenue	11237	Bushwick	Brooklyn	2	5,650	11,300
<b>Total</b>						24,728	30,378
<b>Avg</b>						8,243	10,126

- ▶ Identifying government agency or non-profit group interested in expanding into community center

#### Available Subsidy

- ▶ New York City Department of Cultural Affairs Cultural Funding
  - ▶ Department of Cultural Affairs extends support for the cultural community
- ▶ Non-profits should contact their Borough President and City Council Representative to learn more about discretionary funding opportunities in their district

### 3.5.11. INDEPENDENT GROCERS, CONVENIENCE STORES, AND HARDWARE STORES

#### Analysis

Seven Independent Grocers, Convenience Stores, and Hardware Stores were found within the primary search area: Bani Grocery, Mr. Lemon, L Mo's Market, Alfo's Food, Nat's Hardware, Mr. Kiwi's, and Tony's Hardware and Flooring. Table 3.9 presents a summary of each Independent Grocer, Convenience and Hardware Stores, as well as the total and average Use SF. Use SF is analogous to Ground Floor SF for this base type.

Total Use SF is 10,952 square feet and average Use SF is 1,565 square feet. Each asset is located on the first floor of each building. The largest is Mr. Kiwi's, a 4,000 SF independent grocery. The smallest is Bani Grocery, a 710 square foot grocer/convenience store. The majority of the assets are located at the bottom of residential buildings, the two exceptions being Mr. Lemon and Mr. Kiwi's.

A larger section of independent stores was selected given the variance in services that independent business owners provide. Independent Grocers and Convenience Stores were selected as the most common type of independent store found in Bushwick. Two independent Hardware Stores were added for comparison to a third type of business.

Three Independent Grocers, Convenience Stores, and Hardware Stores were identified inside the primary search area, and one was identified outside the primary search area, for which relevant square footage values could not be identified:

- ▶ Esteves Hardware, 1321 Greene Avenue, Bushwick, Brooklyn, NY 11237

Table 11.1

Independent Grocers, Convenience Stores, and Hardware Stores							
Business Name	Address	Zip Code	Neighborhood	Borough	# of Floors	Ground Floor SF	Use SF
Bani Grocery	1121 Greene Avenue	11221	Bushwick	Brooklyn	3	-	710
Mr. Lemon	410 Knickerbocker Avenue	11237	Bushwick	Brooklyn	3	-	1,742
L Mo's Market	51 Morgan Avenue	11237	Bushwick	Brooklyn	3	-	1,500
Alfo's Food	543 Evergreen Avenue	11221	Bushwick	Brooklyn	3	-	1,200
Nat's Hardware	57 6 Wilson Avenue	11207	Bushwick	Brooklyn	2	-	800
Mr. Kiwi's	957 Broadway	11221	Bushwick	Brooklyn	2	-	4,000
Tony's Hardware and Flooring	998 Flushing Avenue	11206	Bushwick	Brooklyn	2	-	1,000
<b>Total</b>							10,952
<b>Avg</b>							1,565

- ▶ Acosta Grocery Store, 313 Wilson Avenue, Bushwick Brooklyn, NY 11237
- ▶ El Aguila Mini Market, 1192 Gates Avenue, Bushwick, Brooklyn, NY 11221
- ▶ Roman Paint & Wallpaper Co., 359 St Nicholas Avenue, Ridgewood, Queens, NY 11385

#### Critical Path Issues

- ▶ Retail gap analysis is needed to assess the current spending at independent grocers, and convenience and hardware stores in the Bushwick area and assessing if there is unmet need for these retail sectors
- ▶ Understanding if Independent grocers, convenience and hardware stores are needed in the Bushwick area

#### Available Subsidy

- ▶ Food Retail Expansion to Support Health (FRESH)
- ▶ NYS CFA





### 3.6 INVENTORY AND ANALYSIS SUMMARY

Bushwick is a thriving predominantly Latinx residential neighborhood that is supported by its many assets related to housing, public health, and economic development, among others. It is also experiencing shifts in demographics and income as more residents who are white and/or wealthier increased over the past 16 years. Affordable housing is a community priority as a large majority of households are rent burdened while only about a third of housing stock is in some form of rent regulation.

The lack of affordable housing is also exacerbated by how Bushwick is currently zoned. It is largely zoned as R6, an outdated zoning district that allows for out of scale buildings along busy commercial and transit

corridors as well as in low-rise residential midblocks. Furthermore, the current zoning does not require any rent regulation toward permanent housing affordability.

In terms of healthcare, Bushwick is supported by two hospitals and community-based services from DOHMH, FSN, and other organizations. According to a DOHMH study, most residents also reported having healthy lifestyles such as regular physical activity and daily servings of fruits and/or vegetables. However, due to historic disinvestment in the community, many health indicators, including rates of obesity, mental health, and life expectancy, lag those of the wealthier communities in New York City.

The unemployment rate in Bushwick is at 4%, lower than the City's at 5.7%. The neighborhood's largest employment sector is educational services, health care, and social assistance which accounts for a little

more than half of jobs and employs a fifth of Bushwick residents. The second and third largest employment sectors are arts, entertainment, recreation, accommodation and food services; and retail. In terms of resident spending and retail sales, there is surplus retail demand within Bushwick for various retail types including auto-related products, general merchandise, and food products.

Correlated to the lack of affordable housing in Bushwick, average annual rents for multifamily housing reached \$44 per square foot in 2019 compared to \$40 per square foot in Brooklyn at-large. Industrial rents, at \$32 per square foot, are also higher than the borough average of \$27. While retail rents in Bushwick match Brooklyn's at \$50 per square foot, office rents are lower than the borough's at \$32 per square foot and \$37 per square foot respectively. The office market in the neighborhood also had the highest vacancy rate as compared to the other markets.

Key brownfield, vacant, and underutilized sites can help address the needs of Bushwick and help support its housing, public health, and economic development needs. A number of these sites are publicly-owned and currently used as parking lots. They are ideal for 100% affordable housing developments that also provide community services on the ground floor. Furthermore, privately-owned sites have potential to add to Bushwick's affordable housing stock or are opportunities to activate manufacturing-zoned sites to provide more job intensive uses and community facilities. There are also opportunities for providing community-identified needs such as a commercial shared kitchen, small business support or training facility, and a credit union as none are located in Bushwick.





# **SECTION 4**

# **KEY FINDINGS AND**

# **RECOMMENDATIONS**



Section 4 outlines the objectives and recommendations that undergird the Bushwick BOA vision toward implementable and site-specific development on vacant, underutilized and brownfield sites. Based on research, analysis and community engagement, the recommendations are organized under the three goals of this project:

- ▶ **Affordable Housing,**
- ▶ **Economic and Workforce Development,**  
and
- ▶ **Public Health.**

The sections that follow this one frame these recommendations into implementable projects that help protect and strengthen Bushwick. Section 5 describes how recommendations can be implemented, while Section 6 identifies potential implementation on strategic sites.







Goal 1:

## **AFFORDABLE HOUSING**

**Maximize opportunity to build affordable housing that is deeply affordable and serves Bushwick's most vulnerable.**

### **KEY FINDINGS**

Bushwick is a vibrant and diverse community of color where majority of residents are Latinx. It is primarily a residential community. A majority renter-occupied neighborhood (80% of households), Bushwick is also supported by tenant and housing community-based organizations such as Make the Road New York, CUFFH and RiseBoro.

However, with demographic changes in the past 10 years, housing affordability has become a major concern for long-standing Bushwick residents. Sixty percent of renters are rent burdened and spend more than 30% of their income on rent. Furthermore, more than a third of households are extremely rent burdened, paying more than 50% of their income on rent. While Bushwick has a substantial housing stock, only 30% is under some form of regulation. The quality of housing is also declining as 60% of buildings are in need of maintenance due to defects.

It is no surprise that public engagement through the BCP and the Bushwick BOA show that housing affordability is the most important issue for Bushwick's residents. The objectives and strategies outlined here aim to address these issues and provide affordable housing so that community members may live with dignity in their neighborhood.

**OBJECTIVE 1.1****Build affordable housing on underutilized sites in Bushwick**

Bushwick is a built-up neighborhood with only 4% of lots vacant or underutilized. Of these sites, only 15 were selected as part of this BOA's Strategic Sites. They are at least 10,000 square feet and can be maximized for affordable housing development that is accessible to low-income and rent-burdened residents.

**1.1.1:** Prioritize development of affordable housing buildings that are for households making 60% AMI and below as recommended in the BCP.

**1.1.2:** Ensure new development on side-streets are contextual with surrounding built environment.

**OBJECTIVE 1.2****Leverage publicly-owned land for 100% affordable housing developments**

Development on publicly-owned sites is an opportunity for savings on land costs that are then transferred which can be significantly reduced or eliminated. These development savings can be transferred to providing much more affordable housing units at deeper levels of affordability.

**1.2.1:** Redevelop underbuilt publicly-owned sites as 100% affordable housing with spaces for locally-owned small businesses and community facilities in the lower floors.

**1.2.2:** In publicly-owned sites, rezone to allow for higher density development to maximize deeply affordable housing units below 60% AMI.

**1.2.3:** 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.

**OBJECTIVE 1.3:****Build a variety of affordable housing developments including senior, LGBTQI+, supportive housing**

Members of these communities require special care and/or have a higher rate of housing discrimination and instability. Providing housing that welcomes and supports them through on-site social services ensure that everyone in Bushwick can live with dignity.

**1.3.1:** Encourage a diverse mix of housing units across Bushwick that accommodates family, supportive, senior and LGBTQI+ housing (not necessarily all in one building).

**1.3.2:** Buildings must contain a mix of apartments in varied sizes with mixed bedroom counts to accommodate households of different sizes.

**1.3.3:** Locate senior housing in areas with easy access to local supermarkets, senior centers, hospitals, local pharmacies and other health and wellness services nearby or on-site.



## Goal 2:

# ECONOMIC AND WORKFORCE DEVELOPMENT

Foster an inclusive local economy in Bushwick that supports neighborhood businesses and entrepreneurs, protects its industrial enterprises, and cultivates the local workforce.

## KEY FINDINGS

Bushwick's local economy is growing. Between 2008-2017, the neighborhood saw growth in retail, entertainment, food service, and hotels. Within the same period, 4,400 jobs were also added in the community at a rate nearly twice NYC's.<sup>50</sup> However, Bushwick's economic indicators still lag from NYC's average including a lower median income and a higher employment rate. As Bushwick continues to grow, future development needs to support an inclusive economy that benefits all Bushwick residents.



**OBJECTIVE 2.1****Build commercial spaces that cater to the needs of the neighborhood**

Bushwick is oversaturated with specialty food stores and beer, wine and liquor stores, in addition to a heavily saturated bar scene (see Section 3.3). To balance the oversaturation, residents desire more “family-oriented” establishments including sit-down restaurants, entertainment places like movie theaters, and department stores, among others.

**2.1.1:** Provide a space for a shared commercial kitchen to support start-up food businesses.

**2.1.2:** Increase banking options in Bushwick, preferably a local credit union.

**2.1.3:** Prioritize small family-friendly retail, dining and drinking establishments that serve Bushwick residents in storefront units of 2,500 SF.

**OBJECTIVE 2.2****Support growth of local entrepreneurs and small businesses, including home-based enterprises**

Bushwick’s small businesses and entrepreneurs, especially those of long-time residents and families, need support to ensure they also benefit from the neighborhood’s growing economy.

**2.2.1:** Along commercial corridors, provide opportunities for new entrepreneurs to test and sell their products at local markets or vacant storefronts including by expanding the small business colocation model (present on Knickerbocker and Myrtle Avenues) as options for affordable retail space.<sup>51</sup>

**2.2.2:** Identify and organize local home-based entrepreneurs and provide a manufacturing workspace where they can scale-up their businesses.

**2.2.3:** Support the development of a merchants association in partnership with SBS and the local CDNA partners and explore a path toward establishing a Business Improvement District (BID).

**OBJECTIVE 2.3****Strengthen workforce development services**

With an unemployment rate of only 4%, Bushwick residents work in different sectors within and outside of the neighborhood. Building workforce development facilities can help sustain employment and connect local job searchers to potential employers.

**2.3.1:** Provide an easily accessible centralized workforce development hub to house services across different CBOs in Bushwick.

**2.3.2:** Implement a workforce development program that specialize in new career and technical programs related to industries in Bushwick such as advanced manufacturing, healthcare and biotechnology.

**2.3.3:** Support careers of local youth through internships, job training and job placement with Bushwick’s businesses, entrepreneurs and CBOs.

**OBJECTIVE 2.4****Support industrial development in Bushwick**

While industrial development is not growing in Bushwick, existing manufacturing businesses provide good and living wage jobs that commonly do not require college degrees. Bushwick residents have voiced a strong preference that industrial land uses and zoning be preserved to support existing manufacturing businesses and foster more growth.

This proposed BOA identifies 6 strategic sites that are located in industrial areas. The intent of the strategies outlined below are to advance community priorities on said sites. With the difference on policy objectives between the BCP and the Administration on Manufacturing-zoned land, further discussion and collaboration will be required to bridge community needs with government capacity.

- 2.4.1:** Development on strategic sites within existing manufacturing and industrial areas must maintain current allowable manufacturing square footage and encourage job-intensive industrial uses.
- 2.4.2:** Explore the feasibility of increasing density in sites within industrial areas to allow for a manufacturing and commercial mixed-use development. Original manufacturing square footage should be maintained as a minimum, requiring industrial or manufacturing uses as well.
- 2.4.3:** Work with local CBOs to identify industrial tenants for new industrial development.

\*See page 81 for a map of Strategic Sites



### Goal 3:

## **PUBLIC HEALTH**

**Improve public health outcomes in Bushwick through public realm improvements that improve social determinants of health (open space, streetscape, food access) and medical and mental healthcare**

### **KEY FINDINGS**

Today, public health in Bushwick is supported by local community-based organizations and major healthcare institutions such as the Wyckoff Heights Medical Center, Woodhull Hospital, and a DOHMH Health Action Center at Hope Gardens. However, due to a history of government disinvestment, low health outcomes persist including a lower life expectancy than New Yorkers living in higher income neighborhoods. Future development in Bushwick must advance the neighborhood's public health by expanding local access to care in existing health care facilities and improvements to the built environment.





**OBJECTIVE 3.1****Increase local access to services at healthcare facilities**

There is an abundance of healthcare facilities in Bushwick, however there are gaps in service for health issues specific to Bushwick residents including mental health, diabetes, asthma, hypertension, substance abuse, obesity, and nutrition.<sup>52</sup>

- 3.1.1:** Prioritize facilities that provide medical and preventative services for asthma, diabetes, hypertension, substance abuse, obesity, hepatitis C, childhood development, immunization services, and nutrition.
- 3.1.2:** Increase number of youth mental health service providers.
- 3.1.3:** Expand access to and increase number of quality medical outpatient services and smaller medical practices in Bushwick to help support load of local hospitals.

**OBJECTIVE 3.2****Increase access to affordable and healthy food throughout the neighborhood**

According to DOHMH, supermarkets are much more likely to have healthy food selections than bodegas. Bushwick has 31 bodegas for every supermarket.<sup>53</sup> Providing more stores that sell fresh food at affordable price points can help address gaps in healthy food access.

- 3.2.1:** Increase the number of large supermarkets in Bushwick that pay a living wage and carry healthy, local and affordable products.
- 3.2.2:** 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.

**OBJECTIVE 3.3****Create and preserve open spaces**

Bushwick's parks and open spaces are an integral part of the community's character and daily life. Its public health benefits are also widely studied and help address issues related to obesity, mental health, and cardiovascular issues.<sup>54</sup> Residents have voiced the importance of public space in Bushwick, from its large parks like Maria Hernandez Park to the network of smaller community gardens spread throughout the neighborhood.

- 3.3.1:** Create new publicly accessible open spaces and public realm improvements in all new developments such as playgrounds, plazas, gardens, sidewalk improvements and the like.
- 3.3.2:** Preserve and protect land currently being used as open space including unprotected community gardens.
- 3.3.3:** Ensure there is targeted engagement of stakeholders, CBOs and stewardships groups if a garden or a park is being developed or redesigned.

\*See page 81 for a map of Strategic Sites

**3.3.4:** Explore and identify opportunities for installing plazas, green streets, or other types of open spaces in viable locations where Bushwick entrepreneurs can sell their products with high pedestrian traffic, need for traffic calming, and a local maintenance partner.

#### **OBJECTIVE 3.4**

##### **Implement quality of life improvements in the existing public realm**

Public health outcomes are also impacted by the physical environment residents live in. Improving public infrastructure can enhance a community's public life by fostering a culturally thriving, safer, and active streetscape.

**3.4.1:** Promote public art that reflect and celebrate the community in Bushwick developments by local Bushwick artists. 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.

**3.4.2:** In coordination with the DOT EI-Space program, explore and identify opportunities for lighting, painting, public art, and other interventions to improve conditions under elevated infrastructure throughout Bushwick.

**3.4.3:** Provide additional street lighting in the intersections of Broadway and Gates, Flushing, Grove, Linden, Hartman, Bleecker, Bushwick, and DeKalb, and subway stops including Bushwick-Aberdeen and Halsey Street.

**3.4.4:** Increase capacity for bike parking close to train stations

**3.4.5:** Implement traffic calming and safety measures along key corridors including Broadway, Myrtle Avenue, and Bushwick Avenue.

**3.4.6:** Consider street improvements at dangerous intersections, prioritizing Myrtle Avenue & Broadway and Flushing Avenue & Broadway, as well as Broadway & Cooper, Broadway & Gates and Broadway & Halsey.



# **SECTION 5**

# **IMPLEMENTATION STRATEGY**



# INTRODUCTION AND OVERVIEW

Section 5 is a list of the recommendations as implementable projects organized by the goals of this BOA: Affordable Housing, Economic and Workforce Development and Public Health. For each section, the reader will find the following:

- ▶ Project Type
- ▶ Timeframe
- ▶ Potential Partners
- ▶ Estimated Costs
- ▶ Sources of Subsidy
- ▶ Interim Next Steps

## PROJECT TYPE

Each project will be categorized into the following project types:

### **Community Infrastructure and Design (CID)**

These projects are mid to long term construction projects that aim to provide amenities that strengthen the community's built infrastructure in Bushwick. In this project, this is envisioned through new construction, provision of needed ground floor amenities and infrastructure improvements.

### **Programs and Partnerships (PP)**

These projects leverage the network of engaged residents, businesses, CBOs and government entities in Bushwick. While all recommendations listed here require partnerships, this category of projects include pointed calls to key organizations or entities to facilitate implementation.

### **Zoning and Land Use Policy (ZLU)**

These projects have similar implementation strategies to the recent Bushwick rezoning efforts. With the rezoning process on hold,

these recommendations serve as additional tools to advance the BCP goals through site-by-site development. Like the BCP process, coordination and collaboration will be needed by the following parties (in alphabetical order):

- ▶ Bushwick Community Board 4
- ▶ Community Members and CBOs
- ▶ Council Members of Districts 34 and 37
- ▶ DCP
- ▶ Developers, both private and nonprofit
- ▶ HPD, especially for sites intended for affordable housing development
- ▶ Property Owners

## TIMEFRAME

To help envision how long implementation will require, each project will also indicate an estimated timeframe as follows:

- ▶ Short: 1-3 years
- ▶ Medium: 3-6 years
- ▶ Long: 6-10 years

## POTENTIAL PARTNERS

Each also features potential partners that will be needed to advance each project. They can be community members, community-based organizations, CB4, and city-wide agencies, among others. A suggested lead partner will be denoted in bold.

## ESTIMATED COSTS

This will list estimated costs to implement each project. For CID projects, construction costs are based on the average floor area for each use (as identified in Section 3.5) multiplied by an assumed per square foot construction cost of \$375.<sup>55</sup>

## FUNDING SOURCES

Each recommendation will also indicate possible funding sources to support its implementation.

## INTERIM NEXT STEPS

Items listed under here are the first few steps toward implementation of each recommendation or project. These next steps include, but are not limited to, bringing potential partners together to begin a conversation, performing more market research for proposed amenities, and organizing a community-based vision for a specific site. Some of these steps may also fall under predevelopment activities that the DOS BOA Program can fund.<sup>56</sup> They will be denoted with an orange check icon ✓.



# GOAL 1: AFFORDABLE HOUSING

## OBJECTIVE 1.1

### Build affordable housing in underutilized sites in Bushwick

Recommendation	Type	Timeframe	Partners	Estimated Costs and Sources of Funding	Interim Next Steps
1.1.1 Prioritize, incentivize, and attract development of affordable housing buildings that are for households making 60% AMI and below.	ZLU	Medium	CB 4, local housing related organizations, CMs, HPD, DCP, land owners, and developers	Staffing costs related to forwarding this initiative	<ul style="list-style-type: none"> <li>Request that HPD convene community stakeholders and other government entities to brainstorm creative ways to increase affordable housing without a rezoning</li> <li>Reach out to landowners and mission-driven developers to advocate for affordable housing development</li> </ul>
1.1.2 Ensure new development on side-streets are contextual with surrounding built environment.	CID ZLU	Medium	CB 4, local housing related organizations, CMs, HPD, DCP, land owners, and developers	Staffing costs related to forwarding this initiative	<ul style="list-style-type: none"> <li>Convene a community conversation with CB 4, local housing-related organizations, property owners, developers (both for-profit and nonprofit), and designers to discuss the importance of contextual design and neighborhood character</li> </ul>

## OBJECTIVE 1.2

### Leverage publicly-owned land for 100% affordable housing developments

Recommendation	Type	Timeframe	Partners	Estimated Costs and Sources of Funding	Interim Next Steps
1.2.1 Redevelop underbuilt publicly-owned sites as 100% affordable housing with spaces for locally-owned small businesses and community facilities in the lower floors.	ZLU	Long	HPD, DCP, Local housing CBOs	Staffing costs related to forwarding this initiative	<ul style="list-style-type: none"> <li>Continuing a discussion from the BCP, request a status update HPD, NYPD and DEP on the ownership transfer - from NYPD and DEP to HPD - of publicly owned land</li> <li>To HPD, DCP, and pertinent city entities, offer the Bushwick BOA strategic sites analyses as options toward building 100% Affordable Housing on public land</li> </ul>

Recommendation	Type	Timeframe	Partners	Estimated Costs and Sources of Funding	Interim Next Steps
1.2.2 In publicly-owned sites, rezone to allow for higher density development to maximize deeply affordable housing units below 60% AMI.	ZLU	Long	HPD, DCP, Local housing CBOs, developer	Staffing costs related to forwarding this initiative	<ul style="list-style-type: none"> <li>✔ To HPD, DCP, and pertinent city entities, offer the Bushwick BOA strategic sites analyses as options toward this recommendation</li> </ul>
1.2.3 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.	ZLU PP	Long	HPD, Local housing CBOs, developer	Staffing costs related to forwarding this initiative	<ul style="list-style-type: none"> <li>▶ Work with HPD in continuing their work in partnering with CBOs toward building 100% affordable housing developments</li> </ul>

**OBJECTIVE 1.3**

## Build a variety of affordable housing developments including senior, LGBTQI+, supportive housing

Recommendation	Type	Timeframe	Partners	Funding and Estimated Costs	Interim Next Steps
1.3.1 Encourage a diverse mix of housing units across Bushwick that accommodates family, supportive, senior and LGBTQI+ housing (not necessarily all in one building).	ZLU	Medium	DCP, HPD, Developers, Community	Staffing costs related to forwarding this initiative	<p>Overall next step:</p> <ul style="list-style-type: none"> <li>✔ Bring together property owners, developers, and organizations and stakeholders that represent local families, seniors, the LGBTQI+ community, and those experiencing housing instability to discuss specific needs in housing</li> </ul>
1.3.2 Buildings must contain a mix of apartments in varied sizes with mixed bedroom counts to accommodate households of different sizes.	ZLU	Short	DCP, HPD, Developers, Community	Staffing costs related to forwarding this initiative	
1.3.3 Locate senior housing in areas with easy access to local supermarkets, senior centers, hospitals, local pharmacies and other health and wellness services nearby or on-site.	ZLU CID	Long	HPD, Developers, Community, DOHMH	Staffing costs related to forwarding this initiative	



# GOAL 2: ECONOMIC AND WORKFORCE DEVELOPMENT

## OBJECTIVE 2.1

### Build commercial spaces that cater to the needs of the neighborhood

Recommendation	Type	Time-frame	Partners	Funding and Estimated Costs	Interim Next Steps
2.1.1 Provide a space for a shared commercial kitchen to support start-up food businesses.	<b>CID</b>	Medium	DOHMH, WHMC, SBS, EDC, FSN	<p>Estimated Construction Cost: \$2.6 Million</p> <ul style="list-style-type: none"> <li>▶ New York State Consolidated Funding Application Empire State Development Grant (CFA)</li> <li>▶ New York City Economic Developer Fund (IDF)</li> <li>▶ NYCIDA Industrial Program</li> <li>▶ SBA 504 Loan Program, 7(a) Loan Program</li> <li>▶ SBS Workforce1, Industrial Business Service Providers</li> </ul>	<ul style="list-style-type: none"> <li>▶ Identify a private food and beverage company or a non-profit specializing in shared kitchen space</li> <li>✔ Assess the growth in the food and beverage sectors in the Bushwick area, especially amongst the startup restaurants and at-home food producers that may soon need a bigger kitchen space</li> </ul>
2.1.2 Increase banking options in Bushwick, preferably a local credit union.	<b>CID</b>	Medium	CDNA Partners, SBS, Merchants Association	<p>Estimated Construction Cost: \$910,000</p> <ul style="list-style-type: none"> <li>▶ CDFI Bank Enterprise Program</li> </ul>	<ul style="list-style-type: none"> <li>✔ Determine if there is a substantial number of members from specific groups that offer credit union memberships, such as municipality or school employees and if they are in need of additional banking options</li> <li>✔ Analyze the number of credit union members in the area that can offer memberships to their family members</li> <li>✔ Determine which credit unions are most popular amongst those who work and live in Bushwick</li> <li>▶ Identify a credit union interested in expanding reach to Bushwick community</li> </ul>
2.1.3 Prioritize small family-friendly retail, dining and drinking establishments that serve Bushwick residents in storefront units of 2,500 SF.	<b>ZLU</b> <b>CID</b>	Medium	DCP, SBS, CDNA Partners, Merchants Assoc, CB 4, property owners	Staffing costs related to forwarding this initiative	<ul style="list-style-type: none"> <li>✔ Work with property owners, city agencies, and community stakeholders to brainstorm creative ways to achieve this without a rezoning</li> <li>✔ Begin a campaign that encourages landlords to attract small and local businesses as ground floor commercial tenants</li> </ul>

**OBJECTIVE 2.2**

# Support growth of local entrepreneurs and small businesses, including home-based enterprises

Recommendation	Type	Time-frame	Partners	Funding and Estimated Costs	Interim Next Steps
2.2.1 Along commercial corridors, provide opportunities for new entrepreneurs to test and sell their products at local markets or vacant storefronts including by expanding the small business colocation model (present on Knickerbocker and Myrtle Avenues) as options for affordable retail space	<b>CID</b> <b>PP</b>	Medium	CDNA Partners, SBS, Merchants Association	Staffing costs related to forwarding this initiative	<ul style="list-style-type: none"> <li>▶ Identify entrepreneurs in Bushwick that need space to grow through events such as farmers markets, pop-up seasonal markets, and collaborating with CB4, etc.</li> <li>▶ Identify building and property owners that are open to a small business colocation model</li> </ul>
2.2.2 Identify and organize local home-based entrepreneurs and provide a manufacturing workspace where they can scale-up their businesses.	<b>CID</b> <b>PP</b>	Medium	CDNA Partners, SBS, Merchants Association	<ul style="list-style-type: none"> <li>▶ New York State Consolidated Funding Application Empire State Development Grant (CFA)</li> <li>▶ New York City Economic Developer Fund (IDF)</li> <li>▶ NYCIDA Industrial Program</li> <li>▶ SBA 504 Loan Program, 7(a) Loan Program</li> <li>▶ SBS Workforce1, Industrial Business Service Providers</li> </ul>	<ul style="list-style-type: none"> <li>▶ Identify entrepreneurs in Bushwick that need space to grow through events such as farmers markets, pop-up seasonal markets, and collaborating with CB4, etc.</li> <li>✔ Conduct analysis of unemployment/employment per square foot within the Bushwick Area</li> <li>▶ Identify a private partner or non-profit organization that specializes in incubator / shared workspace</li> </ul>
2.2.3 Support the development of a merchants association in partnership with SBS and the local CDNA partners and explore a path toward establishing a Business Improvement District (BID).	<b>PP</b>	Medium	CDNA Partners, SBS, Merchants Association	Staffing costs related to forwarding this initiative	<ul style="list-style-type: none"> <li>✔ Convene 2018 CDNA partners to re-ignite the establishment of a Merchant's Association</li> </ul>

**OBJECTIVE 2.3**

# Strengthen workforce development services

Recommendation	Type	Time-frame	Partners	Funding and Estimated Costs	Interim Next Steps
2.3.1 Provide an easily accessible centralized workforce development hub to house services across different CBOs in Bushwick.	<b>CID</b>	Long	CDNA Partners, SBS, Local CBOs Merchants Association	Estimated Construction Cost: \$1.88 Million <ul style="list-style-type: none"> <li>▶ SBA 504 Loan Program, 7(a) Loan Program</li> <li>▶ SBS Workforce1, Industrial Business Service Providers</li> </ul>	<ul style="list-style-type: none"> <li>✔ Perform analysis of unemployment levels within the Bushwick Area</li> <li>▶ Identifying government agency, higher education, or non-profit interested in expanding workforce and training efforts to Bushwick</li> </ul>
2.3.2 Implement a workforce development program that specialize in new career and technical programs related to industries in Bushwick such as advanced manufacturing, healthcare and biotechnology.	<b>PP</b>	Short	SBS, DOE, local schools, CBOs, healthcare and higher education institutions	Staffing costs related to forwarding this initiative	<ul style="list-style-type: none"> <li>✔ Convene city and local partners to explore ways to connect Bushwick students and residents to career and internship programs in advanced manufacturing, healthcare and biotechnology</li> </ul>
2.3.3 Support careers of local youth through internships, job training and job placement with Bushwick’s businesses, entrepreneurs and CBOs.	<b>PP</b>	Short	SBS, youth CBOs, economic development CBOs	Staffing costs related to forwarding this initiative	<ul style="list-style-type: none"> <li>▶ Work with youth organizations, workforce organizations, and CDNA partners to encourage internship possibilities with business, entrepreneurs and CBOs</li> <li>▶ Connect interested employers with local youth through engagement with schools, youth organizations, and other engagement strategies</li> </ul>



**OBJECTIVE 2.4**

# Support industrial development in Bushwick

Recommendation	Type	Time-frame	Partners	Funding and Estimated Costs	Interim Next Steps
2.4.1 Development on strategic sites within existing manufacturing and industrial areas must maintain current allowable manufacturing square footage and encourage job-intensive industrial uses.	ZLU	As Needed	DCP, CB 4, Council member, developer, property owner	Staffing costs related to forwarding this initiative	<ul style="list-style-type: none"> <li>✔ If site will be rezoned, work with DCP, CB 4, and local council member to strongly encourage developer and property owner to achieve recommendation</li> <li>▶ Work with local industrials CBOs to help identify and attract job-intensive industrial tenants</li> </ul>
2.4.2 Explore the feasibility of increasing density in sites within industrial areas to allow for a manufacturing and commercial mixed-use development. Original manufacturing square footage should be maintained as a minimum, requiring industrial or manufacturing uses as well.	ZLU	As Needed	DCP, CB 4, Council member, developer, property owner	Staffing costs related to forwarding this initiative	<ul style="list-style-type: none"> <li>✔ If site will be rezoned, work with DCP, CB 4, and local council member to strongly encourage developer and property owner to achieve recommendation</li> <li>▶ Work with local CBOs to help identify and attract job-intensive industrial tenants and commercial uses compatible with neighborhood incomes and needs</li> </ul>
2.4.3 Work with local CBOs to identify industrial tenants for new industrial development.	PP	Short	Local industrial business CBO's, SBS	Staffing costs related to forwarding this initiative	<ul style="list-style-type: none"> <li>▶ With CBOs, connect identified industrial businesses with potential developers and property owners</li> <li>✔ Initiate a campaign that uses data and statistics to share the economic contribution of Bushwick's manufacturing industry to help attract industrial development and tenants</li> </ul>



# GOAL 3: PUBLIC HEALTH

## OBJECTIVE 3.1

### Increase health care facilities in Bushwick that meet local service gaps

Recommendation	Type	Timeframe	Partners	Funding and Estimated Costs	Interim Next Steps
3.1.1 Prioritize facilities that provide medical and preventative services for asthma, diabetes, hypertension, substance abuse, obesity, hepatitis C, childhood development, immunization services, and nutrition.	<b>CID</b>	Ongoing	DOHMH, WHMC, CB 4, FSN	Estimated Construction Cost: \$4.87 Million ▶ Private Funding	Overall next steps: <ul style="list-style-type: none"> <li>✔ Perform retail gap analysis for health clinics, which will help determine the study area's current spending on health services and whether there is a need for more health clinics in the Bushwick area</li> <li>✔ Determine the total number of clinics in the neighborhood to assess whether the neighborhood is underserved</li> <li>▶ Identify a sole practitioner, medical organization, or private company to collaborate on the siting of a new clinic</li> </ul>
3.1.2 Increase number of youth mental health service providers.	<b>CID</b>	Ongoing	DOHMH, WHMC, CB 4, FSN		
3.1.3 Expand access to and increase number of quality medical outpatient services and smaller medical practices in Bushwick to help support load of local hospitals.	<b>CID</b>	Ongoing	DOHMH, WHMC, CB 4, FSN		

**OBJECTIVE 3.2**

# Increase access to affordable and healthy food throughout the neighborhood

Recommendation	Type	Timeframe	Partners	Funding and Estimated Costs	Interim Next Steps
3.2.1 Increase the number of large supermarkets in Bushwick that pay a living wage and carry healthy, local and affordable products.	<b>CID</b>	Medium	CDNA Partners, SBS, Merchants Association	<p>Estimated Construction Cost: \$4.96 Million</p> <ul style="list-style-type: none"> <li>▶ Food Retail Expansion to Support Health (FRESH)</li> <li>▶ Healthy Foods Financing Initiative</li> </ul>	<ul style="list-style-type: none"> <li>✔ Perform retail gap analysis is needed to assess the strengths and opportunities of a supermarket in the Bushwick area. A retail gap analysis will assess whether there is demand for food and grocery that is not being met by current supply.</li> <li>✔ Gather data on the availability of fresh produce within the Bushwick area will assess whether Bushwick residents need more access to fresh produce</li> <li>▶ Identify a supermarket private partner or co-op organization</li> </ul>
3.2.2 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.	<b>PP</b>	Short	GrowNYC, NYCHA, friends of group		<ul style="list-style-type: none"> <li>▶ Convene local stakeholders, including NYCHA tenants associations and GrowNYC to start a taskforce to establish a farmer's market</li> </ul>

**OBJECTIVE 3.3**

# Create and preserve open spaces

Recommendation	Type	Timeframe	Partners	Funding and Estimated Costs	Interim Next Steps
3.3.1 Create new publicly accessible open spaces and public realm improvements in all new developments such as playground, plazas, gardens, sidewalk improvements and the like.	<b>CID</b>	Medium	DPR, DOT, CB 4, Developers	<p>Varies based on type of open space. Below are construction costs per square foot. These do not include design fees, maintenance, and permitting fees, among others.</p> <ul style="list-style-type: none"> <li>▶ Typical park: \$75-85 / SF</li> <li>▶ Playground: \$100 / SF</li> <li>▶ Green roof: \$55 / SF</li> <li>▶ Generic green space or lawn with basic planting : \$15-20 / SF</li> </ul>	<ul style="list-style-type: none"> <li>✔ Identify developers of strategic sites and advocate for provision of publicly accessible open spaces on their development</li> </ul>



Recommendation	Type	Timeframe	Partners	Funding and Estimated Costs	Interim Next Steps
3.3.2 Preserve and protect land currently being used as open space including unprotected community gardens.	<b>ZLU</b>	Long	DPR, community garden groups		<ul style="list-style-type: none"> <li>Work with community garden groups, DPR, and other citywide open space organizations to find ways to move property ownership to DPR and/or community garden groups</li> </ul>
3.3.3 Ensure there is targeted engagement to stakeholders, CBOs and stewardships groups if a garden or a park is being developed or redesigned.	<b>PP</b>	Short	Developer, CB 4		<ul style="list-style-type: none"> <li>When parks or open spaces are planned, connect CB 4 with the developer (whether DPR or private developer) to facilitate engagement with the community</li> </ul>
3.3.4 Explore and identify opportunities for installing plazas, green streets, or other types of open spaces in viable locations where Bushwick entrepreneurs can sell their products with high pedestrian traffic, need for traffic calming, and a local maintenance partner.	<b>CID</b>	Medium	DOT, DPR, CB 4	DOT Plaza Program	<ul style="list-style-type: none"> <li>Identify community partners to operate and maintain the plaza or other type of open spaces</li> <li>Reach out to community to gather more input on programming and design of plaza</li> <li>Coordinate with DOT on design, funding plan, and programming for a pedestrian plaza</li> </ul>

#### OBJECTIVE 3.4

### Implement quality of life improvements in the existing public realm

Recommendation	Type	Timeframe	Partners	Funding and Estimated Costs	Interim Next Steps
3.4.1 Promote public art that reflect and celebrate the community in Bushwick developments by local Bushwick artists. 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.	<b>CID</b> <b>PP</b>	Ongoing	El Puente, CB 4, DCLA, Bushwick Schools, Bushwick Businesses, Property Owners	Depends	<ul style="list-style-type: none"> <li>Collaborate with El Puente and other cultural organizations in Bushwick</li> <li>Identify property owners open to murals on their buildings</li> <li>Fund a local Bushwick artist to implement mural</li> </ul>
3.4.2 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.	<b>CID</b> <b>PP</b>	Medium	DOT, DTFPS, CB 4	Depends on size of project, but ranges from \$85,000-\$350,000 <sup>57</sup>	<ul style="list-style-type: none"> <li>Coordinate with DOT on requirements to be considered for the El-Space Program</li> <li>Identify sections under the elevated infrastructure of Bushwick for a potential pilot</li> <li>Collaborate with CB 4, local businesses, CBOs, and residents</li> </ul>

Recommendation	Type	Timeframe	Partners	Funding and Estimated Costs	Interim Next Steps
3.4.3 Provide additional street lighting in the intersections of Broadway and Gates, Flushing, Grove, Linden, Hartman, Bleecker, Bushwick, and DeKalb, and subway stops including Bushwick-Aberdeen and Halsey Street.	CID	Medium	DOT, CB 4		
3.4.4 Increase capacity for bike parking close to train stations	CID	Medium	DOT, CB 4		Overall next step:
3.4.5 Implement traffic calming and safety measures along key corridors including Broadway, Myrtle Avenue, and Bushwick Avenue.	CID	Medium	DOT, CB 4		<ul style="list-style-type: none"> <li>▶ Coordinate with CB4, DOT, and other related agencies to request and plan for infrastructure improvements</li> </ul>
3.4.6 Consider street improvements at dangerous intersections, prioritizing Myrtle Avenue & Broadway and Flushing Avenue & Broadway, as well as Broadway & Cooper, Broadway & Gates and Broadway & Halsey.	CID	Medium	DOT, CB 4		



## **SECTION 6**

# **STRATEGIC SITES**



# INTRODUCTION

This section presents 15 strategic sites that are optimal for implementation of the vision and goals of this project. They are selected from the project team’s survey of vacant, underutilized and brownfield sites in Bushwick. It also serves as a neighborhood resource equipped with in depth site-specific analyses, opportunities, potential partnerships, and next steps toward implementation. It connects strategic sites to specific community-identified goals to further demonstrate how these 15 sites can be leveraged for building community assets.

Subsection 6.1 will provide an overview of these 15 sites. It will describe the methodology and site selection criteria in coming up with the aforementioned strategic sites. A subset of these sites called demonstration sites will also be introduced here. Subsection 6.2 will outline development strategies applicable for all sites in Bushwick, whether identified here or not. Finally, Subsection 6.3 will feature site specific analyses for each of the 15 sites.

## 6.1 OVERVIEW OF STRATEGIC SITES

### METHODOLOGY

Selecting strategic sites for this report required research and analysis of publicly available data, in-person site visits and conferring with the Bushwick BOA Steering Committee. The 19 sites from the Step 1 Prenomination Study provided a starting point for research. Because these sites were identified in 2009, their current statuses needed to be confirmed with up to date land use data from the NYC Department of City Planning. Through this process, only 6 Step



1 sites were still vacant or underutilized. The project team also expanded the study area to cover the entire neighborhood of Bushwick which shares the boundaries of the local Community Board 4. The sites identified through the said expansion and those from Step 1 were filtered through site selection criteria, outlined below, to focus on parcels most viable for development. The project team acquired a more complete picture of the present conditions of these sites through 3 in-person site visits. This “ground-truthing” process filtered out more sites because of existing development that was not updated in the researched data. The Steering Committee then weighed in through meetings and interviews and crossed out additional sites under contract for development. Fifteen strategic sites were the end result of this process, listed on pages 91 and 92.

### STRATEGIC SITES SELECTION CRITERIA

The study identified 15 strategic sites, listed and mapped on the next two pages, based on site selection criteria below:

- ▶ **Size:** Greater than or equal to 10,000 SF
- ▶ **Use:** Vacant or parking lot
- ▶ **Location:** Geographically spread out in Bushwick
- ▶ **Ownership:** Publicly-owned sites preferred

Development on publicly-owned sites is an opportunity to save on the cost of land which can be significantly reduced or eliminated. These development savings can be transferred toward providing much more affordable housing units at deeper levels of affordability.

- ▶ **Opportunity:** Potential to meet BOA goals in affordable housing, economic and workforce development and public health

For each strategic site, this report recommends development scenarios that further the community vision and goals through affordable housing, public health amenities and/or economic and workforce development opportunities.

## DEMONSTRATION SITES

Three of the 15 strategic sites were identified as demonstration sites to show how they can advance community goals through site-specific actions. These sites, summarized on page 93, were based on the following criteria:

- ▶ **Location:** Diverse locations within neighborhood
- ▶ **Development opportunity:** Ability to demonstrate different development types (commercial, residential and industrial) and scales (low, medium and high rise)

Each demonstration site features a zoning and capacity analysis, identified potential partners and created a development vision that aligns with community identified needs - found on Subsection 6.3. The development of these sites can provide tangible outcomes that reflect community needs. The demonstration sites are:

- ▶ **Site 1:** NYPD Parking Lot
- ▶ **Site 10:** PS 299 Parking Lot
- ▶ **Site 15:** 282 Moffat St.

## PHASE II ENVIRONMENTAL SITE ASSESSMENTS

Identifying sites that may be qualified for Phase II Environmental Site Assessments (ESA) are required to designate a BOA. Phase

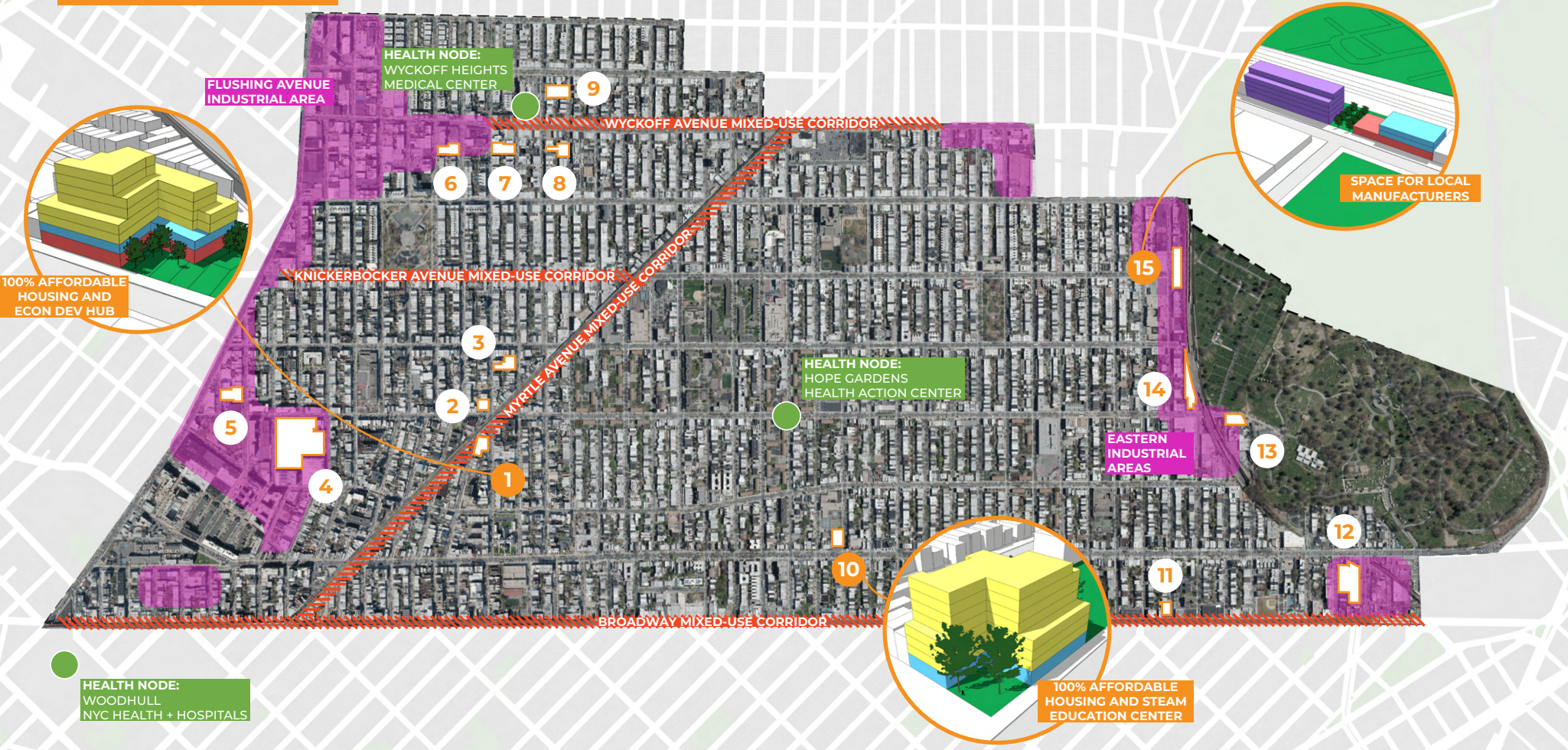
II ESAs uncover pertinent information about a site's soil contamination and helps guide next steps for potential development. The State may fund these assessments through its inclusion in a Step 3 grant application.<sup>58</sup>

Because of their soil contamination history, strategic sites recommended for Phase II ESAs are:

- ▶ **Site 3:** 135-143 Stockholm St.
- ▶ **Site 4:** 145 Jefferson St.
- ▶ **Site 5:** 106 Forrest St.
- ▶ **Site 10:** PS 299 Parking Lot
- ▶ **Site 12:** 22 De Sales Pl.
- ▶ **Site 15:** 282 Moffat St.



# STRATEGIC SITES



Address	BOA Goal/s
<b>1 84-98 Cedar St., 1309-1291 Dekalb Ave.</b>	● ● ●
2 185-191 Central Ave.	● ●
3 135-143 Stockholm St.	● ●
4 60 Central Ave., 135 Jefferson St.	● ●
5 106 Forrest St., 119-127 Noll St.	●
6 366 Suydam St., 939 Hart St.	●
7 1600 Dekalb Ave.	● ●
8 343 Himrod St.	● ●

Address	BOA Goal/s
9 356-372 Stanhope St., 387-397 Himrod St.	● ●
<b>10 88 Woodbine St.</b>	● ●
11 1739 Broadway, 7 Moffat St.	● ●
12 22 De Sales Pl., Eastern Parkway	●
13 732-734 Central Ave.	● ●
14 673 Central Ave.	● ●
<b>15 282 Moffat St.</b>	● ●

**Legend:**

- Affordable Housing
- Economic and Workforce Development
- Public Health
- Bold** Demonstration Sites



## STRATEGIC SITES INVENTORY

#	Address	Owner Name	Block	Lot(s)	Lot Area	Owner Type	Description	Zoning	Max FAR	Max Zoning SF	Acquisition Cost*
1	84-98 Cedar St., 1309-1291 Dekalb Ave.	New York City Police Department (NYPD)	3232	32-39, 49-57	20,814	Public	NYPD parking lot, adjacent to Know Waste Lands community garden	R6, C2-3	4.80	998,947	\$1.00
2	185-191 Central Ave.	NYPD	3234	1-4	10,000	Public	NYPD parking lot	R6, C1-3	4.80	48,000	\$1.00
3	135-143 Stockholm St.	NYPD	3245	24, 39, 41- 43, 126	18,250	Public	NYPD parking lot	R6, C2-3	4.80	87,600	\$1.00
4	60 Central Ave., 135 Jefferson St.	Downtown Real Properties LLC, Mendon Rental Corp	3163	50, 100	154,700	Private	Storage, Verizon parking lot	M1-1, M3-1	2.0, 2.40†	353,120	\$66,153,123.40
5	106 Forrest St., 119- 127 Noll St.	NYCHA	3148	13, 48-51, 53	23,700	Public	PSA 3 parking lot	M1-1	2.40	56,880	\$1.00
6	366 Suydam St., 939 Hart St.	939 D&D Realty	3221	23, 122	17,500	Private	Parking lot	M1-1	2.40	42,000	\$7,483,385.00
7	1600 Dekalb Ave.	1600 Dekalb Associates Inc	3248	22	18,125	Private	Parking lot	R6	4.8	87,000	\$8,736,250.00
8	343 Himrod St.	343 Himrod Street LLC	3270	24	16,500	Private	Parking lot	R6	4.8	79,200	\$7,953,000.00
9	356-372 Stanhope St., 387-397 Himrod St.	WHMC Properties INC	3271	17, 18, 20- 22, 37-39, 41, 42	24,000	Private	Parking lot	R6	4.8	115,200	\$11,568,000.00
10	88 Woodbine St.	NYC Department of Education	3358	1	15,500	Public	PS 299 parking lot	R6	4.8	74,400	\$1.00
11	1739 Broadway, 7 Moffat St.	Willard R Holmes, BLOFT LLC.	3438	1-4, 64	10,000	Private	Vacant lot, adjacent to Moffat Street Community Garden	R6, C1-3	4.8	48,000	\$4,832,000.00
12	22 De Sales Pl., Eastern Parkway	Eastern Extension LLC	3470	17, 19, 43, 45, 46	62,862	Private	Bus parking lot	M1-1	2.4	150,869	\$26,881,174.16
13	732-734 Central Ave.	Corastor Holding Co Inc	3458	35, 38, 39, 42	17,250	Private	Bus parking lot adjacent to Evergreen Cemetery	M1-1	2.4	41,400	\$7,376,479.50
14	673 Central Ave.	Cat-Bella Industries, Samuels Khishnen	3447	3, 60	30,078	Private	Irregularly shaped narrow lot along on-grade freight rail	M1-1	2.4	72,187	\$12,862,014.52
15	282 Moffat St.	LML Realty Equities LLC	3448	30	31,573	Private	Parking lot across the street from PS/IS 384, along freight rail	M1-1	2.4	75,775	\$10,262,928.00

\* Estimates based on comparable sites within the Bushwick BOA study area. \$1.00 acquisition cost assumed for public sites. See Appendix E for more information

† Site is within a split-zoned lot. 2.40 is community facility FAR within M1-1, 2.0 is M3-1 FAR

# SUMMARY OF DEMONSTRATION SITES

## SITE 1

### PROPOSED DEVELOPMENT STRATEGY

#### MIXED-USE ECONOMIC DEVELOPMENT HUB

100% AFFORDABLE HOUSING  
FAMILY-ORIENTED RETAIL  
ECONOMIC DEVELOPMENT HUB

Both this report and the BCP recommend that publicly-owned sites, such as this one, are viable for higher density zoning to maximize the number of affordable units in a 100% affordable housing development. Its central location near transit and the Myrtle Avenue commercial corridor make it an ideal location for family-oriented retail and a centralized workforce development and small business services hub.

### PROPOSED SITE DEVELOPMENT

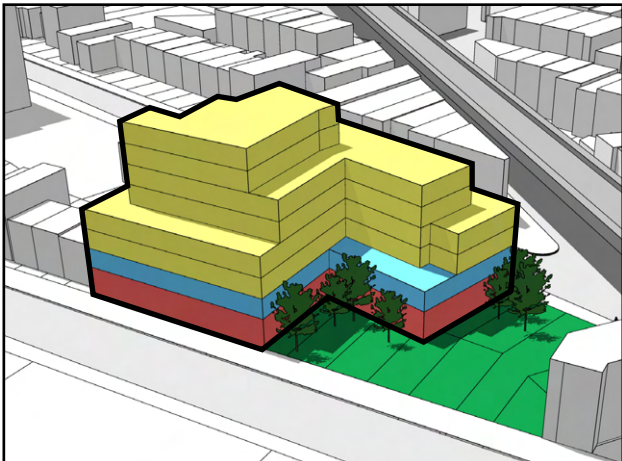
#### PROPOSED ZONING: R6A, C2-3

##### Building Program:

Commercial	13,529
Community Fac.	13,529
Residential	47,272
<b>Total:</b>	<b>74,930</b>

Affordable Housing Units: 61\*  
(at or below 60% AMI)

\*Ranging from Studio to 3 Bedroom units



## SITE 10

### PROPOSED DEVELOPMENT STRATEGY

#### 100% AFFORDABLE HOUSING AND STEAM EDUCATION CENTER

Near the J line, the site is prime for a mid-rise 100% affordable housing development with a STEAM education center as a ground floor community facility space. By preserving the existing trees inside the site, located nearer the corner of the lot, there is an opportunity to provide a small public open space that can double as the building's entrance path.

### PROPOSED SITE DEVELOPMENT

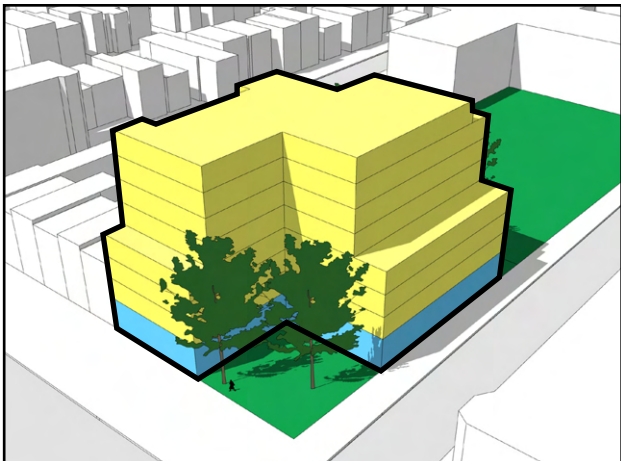
#### PROPOSED ZONING: R7A

##### Building Program:

Community Fac.	11,500
Residential	59,800
<b>Total:</b>	<b>71,300</b>

Affordable Housing Units: 77\*  
(at or below 60% AMI)

\*Ranging from Studio to 3 Bedroom units



## SITE 15

### PROPOSED DEVELOPMENT STRATEGY

#### SPACE FOR LOCAL MANUFACTURERS TO SCALE UP

This site's location within Bushwick's industrial area provides an opportunity to increase manufacturing uses and add neighborhood amenities in the southeastern part of the study area. This will strengthen the existing cluster of industrial uses in this area and provide new spaces for local small and mid-sized industrial businesses to scale up. Integrating these new businesses into an internship, mentorship and/or training program can help create a pipeline of workers and link residents to living wage industrial jobs and careers.

### PROPOSED SITE DEVELOPMENT

#### A. AS-OF-RIGHT SCENARIO: M1-1

##### Building Program:

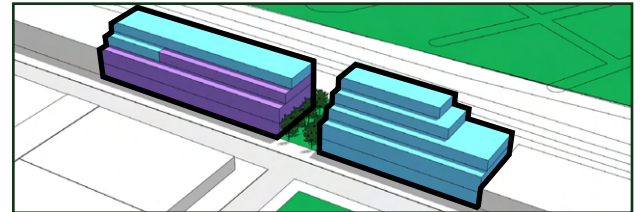
M:	31,573
CF:	44,202
<b>Total:</b>	<b>75,775</b>

#### B. MIXED-USE SCENARIO: M1-4 + C

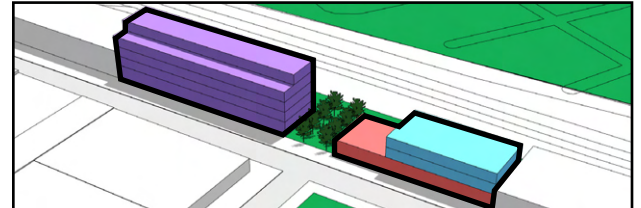
##### Building Program

M:	45,746
C:	7,500
CF:	9,900
<b>Total:</b>	<b>63,146</b>

#### A. AS-OF-RIGHT SCENARIO: M1-1



#### B. MIXED-USE SCENARIO: M1-4 + COMMERCIAL



## 6.2 OVERALL SITE STRATEGIES

In addition to the site-specific analyses outlined at the end of this section, this report also offers two sets of overall site strategies: Development Toolkit and Strategies for Parking Lots. First, the Development Toolkit collects various ground floor and public space amenities identified throughout this BOA's recommendations. Community members and developers of any site in Bushwick can select from these amenities to plug into appropriate development. Second, Strategies for Parking Lots are potential solutions toward development on parking lots that consider retaining or relocating parking spaces, an amenity important for Bushwick community members. All these strategies, while applicable for the strategic sites, are also appropriate for any site in Bushwick.

### DEVELOPMENT TOOLKIT

In addition to a site-specific strategy, the report also created a development toolkit to support the development of all the strategic sites and beyond. The toolkit consists of various ground floor and public space/realms components that are aligned with community needs. These uses – if incorporated into all strategic sites and beyond – will increase the quality of life for all Bushwick residents. The toolkit is not intended to be prescriptive, but rather a flexible kit of parts that can be applied to a variety of sites, regardless of whether it is a strategic site in this study or not. It is intended to include uses and components that reflect the findings of the Bushwick BOA and community needs identified through previous processes such as the Bushwick Community Plan.

Section 3.4 of this report outlines the feasibility of each of these uses as well as potential funding sources and incentives.

### Active Ground Floor Uses

The Bushwick BOA study recommends that all new developments include active uses in the base floors (i.e. the bottom one to three floors of larger buildings). The intention is to encourage uses that add a pedestrian orientation and a human scale to buildings and offer programmatic uses that address key community needs.

As depicted in diagram on the right these might include grocery stores, bodegas, health related facilities such as clinics, specialized care centers etc., community centers, childcare centers, credit unions, business support centers, workforce training centers, incubators etc. Selection of the type of program should be dependent on the predominant use of the rest of the building and the immediate urban context and aim to fill gaps in local needs. For example, a manufacturing building might need ground floor access for its functioning but could include a training center, maker space or a small mom and pop style retail outlet for small businesses on its second floor. A housing building might include a laundromat, a fitness center or a community center in its bottom few floors. In particular, development sites that are close to the elevated subway tracks and proposed for housing would benefit from non-residential uses in these lower floors.

### Public Realm / Open Space:

The Bushwick BOA study recommends that all new developments should seek opportunities for improving the public realm and increasing public open space that is easily accessible by the wider community. As shown in the diagram alongside, ideas for this might include improved sidewalks, a plaza or a garden, recreational areas etc.





## STRATEGIES FOR PARKING LOTS

The majority of the strategic sites identified by this study are currently public and privately owned parking lots.

Publicly owned parking lots are used by the NYPD (Sites 1, 2, 3 and 5) and jointly by the Department of Education and PS 299 (Site 10). Privately owned parking lots are owned by different entities including the Wyckoff Heights Medical Center (WHMC) (Site 9).

Since this study recommends the redevelopment of these sites for community needs, other strategies to replace the displaced parking – especially for community assets such as PS 299, WHMC and the NYPD – are needed. These strategies require creative collaboration with the current lot owners and community stakeholders to find solutions that will address needs of both parties.

This study offers the following potential approaches:

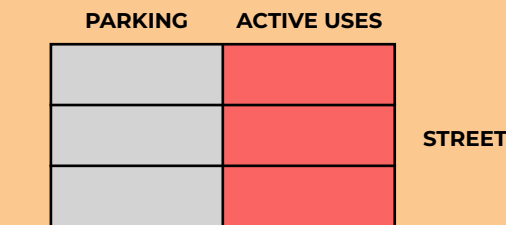
- ▶ **Above-ground parking**
- ▶ **Underground parking**
- ▶ **Consolidation of multiple parking lots**

### A. ABOVE-GROUND PARKING

To ensure strategic sites are leveraged to maximize community needs, mixing parking with other uses is strongly recommended to avoid a structure solely dedicated for vehicles. This can be accomplished in many ways such as wrapping a multi-level garage with retail or community facilities or dedicating separate floors for parking.

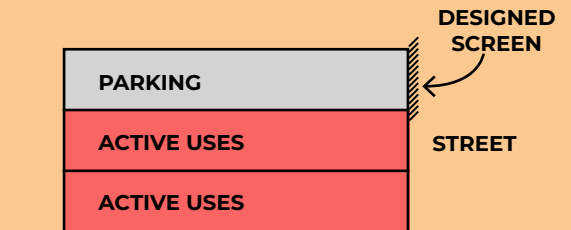
#### PARKING WRAPPED AROUND WITH ACTIVE USES

Multi-deck parking can be shielded from the street by locating it behind spaces for active uses such as retail and community facilities. This type of mixed-use is more appropriate in larger sites that can accommodate parking ramps and sufficient vehicle turning radii.



#### PARKING IN SEPARATE STORIES

Parking can also be assigned to lower or higher stories of a building. To promote an active streetscape, this study recommends that lower floors be reserved for commercial or community facility uses. Parking floors can also be designed with screen that can enhance neighborhood character.



#### PRECEDENT: PARKING PLUS, BORDEAUX, FRANCE



Image source: Brisac Gonzalez (<http://www.brisacgonzalez.com/parking-plus>)

Four stories dedicated to parking are located between retail on the ground floor and housing and gardens above. While the majority of the building is still dedicated for parking, mixing it with other uses centered around people activates it as a community hub rather than a space solely for vehicles. As an alternative to designing a screen to hide parked cars, this building paints the parking stories instead - making a colorful addition to the urban environment.

## B. UNDERGROUND PARKING

Utilizing underground parking can free up all above ground levels for a mix of uses such as housing, retail and/or community facilities. However, stakeholders must consider that providing below ground parking is often expensive because of the added cost of deeper excavation.

### PRECEDENT: 12TH AVENUE ARTS, SEATTLE

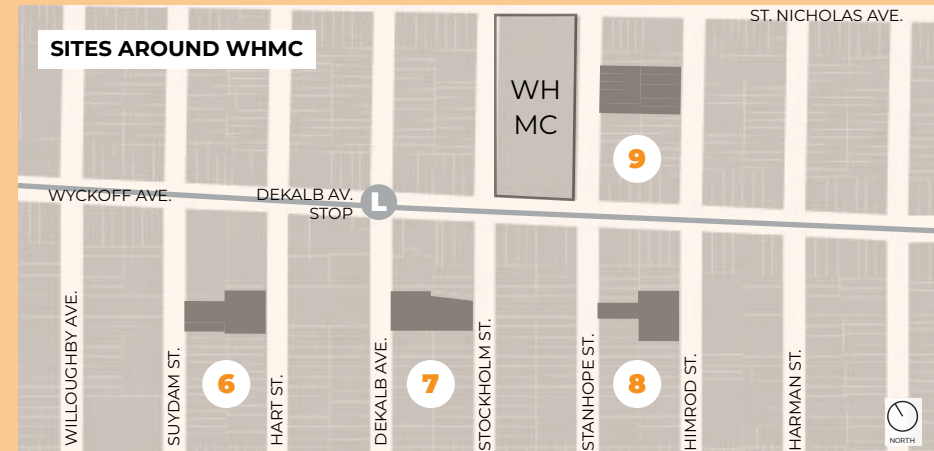


Image source: ULI Case Studies (<https://casestudies.uli.org/12th-avenue-arts/>)

12th Avenue Arts is a mixed used development built on an empty parcel used by the Seattle Police Department as a parking lot for 20 years. Capitol Hill Housing Improvement Program, a local public housing corporation, spearheaded the process which involved deep negotiations and extensive community input to construct a building that combined affordable housing for low-income households, nonprofit office space, a cultural institution and underground parking spaces dedicated for the Seattle Police Department - a requirement the local authorities stipulated before the site was acquired.

## C. CONSOLIDATE PARKING LOTS

Some of the strategic sites are disparately located parking lots used by the same entity. For example, Sites 1, 2 and 3 are all used by the NYPD to park its vehicles while Sites 6 to 9 are in the vicinity of WHMC and used by patients, hospital workers and the general public (see below). To continue to provide this utility, parking lots can be consolidated into a single site. This can free up other sites to be developed into assets that serve the wider community. As mentioned earlier, to accomplish consolidation of parking lots, negotiation and broad community and stakeholder input will be required.



Both these cluster of sites benefit from being near subway stops and commercial corridors (Wyckoff and Myrtle Avenues). Community assets developed here can serve as transit-oriented hubs that provide needed affordable housing combined with health and economic development services - all while still supplying parking.



## 6.3 STRATEGIC SITES ANALYSES

The following pages show potential development opportunities for all strategic sites identified in this study. Together with a description of existing conditions, each site sheet includes a list of opportunities and constraints based on current use/s and surrounding environment. Potential partnerships are also identified that can help leverage or address site opportunities and constraints and ensure development is feasible and serves the community.

### DEMONSTRATION SITES

The team identified 3 demonstration sites for further analysis toward a potential implementable development - specifically Sites 1, 10 and 15. These analyses also include an estimated construction budget for each site, produced with assistance from Alembic Community Development.

- ▶ **Site 1**, an NYPD Parking lot, is a large publicly-owned parcel. At 20,814 square feet, it is the second largest publicly-owned strategic site. The lot's proximity transit, both train and bus, and a commercial corridor along Myrtle Avenue presents many opportunities for a centralized hub for community resources.
- ▶ **Site 10**, is a parking lot south of PS 299 owned by the NYC Department of Education (DOE). While it is along Bushwick Avenue, a busy thoroughfare, the site's surroundings are primarily low-rise residential buildings. This presents an opportunity to demonstrate a neighborhood-scaled development.
- ▶ **Site 15**, is a privately-owned long rectangular lot in an industrial area of Bushwick's southeast. The site is across



the street from a school and adjacent to a day care center. There is opportunity for this site to show how manufacturing land use can be preserved and maximized while also providing open space and community facility uses that can complement surrounding uses.

### PARTNERSHIPS

Partnerships will be essential to start conversations for each strategic site. Public sites will require discussions and collaboration each site's respective property owners especially as they are being used as parking lots. Assigning City-owned parking lots for affordable housing is not new in New York City. For example, in the 2017 East Harlem Rezoning, the NYPD 25th Precinct Parking Lot was identified as a site for affordable housing. It also stipulates that the project must include

a new garage for NYPD vehicles as well.<sup>59</sup> The local Community Board, Councilmembers, residents, CBOs, and developers, among others will also need to part of these conversations.

Privately owned sites in Manufacturing zones will also require deeper collaboration with industrial businesses, property owners, and industrial community-based organizations such as Evergreen Exchange. Finding tenants for manufacturing development is less straightforward than for housing. Pre-identifying industrial tenants that are ready to expand and relocate into new developments is key. It also is important in accessing tax incentives and funding opportunities.



**SITE 1** **NYPD PARKING LOT**



**PROPOSED DEVELOPMENT STRATEGY**

**MIXED-USE ECONOMIC DEVELOPMENT HUB**

100% AFFORDABLE HOUSING  
 FAMILY-ORIENTED RETAIL  
 ECONOMIC DEVELOPMENT HUB

Both this report and the BCP recommend that publicly-owned sites, such as this one, are viable for higher density zoning to maximize the number of affordable units in a 100% affordable housing development. Its central location near transit and the Myrtle Avenue commercial corridor make it an ideal location for family-oriented retail and a centralized workforce development and small business services hub.

**EXISTING CONDITIONS**

**SITE INFORMATION**

<b>Block</b>	3232
<b>Lots</b>	32-39, 49-57
<b>Total Area</b>	20,814 SF
<b>Owner</b>	NYPD
<b>Land Use</b>	Vacant and Parking
<b>Zoning</b>	R6, C2-3 Overlay
<b>FAR</b>	R: 2.43, 3.00 (Quality Housing) C: 2.00 CF: 4.80
<b>Acquisition Cost</b>	\$1.00 (as assumed for publicly owned sites)

**SITE DESCRIPTION**

- ▶ Large NYPD parking lot
- ▶ Near the Myrtle Ave. commercial corridor
- ▶ Irregularly-shaped through lot
- ▶ Site 2, another NYPD Parking lot, is a block north on Central and Dekalb Aves.

**ADJACENT USES**

- ▶ North: Know Waste Lands Community Garden operated by BK Rot
- ▶ South: 1-2 family buildings
- ▶ East: 1-2 family buildings, a 4-story multi-family walk-up, and a 1-story commercial building with a clinic (La Providencia Family Medicine Center)
- ▶ West: 3-story mixed residential and commercial buildings

**TRANSPORTATION AND ACCESS**

- ▶ Subway: Central Ave. station along Myrtle Ave.
- ▶ Bus: B54 along Myrtle Ave.; B38 along Dekalb Ave.

**ENVIRONMENTAL HISTORY**

Publicly available data from the City and State do not show any history of soil contamination on this site.

**SITE ANALYSIS**

**OPPORTUNITIES**

**Housing 1.2.1:** Redevelop underbuilt publicly-owned sites as 100% affordable housing with spaces for locally-owned small businesses and community facilities in the lower floors.

**Economic Dev't 2.1.3:** Prioritize small family-friendly retail, dining and drinking establishments that serve Bushwick residents in storefront units of 2,500 SF.

**Economic Dev't 2.3.1:** Provide an easily accessible centralized workforce development hub to house services across different CBOs in Bushwick.

**Public Health 3.3.1:** Create new publicly accessible open spaces and public realm improvements in all new developments such as playground, plazas, gardens, sidewalk improvements and the like.

Large lot: With assemblage, this site's size provides an opportunity to build affordable housing with community facility uses at the lower floors.

Near transit and commercial corridor: The site has an advantageous location with proximity to the commercial corridor on Myrtle Avenue.

**CONSTRAINTS**

Current use as NYPD parking lot: Creative cooperation with NYPD will be required to relocate or integrate parking use from/into new development.

Noise: Proximity to elevated subway along Myrtle Avenue may lead to noise issues for residential development.

Irregularly-shaped site: Creative solutions from an architect and developer can help spatially maximize the site

## **POTENTIAL PARTNERSHIPS**

NYPD: Collaboration can help design a development that caters to NYPD operational needs and provides community-wide benefits.

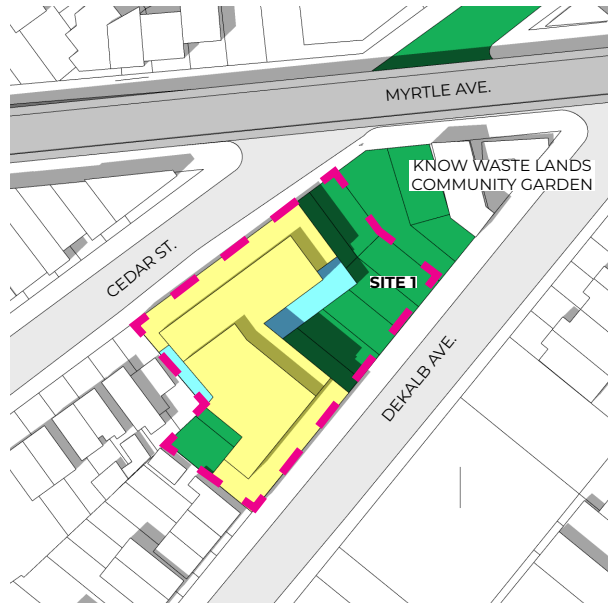
Mission-based affordable housing developers: Work with local affordable housing developers for residential uses on a section of the site.

SBS and economic development CBOs such as Evergreen Exchange: Consolidate workforce development and small business services to establish a centralized hub easily accessible to Bushwick residents.

Know Waste Lands Community Garden: Partner with BK Rot and involve them in the development process.

# SITE 1 PROPOSED DEVELOPMENT

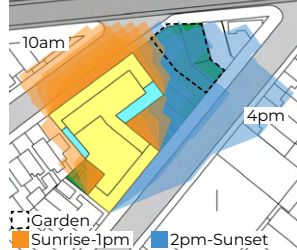
## SITE DEVELOPMENT PLAN



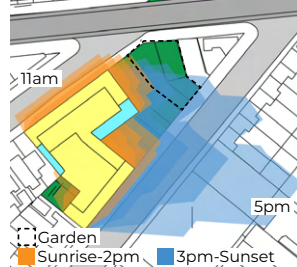
## SHADOW STUDY ON COMMUNITY GARDEN

Times shadows are: ■ off community garden  
■ on community garden

**3/21 & 9/21**  
Vernal & Autumnal Equinox



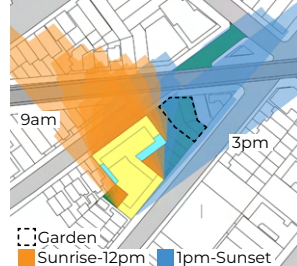
**5/6 & 8/6**



**6/21** Summer Solstice



**12/21** Winter Solstice



## PROPOSED ZONING: R6A, C2-3

### FAR:

<span style="color: yellow;">■</span> Residential:	3.60
<span style="color: red;">■</span> Commercial:	2.00
<span style="color: blue;">■</span> Cmty. Facility:	3.60
<b>Max. Zoning SF:</b>	74,930
<b>Max. Bldg. Ht.:</b>	85 ft (8 stories)

## PROPOSED BUILDING PROGRAM:

Floor	Area (SF)
<span style="color: red;">■</span> 1F: Commercial	13,529
<span style="color: blue;">■</span> 2F: Cmty. Facility	13,529
<span style="color: yellow;">■</span> 3F: Residential	12,151
<span style="color: yellow;">■</span> 4F: Residential	12,151
<span style="color: yellow;">■</span> 5F: Residential	7,906
<span style="color: yellow;">■</span> 6F: Residential	7,906
<span style="color: yellow;">■</span> 7F: Residential	3,879
<span style="color: yellow;">■</span> 8F: Residential	3,879
<b>Total:</b>	<b>74,930</b>

### Area per use:

<span style="color: red;">■</span> Commercial	13,529
<span style="color: blue;">■</span> Community Fac.	13,529
<span style="color: yellow;">■</span> Residential	47,272

## BUILDING FORM DESCRIPTION

The proposed building form is shaped like a Z, which can arguably be less efficient than a straightforward rectangle or an L-shape. These more regular shapes were first considered on this site, but they cast year-round shadows on Know Waste Lands, the community garden.

Gathering the allowable floor area to the south of the site, while making for a higher building than with a regularly shaped one, preserves direct sunlight on the garden. Year round, it enjoys sunshine on the entire site from sunrise to at least 12pm during the winter. In the afternoons, Know Waste Lands is only covered partially during most of the year.

## DEVELOPMENT BUDGET

(See Appendix E for complete development budget)

USES	
Acquisition	1.00
Construction Cost	26,827,025.00
Soft Cost	6,972,235.00
Developer Fee	3,710,000.00
<b>Total Uses</b>	<b>37,509,261.00</b>

SOURCES	
Private Mortgage	7,719,077.00
HPD Mortgage	7,576,767.00
9% LIHTC Equity	16,251,296.00
Deferred Dev Fee	2,494,227.00
Brownfield Cleanup	3,259,533.00
Deferred Interest	208,361.00
Gap	-
<b>Total Sources</b>	<b>37,509,261.00</b>

INCOME*	
Residential Income	711,292.00
Commercial Income	236,758.00
Community Fac. Income	135,290.00
Ancillary Income	6,100.00
<b>Total Income</b>	<b>1,089,440.00</b>

EXPENSES	
Operating Expenses	462,017.00
Debt Service	512,702.00
<b>Total Expenses</b>	<b>974,719.00</b>

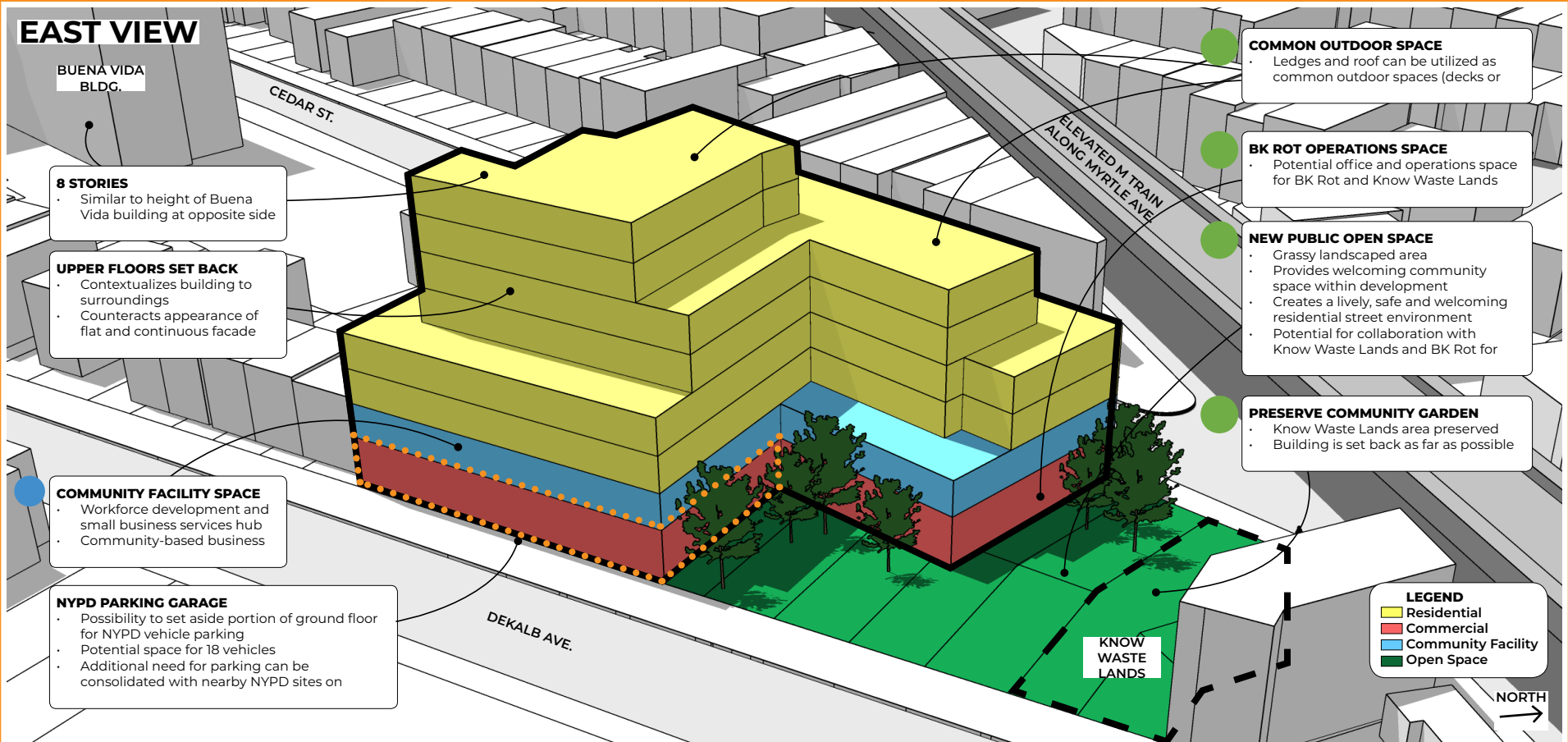
UNITS		AFFORDABILITY	
Studios (375 SF)	11	30% AMI	13
1-BR (525 SF)	12	40% AMI	13
2-BR (675 SF)	28	50% AMI	13
3-BR (900 SF)	10	60% AMI	13
Super (2-BR) (675 SF)	1	Homeless Set-aside (15%)	9
<b>Total Units</b>	<b>62</b>		

\* Includes Vacancy Allowances: 5% for Residential



# SITE 1 PROPOSED DEVELOPMENT

## EAST VIEW



**BUENA VIDA BLDG.**

**8 STORIES**

- Similar to height of Buena Vida building at opposite side

**UPPER FLOORS SET BACK**

- Contextualizes building to surroundings
- Counteracts appearance of flat and continuous facade

**COMMUNITY FACILITY SPACE**

- Workforce development and small business services hub
- Community-based business

**NYPD PARKING GARAGE**

- Possibility to set aside portion of ground floor for NYPD vehicle parking
- Potential space for 18 vehicles
- Additional need for parking can be consolidated with nearby NYPD sites on

**COMMON OUTDOOR SPACE**

- Ledges and roof can be utilized as common outdoor spaces (decks or

**BK ROT OPERATIONS SPACE**

- Potential office and operations space for BK Rot and Know Waste Lands

**NEW PUBLIC OPEN SPACE**

- Grassy landscaped area
- Provides welcoming community space within development
- Creates a lively, safe and welcoming residential street environment
- Potential for collaboration with Know Waste Lands and BK Rot for

**PRESERVE COMMUNITY GARDEN**

- Know Waste Lands area preserved
- Building is set back as far as possible

**LEGEND**

- Residential
- Commercial
- Community Facility
- Open Space

NORTH

## DESIGN PRECEDENTS:



**ARBOR HOUSE (BRONX):** Hydroponic rooftop farm built on an affordable housing building

Image source: Designing New York: Quality Affordable Housing, NYC Public Design Commission



**ELMHURST LIBRARY (QUEENS):** Outdoor garden and seating with paths

Image source: Queens Library



**VIA VERDE (BRONX):** While this affordable housing building is too high for this site in Bushwick, it employs a tiered design similar to the proposed building form. Solar panels built on roof and gardens are also installed on the facade.

Image source: US EPA Flickr



# SITE 1 PROPOSED DEVELOPMENT

## WEST VIEW

### SITE 2 (NYPD PARKING)

- Opportunity to create multi-level parking for NYPD
- Integrate with affordable

### IMPROVE CONDITIONS UNDER ELEVATED TRAIN

- Use lighting and public art to create a visual link between the subway entrance, public plaza and Know Waste Lands

### CONVERT STREET SECTION TO PLAZA

- Increase public open space in Bushwick
- Opportunity for small markets and fairs
- Pilot with DOT Plaza program
- Work with DEP to integrate rain gardens for

KNOW WASTE LANDS

DEKALB AVE.

CEDAR ST.

ELEVATED M TRAIN ALONG MYRTLE AVE.

CENTRAL AVE.

### DESIGN STRATEGIES FOR LONG FACADES

- Break down scale by varying wall heights and raising or shortening some sections of the facade
- Use different wall cladding materials
- Integrate balconies and roof decks to provide

### GROUND FLOOR COMMERCIAL USE

- Respect the pedestrian scale by providing openings and interest at the street level

Food vendors line-up on the left side and turn the space into a farmers market on specified days

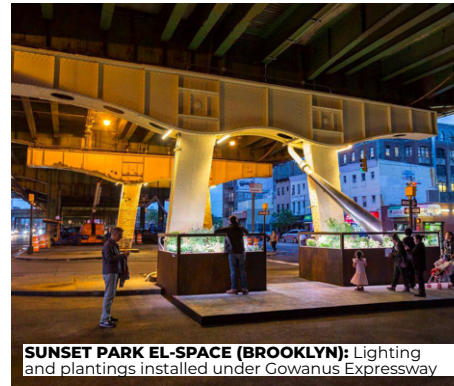
Seating planter boxes line the perimeter of the plaza to show both permeability and boundaries

The right side of the plaza has moveable tables and chairs for passing visitors and farmer's market patrons



**PROPOSED CEDAR ST. PLAZA**

## DESIGN PRECEDENTS:



**SUNSET PARK EL-SPACE (BROOKLYN):** Lighting and plantings installed under Gowanus Expressway

Image source: NYC Dept. of Transportation, El-Space



**NAVY GREEN (BROOKLYN):** Long facade softened by implementing different materials and depths

Image source: Designing New York, Quality Affordable Housing, NYC Public Design Commission

SITE  
2

## 185-191 CENTRAL AVE.



### PROPOSED DEVELOPMENT STRATEGY

#### 100% AFFORDABLE HOUSING

Both this report and the BCP recommend that publicly-owned sites, such as this one, are viable for higher density zoning to maximize the number of affordable units in a 100% affordable housing development. The proposed building should be contextual to low-rise residential surroundings since it is in a side street.

#### FAMILY-ORIENTED RETAIL

It is also a good location for ground floor neighborhood-contextual retail as well as community facility space for organizations that need an office.

### EXISTING CONDITIONS

#### SITE INFORMATION

<b>Block</b>	3234
<b>Lots</b>	1-4
<b>Total Area</b>	10,000 SF
<b>Owner</b>	NYPD
<b>Land Use</b>	Parking
<b>Zoning</b>	R6, C1-3 Overlay
<b>FAR</b>	R: 2.43, 3.00 (Quality Housing) C: 2.00 CF: 4.80
<b>Acquisition Cost</b>	\$1.00 (as assumed for publicly owned sites)


#### SITE DESCRIPTION

- ▶ Square corner lot
- ▶ Along Myrtle Ave. commercial corridor
- ▶ Between Sites 1 and 3 that are other NYPD parking lots

#### ADJACENT USES

- ▶ North: 3-story mixed residential and commercial buildings
- ▶ South: 2-story commercial retail and a day care center
- ▶ East: Commercial retail and 2-3 story residential walk-up buildings
- ▶ West: 3-story multi-family residential walkups

#### TRANSPORTATION AND ACCESS

- ▶ Subway:  Central Ave. station along Myrtle Ave.
- ▶ Bus: B54 along Myrtle Ave.; B38 along Dekalb Ave.

#### ENVIRONMENTAL HISTORY

Publicly available data from the City and State do not show any history of soil contamination on this site.

### SITE ANALYSIS

#### OPPORTUNITIES

**Housing 1.2.1:** Redevelop underbuilt publicly-owned sites as 100% affordable housing with spaces for locally-owned small businesses and community facilities in the lower floors.

**Economic Dev't 2.1.3:** Prioritize small family-friendly retail, dining and drinking establishments that serve Bushwick residents in storefront units of 2,500 SF.

**Large lot:** With assemblage, this site's size provides an opportunity to build affordable housing with community facility uses at the lower floors.

**Near transit and commercial corridor:** The site has an advantageous location with proximity to the commercial corridor on Myrtle Avenue.

#### CONSTRAINTS

**Current use as NYPD parking lot:** Creative cooperation with NYPD will be required to relocate or integrate parking use from/into new development.

**Noise:** Proximity to elevated subway along Myrtle Avenue may lead to noise issues for residential development.

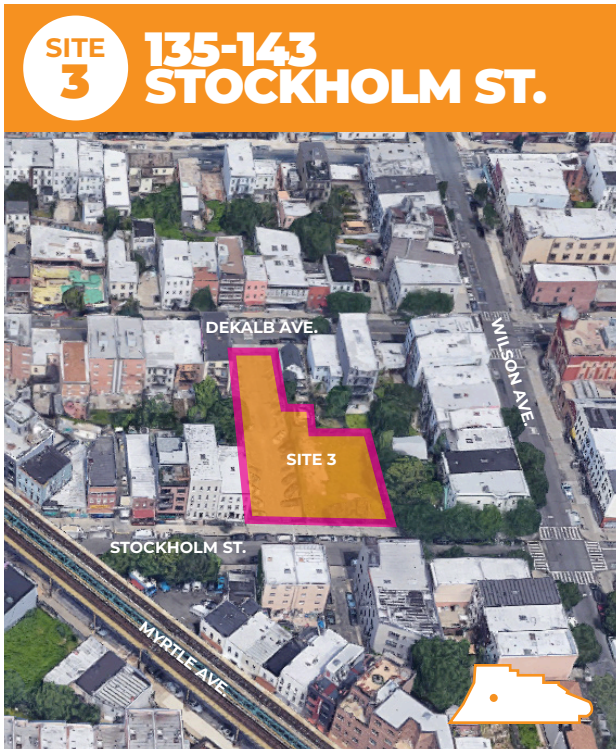
#### POTENTIAL PARTNERSHIPS

**NYPD:** Collaboration can help design a development that caters to NYPD operational needs and provides community-wide benefits.

**Mission-based affordable housing developers:** Work with local affordable housing developers for residential uses on a section of the site.

**Local CBOs, local entrepreneurs, and SBS:** Partner with SBS local CBOs, and entrepreneurs to locate neighborhood-based businesses at the lower floors.





**SITE 3** 135-143 STOCKHOLM ST.

## PROPOSED DEVELOPMENT STRATEGY

### 100% AFFORDABLE HOUSING

Both this report and the BCP recommend that publicly-owned sites, such as this one, are viable for higher density zoning to maximize the number of affordable units in a 100% affordable housing development. The proposed building should be contextual to low-rise residential surroundings since it is in a side street.

### FAMILY-ORIENTED RETAIL

It is also a good location for ground floor neighborhood-contextual retail as well as community facility space for organizations that need an office.

## EXISTING CONDITIONS

### SITE INFORMATION

<b>Block</b>	3245
<b>Lots</b>	24, 39, 41-43, 126
<b>Total Area</b>	18,250 SF
<b>Owner</b>	NYPD
<b>Land Use</b>	Parking
<b>Zoning</b>	R6, C2-3 Overlay
<b>FAR</b>	R: 2.43, 3.00 (Quality Housing) C: 2.00 CF: 4.80
<b>Acquisition Cost</b>	\$1.00 (as assumed for publicly owned sites)

### SITE DESCRIPTION

- ▶ Irregular through lot
- ▶ Near Myrtle Ave. commercial corridor
- ▶ North of Sites 1 and 2, both NYPD parking lots

### ADJACENT USES

- ▶ North: 3-4 story mixed residential and commercial buildings, 1-story commercial building, 2-story 1-2 family residential building
- ▶ South: 2-3 story multi-family residential walk-up buildings
- ▶ East: 2-3 story multi-family residential walk-up buildings, parking lot
- ▶ West: 3-4 story multi-family residential walk-up buildings, 2-story mixed residential and commercial building with second hand clothing store

### TRANSPORTATION AND ACCESS

- ▶ Subway: M Central Ave. station along Myrtle Ave.
- ▶ Bus: B54 along Myrtle Ave.; B38 along Dekalb Ave.; B60 along Wilson Ave.

### ENVIRONMENTAL HISTORY

Block 3245, Lot 23, south of the site has a history of a fuel oil spill in 1991.

## SITE ANALYSIS

### OPPORTUNITIES

**Housing 1.2.1:** Redevelop underbuilt publicly-owned sites as 100% affordable housing with spaces for locally-owned small businesses and community facilities in the lower floors.

**Economic Dev't 2.1.3:** Prioritize small family-friendly retail, dining and drinking establishments that serve Bushwick residents in storefront units of 2,500 SF.

Large lot: With assemblage, this site's size provides an opportunity to build affordable housing with community facility uses at the lower floors.

Near transit and commercial corridor: The site has an advantageous location with proximity to the commercial corridor on Myrtle Avenue.

### CONSTRAINTS

Current use as NYPD parking lot: Creative cooperation with NYPD will be required to relocate or integrate parking use from/into new development.

Noise: Proximity to elevated subway along Myrtle Avenue may lead to noise issues for residential development.

Irregularly-shaped site: Creative solutions from an architect and developer can help spatially maximize the site

### POTENTIAL PARTNERSHIPS

NYPD: Collaboration can help design a development that caters to NYPD operational needs and provides community-wide benefits.

Mission-based affordable housing developers: Work with local affordable housing developers for residential uses on a section of the site.

Local CBOs, local entrepreneurs, and SBS: Partner with SBS local CBOs, and entrepreneurs to locate neighborhood-based businesses at the lower floors.

SITE  
4

# 145 JEFFERSON ST.



## PROPOSED DEVELOPMENT STRATEGY

### COMMUNITY-BASED LIVE-WORK DEVELOPMENT

This manufacturing-zoned site's proximity to public open space and both commercial and residential uses make it an opportunity for a live-work development where manufacturing and affordable housing is prioritized. While it will require rezoning the land to allow for multiple uses, a multi-building campus can create a transition area between residential and manufacturing zones.

As per BOA and BCP recommendations, rezoning this land to residential is only appropriate if affordable housing will be provided and existing manufacturing square footage is preserved.

## EXISTING CONDITIONS

### SITE INFORMATION

<b>Block</b>	3163
<b>Lots</b>	50, 100
<b>Total Area</b>	154,700 SF
<b>Owner</b>	Downtown Real Properties LLC, Mendon Rental Corp
<b>Land Use</b>	Parking, Vacant, 1-story office building (Verizon)
<b>Zoning</b>	M1-1, M3-1
<b>FAR</b>	M: 1.00 (M1-1), 2.00 (M3-1) CF: 2.40 (M1-1)
<b>Acquisition Cost</b>	\$66,153,123.40 (\$427.62 psf)

### SITE DESCRIPTION

- ▶ Irregular corner lot
- ▶ Consists of two parcels that include a large surface parking lot (Verizon) and an underutilized manufacturing site

### ADJACENT USES

- ▶ North: 6-story multi-family elevator building (Penny Yates Apartments), 3-story mixed residential and commercial buildings, 3-4 story multi-family walk-up buildings
- ▶ South: 5-story commercial and office building, 3-story warehouse (B&H)
- ▶ East: 2-story 1-2 family buildings, 3-4 story multi-family walk-up buildings
- ▶ West: Cathedral of Joy, PS 145 Andrew Jackson

### TRANSPORTATION AND ACCESS

- ▶ Subway: **M** **J** **Z** Myrtle Ave.-Broadway Station; **M** Central Ave. station along Myrtle Ave.
- ▶ Bus: B54 along Myrtle Ave.; B38 along Dekalb Ave.; B60 along Wilson Ave.
- ▶ CitiBike: Evergreen Ave. & Noll St.

### ENVIRONMENTAL HISTORY

The site had a fuel oil spill in 1993 and is an active petroleum bulk storage site.

## SITE ANALYSIS

### OPPORTUNITIES

**Housing 1.1.1:** Prioritize development of affordable housing buildings that are for households making 60% AMI and below.

**Housing 1.1.2:** Ensure new development on side-streets are contextual with surrounding built environment.

**Economic Dev't 2.4.2:** Explore the feasibility of increasing density of manufacturing zones in industrial subdistricts to allow for an industrial and commercial mixed-use development where manufacturing/industrial uses are required while maintaining the original allowed manufacturing square footage.

### CONSTRAINTS

Private ownership: Since it is a privately-owned site, stakeholders and community members will need to work closely with the current property owners to maximize the parcel for community benefits.

Easement: An easement runs through the site that must be preserved.

### POTENTIAL PARTNERSHIPS

Mission-based affordable housing developers: Work with local affordable housing developers for residential uses on a section of the site.

Local CBOs, local entrepreneurs, and SBS: Partner with SBS local CBOs, and entrepreneurs to locate neighborhood-based businesses at the lower floors.

Industrial Business CBOs such as Evergreen Exchange: identify local manufacturing tenants that can also provide living wage jobs to Bushwick residents.



**SITE  
5**

## 106 FORREST ST.



## PROPOSED DEVELOPMENT STRATEGY

### 100% AFFORDABLE HOUSING

Both this report and the BCP recommend that publicly-owned sites, such as this one, are viable for higher density zoning to maximize the number of affordable units in a 100% affordable housing development. A rezoning will be required to allow residential uses.

### FULL-SERVICE SUPPORTIVE HOUSING

Colocating a supportive housing development on this property can be paired with workforce development and community health centers since it is within the Industrial Subdistrict and between two major hospitals (WHMC and Woodhull).

## EXISTING CONDITIONS

### SITE INFORMATION

<b>Block</b>	3148
<b>Lots</b>	13, 48-51, 53
<b>Total Area</b>	23,700
<b>Owner</b>	NYCHA
<b>Land Use</b>	Police Service Area 3 Parking Lot
<b>Zoning</b>	M1-1
<b>FAR</b>	M: 1.00 CF: 2.40
<b>Acquisition Cost</b>	\$1.00 (as assumed for publicly owned sites)

### SITE DESCRIPTION

- ▶ Slightly irregular through lot

### ADJACENT USES

- ▶ **North:** 4-story office and commercial building, 1-story artist manufacturing building, 2 -story warehouse
- ▶ **South:** Police Service Area 3 (PSA 3) building, Green Central Noll park across Central Ave., PS 145
- ▶ **East:** 3-story 1-2 family buildings, 7-story multi-family elevator building, 1-story light manufacturing building
- ▶ **West:** 2-story industrial building with a metal fabricator, electrician, and a distillery

### TRANSPORTATION AND ACCESS

- ▶ **Subway:** M J Z Myrtle Ave.-Broadway Station; M Central Ave. station along Myrtle Ave.
- ▶ **Bus:** B57 and B60 along Flushing Ave.
- ▶ **CitiBike:** Central & Flushing Aves.

### ENVIRONMENTAL HISTORY

The site is an active petroleum bulk storage site.

## SITE ANALYSIS

### OPPORTUNITIES

**Housing 1.2.1:** Redevelop underbuilt publicly-owned sites as 100% affordable housing with spaces for locally-owned small businesses and community facilities in the lower floors.

**Housing 1.3.1:** Encourage a diverse mix of housing units across Bushwick that accommodates family, supportive, senior and LGBTQI+ housing (not necessarily all in one building).

**Housing 1.3.2:** Buildings must contain a mix of apartments in varied sizes with mixed bedroom counts to accommodate households of different sizes.

**Through site:** Allows for a more flexible building design with street access at opposite ends of the lot.

**Near public open space:** Proximity to Green Central Knoll will benefit any development on this site.

### CONSTRAINTS

**Current use as PSA 3 parking lot:** Creative cooperation with PSA 3 and NYCHA will be required to relocate or integrate parking use from/into new development.

### POTENTIAL PARTNERSHIPS

**NYCHA and PSA 3:** Working with the current owners and users of the lot may help to design a development that caters to their operational needs and provides additional community-wide benefits.

**Mission-based affordable housing developers:** Work with local affordable housing developers for residential uses on a section of the site.

**Health institutions:** Can partner with local hospitals and community based organizations to host job training for health service jobs including health aides and community health workers.



**SITE  
6**

## 939 HART ST.



### PROPOSED DEVELOPMENT STRATEGY

#### FOOD MANUFACTURING AND EDUCATION FACILITY

The site's unique location within an industrial area and near the WHMC provides an opportunity to provide a food manufacturing facility, specifically a shared commercial culinary kitchen with community facility spaces that promote healthy food habits and food access. Potential collaborations and partnerships with Key Food just next door, PS 123 nearby, WHMC a few blocks away. Local CBOs such as MRNY Health Access program can also host bilingual programs with nutrition education and cooking demonstrations.

### EXISTING CONDITIONS

#### SITE INFORMATION

<b>Block</b>	3221
<b>Lots</b>	23, 122
<b>Total Area</b>	17,500
<b>Owner</b>	930 D&D Realty
<b>Land Use</b>	Key Food parking lot
<b>Zoning</b>	M1-1
<b>FAR</b>	M: 1.00 CF: 2.40
<b>Acquisition Cost</b>	\$7,483,385.00 (\$427.62 psf)

#### SITE DESCRIPTION

- ▶ Slightly irregular through lot

#### ADJACENT USES

- ▶ North: 4-story multi-family elevator building, 1-story supermarket (Key Food)
- ▶ South: 2-story 1-2 family buildings
- ▶ East: Parking lot (will be developed into 9-story apartment building)
- ▶ West: Parking lot, 1 story light manufacturing buildings

#### TRANSPORTATION AND ACCESS

- ▶ Subway: ① Dekalb Ave. Station
- ▶ Bus: B13 along Wyckoff Ave., and B38 along Dekalb Ave.

#### ENVIRONMENTAL HISTORY

Publicly available data from the City and State do not show any history of soil contamination on this site.

### SITE ANALYSIS

#### OPPORTUNITIES

Economic Dev't 2.1.1: Provide a space for a shared commercial kitchen to support start-up food businesses.

Through site: Allows for a more flexible building design with street access at opposite ends of the lot - especially for manufacturing uses to locate loading bays.

#### CONSTRAINTS

Private ownership: Since it is a privately-owned site, stakeholders and community members will need to work closely with the property owners to maximize the parcel for community benefits.

Current use as Key Food supermarket parking lot: Creative cooperation with Key Food will be required to relocate or integrate parking use from/into new development.

#### POTENTIAL PARTNERSHIPS

Key Food: Partnership with Key Food and local food manufacturers to sell their goods in the supermarket.

WHMC: Work with Key Food to create a healthy food education program and/or center.

DOHMH: Collaborate with DOHMH to find ways to integrate their healthy food programs such as encouraging healthcare professionals to prescribe fresh fruits and vegetables.

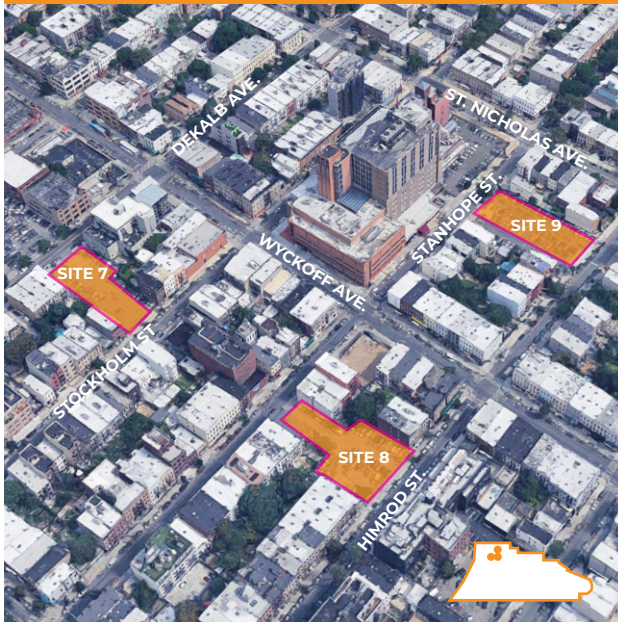
PS 123: Collaborate with nearby PS 123 to provide health food programming for its students.

Make the Road New York: Collaborate with MRNY Health Access program to host bilingual programming with nutrition education and cooking demonstrations.

**SITE 7** 1600 DEKALB AVE.

**SITE 8** 343 HIMROD ST.

**SITE 9** 356 STANHOPE ST.



## PROPOSED DEVELOPMENT STRATEGY

### AFFORDABLE HOUSING/SENIOR AND COMMUNITY HEALTH SERVICES

As these sites are around the WHMC Health Node, colocating community healthcare facilities on the first and/or second floors with affordable housing at higher stories will increase the stock of needed housing and community facilities in the community - creating a housing and health campus complementing WHMC.

## SITE 7 EXISTING CONDITIONS

### SITE INFORMATION

<b>Block</b>	3248
<b>Lots</b>	22
<b>Total Area</b>	18,125 SF
<b>Owner</b>	1600 Dekalb Associates
<b>Land Use</b>	Parking
<b>Zoning</b>	R6
<b>FAR</b>	R: 2.43, 3.00 (Quality Housing) CF: 4.80
<b>Acquisition Cost</b>	\$8,736,250.00 (\$482.00 psf)

### SITE DESCRIPTION

- ▶ Slightly irregular through lot

### ADJACENT USES

- ▶ North: 5-story mixed residential and commercial building with Wyckoff Medical Arts center at lower floors, 3-story multi-family walk-up buildings
- ▶ South: 3-story multi-family walk-up buildings
- ▶ East: 5-story RiseBoro Senior Center, 1-story auto repair body show (Cholo's), 2-story mixed residential and commercial building with dental clinic on ground floor
- ▶ West: Parking lot (will be developed into 9-story apartment building)

### TRANSPORTATION AND ACCESS

- ▶ Subway: L Dekalb Ave. Station
- ▶ Bus: B13 along Wyckoff Ave., and B38 along Dekalb Ave.

### ENVIRONMENTAL HISTORY

Publicly available data from the City and State do not show any history of soil contamination on this site.

## SITE 8 EXISTING CONDITIONS

### SITE INFORMATION

<b>Block</b>	3270
<b>Lots</b>	24
<b>Total Area</b>	16,500 SF
<b>Owner</b>	343 Himrod St LLC
<b>Land Use</b>	Parking
<b>Zoning</b>	R6
<b>FAR</b>	R: 2.43, 3.00 (Quality Housing) CF: 4.80
<b>Acquisition Cost</b>	\$7,953,000.00 (\$482.00 psf)

### SITE DESCRIPTION

- ▶ Slightly irregular through lot used as a parking lot and location for Christian Ambulette Inc.

### ADJACENT USES

- ▶ North: 3-4 story multi-family walk-up buildings
- ▶ South: 3-story multi-family walk-up buildings
- ▶ East: 5-story mixed residential and commercial building
- ▶ West: 5-story RiseBoro Senior Center, 3-4 story multi-family walk-up buildings

### TRANSPORTATION AND ACCESS

- ▶ Subway: L Dekalb Ave. Station
- ▶ Bus: B13 along Wyckoff Ave., and B38 along Dekalb Ave.

### ENVIRONMENTAL HISTORY

Publicly available data from the City and State do not show any history of soil contamination on this site.

## SITE 9 EXISTING CONDITIONS

### SITE INFORMATION

<b>Block</b>	3271
<b>Lots</b>	17, 18, 20-22, 37-39, 41, 42
<b>Total Area</b>	24,000 SF
<b>Owner</b>	WHMC Properties Inc.
<b>Land Use</b>	Parking
<b>Zoning</b>	R6
<b>FAR</b>	R: 2.43, 3.00 (Quality Housing) CF: 4.80
<b>Acquisition Cost</b>	\$11,568,000.00 (\$482.00 psf)

### SITE DESCRIPTION

- ▶ Slightly irregular through lot used for WHMC visitor parking

### ADJACENT USES

- ▶ North: 3-story multi-family walk-up buildings, 2-story Episcopal Church (Bushwick Abbey) and community center (Mayday Space), 2-story 1-2 family buildings, 3-story mixed residential and commercial building (St. Nicholas Dry Cleaners)
- ▶ South: 3-story multi-family walk-up buildings, 3-story WHMC Human Resources building
- ▶ East: 3-story FDNY Station, 3-story multi-family walk-up buildings
- ▶ West: 12-story hospital (WHMC)

### TRANSPORTATION AND ACCESS

- ▶ Subway: L Dekalb Ave. Station
- ▶ Bus: B13 along Wyckoff Ave., and B38 along Dekalb Ave.

### ENVIRONMENTAL HISTORY

Publicly available data from the City and State do not show any history of soil contamination on this site.

## SITES 7, 8, 9 ANALYSIS

### OPPORTUNITIES

**Housing 1.1.1:** Prioritize development of affordable housing buildings that are for households making 60% AMI and below.

**Housing 1.1.2:** Ensure new development on side-streets are contextual with surrounding built environment.

**Housing 1.3.1:** Encourage a diverse mix of housing units across Bushwick that accommodates family, supportive, senior and LGBTQI+ housing (not necessarily all in one building).

**Housing 1.3.2:** Buildings must contain a mix of apartments in varied sizes with mixed bedroom counts to accommodate households of different sizes.

**Housing 1.3.3:** Locate senior housing in areas with easy access to local supermarkets, senior centers, hospitals, local pharmacies and other health and wellness services nearby or on-site.

**Public Health 3.1.1:** Prioritize facilities that provide medical and preventative services for asthma, diabetes, hypertension, substance abuse, obesity, hepatitis C, childhood development, immunization services, and nutrition

**Public Health 3.1.2:** Increase number of youth mental health service providers.

**Public Health 3.1.3:** Expand access to and increase number of quality medical outpatient services and smaller medical practices in Bushwick to help support load of local hospitals.

Through sites: Allows for a more flexible building design with street access at opposite ends of the lot

Mid-sized sites: Ranging from 16,500 SF to 24,000 SF, these sites can accommodate a substantial number of affordable housing units. As of right developments under the existing R6 zoning can potentially produce around 158 housing units cumulatively.

Near transit and commercial corridor: The site has an advantageous location with proximity to the commercial corridor on Wyckoff Avenue.

### CONSTRAINTS

Private ownership: Since it is a privately-owned site, stakeholders and community members will need to work closely with the property owners to maximize the parcel for community benefits.

Currently used as parking lots: Creative cooperation with property owners will be required to relocate or integrate parking use from/into new development as one of the primary users of these lots work or visit WHMC.

### POTENTIAL PARTNERSHIPS

Mission-based affordable housing developers: Work with local affordable housing developers to create residential units that are at or under 60% AMI.

NYCEDC and WHMC: Partner with EDC's life sciences initiative, LifeSci NYC, and WHMC to locate a healthcare and life sciences workforce development facility.

DOHMH and local public health CBOs: Help determine what kinds of healthcare facilities are needed by Bushwick residents



**SITE 10** **PS 299**  
**PARKING LOT**



**PROPOSED DEVELOPMENT STRATEGY**

**100% AFFORDABLE HOUSING AND STEAM EDUCATION CENTER**

Near the J line, the site is prime for a mid-rise 100% affordable housing development with a STEAM education center as a ground floor community facility space. By preserving the existing trees inside the site - located nearer the corner of the lot, there is an opportunity to provide a small public open space that can double as the building's entrance path.

**EXISTING CONDITIONS**

**SITE INFORMATION**

<b>Block</b>	3358
<b>Lots</b>	part of lot 1
<b>Total Area</b>	15,500 SF
<b>Owner</b>	DOE
<b>Land Use</b>	PS 299 parking lot
<b>Zoning</b>	R6
<b>FAR</b>	R: 2.43, 3.00 (Quality Housing) CF: 4.80
<b>Acquisition Cost</b>	\$1.00 (as assumed for publicly owned sites)

**SITE DESCRIPTION**

- ▶ Corner lot
- ▶ PS 299 parking lot south of the school playground
- ▶ Has multiple mature trees on site

**ADJACENT USES**

- ▶ North: 4-story school (PS 299)
- ▶ South: 3-4 story multi-family walk-up buildings, 2-story 1-2 family building, 1-story plumbing supplies, 3-story mixed residential and commercial building with a deli and grocery
- ▶ East: Bushwick United Methodist Church, 2-story 1-2 family buildings
- ▶ West: 2-story 1-2 family buildings, 3-story multi-family walk-up buildings

**TRANSPORTATION AND ACCESS**

- ▶ Subway: 1 2 Gates Ave. Station
- ▶ Bus: Q24 along Broadway

**ENVIRONMENTAL HISTORY**

The site is an active petroleum bulk storage site.

**SITE ANALYSIS**

**OPPORTUNITIES**

**Housing 1.2.1:** Redevelop underbuilt publicly-owned sites as 100% affordable housing with spaces for locally-owned small businesses and community facilities in the lower floors.

**Public Health 3.3.1:** Create new publicly accessible open spaces and public realm improvements in all new developments such as playground, plazas, gardens, sidewalk improvements and the like.

Corner lot: Allows for a more flexible building design with street access on two sides of the building.

**CONSTRAINTS**

Currently used as a parking lot: Creative cooperation with DOE will be required to relocate or integrate parking use from/into new development.

Existing trees onsite: Mature trees surround the site's boundaries, with 4 within the lot. These trees contribute to the existing neighborhood character of the vicinity and development must find creative ways to preserve them.

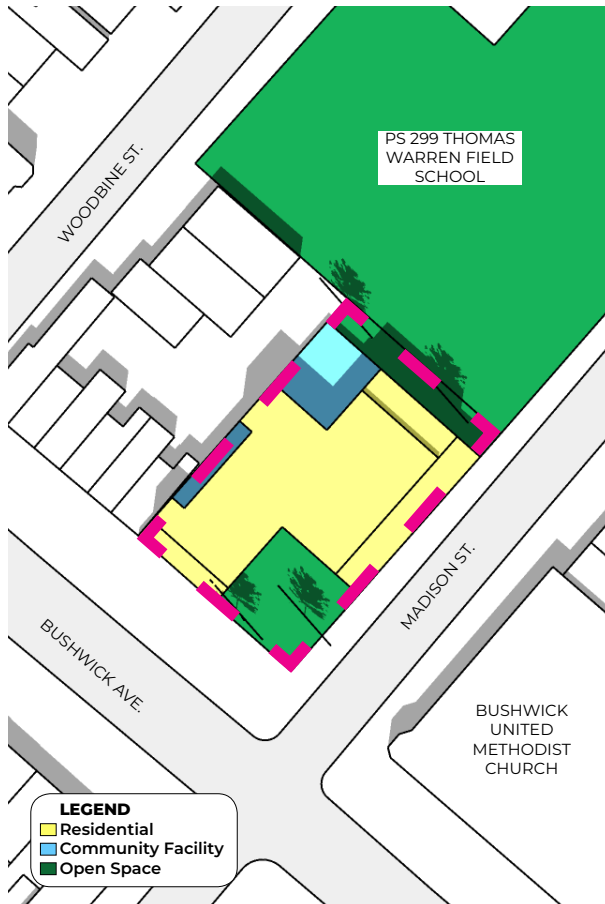
**POTENTIAL PARTNERSHIPS**

PS 299, DOE, NYCHA and local workforce development CBO: Work with these entities to create a STEAM education center geared toward elementary school students in the neighborhood, with targeted outreach to the nearby NYCHA developments, Bushwick II and Palmetto Gardens.

Mission-based affordable housing developers: Work with local affordable housing developers to create residential units that are at or under 60% AMI.

# SITE 10 PROPOSED DEVELOPMENT

## SITE DEVELOPMENT PLAN



## EXISTING CONDITIONS (STREET VIEW)



## PROPOSED ZONING: R7A

### FAR:

Residential:	3.60
Cmty. Facility:	3.60
<b>Max. Zoning SF:</b>	<b>71,300</b>
<b>Max. Bldg. Ht.:</b>	<b>95 ft (9 stories)</b>

## PROPOSED BUILDING PROGRAM:

Floor	Area (SF)
1F: Cmty. Facility:	11,500
2F: Residential	9,700
3F: Residential	9,700
4F: Residential	9,700
5F: Residential	7,850
6F: Residential	7,850
7F: Residential	7,850
8F: Residential	7,150
<b>Total:</b>	<b>71,300</b>
<b>Area per use:</b>	
Community Fac.	11,500
Residential	59,800

## BUILDING FORM DESCRIPTION

The proposed building form has an L-shaped base, but a Z-shaped tower. Similar to Site 1, a more regular shape such as a rectangle was initially studied for this site. It, however, will require removing two trees on the south corner of the site. A setback at the rear also preserves two more trees.

Preserving the trees in front also provides a welcoming open space at the corner of the lot.

## DEVELOPMENT BUDGET

(See Appendix E for complete development budget)

USES	
Acquisition	1.00
Construction Cost	28,393,860.00
Soft Cost	7,181,816.00
Developer Fee	3,480,000.00
<b>Total Uses</b>	<b>39,055,677.00</b>

SOURCES	
Private Mortgage	5,392,280.00
HPD Mortgage	9,033,823.00
9% LIHTC Equity	19,484,540.00
Deferred Dev Fee	1,614,486.00
Brownfield Cleanup	3,259,533.00
Deferred Interest	271,015.00
Gap	-
<b>Total Sources</b>	<b>39,055,677.00</b>

INCOME*	
Residential Income	838,082.00
Community Fac. Income	115,000.00
Ancillary Income	7,600.00
<b>Total Income</b>	<b>960,682.00</b>

EXPENSES	
Operating Expenses	536,543.00
Debt Service	358,156.00
<b>Total Expenses</b>	<b>894,699.00</b>

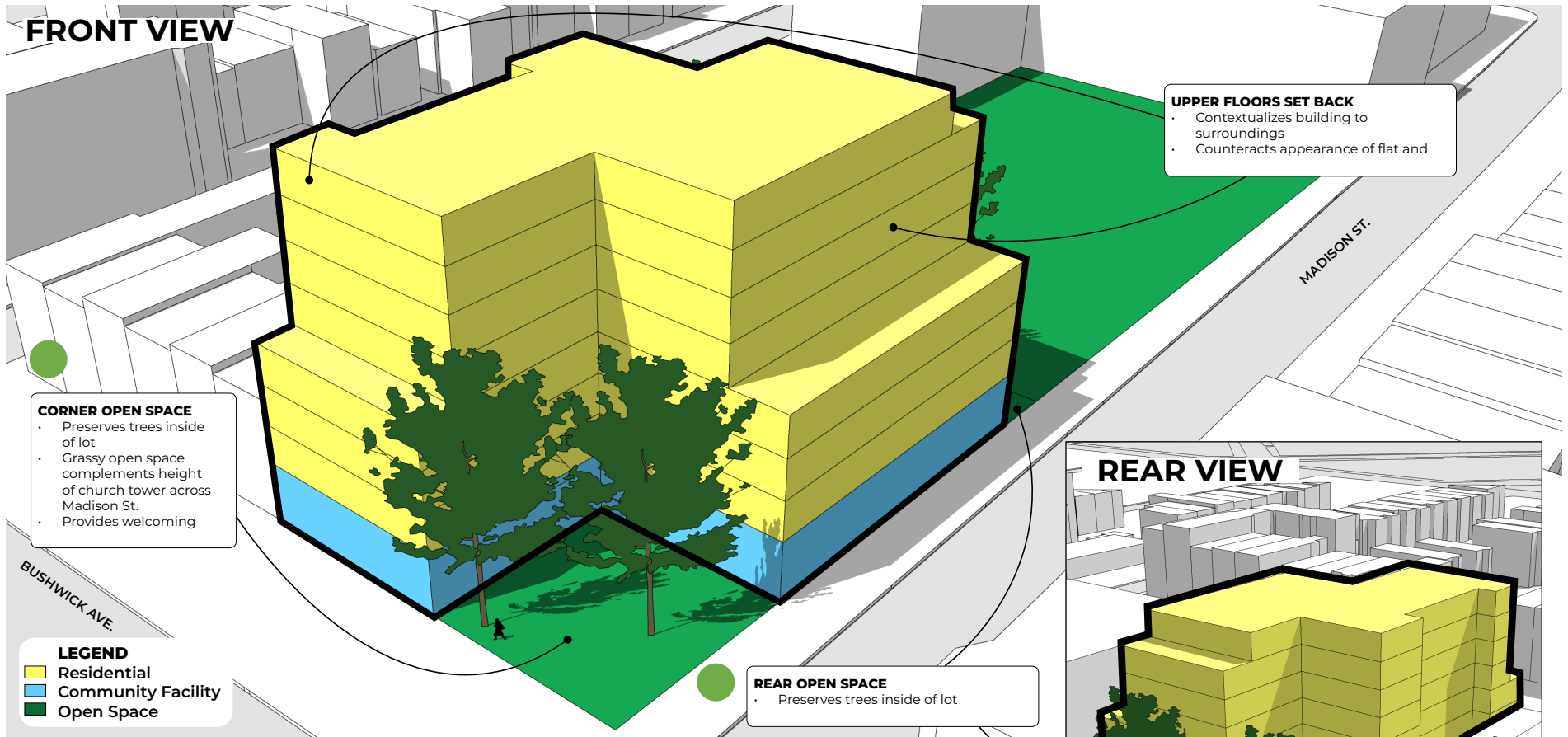
UNITS	
Studios (375 SF)	12
1-BR (525 SF)	18
2-BR (675 SF)	34
3-BR (900 SF)	12
Super (2-BR) (675 SF)	1
<b>Total Units</b>	<b>77</b>

AFFORDABILITY	
30% AMI	16
40% AMI	16
50% AMI	16
60% AMI	16
Homeless Set-aside (15%)	12

\* Includes Vacancy Allowances: 5% for Residential

# SITE 10 PROPOSED DEVELOPMENT

## FRONT VIEW



**UPPER FLOORS SET BACK**

- Contextualizes building to surroundings
- Counteracts appearance of flat and

**CORNER OPEN SPACE**

- Preserves trees inside of lot
- Grassy open space complements height of church tower across Madison St.
- Provides welcoming

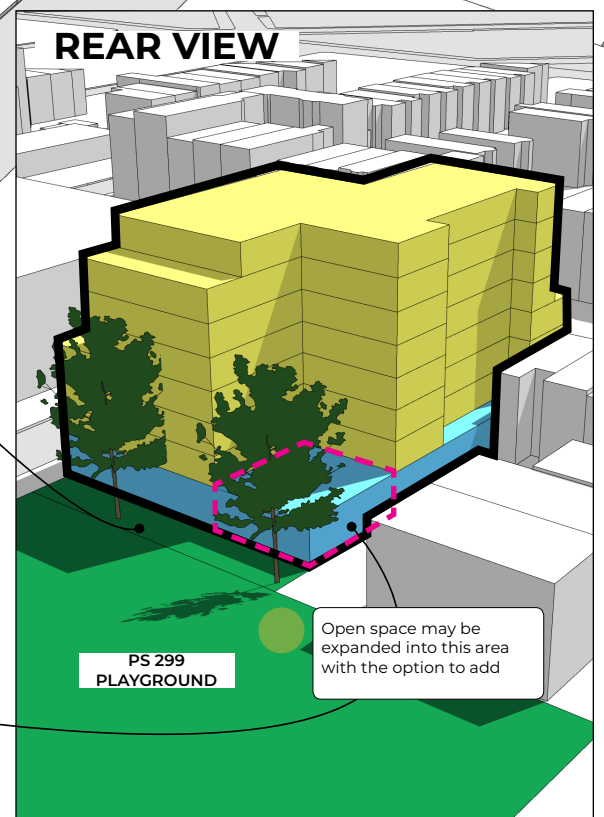
**LEGEND**

- Residential
- Community Facility
- Open Space

**REAR OPEN SPACE**

- Preserves trees inside of lot

## REAR VIEW



**PS 299 PLAYGROUND**

Open space may be expanded into this area with the option to add

## DESIGN PRECEDENTS:



**ELMHURST LIBRARY (QUEENS):** Outdoor garden and seating with paths  
 Image source: Queens Library

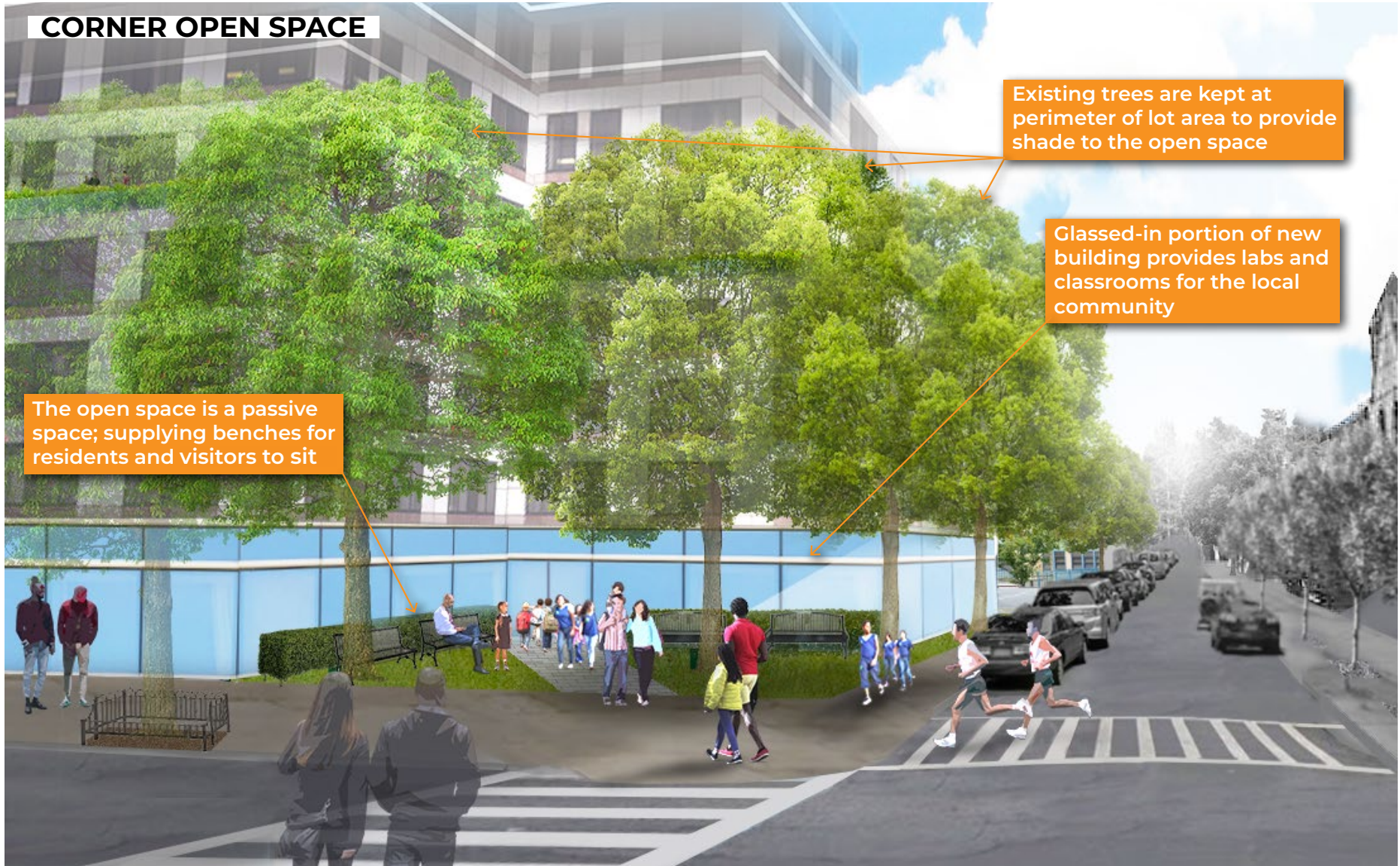


**PIER 25 PLAY AREA (MANHATTAN):** Inventive playground equipment for ages 2 through 12.  
 Image source: Hudson River Park



## SITE 10 PROPOSED DEVELOPMENT

### CORNER OPEN SPACE



Existing trees are kept at perimeter of lot area to provide shade to the open space

Glassed-in portion of new building provides labs and classrooms for the local community

The open space is a passive space; supplying benches for residents and visitors to sit

**SITE 11**

# 1739 BROADWAY



## PROPOSED DEVELOPMENT STRATEGY

### AFFORDABLE HOUSING AND FAMILY-ORIENTED RETAIL

As a corner lot right on a J/Z station, this site has the potential for affordable housing with a family-oriented commercial space at the ground floor. The second floor can be leveraged as a community facility space that could house a small business services organization and a merchants association, an amenity which Bushwick lacks.

## EXISTING CONDITIONS

### SITE INFORMATION

<b>Block</b>	3438
<b>Lots</b>	1-4, 64
<b>Total Area</b>	10,000 SF
<b>Owner</b>	Willard R Holmes
<b>Land Use</b>	Vacant, Parking
<b>Zoning</b>	R6, C1-3 Overlay
<b>FAR</b>	R: 2.43, 3.00 (Quality Housing) C: 2.00 CF: 4.80
<b>Acquisition Cost</b>	\$4,832,000.00 (\$483.20 psf)

### SITE DESCRIPTION

- ▶ L-shaped corner lot on Moffat Street and the Broadway commercial corridor

### ADJACENT USES

- ▶ North: Moffat Street Community Garden, 2-story 1-2 family buildings
- ▶ South: Elevated **J Z** train along Broadway, 2-story Wayside Baptist Church
- ▶ East: 1-story commercial and office building with a day care and an FSN harm reduction center
- ▶ West: 3-story mixed residential and commercial buildings with a cellphone repair shop, print shop, pizza shop, and a deli grocery

### TRANSPORTATION AND ACCESS

- ▶ Subway: **J Z** Chauncey St. Station
- ▶ Bus: B13 along Wyckoff Ave., and B38 along Dekalb Ave.

### ENVIRONMENTAL HISTORY

Publicly available data from the City and State do not show any history of soil contamination on this site.

## SITE ANALYSIS

### OPPORTUNITIES

**Housing 1.1.1:** Prioritize development of affordable housing buildings that are for households making 60% AMI and below.

**Economic Dev't 2.2.1:** Along commercial corridors, provide opportunities for new entrepreneurs to test and sell their products at local markets or vacant storefronts.

Corner lot: Allows for a flexible building design with street access on two sides of the building.

### CONSTRAINTS

Community Garden: The Moffat Street Garden is on a DPR-owned parcel. It must be preserved as BOA and BCP recommends. Unused development rights can be transferred to Site 11.

Noise: The J and Z subway lines constantly create noise. Special sound-attenuating windows must be installed especially for residential floors.

Small and irregular lot: Creative solutions from an architect and developer could help maximize what it has to offer.

Private ownership: Stakeholders and community members need to work closely with the property owners to maximize community benefits.

### POTENTIAL PARTNERSHIPS

Mission-based affordable housing developers: Work with local affordable housing developers to create residential units at or under 60% AMI.

Local CBOs, local entrepreneurs, and SBS: Partner with SBS local CBOs, and entrepreneurs to locate neighborhood-based businesses at the lower floors.

Moffat Street Garden: Partner with garden stewards and involve them in the development process.



## SITE 12 22 DE SALES PL.



### PROPOSED DEVELOPMENT STRATEGY

#### MANUFACTURING AND COMMERCIAL HUB

Its proximity to the Broadway Junction transit hub presents an opportunity to leverage the site in line with EDC's initiative for the area. Preserving the site's manufacturing use while adding commercial can provide living wage jobs and space for local businesses. Community facility uses could include industrial business and workforce services that are easily accessible from public transit. Considering the large size of the lot, an innovative integration of bus parking on the ground level could be possible. Creative facades can mask the parking area and accommodate the building's multiple uses.

## EXISTING CONDITIONS

### SITE INFORMATION

<b>Block</b>	3470
<b>Lots</b>	17, 19, 43, 45, 46
<b>Total Area</b>	62,862 SF
<b>Owner</b>	Eastern Extension LLC
<b>Land Use</b>	Bus parking lot
<b>Zoning</b>	M1-1
<b>FAR</b>	M: 1.00 CF: 2.40
<b>Acquisition Cost</b>	\$26,881,174.16 (\$427.62 psf)

### SITE DESCRIPTION

- ▶ Large bus parking lot
- ▶ Near Broadway Junction and major thoroughfares such as Eastern Parkway, Broadway and Bushwick Avenue
- ▶ Surrounded by a mix of residential uses and auto-related businesses

### ADJACENT USES

- ▶ North: 1 story autobody and repair shop, car sales and rental showroom
- ▶ South: 2-story 1-2 family buildings, 1-story used care sales, 1-story vacant warehouse
- ▶ East: 2-story 1-2 family buildings, 1-story autobody and repair shop
- ▶ West: 6-story multi-family elevator building (RiseBoro affordable housing developments), 2-story 1-2 family buildings, 3-story multi-family walk-up buildings

### TRANSPORTATION AND ACCESS

- ▶ Subway: L Bushwick Ave.-Aberdeen St. Station, A C L J Z Broadway Junction Station
- ▶ Bus: B20 and Q24 along Broadway

### ENVIRONMENTAL HISTORY

The site has a history of a fuel oil spill in 2004.

## SITE ANALYSIS

### OPPORTUNITIES

Economic Dev't 2.4.3: Work with local CBOs to identify industrial tenants for new industrial development.

Economic Dev't 2.2.2: Identify and organize local home-based entrepreneurs and provide a manufacturing or commercial workspace where they can scale-up their businesses.

Large lot: Nearly 63,000 SF and can accommodate either one large manufacturing tenants or multiple small businesses.

Through site: Allows for a more flexible building design with street access at opposite ends of the lot, ideal for manufacturing uses.

### CONSTRAINTS

Private ownership: Since these are privately-owned sites, stakeholders and community members will need to work closely with the current property owners to maximize the parcel for community benefits.

Currently used as a bus parking lot: Creative cooperation with the property owner will be required to relocate or integrate parking use from/into new development.

Freight railway beneath lot: New development will require close coordination with railway operators and pertinent government entities.

### POTENTIAL PARTNERSHIPS

NYCEDC: Integrate the site's development with EDC's initiative, Broadway Junction: A Vision for the Future, to re-imagine the area as more accessible and dynamic transit hub and economic center.

Industrial Business CBOs such as Evergreen Exchange: Identify local manufacturing tenants that can also provide living wage jobs to Bushwick residents.



**SITE 13** 732 CENTRAL AVE.

**SITE 14** 673 CENTRAL AVE.

**SITE 15** DEMONSTRATION SITE:  
282 MOFFAT ST.



## PROPOSED DEVELOPMENT STRATEGY

### SPACE FOR LOCAL MANUFACTURERS TO SCALE UP

These sites' location within this BOA's Industrial Subdistrict provides an opportunity to increase manufacturing uses and add neighborhood amenities in the southeastern part of the study area. This will strengthen the existing cluster of industrial uses in this area and provide new spaces for local small and mid-sized industrial businesses to scale up. Integrating these new businesses into an internship, mentorship and/or training program can help create a pipeline of workers and link residents to living wage industrial jobs and careers.

## SITE 13 EXISTING CONDITIONS

### SITE INFORMATION

<b>Block</b>	3458
<b>Lots</b>	35, 38, 39, 42
<b>Total Area</b>	17,250 SF
<b>Owner</b>	Coraster Holding Co Inc
<b>Land Use</b>	Parking
<b>Zoning</b>	M1-1
<b>FAR</b>	M: 1.00 CF: 2.40
<b>Acquisition Cost</b>	\$7,376,479.50 (\$427.62 psf)

### SITE DESCRIPTION

- ▶ Slightly irregular through lot
- ▶ Ambulette and school bus parking lot

### ADJACENT USES

- ▶ North: Evergreen Cemetery
- ▶ South: 1-story warehouse
- ▶ East: Evergreen Cemetery
- ▶ West: 1-story single family dwelling

### TRANSPORTATION AND ACCESS

- ▶ Subway: L Wilson Ave. Station, Bushwick Ave.-Aberdeen St. Station
- ▶ Bus: B60 along Cooper and Decatur Sts., B20 along Decatur and Schaefer Sts.

### ENVIRONMENTAL HISTORY

Publicly available data from the City and State do not show any history of soil contamination on this site.

## SITE 14 EXISTING CONDITIONS

### SITE INFORMATION

<b>Block</b>	3447
<b>Lots</b>	3, 60
<b>Total Area</b>	30,078 SF
<b>Owner</b>	Cat-Bella Industries
<b>Land Use</b>	Parking
<b>Zoning</b>	M1-1
<b>FAR</b>	M: 1.00 CF: 2.40
<b>Acquisition Cost</b>	\$12,862,014.52 (\$427.62 psf)

### SITE DESCRIPTION

- ▶ Long, irregular lot along a freight railway

### ADJACENT USES

- ▶ North: L Wilson Ave. Station
- ▶ South: 1-story warehouse, 1-story light manufacturing
- ▶ East: 2-story commercial and office building, freight railway, Evergreen Cemetery
- ▶ West: 2-story 1-2 family buildings, 1-story autobody and repair shop, 3-4 story multi-family walk-up buildings

### TRANSPORTATION AND ACCESS

- ▶ Subway: L Wilson Ave. Station, Bushwick Ave.-Aberdeen St. Station
- ▶ Bus: B60 along Cooper and Decatur Sts., B20 along Decatur and Schaefer Sts.

## ENVIRONMENTAL HISTORY

The site has a history of a fuel oil spill in 2019 and a reported location of gasoline tanks from 1933 to 1968.

## SITE 15 EXISTING CONDITIONS

### SITE INFORMATION

<b>Block</b>	3448
<b>Lots</b>	30
<b>Total Area</b>	24,000
<b>Owner</b>	LML Realty Equities
<b>Land Use</b>	Parking
<b>Zoning</b>	M1-1
<b>FAR</b>	M: 1.00 CF: 2.40
<b>Acquisition Cost</b>	\$10,262,928.00 (\$427.62 psf)

### SITE DESCRIPTION

- ▶ Long, regular shaped lot along a freight railway

### ADJACENT USES

- ▶ North: 1-story warehouse building
- ▶ South: Audrey Johnson Day Care Center
- ▶ East: Freight railway, Evergreen Cemetery
- ▶ West:

### TRANSPORTATION AND ACCESS

- ▶ Subway: L Wilson Ave. Station
- ▶ Bus: B60 along Cooper and Decatur Sts., B20 along Decatur and Schaefer Sts.

## ENVIRONMENTAL HISTORY

The site has a history of a fuel oil spill in 2006 and a reported location for fueling (1965-1968) and coal storage (1951).

## SITES 13, 14, 15 ANALYSIS

### OPPORTUNITIES

**Economic Dev't 2.4.3:** Work with local CBOs to identify industrial tenants for new industrial development.

**Economic Dev't 2.2.2:** Identify and organize local home-based entrepreneurs and provide a manufacturing or commercial workspace where they can scale-up their businesses..

**Economic Dev't 2.3.3:** Support careers of local youth through internships, job training and job placement with Bushwick's businesses, entrepreneurs and CBOs.

**Public Health 3.3.1:** Create new publicly accessible open spaces and public realm improvements in all new developments such as playground, plazas, gardens, sidewalk improvements and the like.

**Public Health 3.3.3:** Ensure there is targeted engagement to stakeholders, CBOs and stewardships groups if a garden or a park is being developed or redesigned.

Community facilities: This southeastern area of Bushwick has less community facilities than the northwestern one particularly those that offer health services. Job training facilities will also be beneficial here and can collaborate with manufacturers in the area.

### CONSTRAINTS

Private ownership: Since it is a privately-owned site, stakeholders and community members will need to work closely with the property owners to maximize the parcel for community benefits.

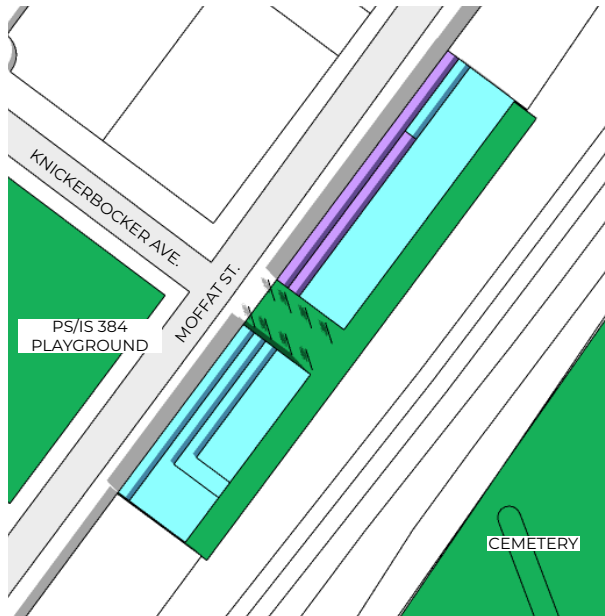
Irregular lot: Site 14's awkward shape may be a challenge to develop on and will require creative design solutions from the architect and developer to maximize the site.

## POTENTIAL PARTNERSHIPS

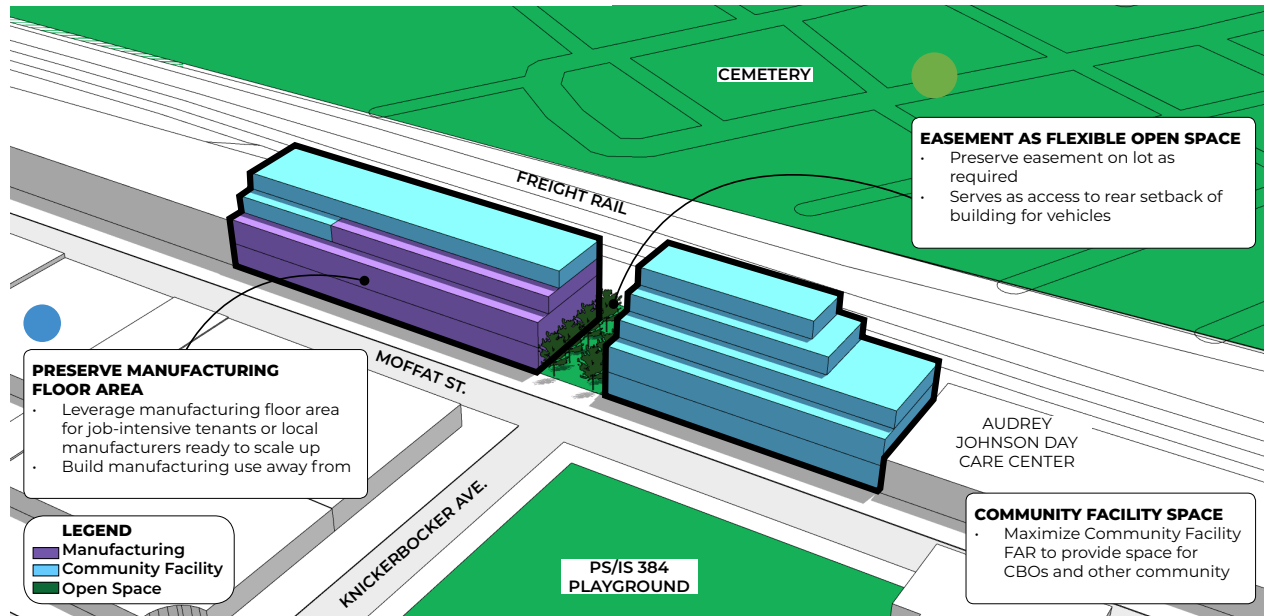
Industrial business services provider such as Evergreen Exchange: Partner with CBOs such as Evergreen Exchange to provide legal and business trainings and services to local manufacturers as well as identify local manufacturing tenants that can provide living wage jobs

# SITE 15 PROPOSED DEVELOPMENT

## SITE DEVELOPMENT PLAN



## AS-OF-RIGHT SCENARIO



## SITE DEVELOPMENT PLAN

The proposed building for both massing scenarios on this site feature a regular development shape. The rectangular shape lends itself to easier subdivision of units for manufacturing, commercial, and community facility uses.

An easement runs through the depth of the lot that can also serve as access to the rear of the building. It can also double as an open community space (see image below) that anchors the end of Knickerbocker Avenue.



**DIVERSITY PLAZA (QUEENS):** A two block stretch on 37th Road converted to pedestrian space

Image source: Gotham Gazette: In Defense of Plazas from Times Square to Brownsville (Sept. 4, 2015)

## AS-OF-RIGHT SCENARIO: M1-1

- Manufacturing FAR: 1.00
- Cmty. Facility FAR: 2.40
- Max. Zoning SF: 75,775**

## PROPOSED BUILDING PROGRAM:

Floor	Area (SF)
1F: Mfg./Cmty. Fac.	21,280
2F: Mfg./Cmty. Fac.	21,280
3F: Mfg./Cmty. Fac.	17,734
4F: Community Fac.	12,589
5F: Community Fac.	2,892
<b>Total:</b>	<b>75,775</b>

## Area per use:

Manufacturing	31,573
Community Fac.	44,202

## DEVELOPMENT BUDGET

(See Appendix E for complete development budget)

USES	
Acquisition	8,400,000.00
Construction Cost	22,732,500.00
Soft Cost	5,683,125.00
Developer Fee	3,560,000.00
<b>Total Uses</b>	<b>40,375,625.00</b>
SOURCES	
Private Mortgage	10,034,429.77
Deferred Dev Fee	2,823,594.82
Brownfield Cleanup	2,841,562.50
NYS REDC	2,400,000.00
NYC Capital Grants	12,384,009.79
New Market Tax Credits	9,892,028.13
Gap	-
<b>Total Sources</b>	<b>40,375,625.00</b>

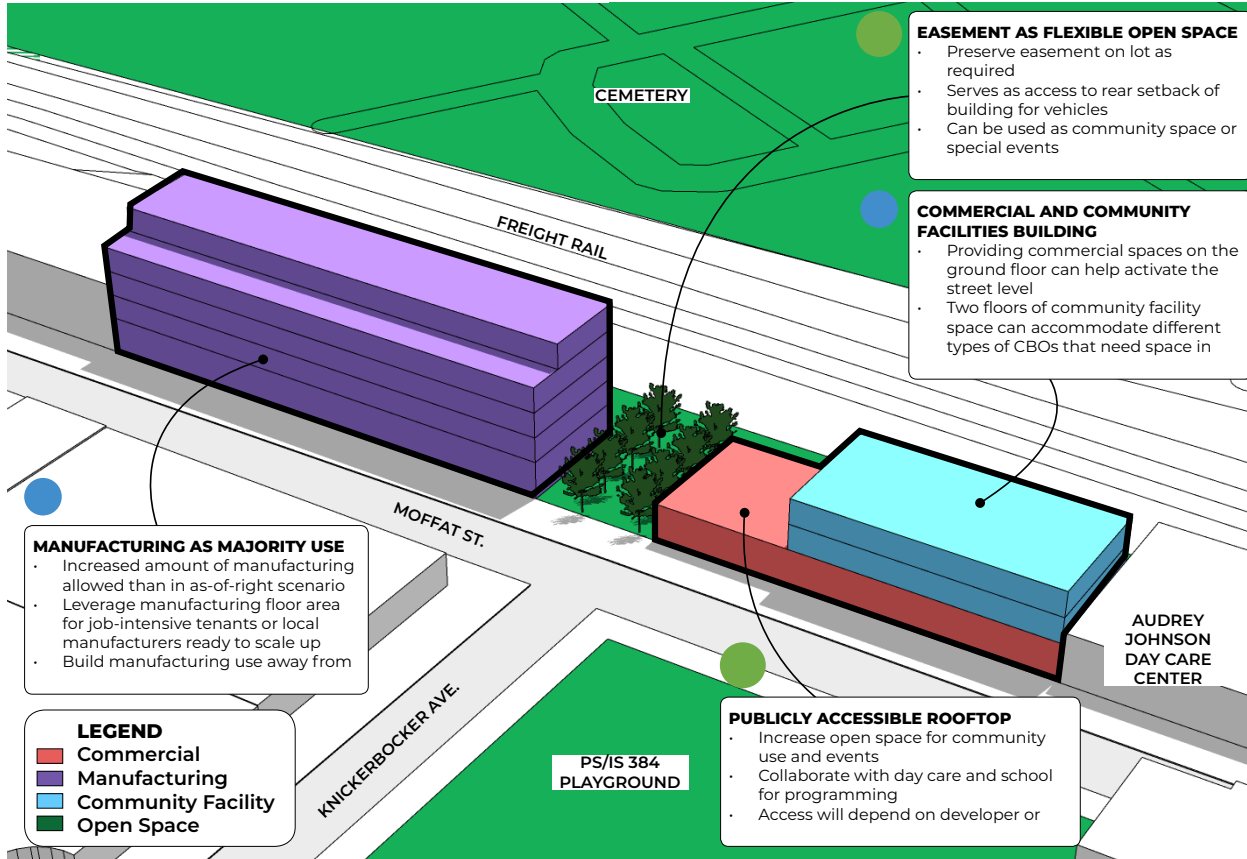
INCOME*	
Community Fac. Income	530,424.00
Manufacturing Income	568,314.00
<b>Total Income</b>	<b>1,098,738.00</b>
EXPENSES	
Operating Expenses	150,000.00
Debt Service	728,990.40
<b>Total Expenses</b>	<b>878,990.40</b>

\*Includes Vacancy Allowances: 10% for Commercial/Community Facility/Ancillary



# SITE 15 PROPOSED DEVELOPMENT

## MIXED-USE SCENARIO



**EASEMENT AS FLEXIBLE OPEN SPACE**

- Preserve easement on lot as required
- Serves as access to rear setback of building for vehicles
- Can be used as community space or special events

**COMMERCIAL AND COMMUNITY FACILITIES BUILDING**

- Providing commercial spaces on the ground floor can help activate the street level
- Two floors of community facility space can accommodate different types of CBOs that need space in

**MANUFACTURING AS MAJORITY USE**

- Increased amount of manufacturing allowed than in as-of-right scenario
- Leverage manufacturing floor area for job-intensive tenants or local manufacturers ready to scale up
- Build manufacturing use away from

**LEGEND**

- Commercial
- Manufacturing
- Community Facility
- Open Space

**PUBLICLY ACCESSIBLE ROOFTOP**

- Increase open space for community use and events
- Collaborate with day care and school for programming
- Access will depend on developer or

## DEVELOPMENT BUDGET

(See Appendix for complete development budget)

USES	
Acquisition	8,400,000.00
Construction Cost	18,943,800.00
Soft Cost	4,735,950.00
Developer Fee	3,110,000.00
<b>Total Uses</b>	<b>35,189,750.00</b>
SOURCES	
Private Mortgage	10,375,687.46
Deferred Dev Fee	2,903,234.55
Brownfield Cleanup	2,367,975.00
NYS REDC	2,100,000.00
NYC Capital Grants	8,821,364.24
New Market Tax Credits	8,621,488.75
Gap	-
<b>Total Sources</b>	<b>35,189,750.00</b>
INCOME*	
Commercial Income	187,500.00
Community Fac. Income	118,800.00
Manufacturing Income	823,428.00
<b>Total Income</b>	<b>1,129,728.00</b>
EXPENSES	
Operating Expenses	150,000.00
Debt Service	753,782.40
<b>Total Expenses</b>	<b>903,782.40</b>

\*Includes Vacancy Allowances: 10% for Commercial/Community Facility/Ancillary

### MIXED-USE SCENARIO: M1-4 + COMMERCIAL\*

- Manufacturing FAR: 2.00
- Commercial FAR: 2.00
- Cmty. Facility FAR: 2.00
- Max. Zoning SF:** 63,146

\*Based on M1-4/R6B MX districts

### PROPOSED BUILDING PROGRAM:

Floor	Area (SF)
1F: Mfg./Com.	17,234
2F: Mfg./Cmty. Fac.	14,684
3F: Mfg./Cmty. Fac.	14,684
4F: Manufacturing	9,734
5F: Manufacturing	6,812
<b>Total:</b>	<b>63,146</b>

**Area per use:**

■ Manufacturing	45,746
■ Commercial	7,500
■ Community Fac.	9,900

# 7 NEXT STEPS

The goals and recommendations of this Step 2 BOA Nomination for Bushwick leverages 15 strategic sites to advance the community-driven vision of this report and the Bushwick Community Plan. While the next step of the BOA process is the designation of the Bushwick BOA through the New York Department of State, the following steps will also be needed to implement the vision of this project.

### **As project sponsor, FSN continues to be the steward of the proposed Bushwick BOA.**

FSN, with its nearly 40 years of service in Bushwick as well as the rest of Brooklyn, Queens, and the Bronx, is committed to advancing the goals of the Bushwick BOA and the BCP. The organization assumes the role as coordinator to bring different stakeholders together to implement the strategies outlined on this project.

### **Understand and account for the impacts of COVID-19.**

This project began in 2018, two years before the COVID-19 Pandemic in New York City. The long-term effects of the coronavirus to our bodies, communities and cities are still unknown, but it has already made drastic impacts to how and where we live and work. The uncertainty of the pandemic has also impacted real estate development and will certainly impact how the recommendations and strategies will be implemented in the future.

### **Work toward collaboration and trust between Bushwick residents and City Hall and DCP.**

The Bushwick Community Plan was intended to be a product of a collaborative process between the community and the administration. It set out to protect

Bushwick residents as more out of context development and displacement occurred in the neighborhood. While the plan involved deep and broad community engagement and cross-sector work, it also exposed policy differences between the BCP and the Administration, including in Manufacturing zones and uses.

To implement the strategies of the Bushwick BOA, which is rooted in the BCP, the same spirit of collaboration will be required. Steps must be made to foster trust, not only because of the differences in the BCP, but also due to the history of disinvestment in this neighborhood.

Bushwick residents deserve investments from the City, State, non-profit, public, and private sectors to meet their needs and improve the neighborhood's ability to retain long-time residents and create conditions for them to thrive. This report provides tangible neighborhood and site specific recommendations that put community needs front and center, paving the path for multiple implementable strategies.

# ACKNOWLEDGMENTS

## STEERING COMMITTEE MEMBERS

### El Puente

- ▶ Asenhat Gomez
- ▶ Luis Munive

### Evergreen Exchange

- ▶ Karen Nieves
- ▶ Stephen Fabian

### RiseBoro

- ▶ Drew Vanderburg

**Edwin Delgado**, Resident and Business Owner

**Jamie Wiseman**, Developer

### NYC Department of City Planning

- ▶ Alexandra Paty Diaz
- ▶ Barry Dinerstein
- ▶ Sarit Platkin

### NYC Department of Health and Mental Hygiene

- ▶ Zulma Novoa

### NYC Department of Housing Preservation and Development

- ▶ Felipe Cortes

### NYC Department of Small Business Services

- ▶ Kethia Joseph

### NYC Mayor's Office of Environmental Remediation

- ▶ Lee Ilan

## PROJECT TEAM

### Family Services Network of New York

- ▶ Dr. Benjamin Igwe
- ▶ Benarge Igwe
- ▶ Lorna Igwe

### Hester Street

- ▶ Alphonse Tam
- ▶ Devan Cronshaw
- ▶ Devin Fields
- ▶ Gabriel Halili
- ▶ Isella Ramirez
- ▶ Lori Schlabach
- ▶ Nisha Baliga
- ▶ Rehanna Azimi
- ▶ Tommy Truong

### Grain Collective

- ▶ Sapna Advani

### BJH Advisors

- ▶ Edward Lamson
- ▶ Kei Hayashi
- ▶ Nico Yargas
- ▶ Yamilée Duroseau

### Survey Partners

- ▶ CUFFH
- ▶ El Puente

## SPECIAL THANKS

### New York State Department of State

- ▶ Amy Pfeiffer
- ▶ David Ashton
- ▶ Tanu Kumar

### Alembic Community Development

- ▶ Benjamin Warnke
- ▶ Dan Stadt
- ▶ Michael McCarthy

**Asher Freeman**, Council Member Reynoso's Office

**Celeste Leon**, Brooklyn CB 4

**Lloyd Esperance**, Former Council Member Espinal's Office

### BK Rot

- ▶ Ceci Pineda
- ▶ Sandy Nurse
- ▶ Renee Peperone



# ENDNOTES

- 1 Bushwick Neighborhood Data Profile. *NYU Furman Center's CoreData.nyc*. <https://furmancenter.org/neighborhoods/view/bushwick>.
- 2 New York State Department of State. *Brownfield Opportunity Areas Program*. <https://www.dos.ny.gov/opd/programs/brownFieldOpp/index.html>
- 3 New York State Department of State. *BOA Designation*. [https://www.dos.ny.gov/opd/programs/brownFieldOpp/BOAdesignation\\_About.html](https://www.dos.ny.gov/opd/programs/brownFieldOpp/BOAdesignation_About.html).
- 4 New York State Department of State. *Eligible Program Activities*. <https://www.dos.ny.gov/opd/programs/brownFieldOpp/eligibleactivities.html>
- 5 New York State Department of State. *BOA Program Steps and Outcomes*. <https://www.dos.ny.gov/opd/programs/brownFieldOpp/boaprogsteps.html>.
- 6 Bushwick Neighborhood Data Profile. *NYU Furman Center's CoreData.nyc*. <https://furmancenter.org/neighborhoods/view/bushwick>.
- 7 Ibid.
- 8 NYC Department of Health and Mental Hygiene. *Community Health Profiles 2018: Bushwick*. <https://www1.nyc.gov/assets/doh/downloads/pdf/data/2018chp-bk4.pdf>
- 9 Bushwick Neighborhood Data Profile. *NYU Furman Center's CoreData.nyc*. <https://furmancenter.org/neighborhoods/view/bushwick>.
- 10 NYC Department of Health and Mental Hygiene. *Community Health Profiles 2018: Bushwick*. <https://www1.nyc.gov/assets/doh/downloads/pdf/data/2018chp-bk4.pdf>
- 11 Bushwick Community Plan Steering Committee. (2018, September). *Bushwick Community Plan*. [http://www.bushwickcommunityplan.org/s/BCP\\_Final\\_09172018-web.pdf](http://www.bushwickcommunityplan.org/s/BCP_Final_09172018-web.pdf)
- 13 NYC Department of City Planning. (2019). *Bushwick Neighborhood Plan Update*. <https://www1.nyc.gov/site/planning/plans/bushwick-neighborhood-plan/bushwick-neighborhood-plan-framework.page>.
- 14 Bushwick Neighborhood Data Profile. *NYU Furman Center's CoreData.nyc*. <https://furmancenter.org/neighborhoods/view/bushwick>.
- 12 NYC Department of City Planning. (2019). *Bushwick Neighborhood Plan Update*. <https://www1.nyc.gov/site/planning/plans/bushwick-neighborhood-plan/bushwick-neighborhood-plan-framework.page>
- 15 Brooklyn Community Board 4. *History of Bushwick*. <http://www.nyc.gov/html/bkncb4/html/about/history.shtml>
- 16 Malanga, Steven. (2008). The Life and Death of Bushwick. *City Journal*. <https://www.city-journal.org/html/death-and-life-bushwick-13083.html>
- 17 City and Borough Data. *NYU Furman Center's CoreData.nyc*. <https://furmancenter.org/stateofthecity/view/citywide-and-borough-data>
- 18 Bushwick Neighborhood Data Profile. *NYU Furman Center's CoreData.nyc*. <https://furmancenter.org/neighborhoods/view/bushwick>.
- 19 Ibid.
- 20 Ibid.
- 21 NYC Department of City Planning. Brooklyn Community District 4. *Community District Profiles*. <https://communityprofiles.planning.nyc.gov/brooklyn/4>.
- 22 Citizens' Committee for Children of New York. (2018). *Families with Children in Homeless Shelters*. <https://data.cccnewyork.org/data/map/1308/families-with-children-in-homeless-shelters>
- 23 NYC Department of Health and Mental Hygiene. *Community Health Profiles 2018: Bushwick*. <https://www1.nyc.gov/assets/doh/downloads/pdf/data/2018chp-bk4.pdf>
- 24 Ibid.
- 25 Ibid.

- 26 Ibid.
- 27 The City of New York. (2015). *One New York: The Plan for a Strong and Just City*. <http://www.nyc.gov/html/onenyc/downloads/pdf/publications/OneNYC.pdf>
- 28 The City of New York. (2014). *Housing New York: A Five-Borough, Ten-Year Plan*. [https://www1.nyc.gov/assets/housing/downloads/pdf/housing\\_plan.pdf](https://www1.nyc.gov/assets/housing/downloads/pdf/housing_plan.pdf)
- 29 The City of New York. (2017). *Housing New York 2.0*. <https://www1.nyc.gov/assets/hpd/downloads/pdfs/about/housing-new-york-2-0.pdf>
- 30 Bushwick Community Plan Steering Committee. (2018, September). Bushwick Community Plan. [http://www.bushwickcommunityplan.org/s/BCP\\_Final\\_09172018-web.pdf](http://www.bushwickcommunityplan.org/s/BCP_Final_09172018-web.pdf)
- 31 NYC Department of Small Business Services. (2018). *Bushwick Brooklyn Commercial District Needs Assessment*. <https://www1.nyc.gov/assets/sbs/downloads/pdf/neighborhoods/n360-cdna-bushwick.pdf>
- 32 NYC Department of City Planning. (2019). *Bushwick Neighborhood Plan Update*. <https://www1.nyc.gov/site/planning/plans/bushwick-neighborhood-plan/bushwick-neighborhood-plan-framework.page>
- 33 The City of New York. (2019). *OneNYC 2050: Building a Strong and Fair City*. <http://1w3f31pzvdm485dou3dppkcq.wpengine.netdna-cdn.com/wp-content/uploads/2020/01/OneNYC-2050-Full-Report-1.3.pdf>
- 34 NYC Department of Health and Mental Hygiene. *Community Health Profiles 2018: Bushwick*. <https://www1.nyc.gov/assets/doh/downloads/pdf/data/2018chp-bk4.pdf>
- 35 NYC Department of Cultural Affairs. (2019). *Bushwick Brooklyn Neighborhood Arts and Cultural Inventory*. <https://www1.nyc.gov/assets/dcla/downloads/pdf/BCC-NACI-Bushwick.pdf>
- 36 Bushwick Community Plan Steering Committee. (2018, September). Bushwick Community Plan. [http://www.bushwickcommunityplan.org/s/BCP\\_Final\\_09172018-web.pdf](http://www.bushwickcommunityplan.org/s/BCP_Final_09172018-web.pdf)
- 37 NYC Department of City Planning. (2019). *Bushwick Neighborhood Plan Update*. <https://www1.nyc.gov/site/planning/plans/bushwick-neighborhood-plan/bushwick-neighborhood-plan-framework.page>
- 38 NYC Department of City Planning. (2019). *mapPLUTO*. <https://www1.nyc.gov/site/planning/data-maps/open-data/dwn-pluto-mappluto.page>
- 39 Bushwick Community Plan Steering Committee. (2018, September). Bushwick Community Plan. [http://www.bushwickcommunityplan.org/s/BCP\\_Final\\_09172018-web.pdf](http://www.bushwickcommunityplan.org/s/BCP_Final_09172018-web.pdf)
- 40 Ibid.
- 41 Ibid.
- 42 Ibid.
- 43 New York State Department of State. *BOA Program Summary*. <https://www.dos.ny.gov/opd/programs/brownFieldOpp/boasummary.html>
- 44 NYC Department of City Planning. *(E) Designations - Frequently Asked Questions*. <https://www1.nyc.gov/site/planning/applicants/e-faq.page>
- 45 NYC Mayor's Office of Environmental Remediation. *E-Designation: What is an E-Designation*. <https://www1.nyc.gov/site/oer/remediation/e-designation.page>
- 46 New York State Department of Environmental Conservation. *Brownfield Cleanup Program*. <https://www.dec.ny.gov/chemical/8450.html>
- 47 New York State Department of Environmental Conservation. *Environmental Restoration Program*. <https://www.dec.ny.gov/chemical/8444.html>
- 48 New York State Department of Environmental Conservation. *State Superfund Sites*. <https://www.dec.ny.gov/chemical/8439.html>
- 49 New York State Department of Environmental Conservation. *Spill Incidents*. <https://data.ny.gov/Energy-Environment/Spill-Incidents/u44d-k5fk>
- 50 NYC Department of City Planning. (2019). *Bushwick Neighborhood Plan Update*. <https://www1.nyc.gov/site/>

- planning/plans/bushwick-neighborhood-plan/bushwick-neighborhood-plan-framework.page
- 51 NYC Department of Small Business Services. (2018, October). *Bushwick Brooklyn: Commercial District Needs Assessment*. <https://www1.nyc.gov/assets/sbs/downloads/pdf/neighborhoods/n360-cdna-bushwick.pdf>
- 52 Bushwick Community Plan Steering Committee. (2018). Bushwick Community Plan. [http://www.bushwickcommunityplan.org/s/BCP\\_Final\\_09172018-web.pdf](http://www.bushwickcommunityplan.org/s/BCP_Final_09172018-web.pdf)
- 53 DOHMH. Community Health Profiles 2018: Bushwick. <https://www1.nyc.gov/assets/doh/downloads/pdf/data/2018chp-bk4.pdf>
- 54 World Health Organization. (2017). Urban Green Space Interventions and Health: A review of impacts and effectiveness. [https://www.euro.who.int/\\_\\_data/assets/pdf\\_file/0010/337690/FULL-REPORT-for-LLP.pdf](https://www.euro.who.int/__data/assets/pdf_file/0010/337690/FULL-REPORT-for-LLP.pdf)
- 55 New York Building Congress. (2019, February). *Construction Outlook Update: New York City Construction Costs*. [https://www.buildingcongress.com/uploads/COU\\_-\\_NYC\\_Construction\\_Costs\\_v5\\_digital\\_distro.pdf](https://www.buildingcongress.com/uploads/COU_-_NYC_Construction_Costs_v5_digital_distro.pdf).
- 56 New York State Department of State. *Eligible Program Activities*. <https://www.dos.ny.gov/opd/programs/brownFieldOpp/eligibleactivities.html>
- 57 Design Trust for Public Space, NYC Department of Transportation. (2020). *El-Space Toolkit*. <https://www.designtrust.org/publications/el-space-toolkit/>
- 58 New York State Department of State. *BOA Environmental Site Assessments: Frequently Asked Questions*. [https://www.dos.ny.gov/opd/programs/brownFieldOpp/BOA\\_ESA\\_FAQ.html](https://www.dos.ny.gov/opd/programs/brownFieldOpp/BOA_ESA_FAQ.html)
- 59 Deputy Mayor for Housing and Economic Development. (2017). *East Harlem Points of Agreement*. <https://council.nyc.gov/land-use/wp-content/uploads/sites/53/2017/11/East-Harlem-Cover-Letter-and-POA.pdf>



# APPENDICES

- A. Bushwick Community Plan Release Event Summary (2018)
- B. Bushwick Community Plan Steering Committee
- C. Community Surveys
- D. Ground Floor Uses Methodology
- E. Demonstration Sites Construction Estimates and Strategic Sites Acquisition Costs