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Neighborhood: DUMBO, Brooklyn

Brief Description:

DUMBO is a neighborhood in Brooklyn, NY known as an important location for many tech startups and its growing population of trendy young millennials and their families. This area has a mixture of residential and business attraction. It is also popular for tourists who want to visit sites such as the image seen in *Figure 01* which shows a location for popular photo shoots because it shows two important New York City landmarks, The Brooklyn Bridge and the Empire State Building. DUMBO stands for, “Down Under the Manhattan Bridge Overpass,” and as such it rests along the river that flows between Manhattan and Brooklyn underneath the Manhattan Bridge. People also like to visit this neighborhood because of the unique environment preserved in Brooklyn Bridge Park.

Figure 01:

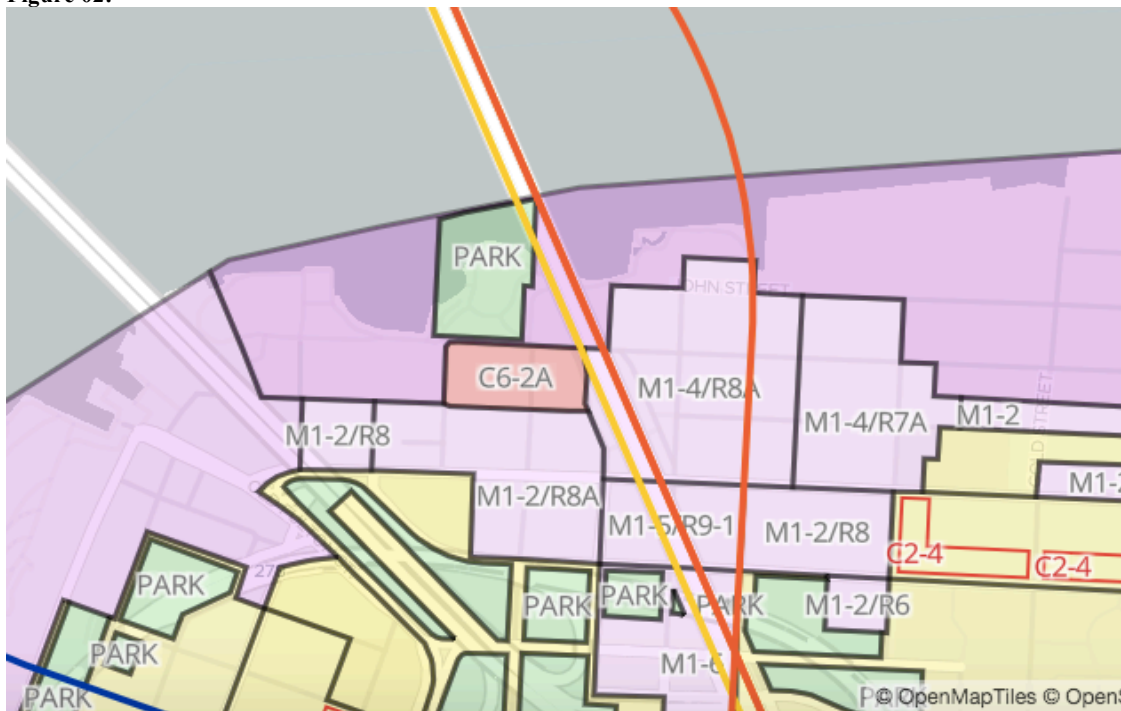


DUMBO Demographics:

The neighborhood’s demographics show that it has a total population of 4,295 with a median income of \$240,387. The population has grown by approximately 3% each year. Approximately 150 housing units will be needed to accommodate this growth over the next 5 years.

Zoning in DUMBO:

Figure 02:

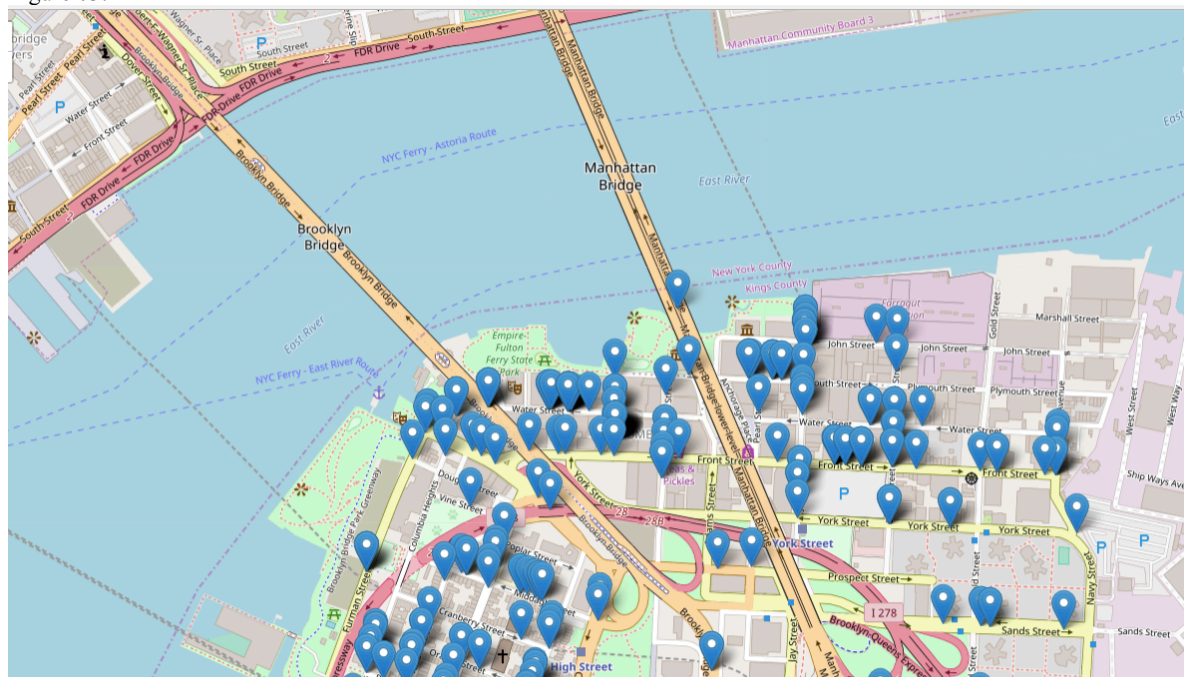


DUMBO is comprised of many different zoning districts. A majority of this neighborhood is categorized as M1, meaning that light industrial activity is permitted as long as it meets performance standards (e.g. noise, vibration, and odor control). M1 districts are suitable for most offices, hotels, and retail stores. DUMBO is also designated as mostly R8 which means that the apartment buildings can range from mid-rise 7-8 story buildings to buildings that are much higher.

Closer to the East River is a large M3 district surrounding the park. M3 districts are designed for heavy industry and generate a lot of noise, traffic and/or pollutants.

Top Complaints and Housing Placement:

Figure 03:



The top complaint to 311 in DUMBO during 2017 was noise. The map in Figure 03 shows the locations where these complaints were made. Clusters of these complaints seem to be made in the surrounding M3 districts known for generating large amounts of noise. Rezoning this area would result in better land use and livability in DUMBO. Achieving this would constitute rezoning some of the M3 districts that sit along the east river and adjacent to Brooklyn Bridge Park to be M1-2/R8 and M1-2/R8 districts. These changes would get rid of some of the empty lots in the area and move out some of the heavy industry that has been known to generate a lot of waste. It would be easiest to rezone the M3 district to the west of the Brooklyn Bridge because there are more empty lots there. This is the best place to start placing the 150 new units.

Additional Services:

The Department of Environmental Protection and the Department of Sanitation jointly received a large number of complaints in DUMBO. In order to accommodate pollution generated by placing additional housing units, more sanitation services will need to be provided to ensure that sanitary conditions are met and air pollution is kept at a minimum for new units.

In time, it may be necessary to add more transportation units to accommodate new residents travelling into Manhattan for work so that this neighborhood can maintain its 100 transportation score.