BUSHWICK NEIGHBORHOOD STUDY

NYC PLANNING
DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

DRAFT- FOR DISCUSSION ONLY

CONTENTS

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- Policy challenges/open questions

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- Timelines
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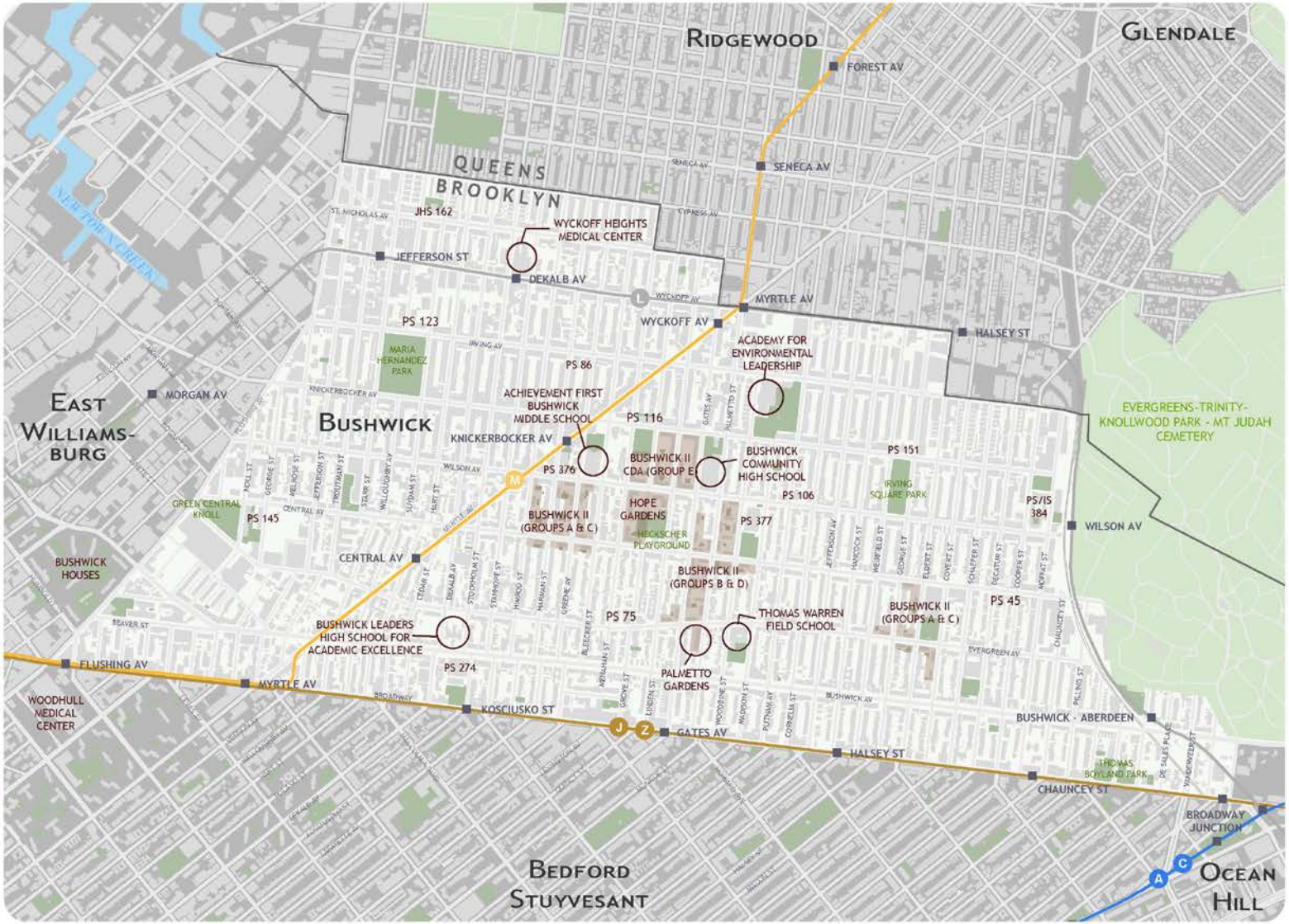
- Neighborhood History
- Additional Demographic Information

CONTEXT MAP



Bushwick Neighborhood Plan

Context Map

Context Area

Study Area

Parks & Open Space

Cemeteries

Building Footprints

NYCHA Properties

Subway Lines & Stations

Neighborhood Names

Major Institutions & Points-of-Interest

Data Source: BYTES of the BIG APPLE; NYCMAP 2015

0.35 Miles

December 2015

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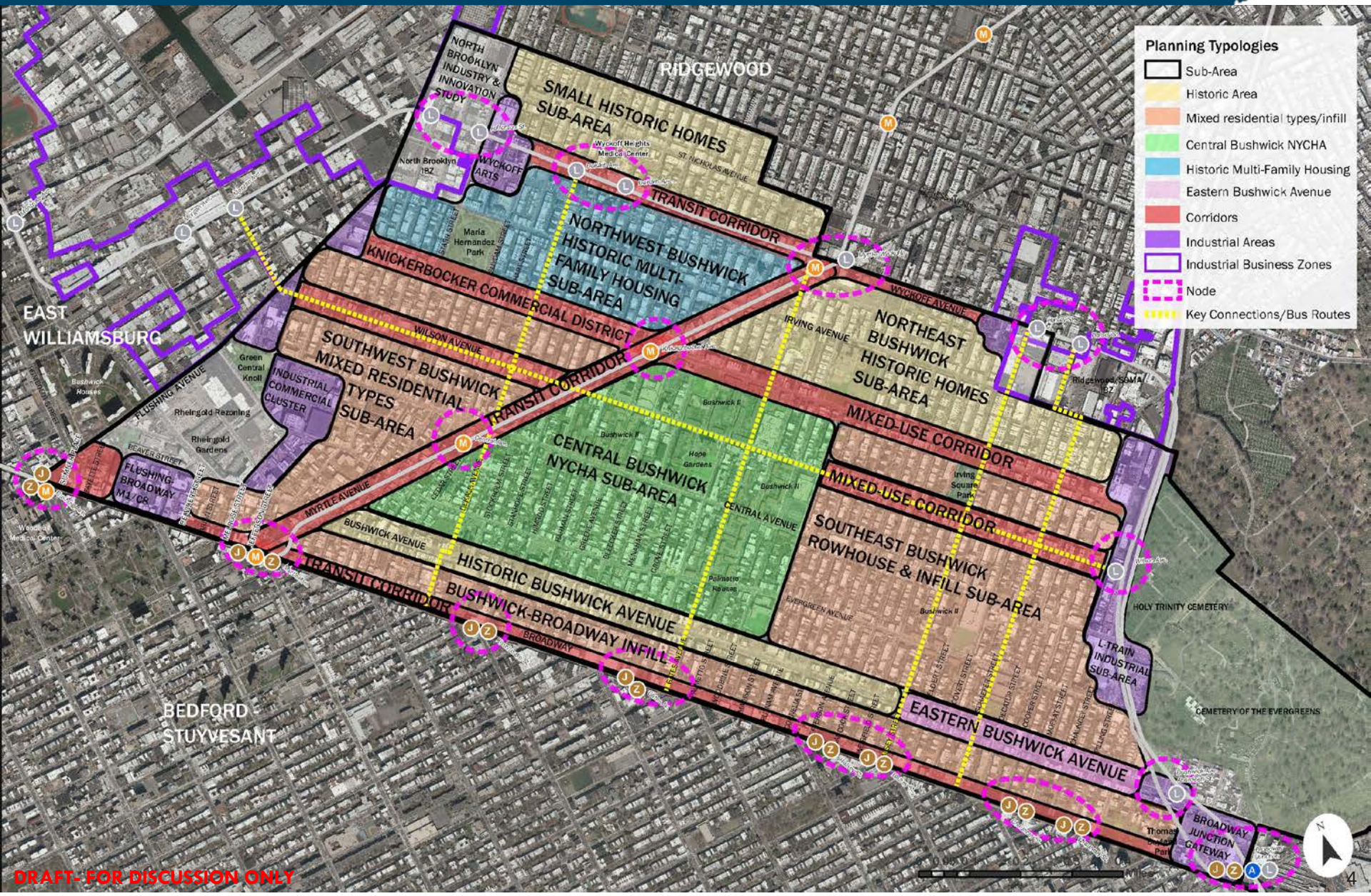
EXISTING NEIGHBORHOOD CHARACTER



LAND USE

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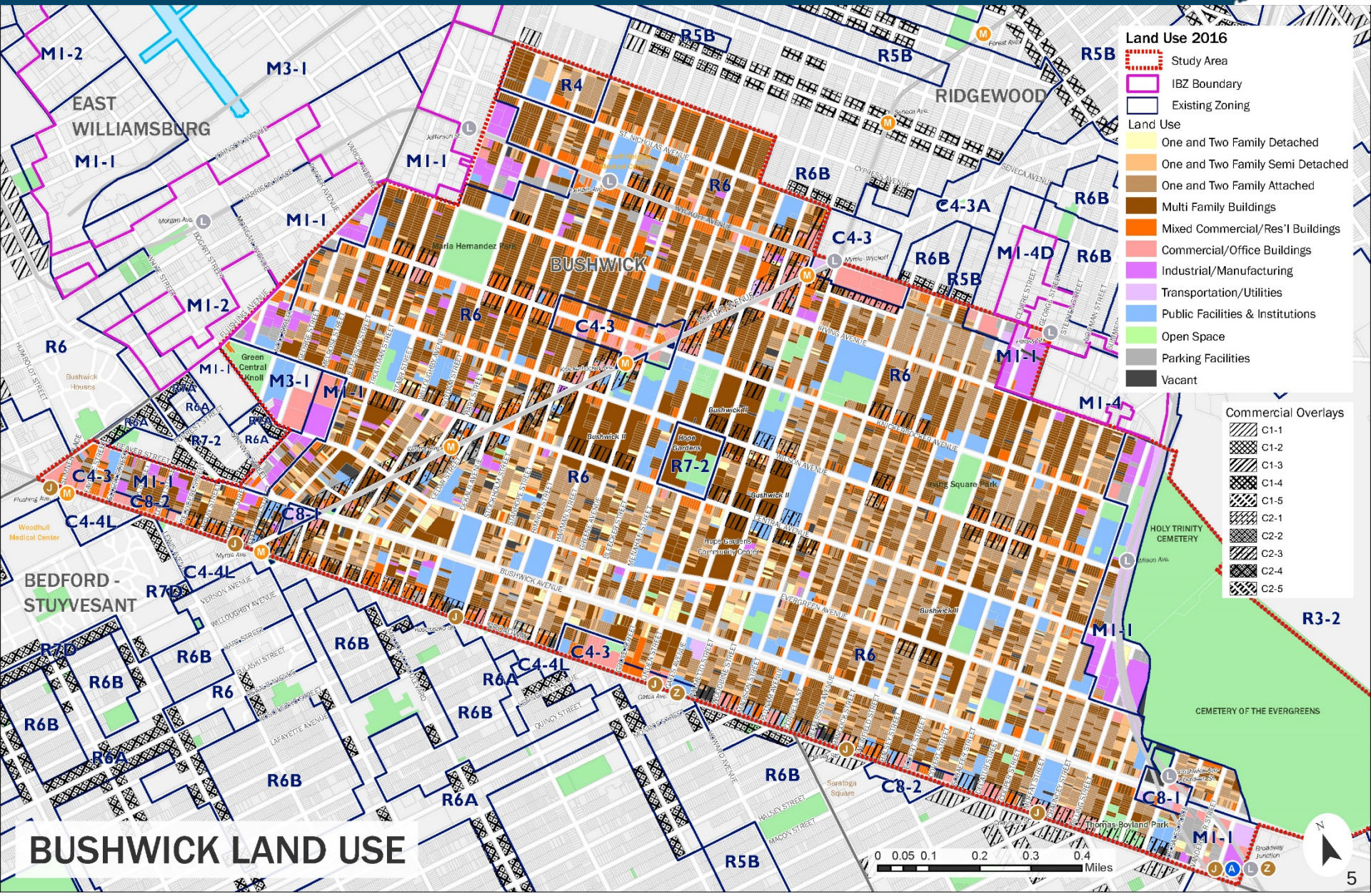

BUSHWICK LAND USE

BUILT FAR

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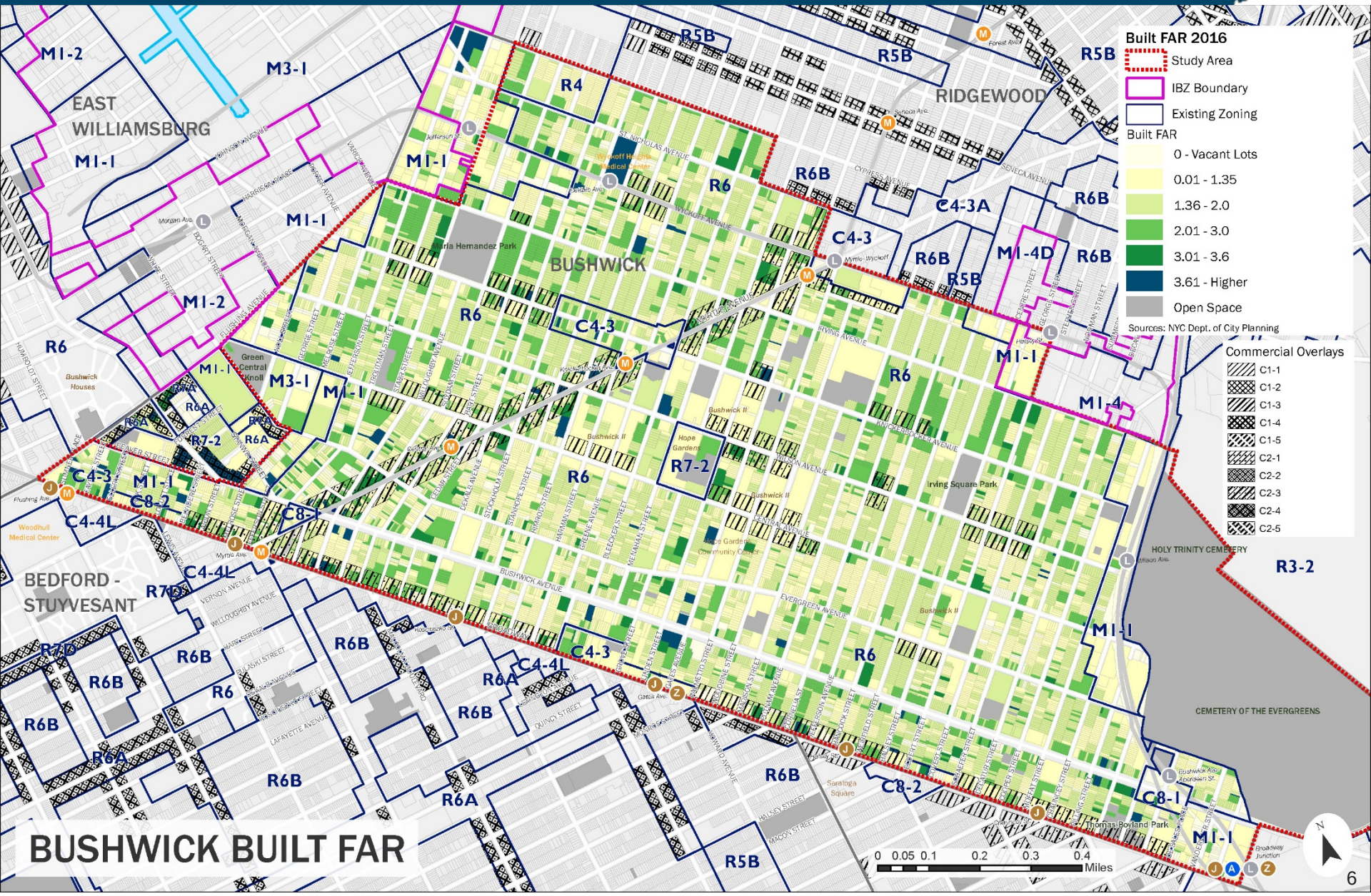

BUSHWICK BUILT FAR

EXISTING ZONING

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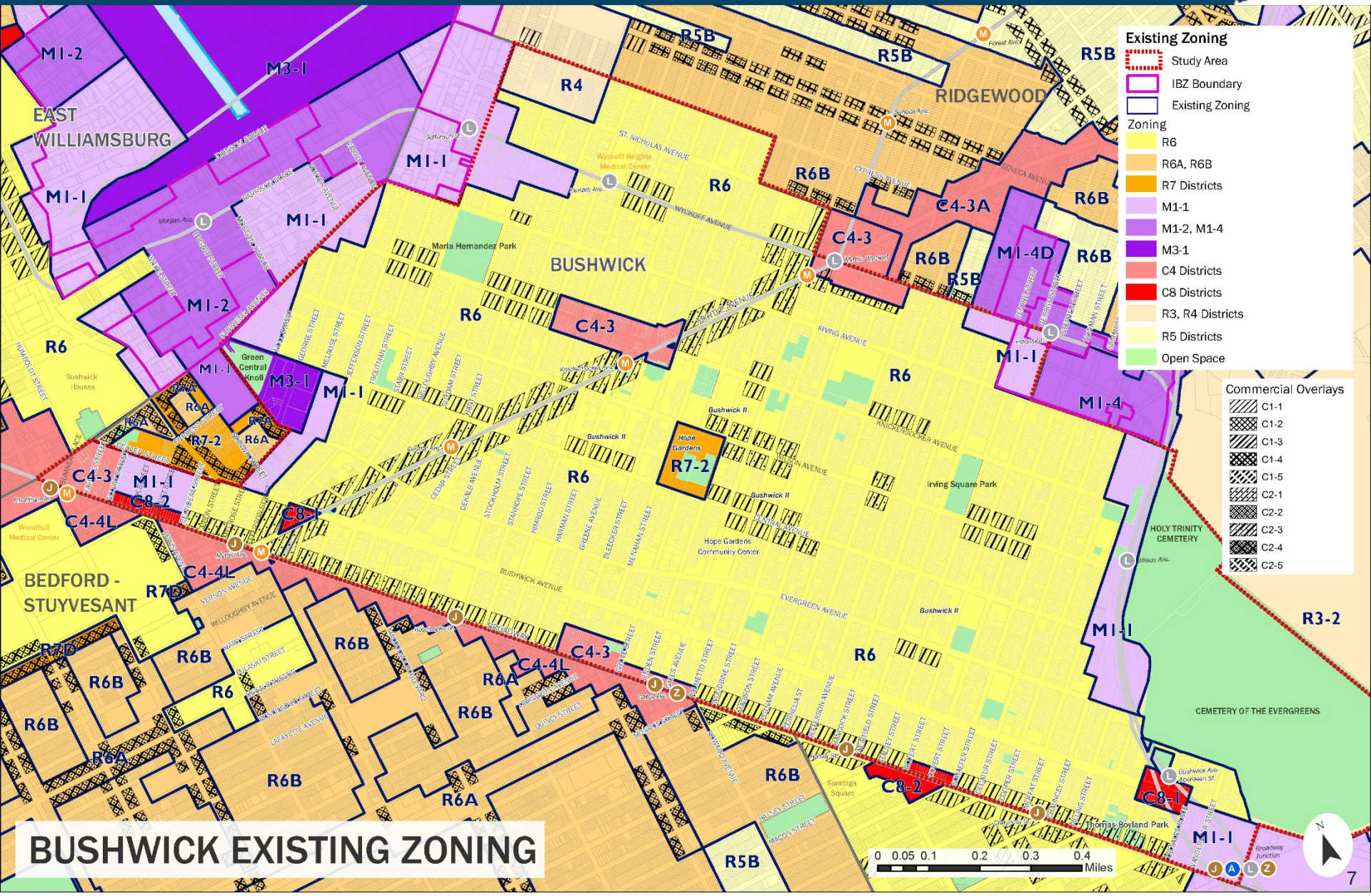


BUSHWICK EXISTING ZONING

OUTDATED ZONING

R6: Height Factor

358 Grove Street, luxury condominiums

1127 Willoughby Avenue, market-rate development

HOUSING PROFILE

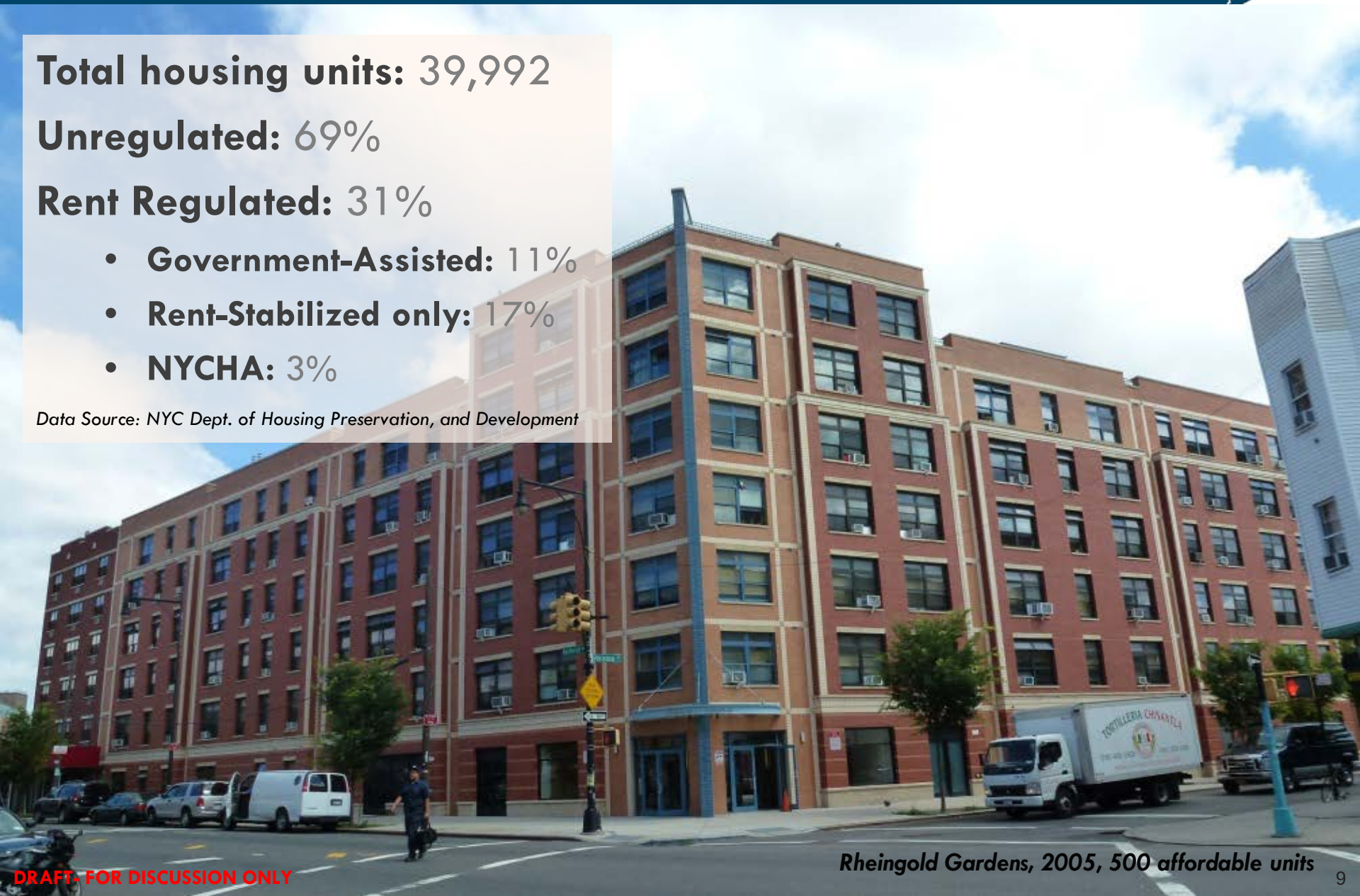
Total housing units: 39,992

Unregulated: 69%

Rent Regulated: 31%

- **Government-Assisted:** 11%
- **Rent-Stabilized only:** 17%
- **NYCHA:** 3%

Data Source: NYC Dept. of Housing Preservation, and Development



Rheingold Gardens, 2005, 500 affordable units

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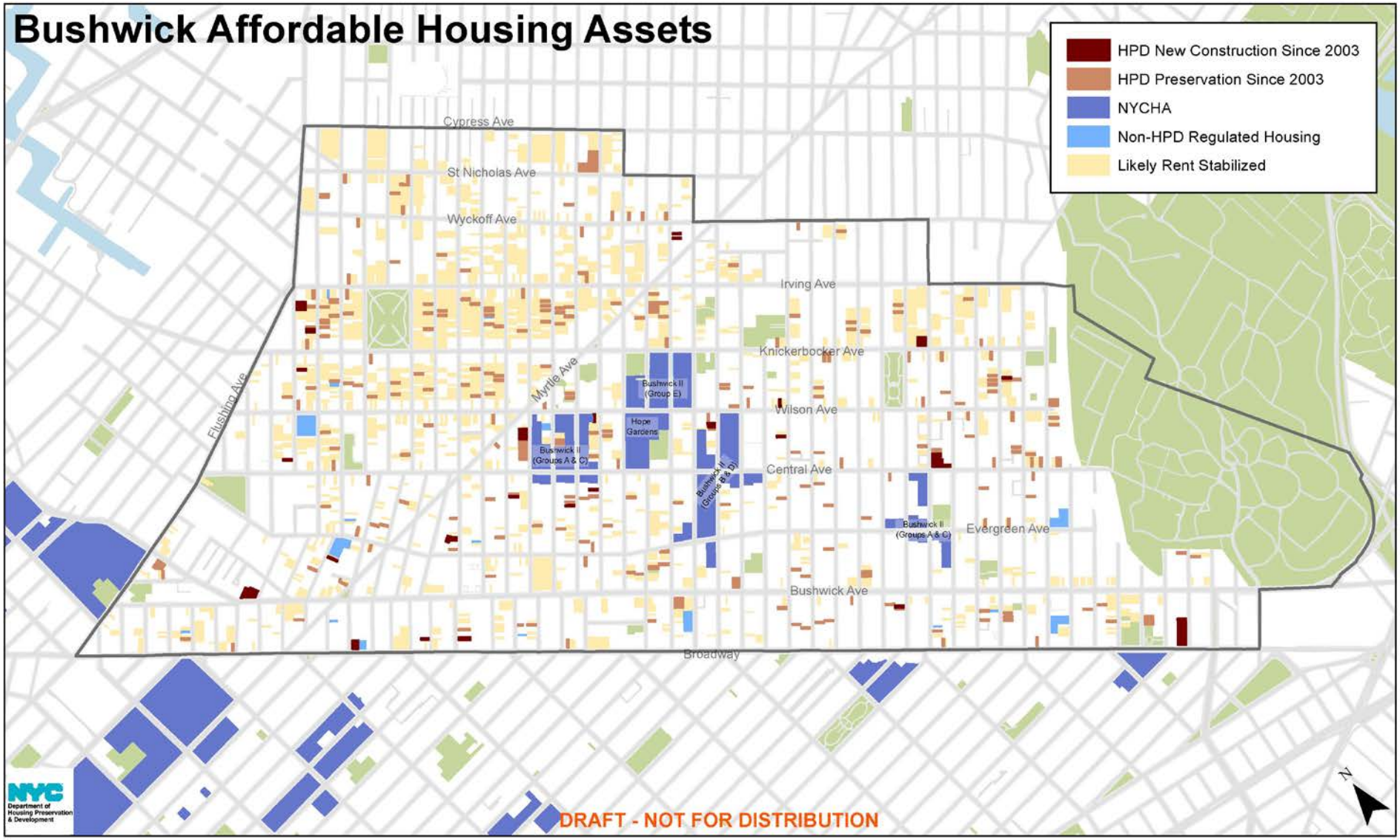
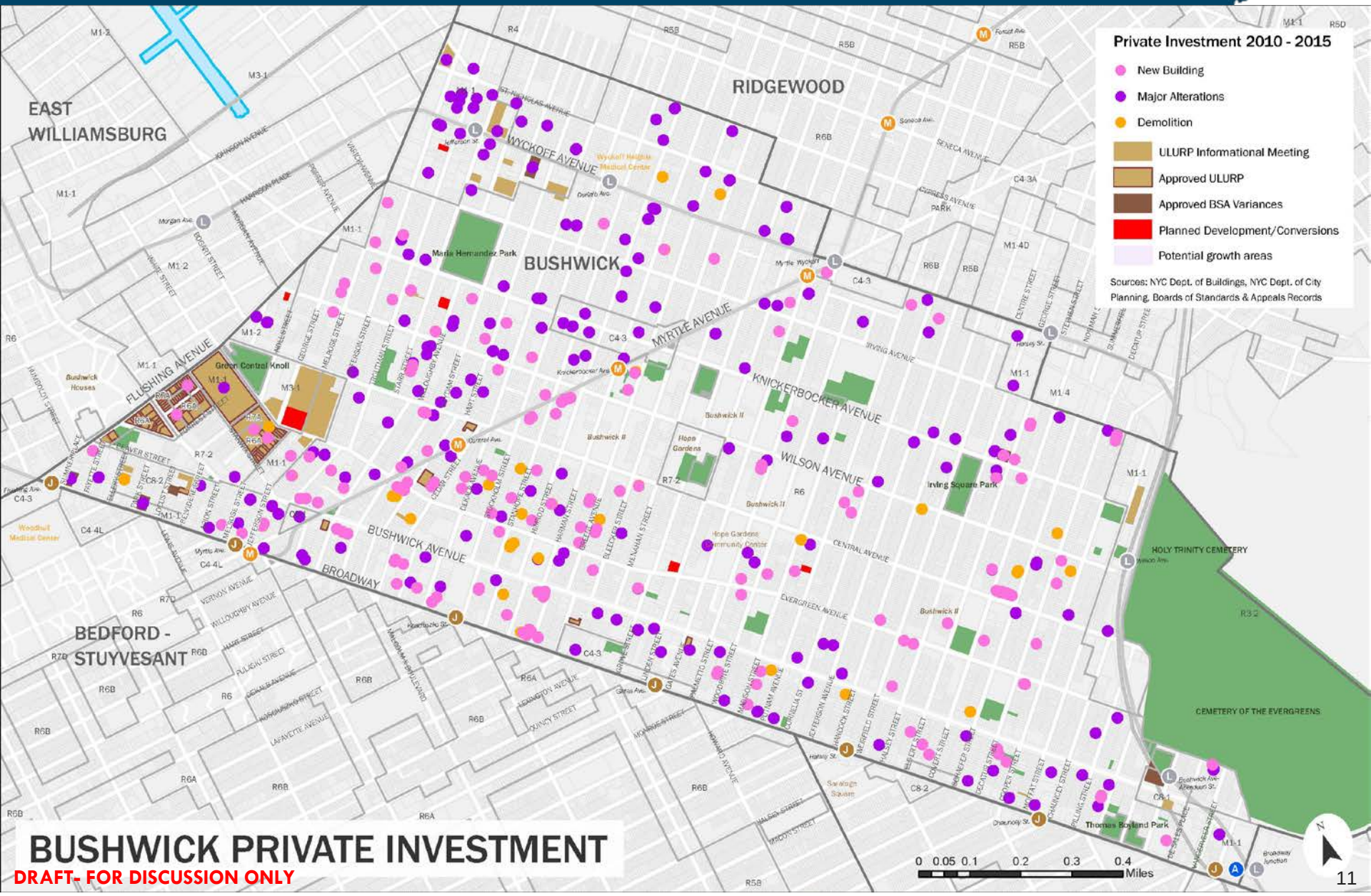
HOUSING PROFILE



REAL ESTATE TRENDS



BUSHWICK PRIVATE INVESTMENT

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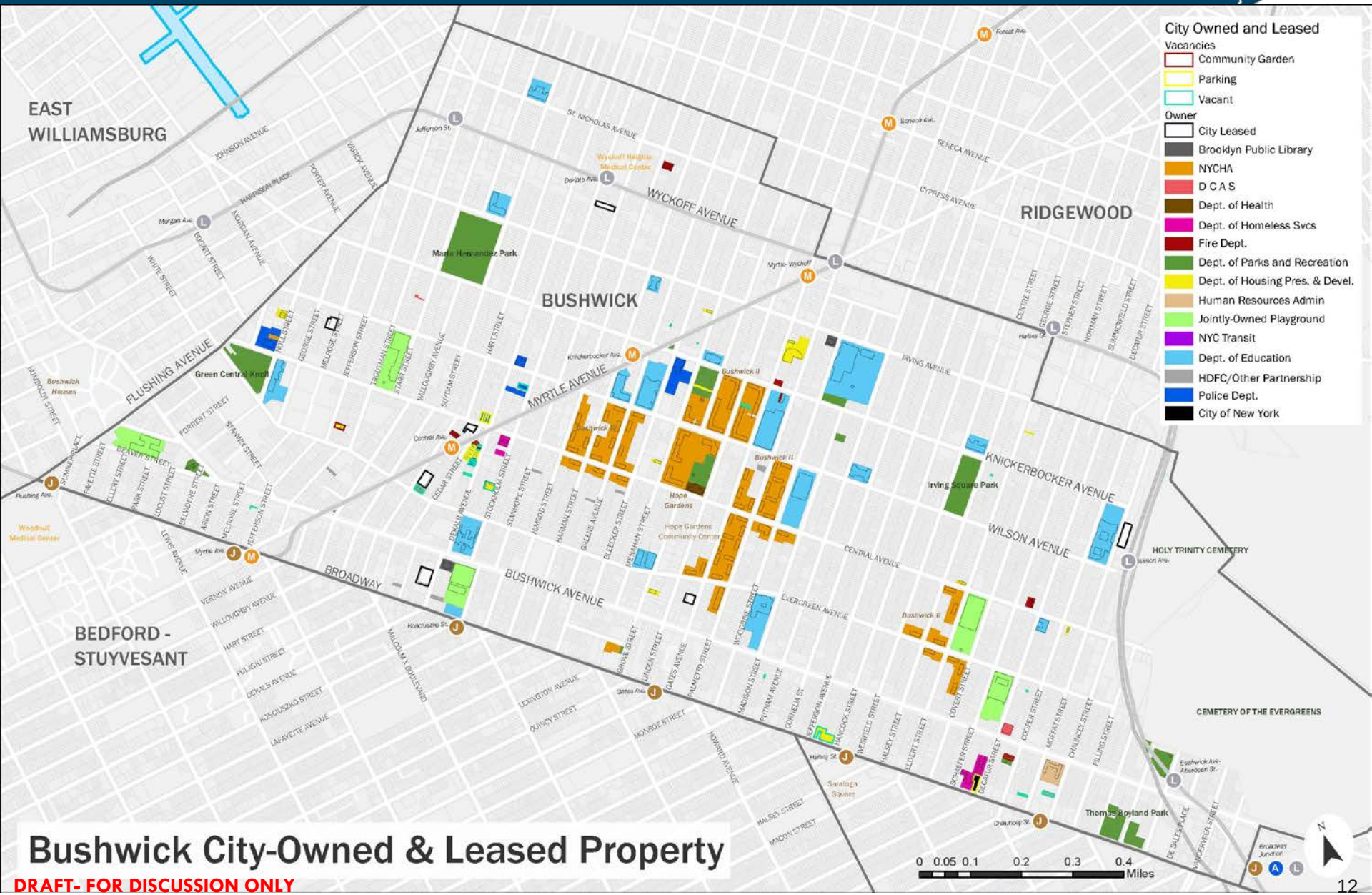
CITY OWNED OR LEASED PROPERTY



Bushwick City-Owned & Leased Property

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CHANGING MARKET

New **market-rate** units filed in 2015 (Jan-Sept): **1,328**

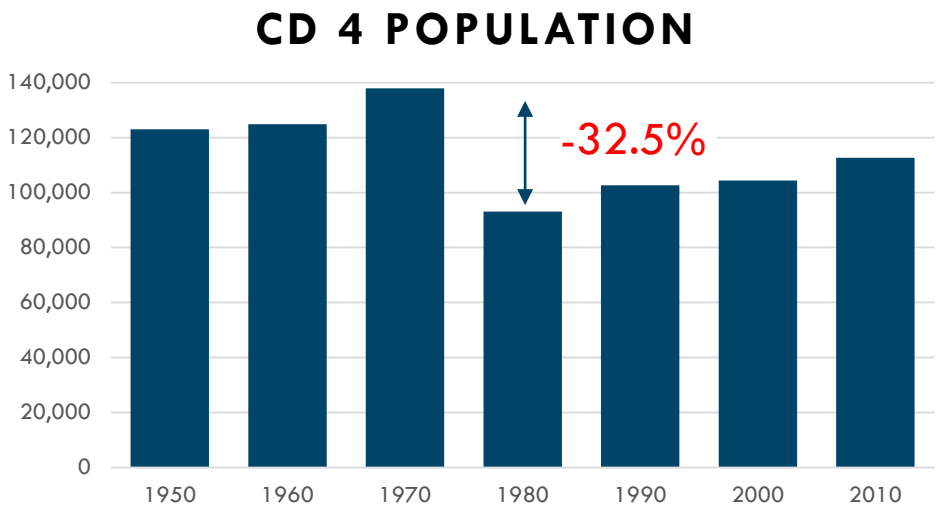
New **affordable** units filed 2015: **18**

New development, Central Avenue

New market-rate housing on Flushing Avenue

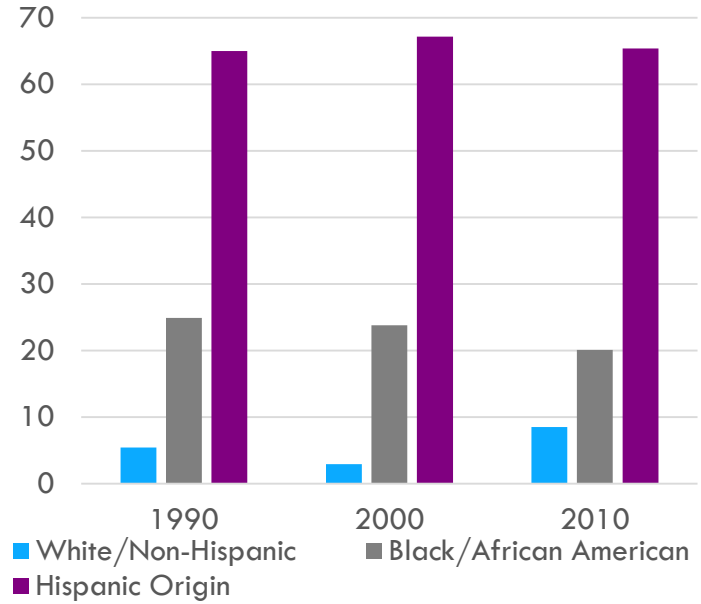
Data Sources: NYC Dept. of Buildings, NYC Dept. of Housing Preservation and Development

POPULATION



2010 Population: 112,634

Peak Population (1970): 137,895



2000 - 2010 Change (Bushwick CD 4):

- **White, Nonhispanic: +216%** (6,538). Dominated by in migration.
- **Black, Nonhispanic: -8.7%** (2,150). Dominated by outmigration.
- **Hispanic: +5%** (3,474). Dominated by natural increase, which outweighed net outmigration

	CD 4	NYC
Median Household Income	$39,152	$52,259

Data Sources: US Census Bureau ACS 2009-2013; Brooklyn Historical Society; Population Division New York City Department of City Planning

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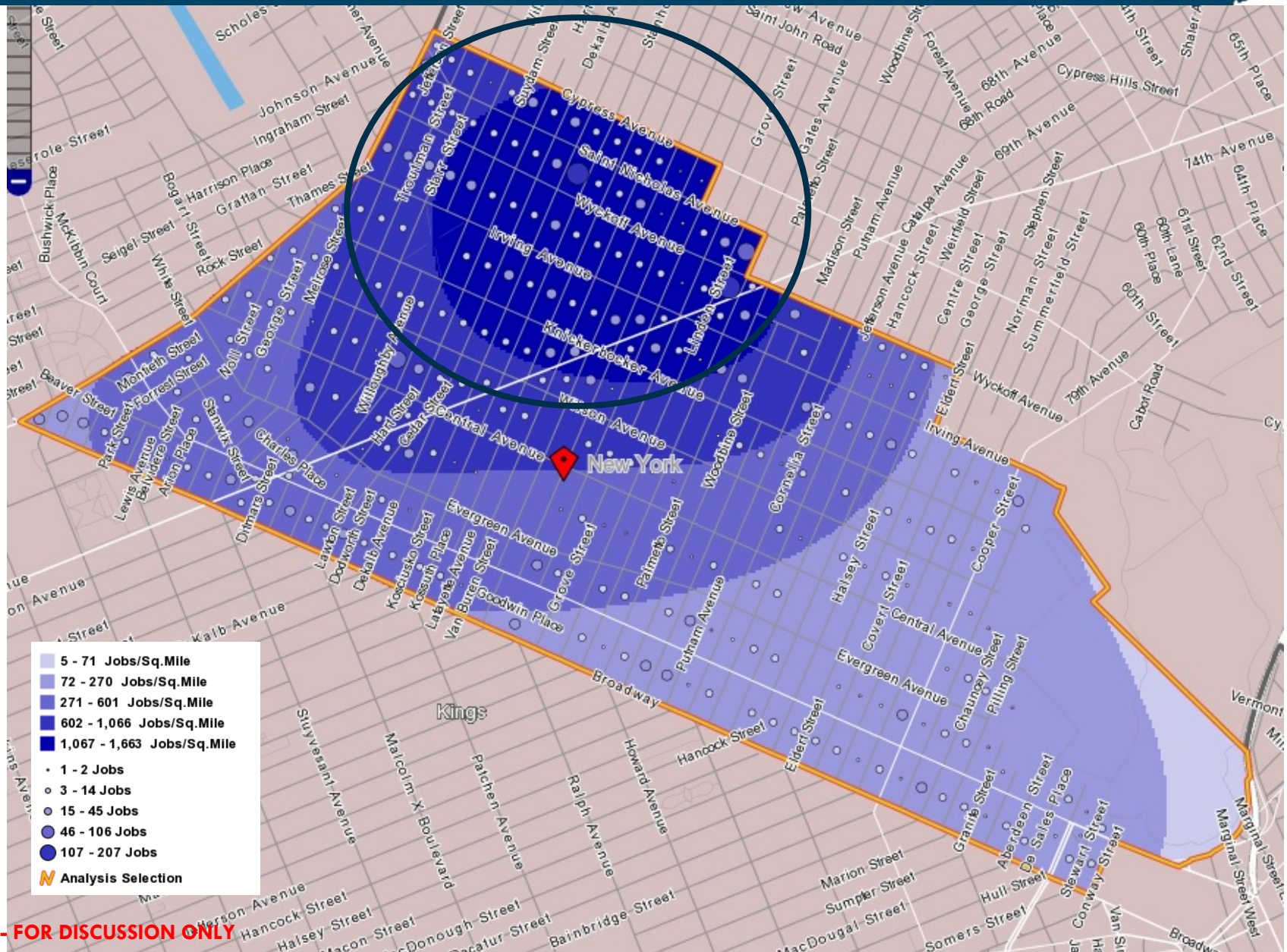
EMPLOYMENT


5 - 71 Jobs/Sq.Mile
72 - 270 Jobs/Sq.Mile
271 - 601 Jobs/Sq.Mile
602 - 1,066 Jobs/Sq.Mile
1,067 - 1,663 Jobs/Sq.Mile
1 - 2 Jobs
3 - 14 Jobs
15 - 45 Jobs
46 - 106 Jobs
107 - 207 Jobs
Analysis Selection
New York
Kings
Cypress Avenue
Saint Nicholas Avenue
Wyckoff Avenue
Irving Avenue
Knickerbocker Avenue
Myrtle Avenue
Central Avenue
Broadway
Evergreen Avenue
Hancock Street
Johnson Avenue
Ingraham Street
Harrison Place
Grattan Street
Thames Street
Troutman Street
Starr Street
Stockton Street
Willoughby Avenue
Hart Street
Cedar Street
Melrose Street
George Street
Noll Street
Monitch Street
Forrest Street
Beaver Street
Park Street
Lewis Avenue
Belvidere Street
Aiton Place
Stanwix Street
Dittmars Street
Charles Place
Lawton Street
Dodworth Street
Dekalb Avenue
Kosciusko Street
Kosciusko Place
Lafayette Avenue
Van Buren Street
Goodwin Place
Grove Street
Palmetto Street
Putnam Avenue
Woodbine Street
Cornelia Street
Madison Street
Putnam Avenue
Jefferson Avenue
Catalpa Avenue
Hancock Street
Weirfield Street
Centre Street
George Street
Stephen Street
Norman Street
Summerfield Street
Elderfl Street
Wyckoff Avenue
Irving Avenue
Halsey Street
Covert Street
Central Avenue
Evergreen Avenue
Chauncey Street
Pilling Street
Cooper Street
Granite Street
Aberdeen Street
De Sales Place
Stewart Street
Conway Street
Hull Street
Marion Street
Sumpter Street
MacDougal Street
Somers Street
Bainbridge Street
Decatur Street
Macon Street
Donough Street
Stuyvesant Avenue
Malcolm X Boulevard
Patchen Avenue
Ralph Avenue
Howard Avenue
Marginal Street West
Vermont
Cypress Hills Street
Saint John Road
Gates Avenue
Grove Street
Forest Avenue
Woodbine Street
68th Avenue
68th Road
69th Avenue
74th Avenue
79th Avenue
80th Street
80th Place
80th Lane
81st Street
84th Place
62nd Street
65th Place
Cabot Road
Shaler
Scholes
Johnson Avenue
Ingraham Street
Harrison Place
Grattan Street
Thames Street
Rock Street
White Street
Seigel Street
Bogart Street
Bushwick Place
Mckibbin Court
Casserole Street
Dekalb Avenue
Kosciusko Street
Hancock Street
Halsey Street
Jefferson Avenue

ELECTED OFFICIALS

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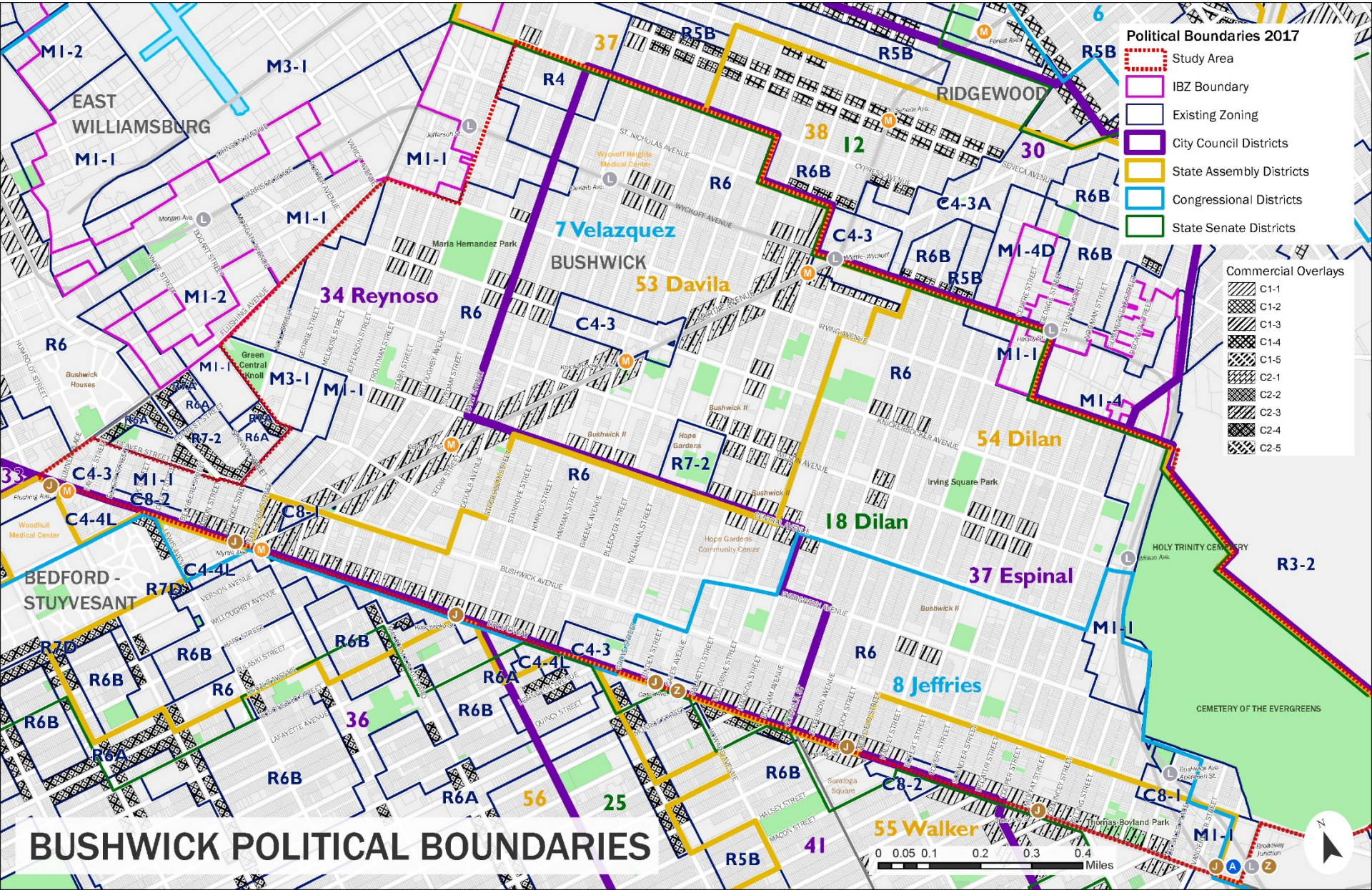


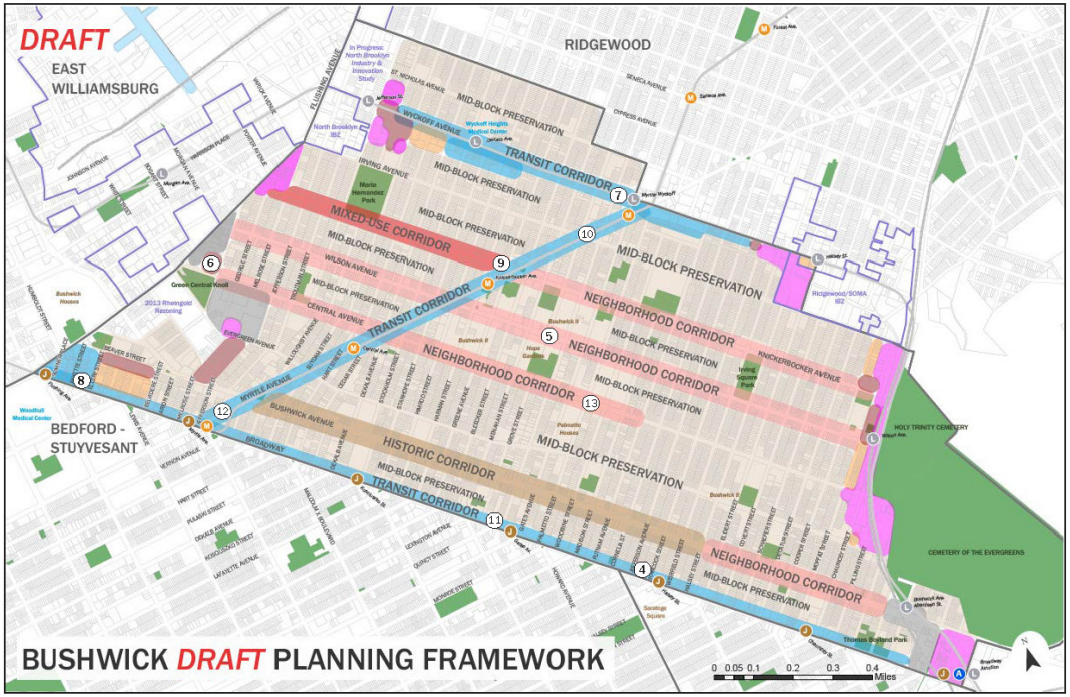
BUSHWICK POLITICAL BOUNDARIES

PLANNING FRAMEWORK

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 discusssion ot 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% afforable 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

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PROPOSED ZONING

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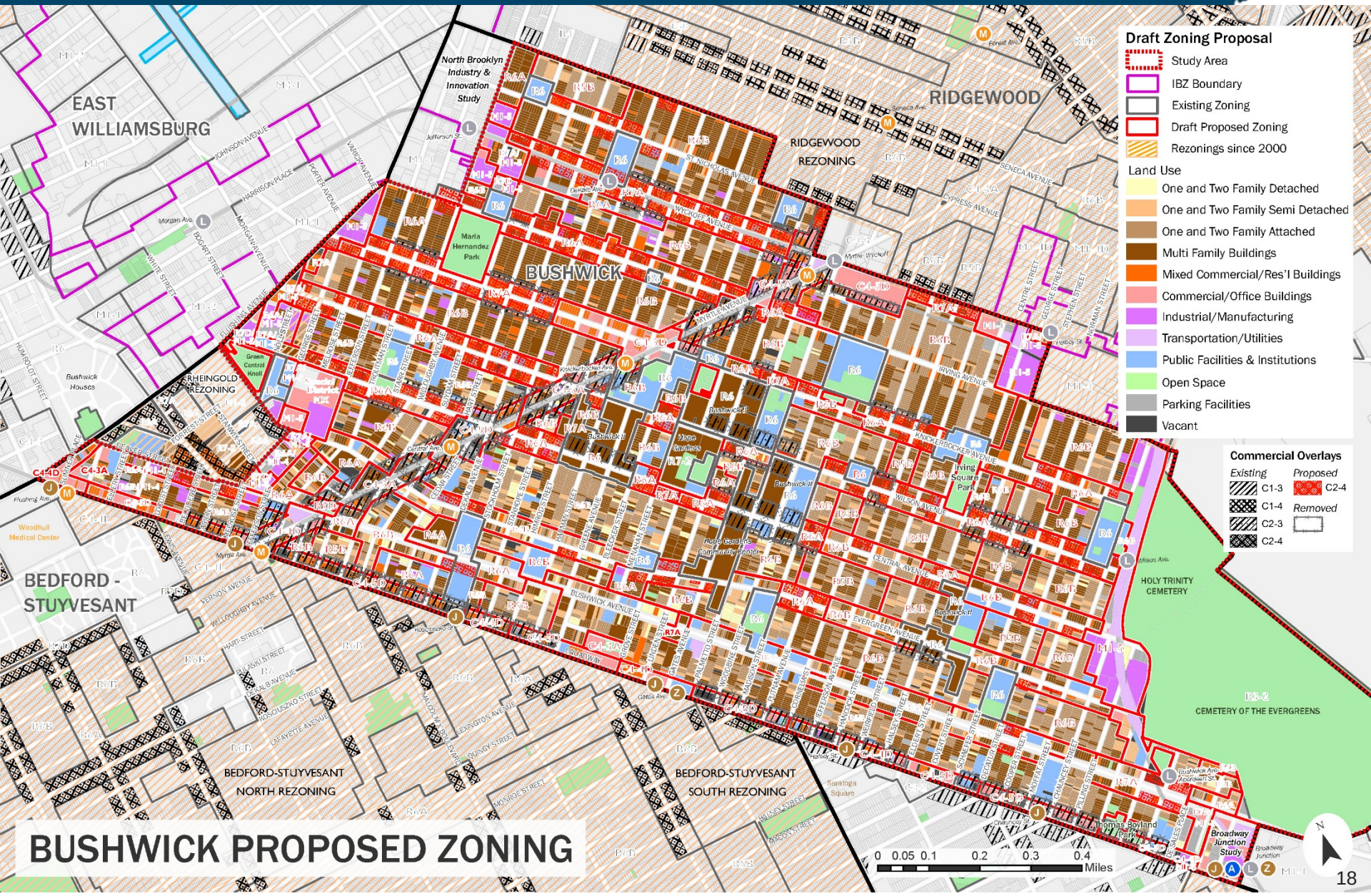
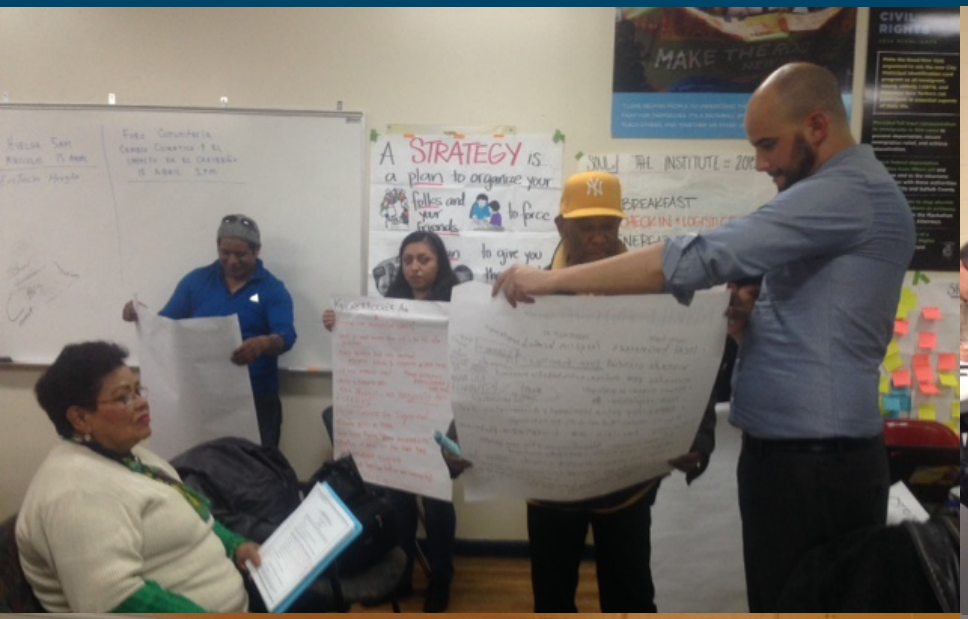
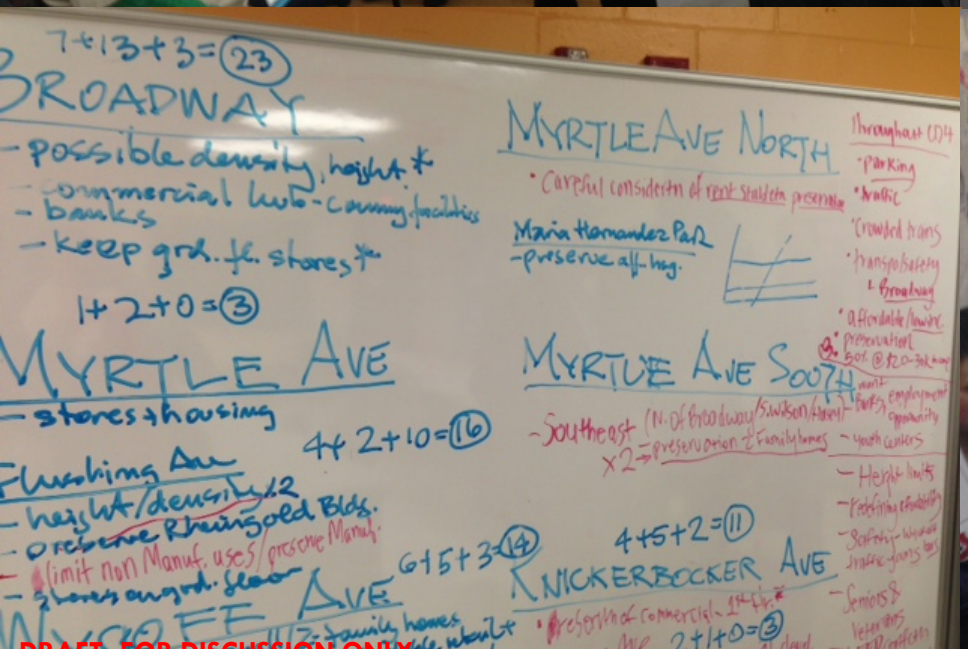


BUSHWICK PROPOSED ZONING

PROCESS TO DATE





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CM PLANNING PROCESS GOALS

1. Create new ***affordable housing***
2. Create new ***open space***
3. Improve ***public transportation*** & infrastructure
4. Preserve and create additional local ***commercial businesses***
5. Preserve ***neighborhood character***
6. Improve ***community health***
7. Improve ***schools*** and educational institutions
8. Preserve and create ***industrial businesses***
9. Improve ***health facilities*** and sanitation
10. Improve ***street safety***

Community Feedback

*BUSHWICK STEERING COMMITTEE SLIDE

What areas do residents want to focus on?

Corridor	Votes	Priorities
Broadway	51	Employment opportunity – preserved commercial ground floors, create affordable housing, improve transportation infrastructure
Wyckoff Ave	36	Potential residential density growth with required affordable housing at local levels, preserve ground floor commercial space, improve street safety and cleanliness
Bushwick Ave	29	Preserve historic character, improve street safety, preserve affordable housing, increase open space
Knickerbocker Ave	20	Encourage small businesses, preserve commercial space, enhance M.H. Park, create affordable housing, better public transportation
Flushing Ave	17	Preserve manufacturing / restrict non M uses, potential affordable housing creation, transportation improvement.
Myrtle Ave	13	Increase services/job opportunies, create affordable housing, more open space, more community spaces

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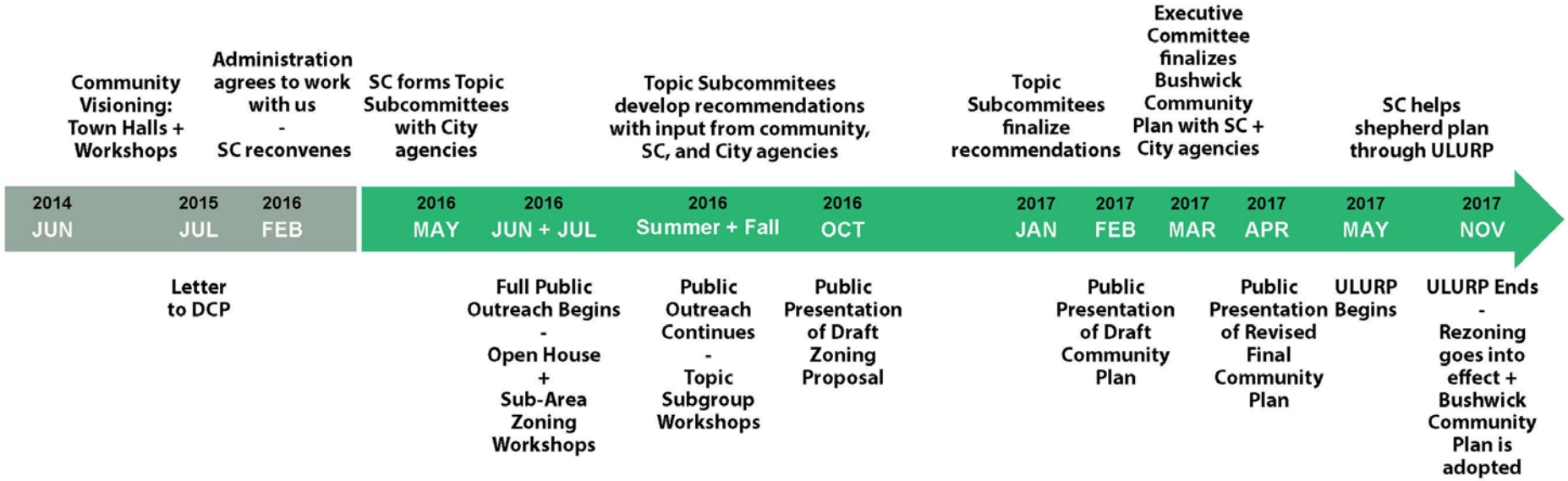
WORK PLAN

MILESTONE	PERIOD
Data Collection and Existing Conditions Analysis	6 months
Prepare Land Use and Zoning Framework	3 months
MILESTONE - DRAFT PLANNING FRAMEWORK	
RWCDS Drafting	3 months
EAS Development/Draft EIS Scope of Work	3 months
Refine Zoning Proposal (simultaneous to RWCDS Drafting)	6 months
MILESTONE - SCOPING HEARING	
DEIS Analysis	6 months
Final Zoning Proposal, Text, and ULURP Application (simultaneous to DEIS analysis)	3 months
MILESTONE - CERTIFICATION	
ULURP	7 months

BUSHWICK STEERING COMMITTEE TIMELINE

BUSHWICK COMMUNITY PLAN: DRAFT PROCESS TIMELINE*



*Prepared 04.05.16. Updated 04.21.16. Timeline is tentative and subject to change.

*BUSHWICK STEERING COMMITTEE SLIDE

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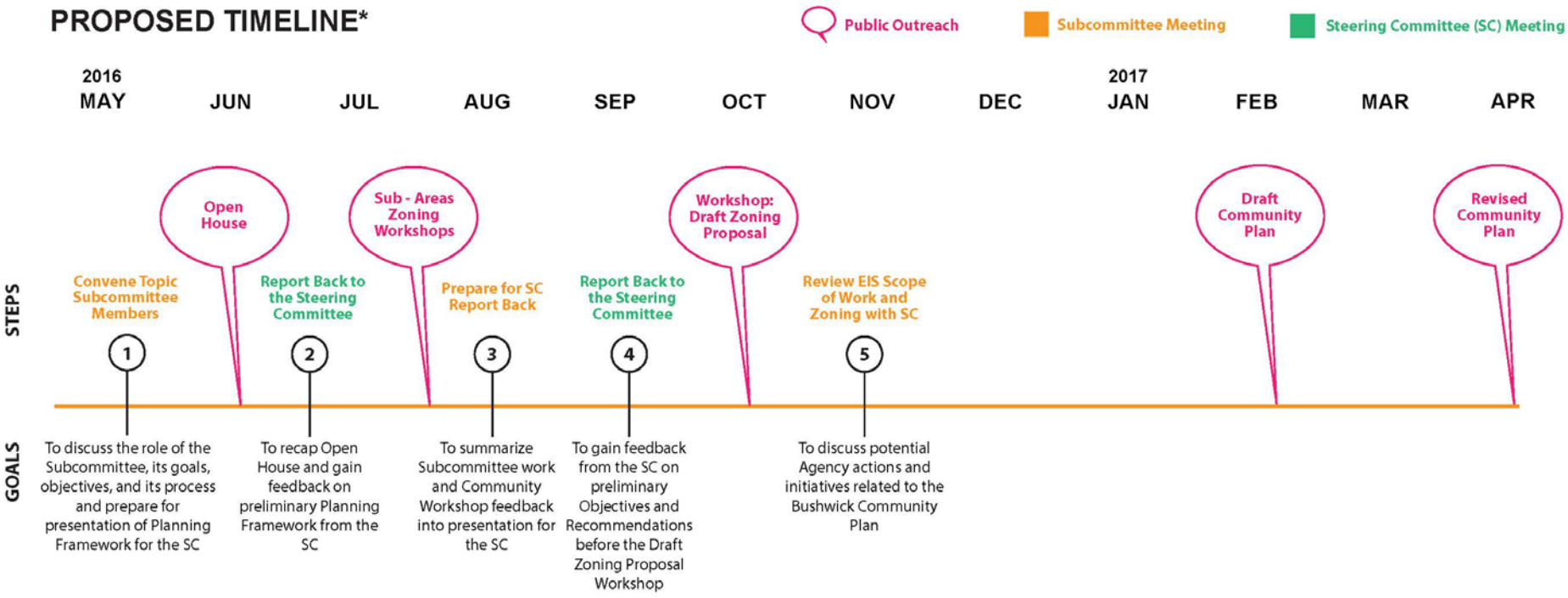
ZONING SUB-COMMITTEE TIMELINE

BUSHWICK COMMUNITY PLAN
ZONING + LAND USE SUBCOMMITTEE



*Prepared 04.21.16. Timeline is tentative and subject to change.

*BUSHWICK STEERING COMMITTEE SLIDE

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NEXT STEPS

1. *First Zoning Sub-Committee Meeting: May 25th*
2. *Open House: June 20th*
3. *Preparation of Zoning Framework: Ongoing*

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APPENDIX

HISTORY

Dutch settle Boswijck
"town in the woods"

Establishment
(1638 – 1854)

1977 Blackout and all hands fire

Disinvestment and
Decline (1946 – 1977)

Rheingold Gardens redevelopment (2005)

Revitalization (1991
– present)

Growth and
Development
(1855 – 1945)

Ulmer Brewery

Urban Renewal
(1978 – 1990)

Bushwick Action Plan (1978), Bushwick II Urban Renewal Plan (1979), NYCHA development and partnership housing

Current
Considerations

Development, rising
housing costs

Data Sources: [Brooklyn Historical Society. *Up From Flames: Mapping Bushwick's Recovery 1997 – 2007.*] Malanga, S. (2008). *The Death and Life of Bushwick.*

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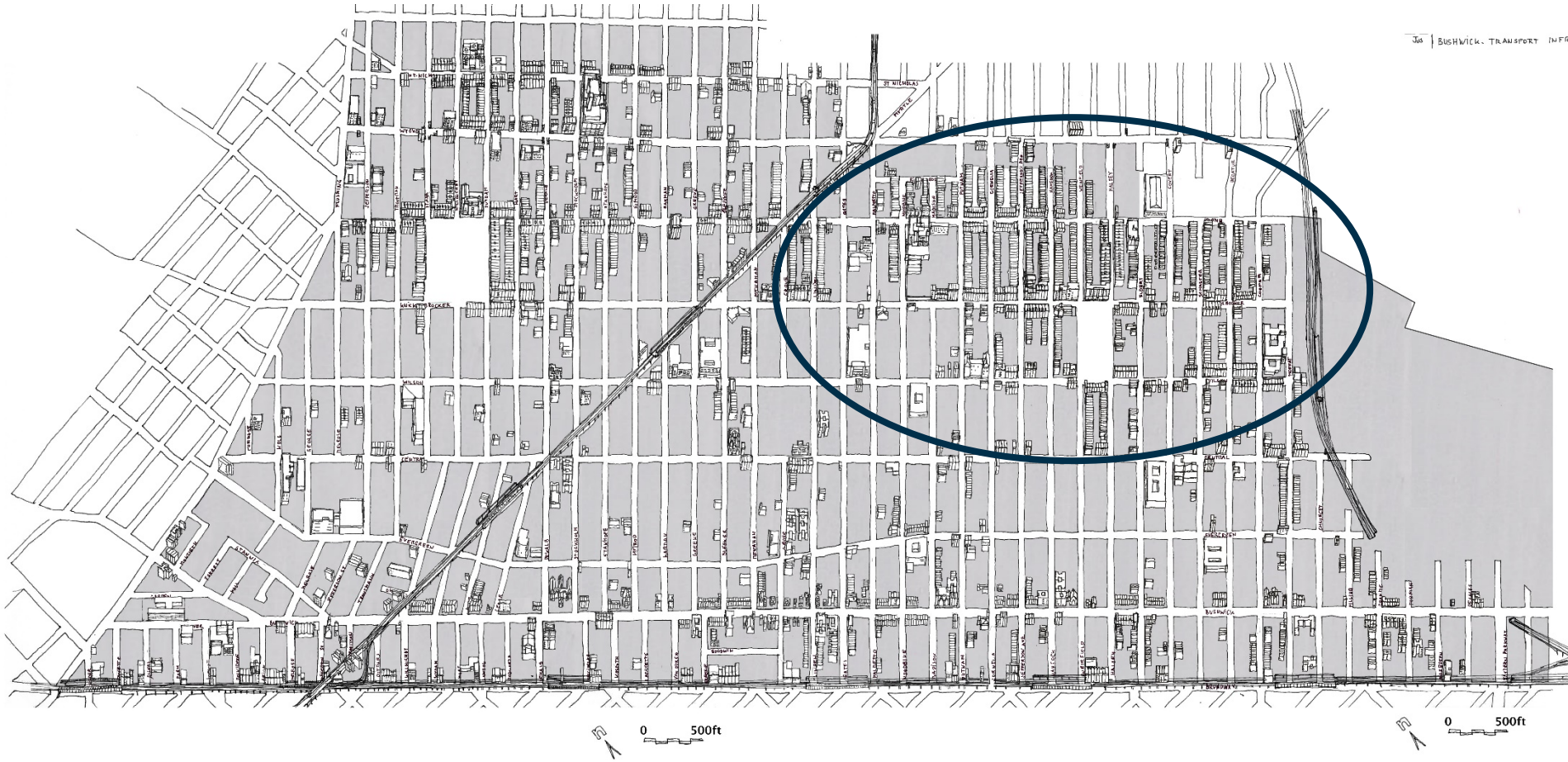
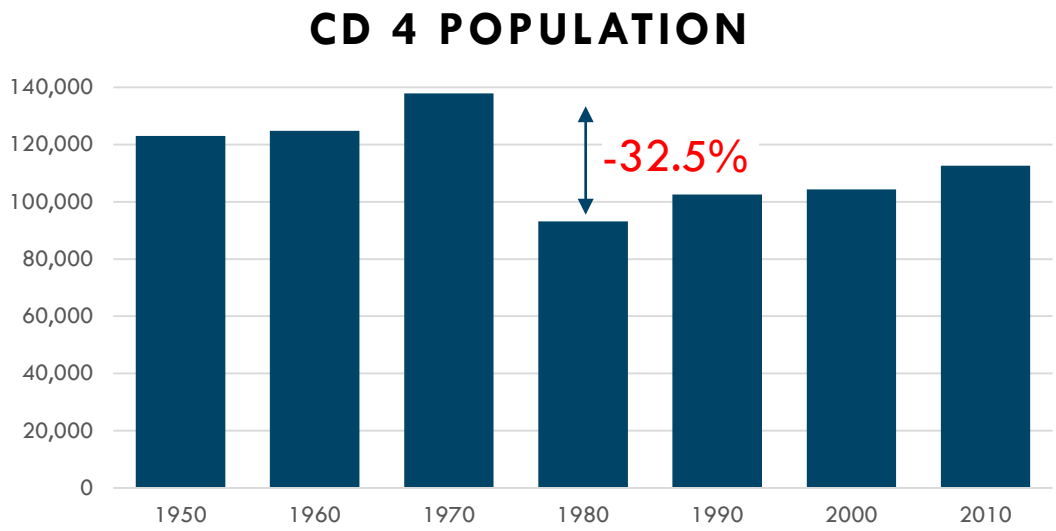
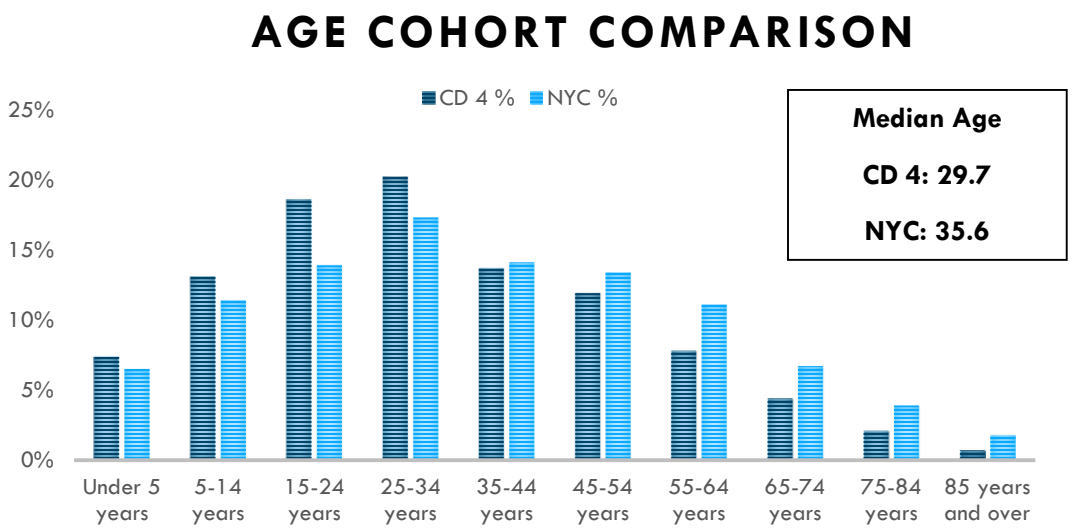
SUB-AREA: Northeast Bushwick

Architecturally significant buildings



POPULATION





2010 Population: 112,634

Peak Population (1970): 137,895

2010 Average Household Size: 3.17

2010 Median Age: 29.7

	CD 4	NYC
Avg. household size	3.17	2.64
Avg. family size	3.66	3.42

Data Sources: US Census Bureau ACS 2009-2013; Brooklyn Historical Society; Population Division New York City Department of City Planning

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POPULATION CHANGE

2000 - 2010 Change (Bushwick Community District 4):

- **White, Nonhispanic: +216%** (6,538). Dominated by in migration.
- **Black, Nonhispanic: -8.7%** (2,150). Dominated by outmigration.
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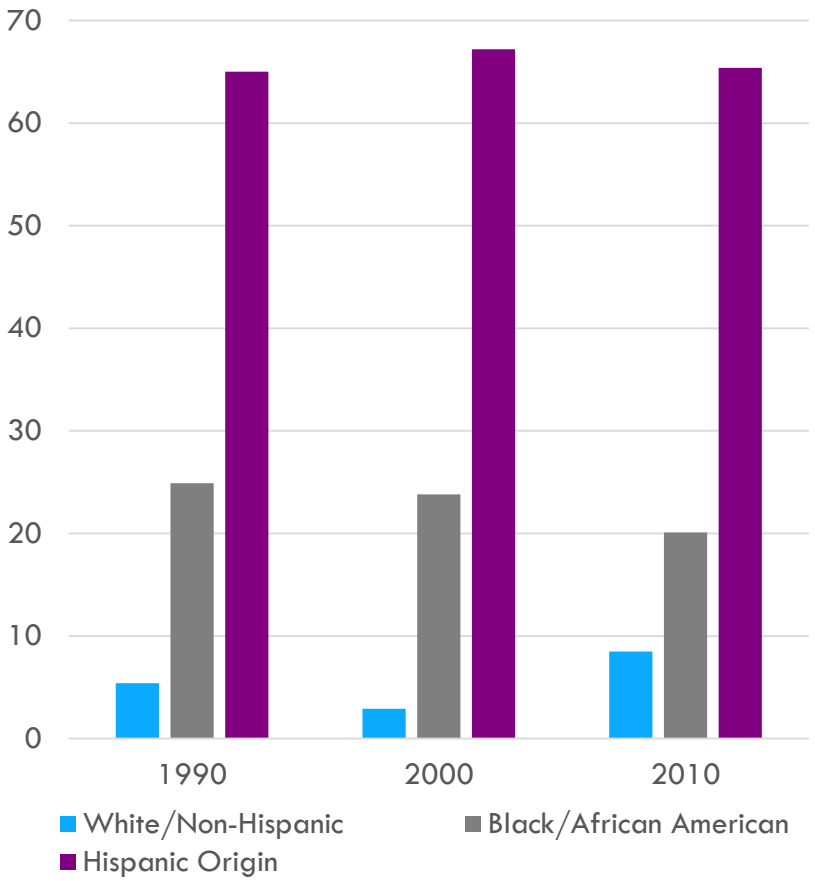

Sources: U.S. Census Bureau, 2000 and 2010 Censuses;
New York City Department of Health and Mental Hygiene, 2000-2010.
Population Division-New York City Department of City Planning

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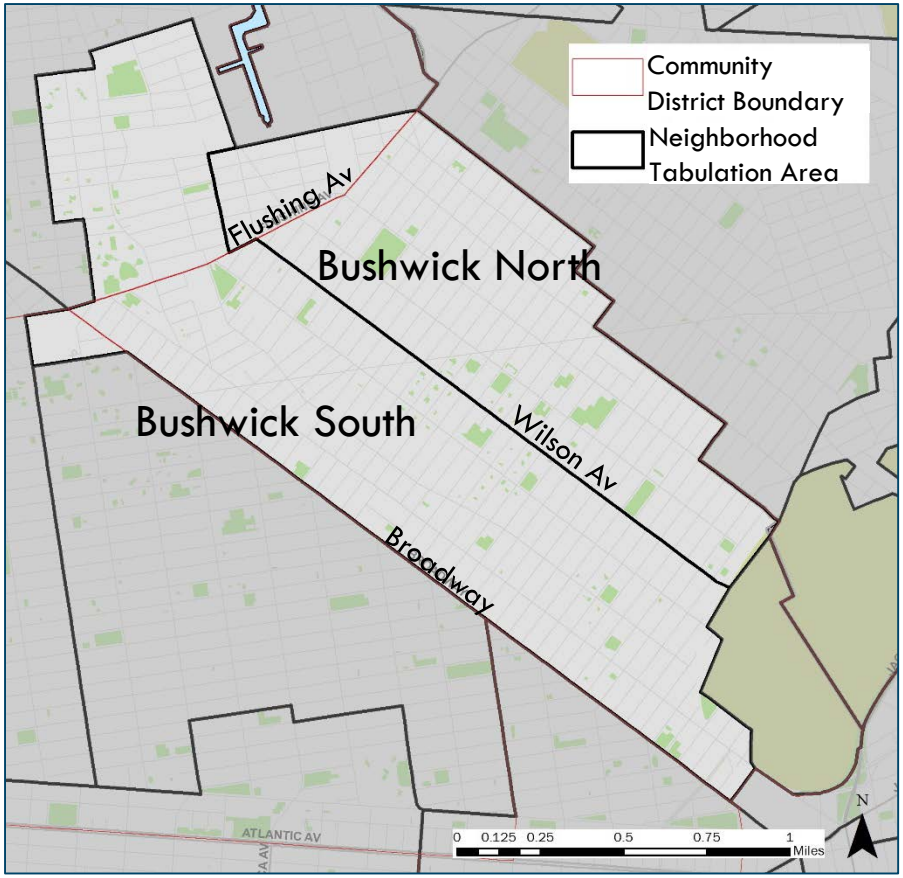
POPULATION CHANGE

Bushwick North

	2000	2010	Change, 2000-2010		Components of Change	
			Number	Percent	Natural Increase	Net Migration
Total Population	56,093	57,138	1,045	1.9%	9,404	-8,359
White, nonhispanic	2,316	6,098	3,782	163.3%	-37	3,819
Black, nonhispanic	5,599	5,533	-66	-1.2%	740	-806
Asian, nonhispanic	2,712	3,417	705	26.0%	311	394
Hispanic	43,573	41,035	-2,538	-5.8%	8,370	-10,908

Bushwick South

	2000	2010	Change, 2000-2010		Components of Change	
			Number	Percent	Natural Increase	Net Migration
Total Population	64,617	72,101	7,484	11.6%	7,284	200
White, nonhispanic	1,469	6,819	5,350	364.2%	14	5,336
Black, nonhispanic	22,684	20,281	-2,403	-10.6%	1,720	-4,123
Asian, nonhispanic	648	1,734	1,086	167.6%	181	905
Hispanic	38,276	42,014	3,738	9.8%	5,341	-1,603



Sources: U.S. Census Bureau, 2000 and 2010 Censuses;
New York City Department of Health and Mental Hygiene, 2000-2010.
Population Division-New York City Department of City Planning

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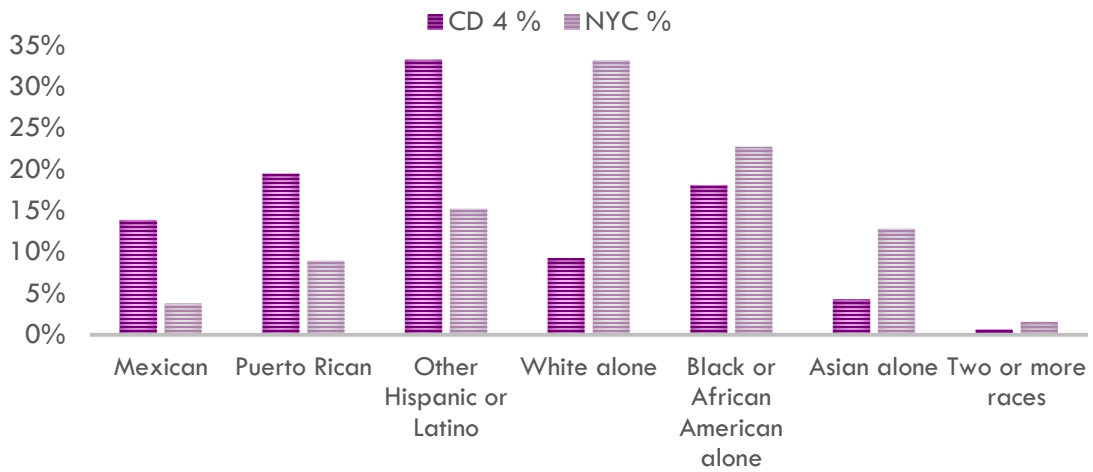
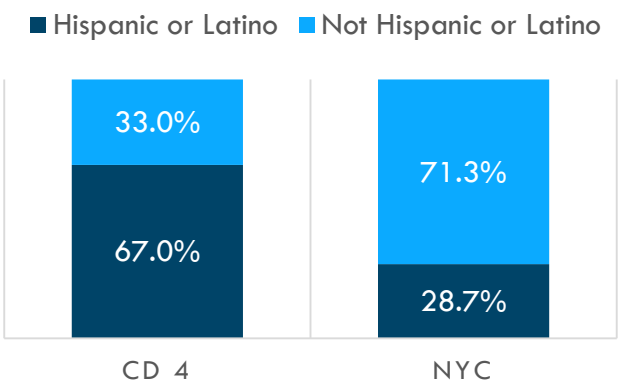
DEMOGRAPHICS: Race and Origin

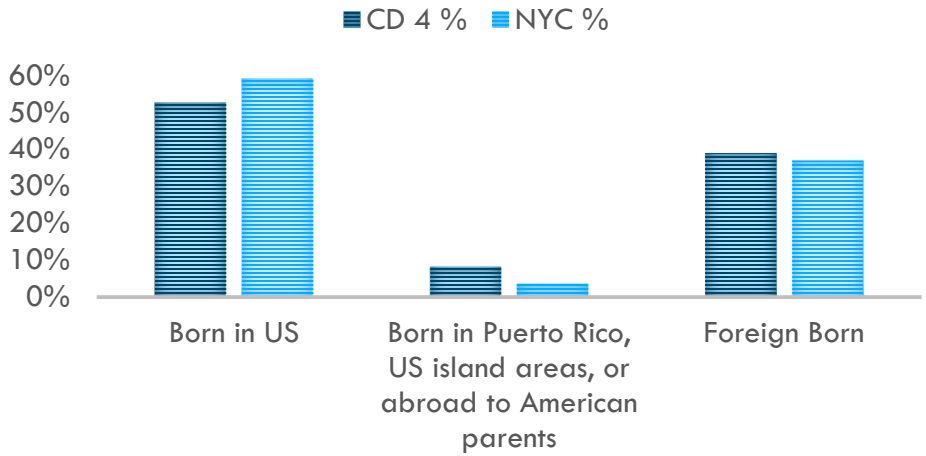
RACIAL COMPARISON



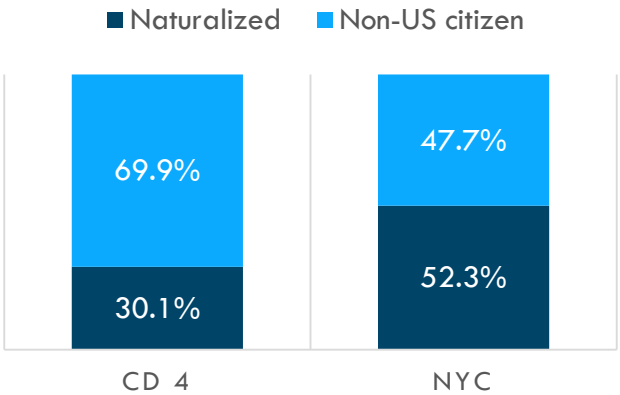
HISPANIC ORIGIN COMPARISON



POPULATION BY PLACE OF BIRTH



CITIZENSHIP: FOREIGN-BORN POPULATION



Data Sources: US Census Bureau, American Community Survey; Population Division New York City Department of City Planning (2009-2013 ACS profiles)

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DEMOGRAPHICS: Income and Benefits

POVERTY STATUS

	CD 4	NYC
Families below the poverty level	**28.7%**	17.3%
Population below poverty level	**30.4%**	20.3%
Under 18	**42.4%**	29.4%
65 and over	**34.0%**	18.3%

INCOME AND BENEFITS

	CD 4	NYC
Median household income	**$39,152**	$52,259
Pop. with Supplemental Security Income	**12.4%**	7.3%
Pop. with cash public assistance income	**5.7%**	4.2%
Pop. with Food Stamp/SNAP benefits	**38.1%**	19.8%

Data Sources: US Census Bureau, American Community Survey; Population Division New York City Department of City Planning (2009-2013 ACS profiles)

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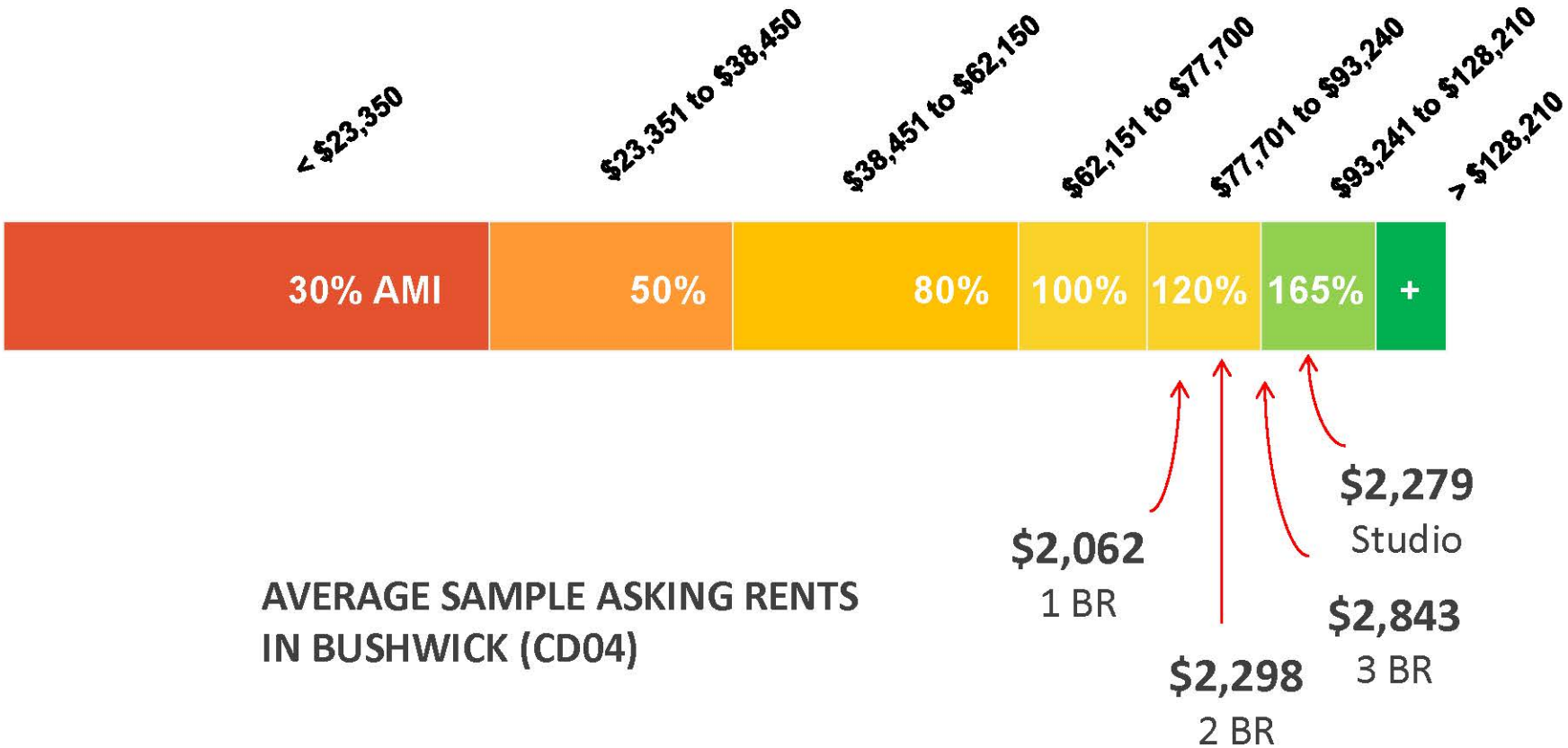
BUSHWICK
Sample Asking Rents in CD04

Income Bands Bushwick (CD4)



Source: American Community Survey 5 Year Estimates 2008-12
Source: Street Easy Analysis December 23, 2015; Avg Sale Price $470/sf
Income limits are for a three-person household (HUD 2015)

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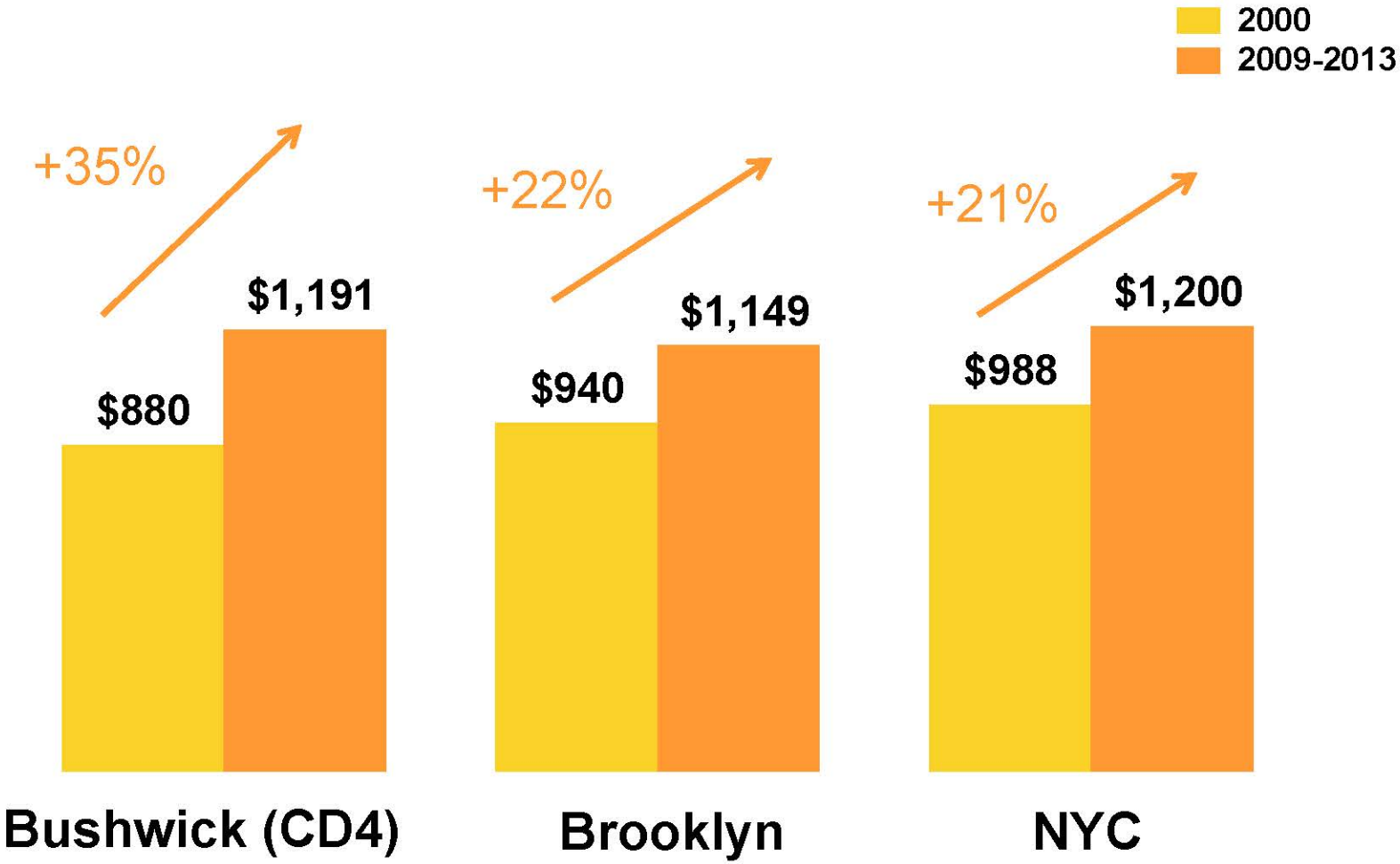
BUSHWICK

Change in Median Gross Monthly Rent (2013 $ Inflation Adjusted)



Source: US Census 2000, ACS 2009-2013 - 5 Year Estimates
*Based on sub-borough boundaries that approximate CD 4

Department of Housing Preservation & Development

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