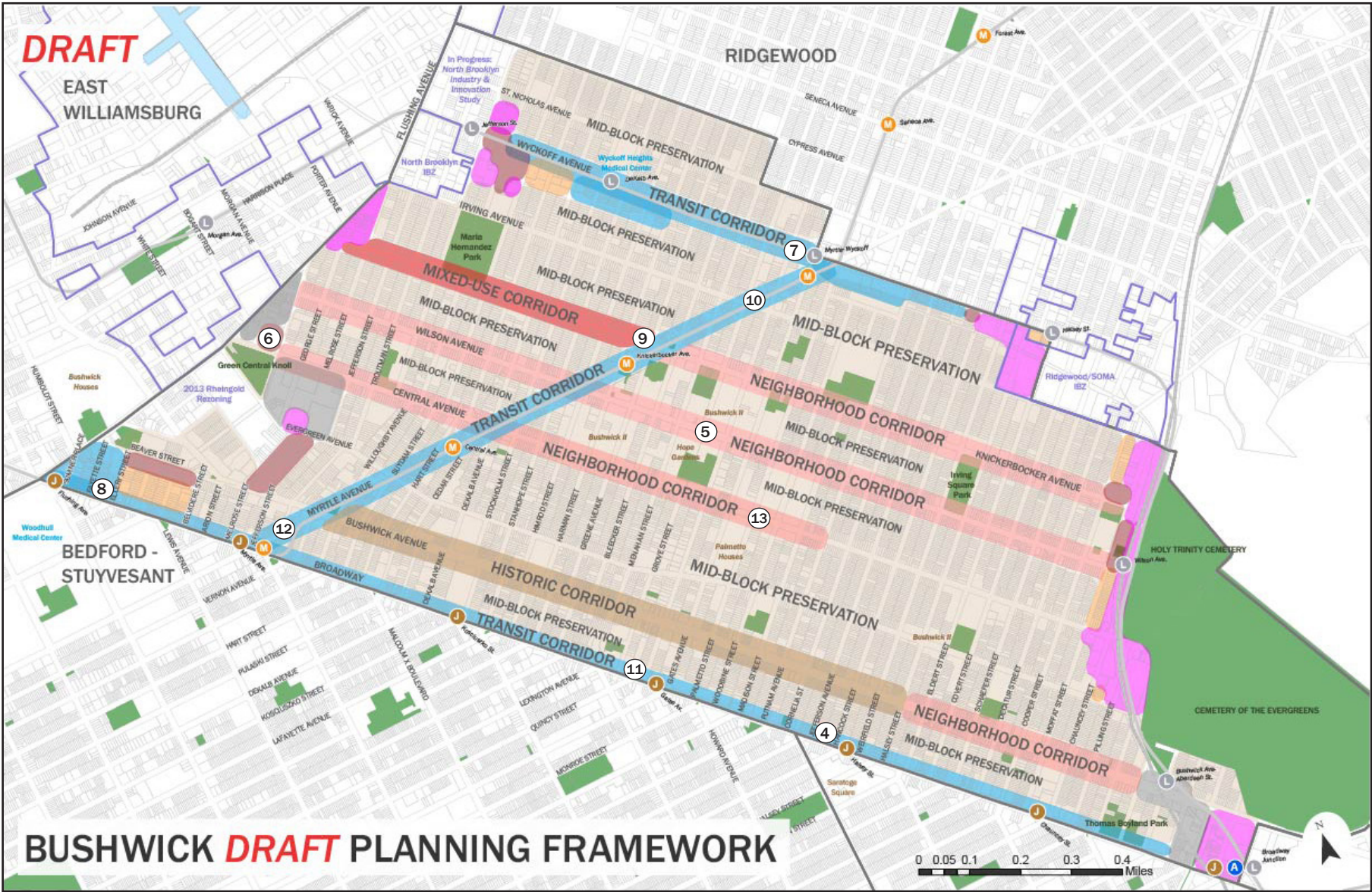


Bushwick Neighborhood Plan: *Draft* Planning Framework

March 2018

The Bushwick Community Plan is a coordinated, collaborative planning effort to promote a thriving and inclusive neighborhood with strategies for land use and zoning changes, affordable housing, economic development, and public space.



MAP LEGEND

Corridors and Midblocks

- Midblock Preservation:** Preserve character of side streets by continuing to allow low-scale residential buildings and limiting height (i.e. contextual zoning).
- Historic Corridor:** Maintain historic character through contextual zoning tools, such as height limits and street wall requirements.
- Mixed Use Corridor:** Allow medium density development with affordable (MIH*) and mixed income housing and strengthen commercial uses.
- Neighborhood Corridor:** Explore potential for medium density development with affordable (MIH*) and mixed income housing and retail where appropriate.
- Transit Corridor:** Promote higher density mixed-use development with affordable (MIH*) and mixed income housing, retail, and community facility uses.

Industrial Areas

- Industrial/Commercial Buffer Zone:** No new residential uses would be permitted. Commercial and industrial zone with increased density and reduced parking and loading requirements to foster the creation of industrial/commercial nodes. In Western Bushwick, would serve as a transition zone to the N. Brooklyn Industrial Business Zone (IBZ).
- Established Residential:** These areas with substantial established residential uses would be designated for residential use with medium density along corridors and lower density on midblocks.
- Potential Mixed Use:** A mix of industrial, commercial, and residential uses to encourage the continuity of the mix of uses present today.
- Ongoing Discussion:** There is ongoing discussion to determine appropriate uses and zoning mechanisms for these sites. A mix of residential, commercial, and industrial uses are being considered.

Land Use & Zoning

Objectives: Plan thoughtfully about how and where development should happen; Maintain Bushwick’s character and allow for growth in appropriate locations; (**Strategies:** See Draft Framework Map to the left)

Housing

Objective: Create and preserve housing that is affordable to low-income New Yorkers

Strategies:

1. Fund anti-displacement legal services in Bushwick (TSU)
2. Implement the Certificate of No Harassment in Bushwick
3. *MIH: Require through zoning that a share of new housing be permanently affordable in areas where zoning changes lead to density increases (See corridors and mixed use areas)
4. Build 100% affordable housing at HPD site on Broadway
5. Explore opportunities to construct housing for broad income base at NYCHA’s Bushwick II and Hope Gardens developments
6. Explore opportunities to build affordable housing at NYPD’s PSA III facility

Economic Development

Objective: Increase opportunities for small businesses to grow and locate in Bushwick

Strategies:

7. Create nodes of commercial activity on corridors near transit to enliven streets
8. Explore tools, such as enhanced commercial districts, that incentivize a range of non-residential uses in mixed-use districts
9. Work with local partners to conduct Commercial Districts Needs Assessments and identify opportunities for neighborhood revitalization

Public Realm

Objective: Identify open space, infrastructure, transportation, and other neighborhood needs and opportunities for improvements

Strategies:

10. Increase pedestrian and bike safety on Myrtle Avenue
11. Install better lighting and other public space interventions under elevated trains on Broadway and Myrtle Avenue
12. Explore public realm improvements at the Myrtle-Broadway transit hub
13. Permit public access at key open space sites at NYCHA’s Hope Gardens and Bushwick II developments