

# **BUSHWICK**

# **BROWNFIELD**

# **OPPORTUNITY**

# **AREA**

- 1. STEERING COMMITTEE LIST**
- 2. EXISTING CONDITIONS MAPS**

**March 5, 2019**

**Steering Committee Kick-off Meeting**



**HESTER<sup>ST</sup>**

# STEERING COMMITTEE

## HOUSING

DREW VANDERBURG  
**RISEBORO**

GLORIA ESTRADA  
**NYCHA TENANTS ASSOCIATION**

JAMIE WISEMAN  
**PRIVATE DEVELOPER**

## ECONOMIC AND WORKFORCE DEVELOPMENT

EDWIN DELGADO  
**RESIDENT, BUSINESS OWNER**

KAREN NIEVES  
STEPHEN FABIAN  
**EVERGREEN EXCHANGE**

TBD  
**LOCAL MERCHANTS ASSOCIATION**

## HEALTH

BECCA TELZAC  
**MAKE THE ROAD NY HEALTH ACCESS**

DR. SANJIVAN PATEL  
**WYCKOFF HOSPITAL**

ZULMA NOVOA  
**DOHMH**

## COMMUNITY-WIDE

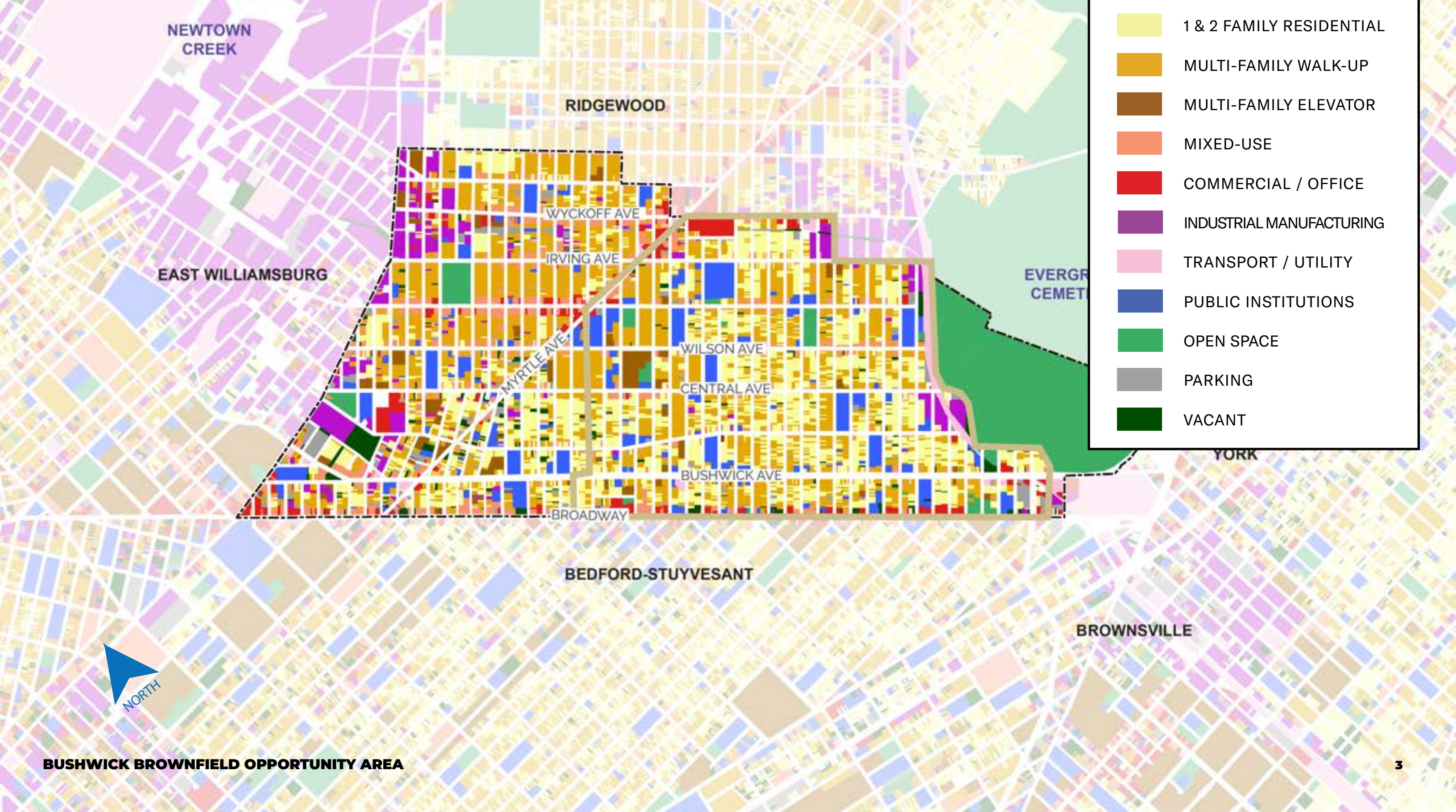
ASENHAT GOMEZ  
**EL PUENTE**

LEE ILAN  
**MAYOR'S OFFICE OF ENVIRONMENTAL REMEDIATION**

INGRID RAMOS  
**RESIDENT, FRIENDS OF MARIA HERNANDEZ PARK**

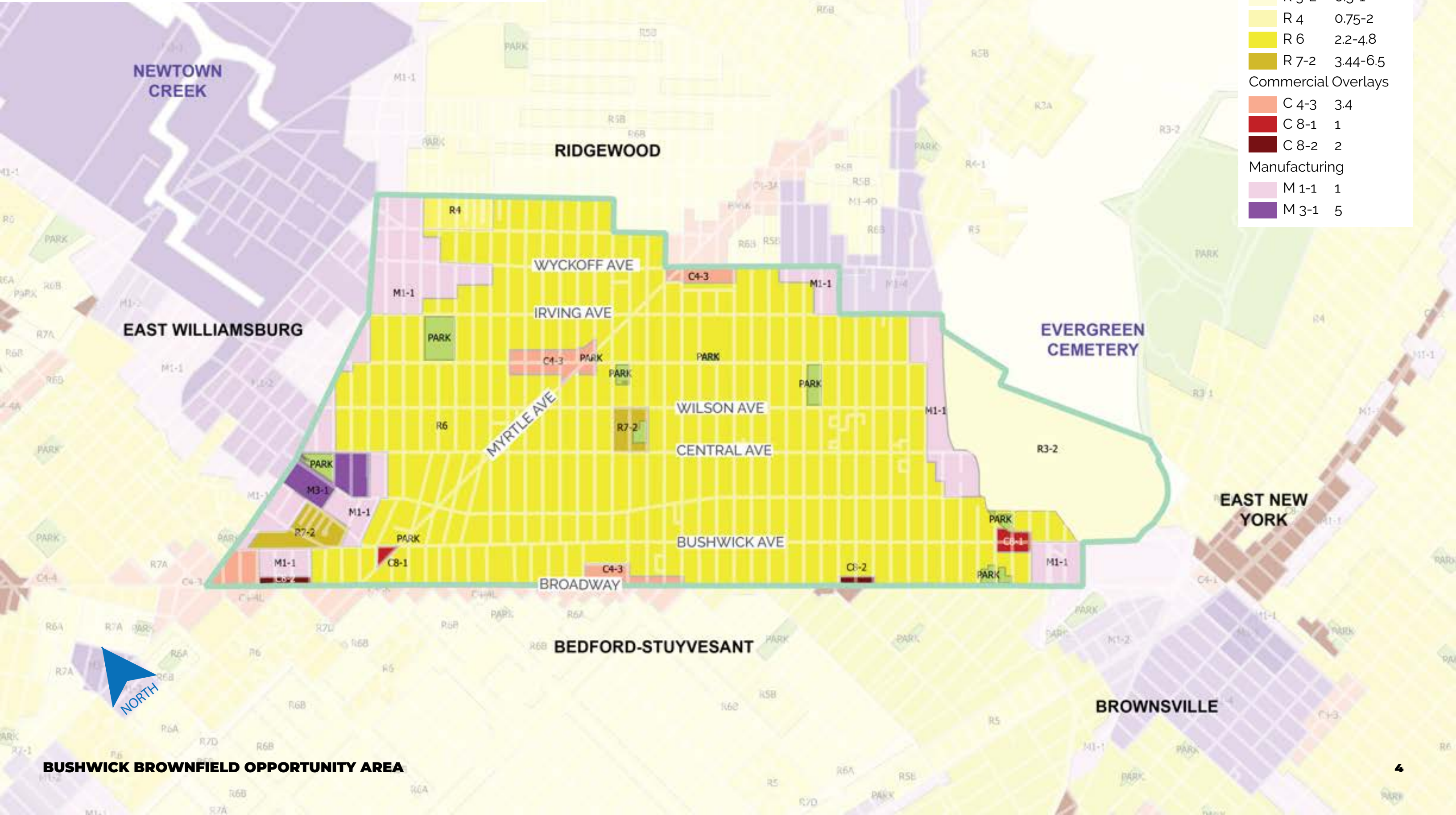
ROBERT CAMACHO  
**COMMUNITY BOARD 4 CHAIR**

# LAND USE

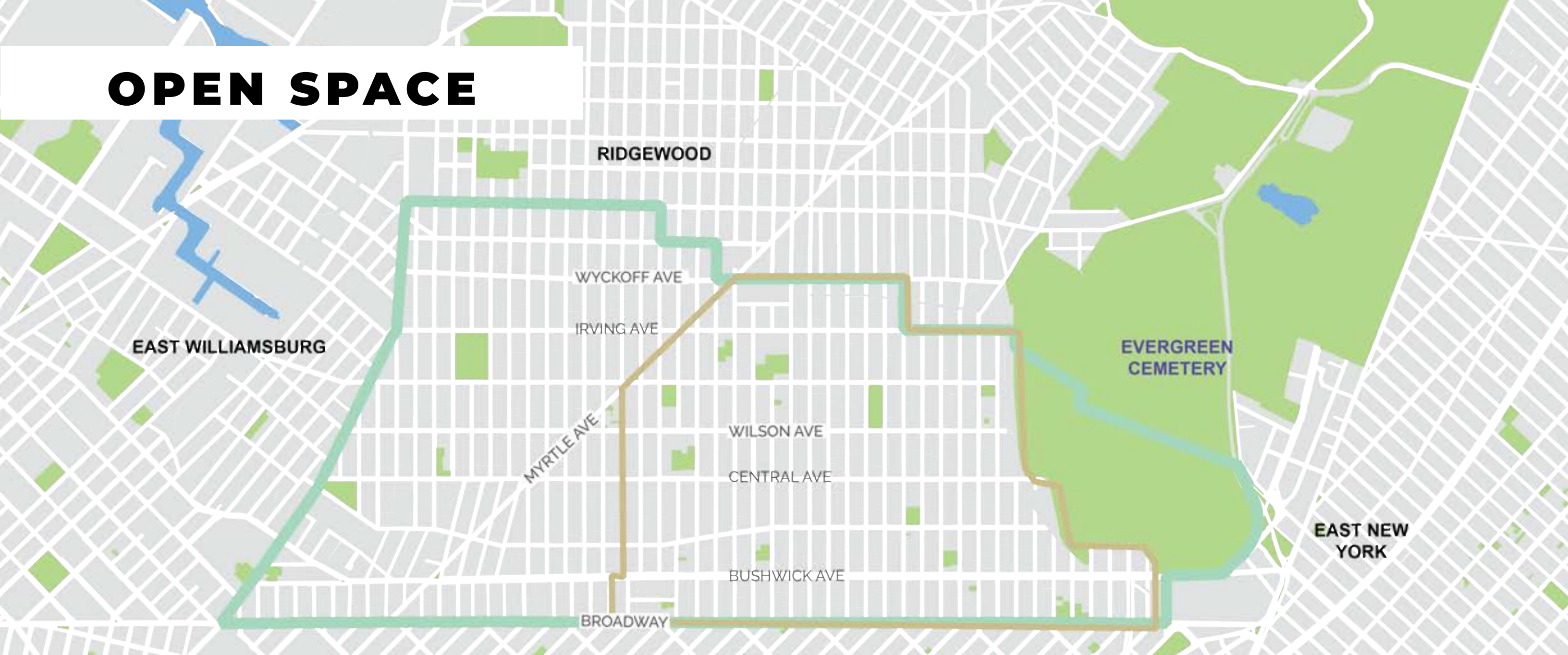


# ZONING

ZONING	F.A.R.
Park	
Residential	
R 3-2	0.5-1
R 4	0.75-2
R 6	2.2-4.8
R 7-2	3.44-6.5
Commercial Overlays	
C 4-3	3.4
C 8-1	1
C 8-2	2
Manufacturing	
M 1-1	1
M 3-1	5



# OPEN SPACE

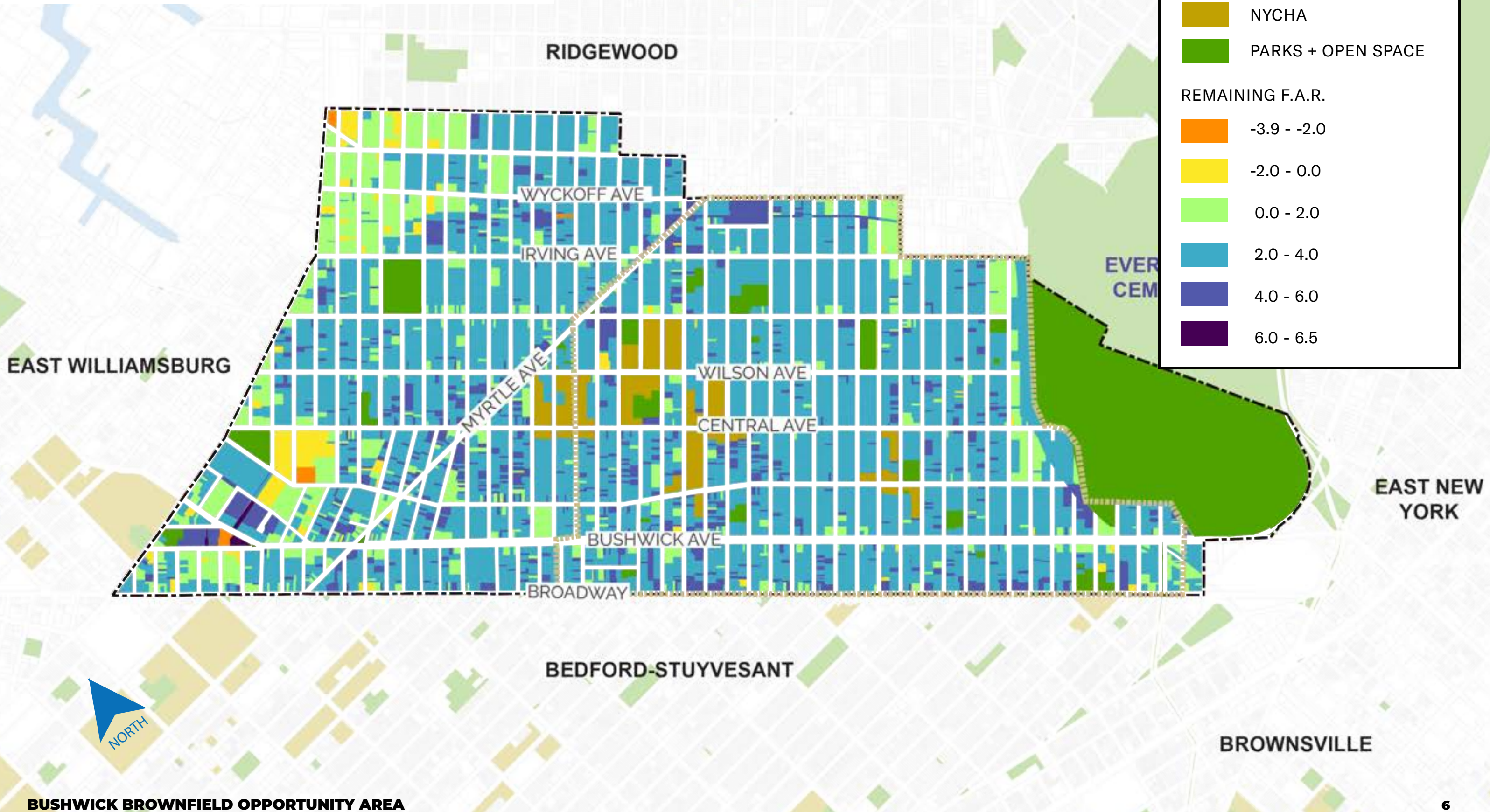


**0.7 Acres per  
1000 Residents**  
Bushwick's Median

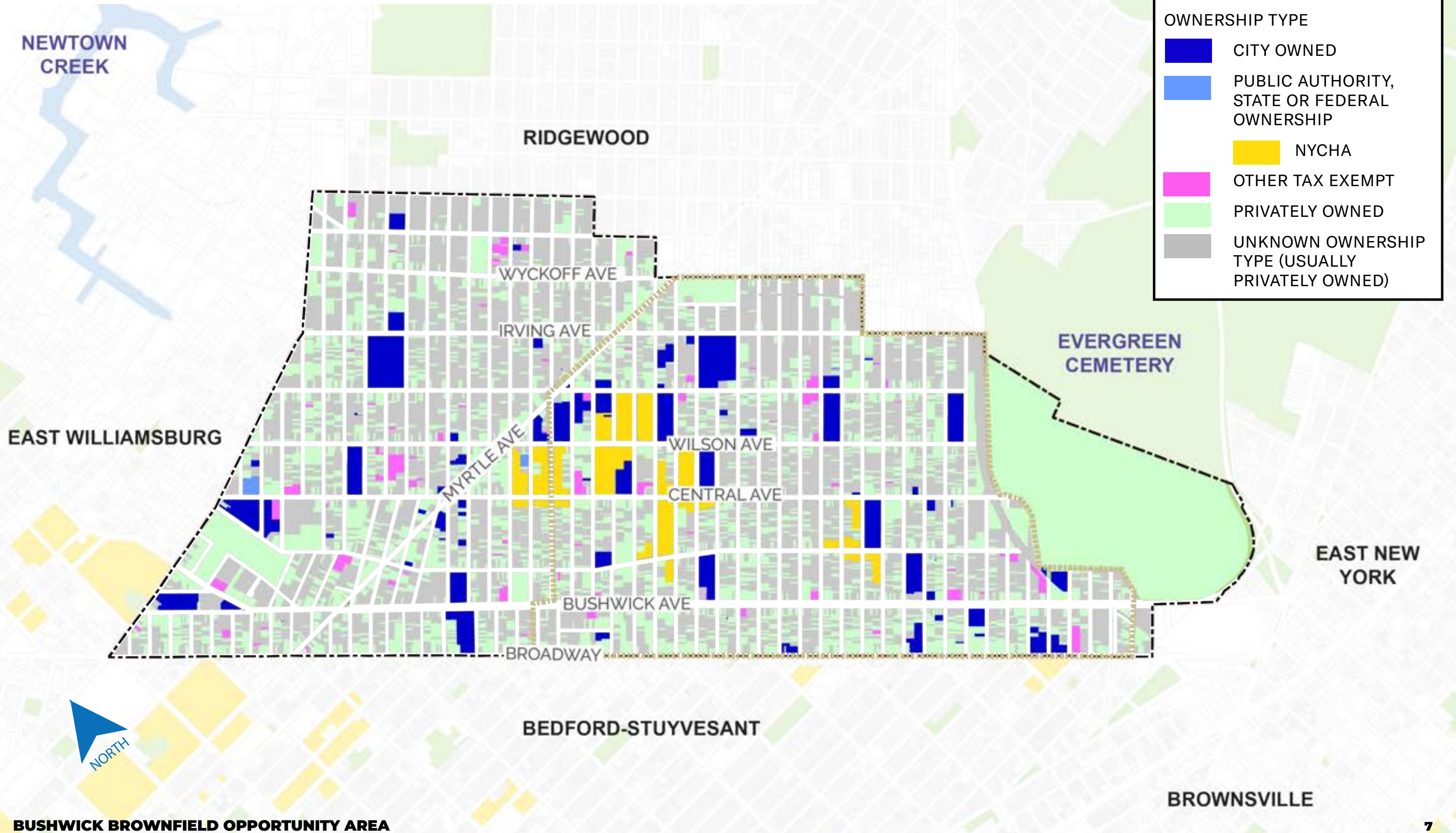


**1.5 Acres per  
1000 Residents**  
NYC's Median

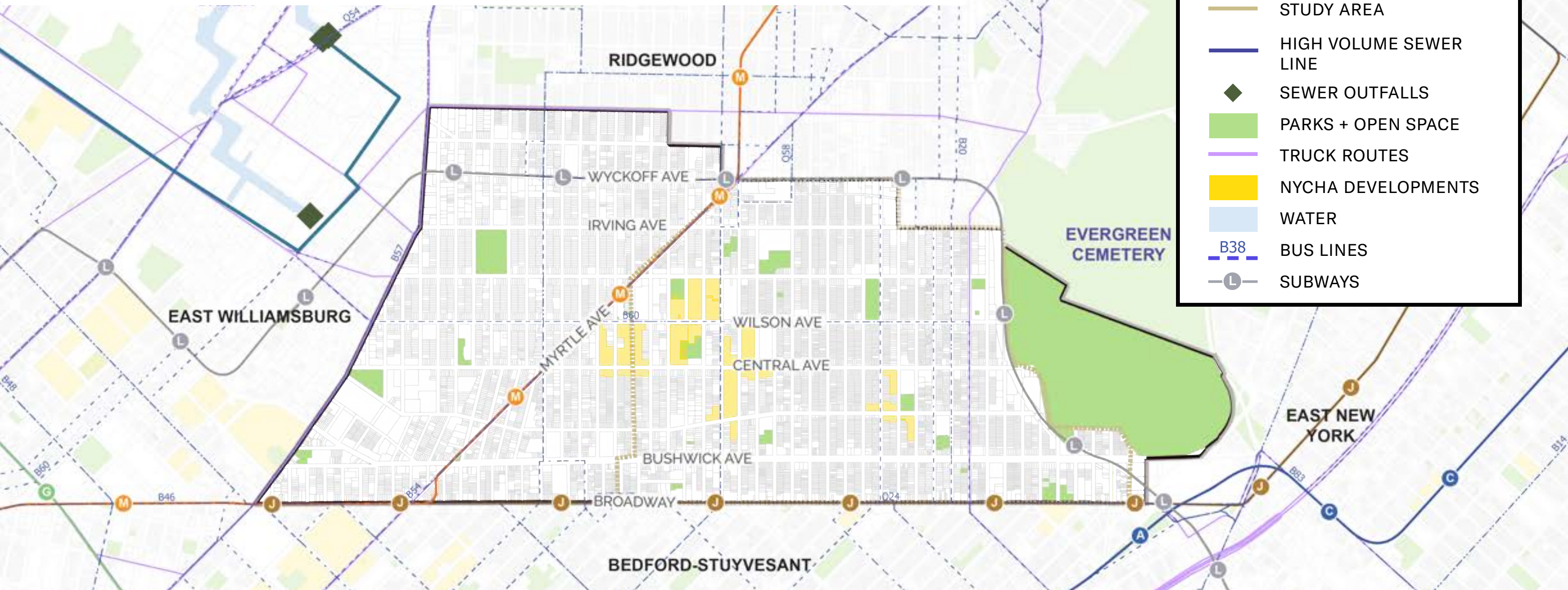
# REMAINING F.A.R.



# PROPERTY OWNERSHIP



# TRANSIT + INFRASTRUCTURE

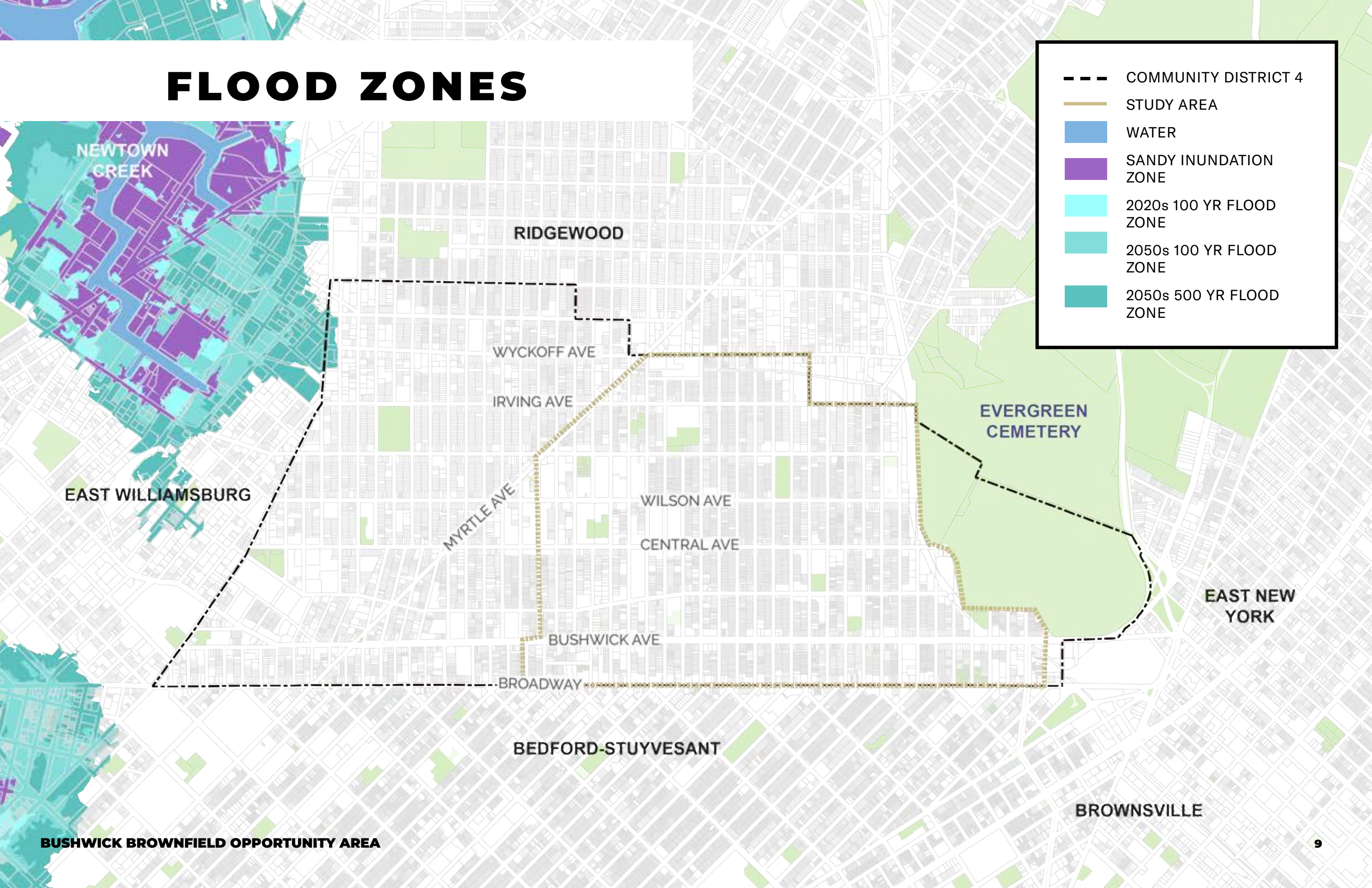


- COMMUNITY DISTRICT 4
- STUDY AREA
- HIGH VOLUME SEWER LINE
- ◆ SEWER OUTFALLS
- PARKS + OPEN SPACE
- TRUCK ROUTES
- NYCHA DEVELOPMENTS
- WATER
- B38 --- BUS LINES
- L — SUBWAYS

Half as many people drive in Bushwick than in Brooklyn or NYC.

Much higher percentage use public transit than in other neighborhoods

# FLOOD ZONES



- COMMUNITY DISTRICT 4
- STUDY AREA
- WATER
- SANDY INUNDATION ZONE
- 2020s 100 YR FLOOD ZONE
- 2050s 100 YR FLOOD ZONE
- 2050s 500 YR FLOOD ZONE

# BUSHWICK BROWNFIELD OPPORTUNITY AREA (BOA)

## ABOUT

The Bushwick BOA project is the second of three phases of the Brownfield Opportunity Areas Program that provides cities and Community Based Organizations with up to 90% of eligible project costs to complete revitalization plans and implementation strategies for communities affected by the presence of Brownfields.

This second phase will further research in Bushwick:

- Changing market conditions

- Opportunities for market growth
- New and previously identified strategic sites and their development opportunities

Most importantly, this we will further engage the Bushwick community in a participatory planning process that will result in an actionable plan for the redevelopment of several strategic sites in the neighborhood.

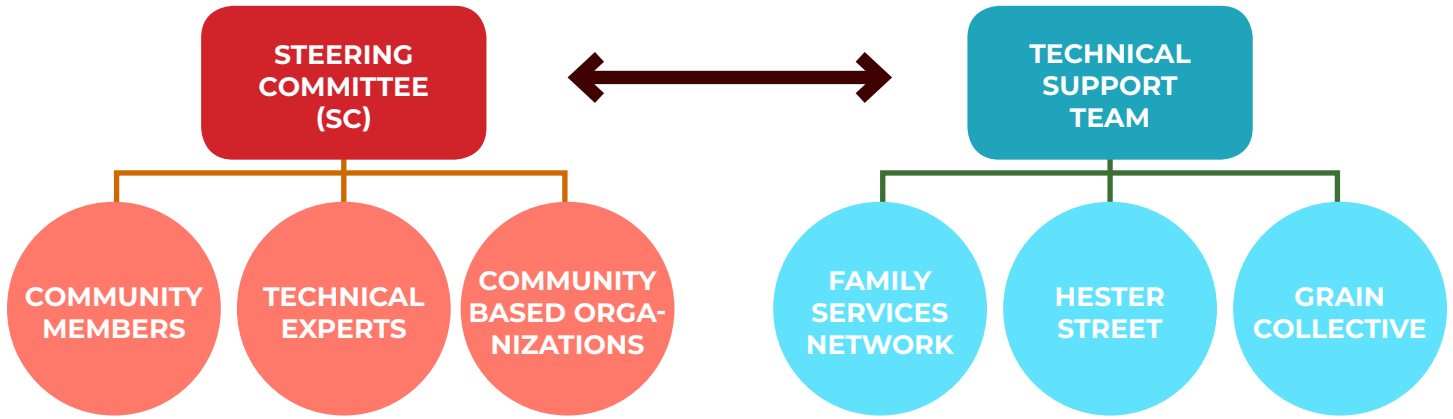
## FOCUS AREAS



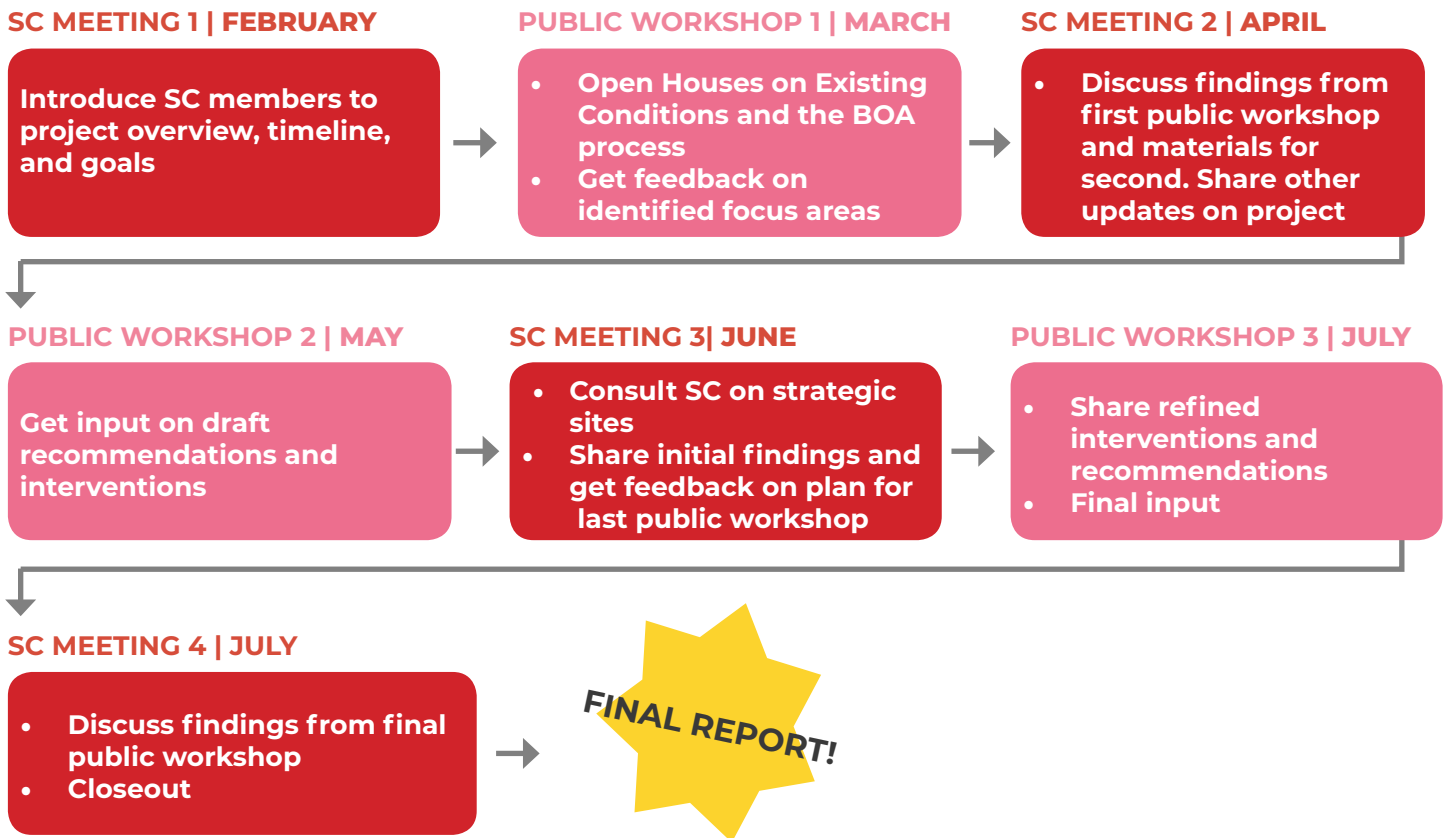
## ROLE

- Attend and participate in all 4 Steering Committee meetings
- Review all materials from Technical Support Team prior to meetings
- Give input on content for public workshops
- Encourage participation in Bushwick BOA public workshops and focus groups

# STRUCTURE



# PROCESS



# BUSHWICK BROWNFIELD OPPORTUNITY AREA

**July 30, 2019**  
**Steering Committee Meeting 2**



**HESTER<sup>ST</sup>**

GRAIN COLLECTIVE  
LANDSCAPE ARCHITECTURE | URBAN DESIGN

# **AGENDA**

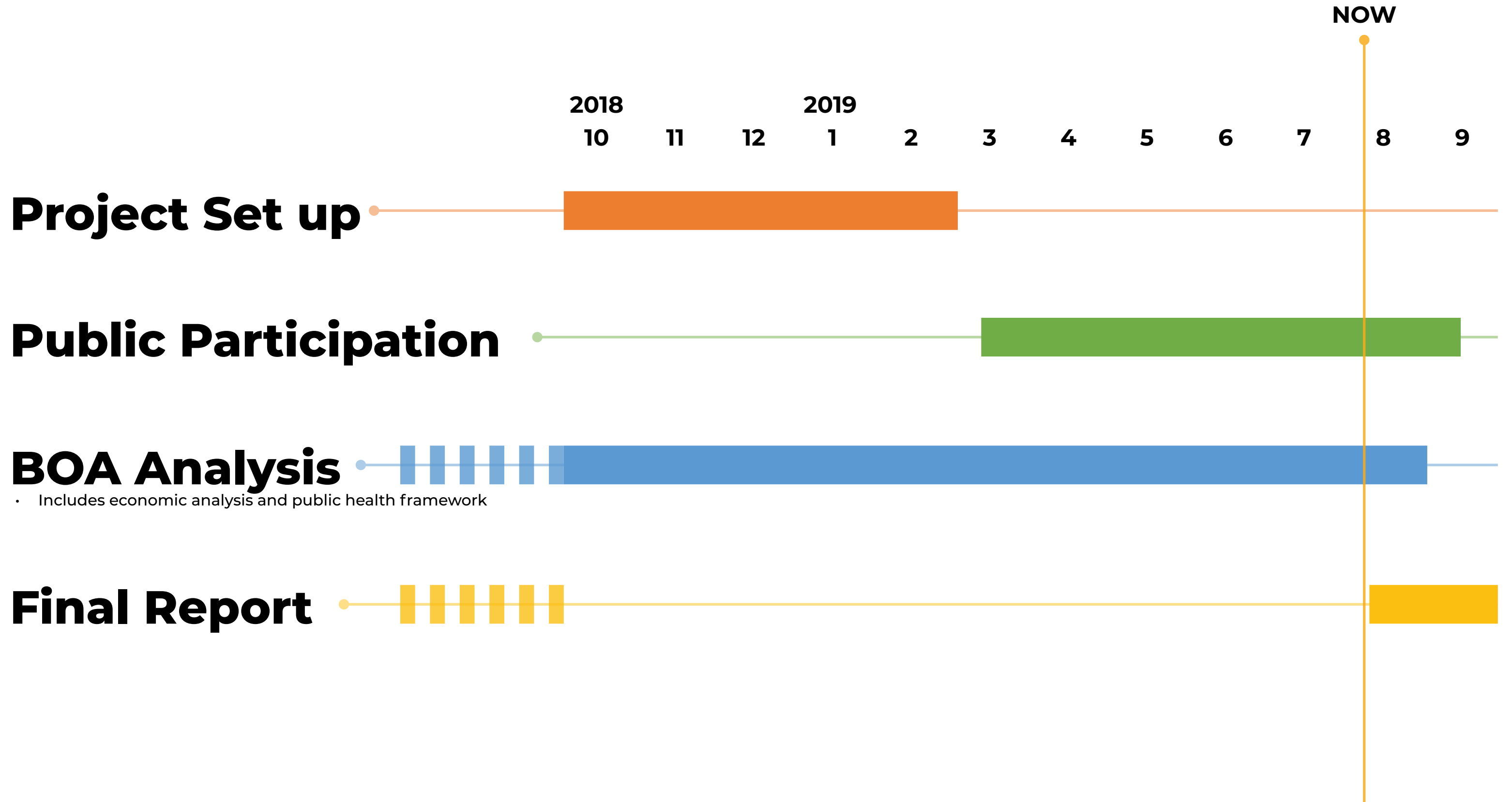
**JULY 30, 2019**

- 1. WELCOME AND INTRODUCTIONS**
- 2. AGENDA OVERVIEW**
- 3. MEETING GOALS**
- 4. TIMELINE**
- 5. SOFT SITES**
- 6. TABLE ACTIVITY: BOA DEVELOPMENT TOOLKIT**
- 7. TABLE ACTIVITY: SITE-SPECIFIC VISIONING**
- 8. WRAP-UP AND NEXT STEPS**

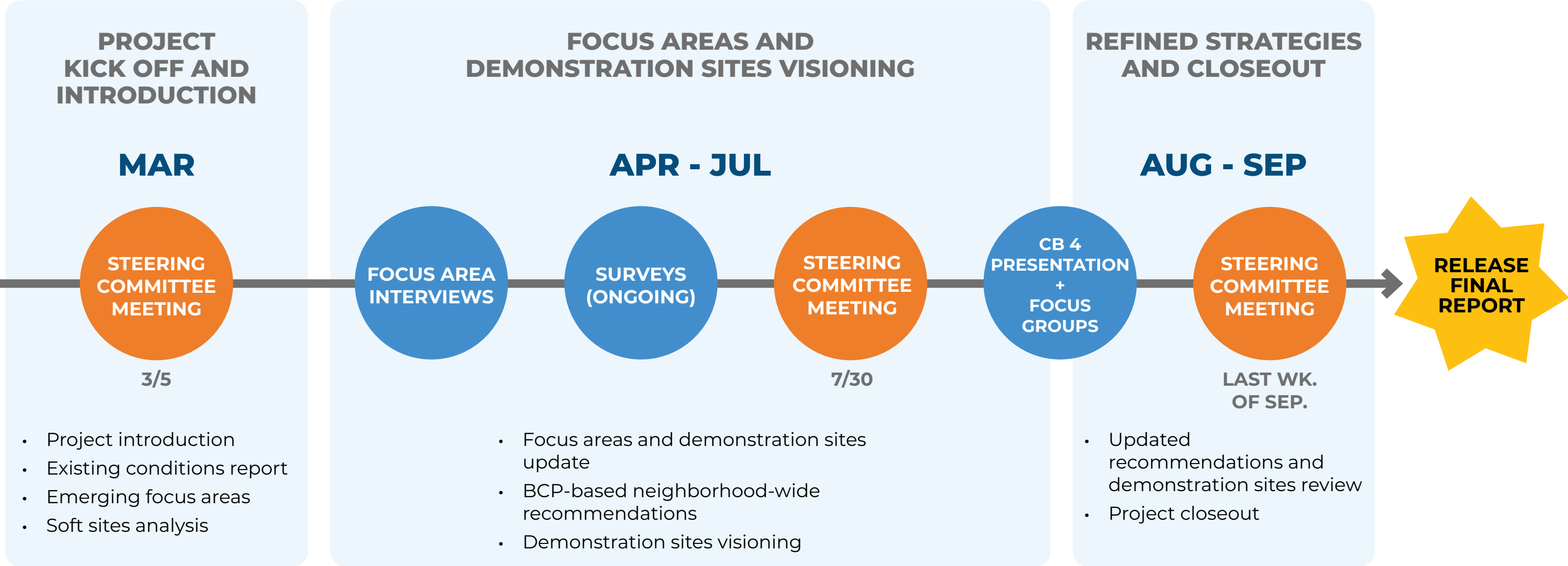
# **GOALS**

- **Update BOA Steering Committee on project progress**
- **Gather feedback on soft site analysis**
- **Collaborate on development toolkit and demonstration sites  
visioning**

# TIMELINE



# DRAFT ENGAGEMENT TIMELINE



# SOFT SITES ANALYSIS



# **SOFT SITES CRITERIA**

- **Greater than or equal to 10,000 SF**
- **Vacant or parking lot**
- **Geographically spread out in Bushwick**
- **Publicly-owned sites preferred**
- **Opportunity to strengthen clusters or fill gaps in health, housing, and/or economic development services**

# BUSHWICK BROWNFIELD OPPORTUNITY AREA



HESTER ST

Grain COLLECTIVE  
LANDSCAPE ARCHITECTURE | URBAN DESIGN

## STEERING COMMITTEE MEETING 2 SUMMARY JULY 30, 2019 FAMILY SERVICES NETWORK OF NEW YORK

### MEETING SUMMARY

- 26 attendees, including project team members, attended the second steering committee meeting for the Bushwick Brownfield Opportunity Area Study.
- During a short presentation, participants were updated on the project, public engagement, and the results of recent research and analysis on the three focus areas: housing, economics, and health.
- Meeting goals, Bushwick area soft sites and development sites selection criteria were explained. Three demonstration soft sites were then further explored as the focus of the small group discussions.
- Attendees were able to learn about draft development ideas for each of the three sites and give detailed feedback in a small group discussion.

### AGENDA

1. Welcome and Introductions
2. Agenda Overview
3. Meeting Goals
4. Soft Sites
5. Table Activity: Site-specific Visioning
6. Wrap-up and Next steps

### MEETING GOALS

- Update BOA Steering Committee on project progress
- Gather feedback on soft site analysis
- Collaborate on development toolkit and demonstration sites visioning

### WHAT WE HEARD



There is a desire to create more opportunities for Bushwick residents to work in the community rather than commute out to other neighborhoods or boroughs.



There is a strong desire for workforce training opportunities.



Business incubators should be developed in tandem with affordable commercial space for new small businesses.



There is a large demand for housing for people that don't qualify for Section 8, but are priced out of market rate housing.



How can we ensure that these sites complement and build off of what is around them?

**SITE SPECIFIC INPUT**

# SITE 1: 1276 MYRTLE AVE

This site involves lots used as parking for the NYPD, and a community garden owned by the Department of Parks and Recreation. The discussion involved the proposals for a focus on commercial and residential uses.

## OPPORTUNITIES AND CONSTRAINTS



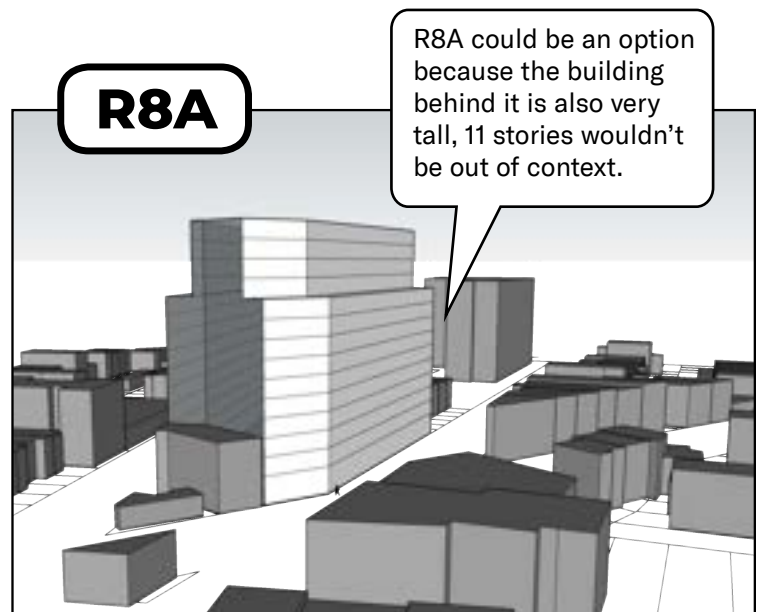
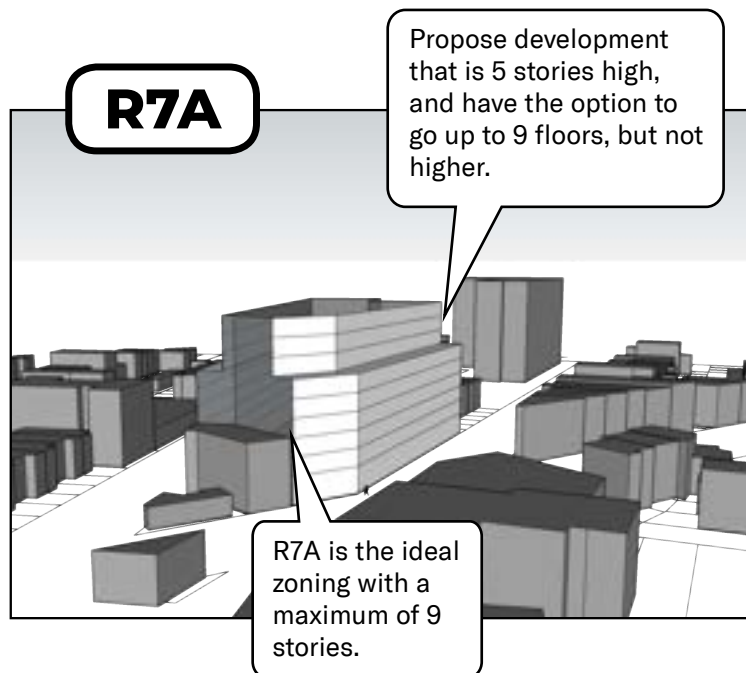
## POTENTIAL SITE USES

- ROOFTOP GARDEN
- 100% AFFORDABLE HOUSING
- OFFICE SPACE
- BUSINESS INCUBATOR
- PARKING DECK

## SITE DETAILS:

**SQUARE FT** 22,076  
**ZONING SQUARE FT** 105,964.80  
**ZONING** R6, C2-3  
**F.A.R.** 4.8  
**OWNER** NYC Parks, NYPD, Jose Hernandez

## MASSINGS



**SITE SPECIFIC INPUT**

# SITE 2: 80 WOODBINE STREET

This site is owned by the Department of Education. It is a parking lot that is part of a larger lot belonging to a public school. The discussion focused on educational and residential uses for the site.

## OPPORTUNITIES AND CONSTRAINTS



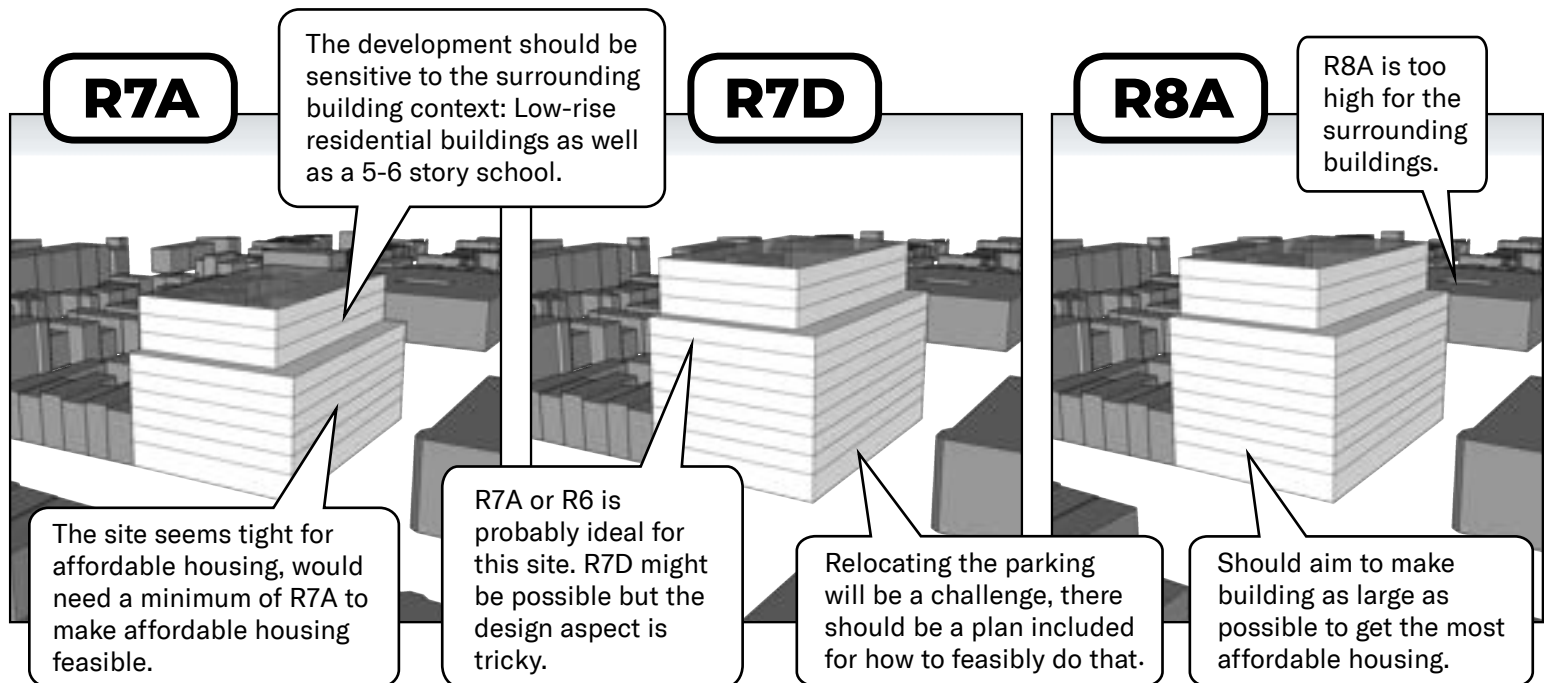
## POTENTIAL SITE USES

- MAKERS LAB**
- NYCHA WORKFORCE DEVELOPMENT PROGRAM**
- COVERED PLAYGROUND**
- AFTER SCHOOL PROGRAMS**
- 100% AFFORDABLE HOUSING**

## SITE DETAILS:

**SQUARE FT** 31,573  
**ZONING SQUARE FT** 74,400  
**ZONING** M1-1  
**F.A.R.** 4.8  
**OWNER** LML REALTY EQUITIES, LLC

## MASSINGS

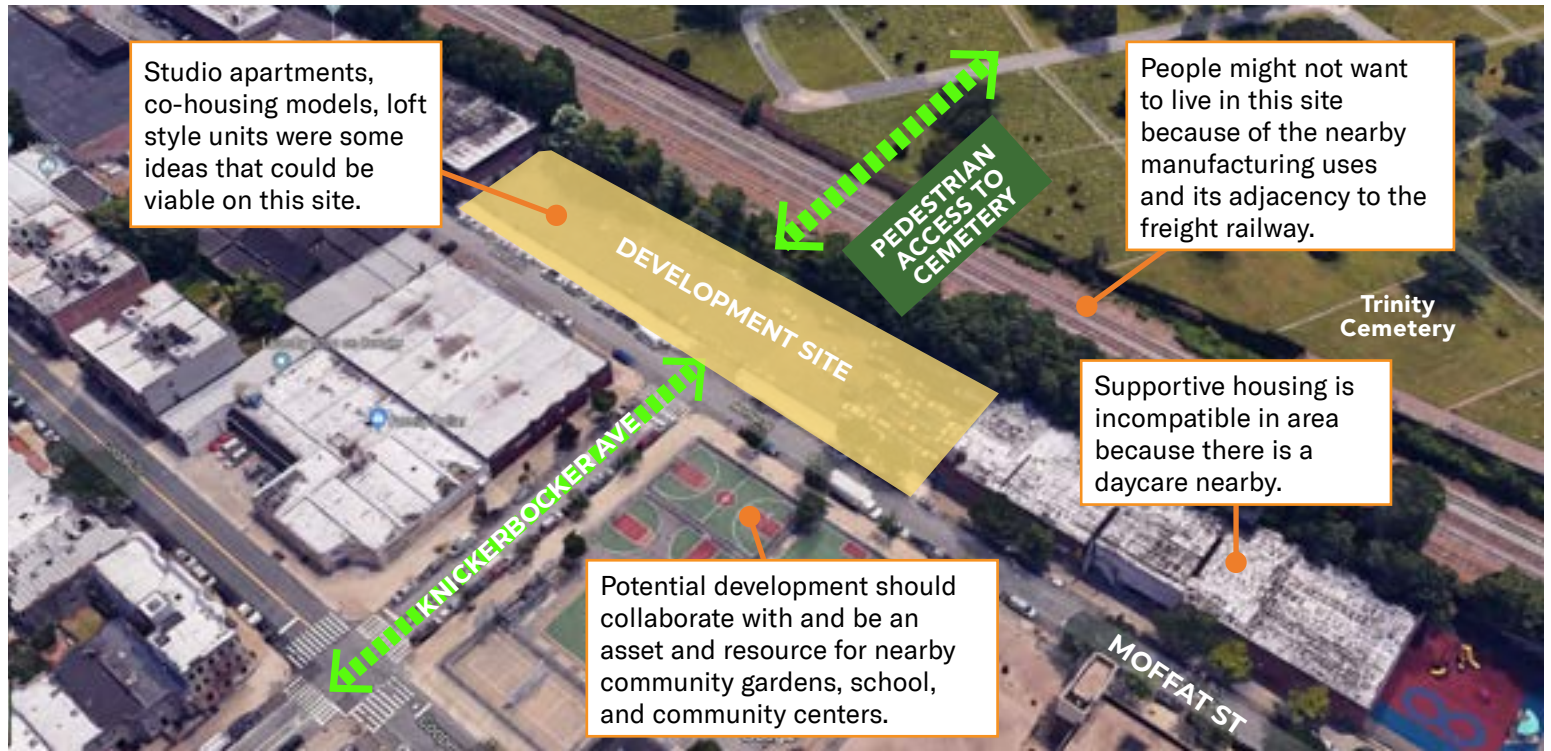


**SITE SPECIFIC INPUT**

# SITE 3: 282 MOFFAT STREET

This site is a privately owned parking lot. Discussion on this site revolved around the linear configuration of the site, potential incubator, manufacturing and commercial uses that could go there and its restrictive viability as a housing development site for the Bushwick BOA plan.

## OPPORTUNITIES AND CONSTRAINTS



## POTENTIAL SITE USES

- ROOFTOP GARDEN
- 100% AFFORDABLE HOUSING
- SHARED COMMERCIAL KITCHEN
- POP-UP STOREFRONT FLEX SPACE
- YOUTH + WORKFORCE JOB TRAINING
- BUSINESS INCUBATOR

## SITE DETAILS:

**SQUARE FT** 31,573  
**ZONING SQUARE FT** 75,775  
**ZONING** M1-1  
**F.A.R.** 2.4  
**OWNER** LML REALTY EQUITIES, LLC





## Workshop Attendees

### Steering Committee Members

Barry Dinerstein, NYC Department of City Planning  
Drew Vanderberg, Riseboro  
Edwin Delgado, Resident and Business Owner  
Felipe Cortes, NYC Department of Housing Preservation and Development  
Jamie Wiseman, Private Developer  
Karen Nieves, Evergreen Exchange  
Kat Joseph, NYC Department of Small Business Services  
Lee Ilan, NYC Mayor's Office of Environmental Remediation  
Lilia Carrier, NYC Department of City Planning  
Sarit Platkin, NYC Department of City Planning  
Stephen Fabian, Evergreen Exchange

### Absent

Arline Cruz, Make the Road New York  
Asenhat Gomez, El Puente  
Lin Hua Zeng, NYC Department of Housing Development and Preservation  
Michael Sandler, NYC Department of Housing Development and Preservation  
Sanjivan Patel, Wyckoff Hospital  
Zulma Novoa, NYC Department of Health and Mental Hygiene

### Project Team

Benarge Igwe, FSNNY  
Dr. Benjamin Igwe, FSNNY  
Gabriel Halili, Hester Street  
Rehanna Azimi, Hester Street  
Sapna Advani, Grain Collective  
Raul Rubio, Community Coordinator  
Edward Lamson, BJH  
Nico Yargas, BJH  
Yamilée Duroseau, BJH



For any questions, contact Rehanna Azimi at [rehanna@hesterstreet.org](mailto:rehanna@hesterstreet.org) or 917-265-8591 x210

# SOFT SITES

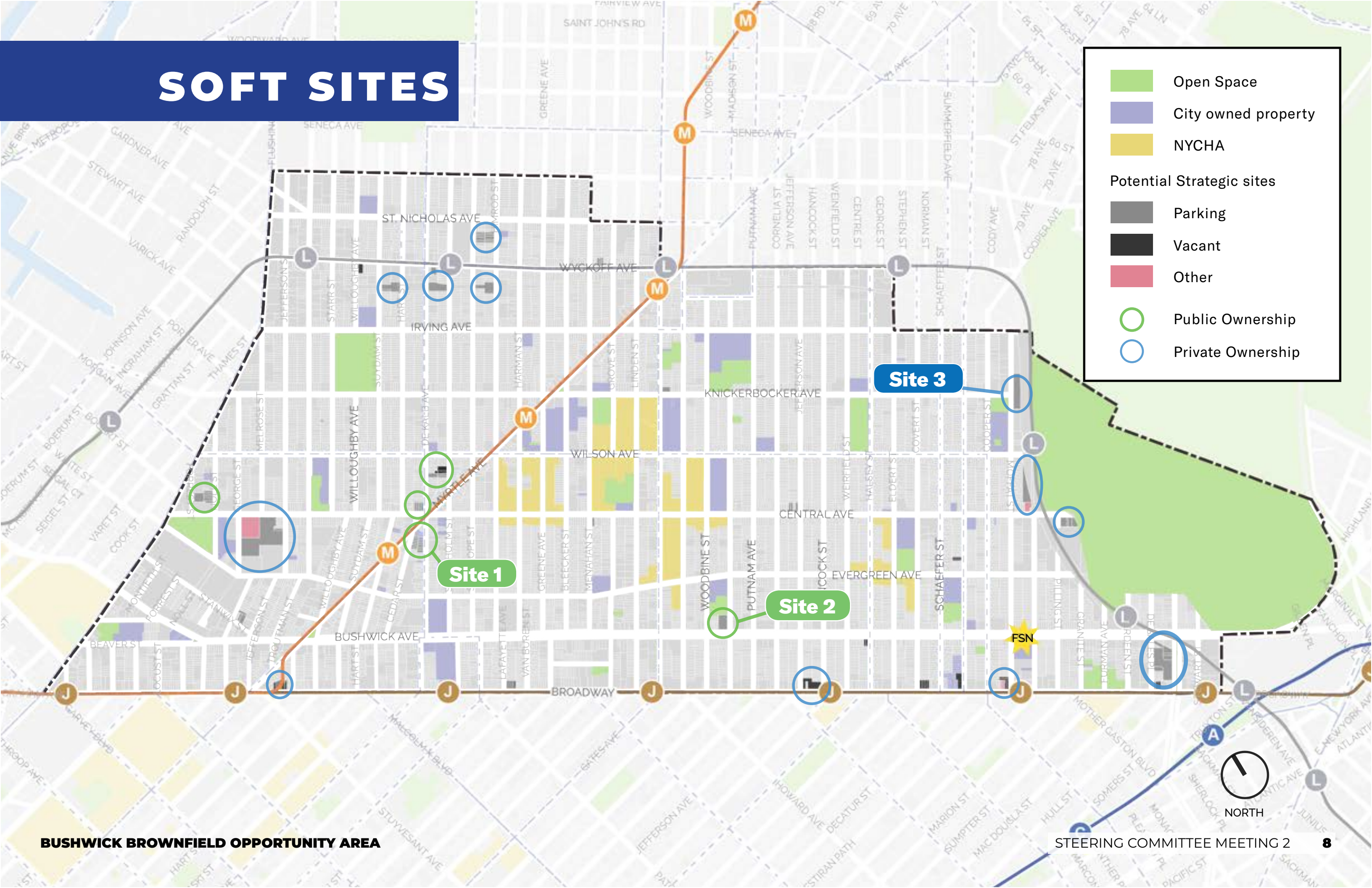
- Open Space
- City owned property
- NYCHA

Potential Strategic sites

- Parking
- Vacant
- Other

Ownership

- Public Ownership
- Private Ownership



# AFFORDABLE HOUSING

FOCUS AREA

Open Space  
 NYCHA

**Affordable Housing**

- Affordable Housing built since 2014 as part of Housing NYC
- Inclusionary Housing Program
- Riseboro developments and scatter site housing

Sources: Department of Housing Preservation and Development (HPD), Riseboro Community Partnership

Rent stabilized apartments are mostly in northwest Bushwick

NYCHA mostly in central Bushwick

Most affordable housing developments in neighborhood are concentrated on Bushwick Avenue

**Site 1**

**Site 2**

**Site 3**

# FOCUS AREA HEALTH

**Health Assets**

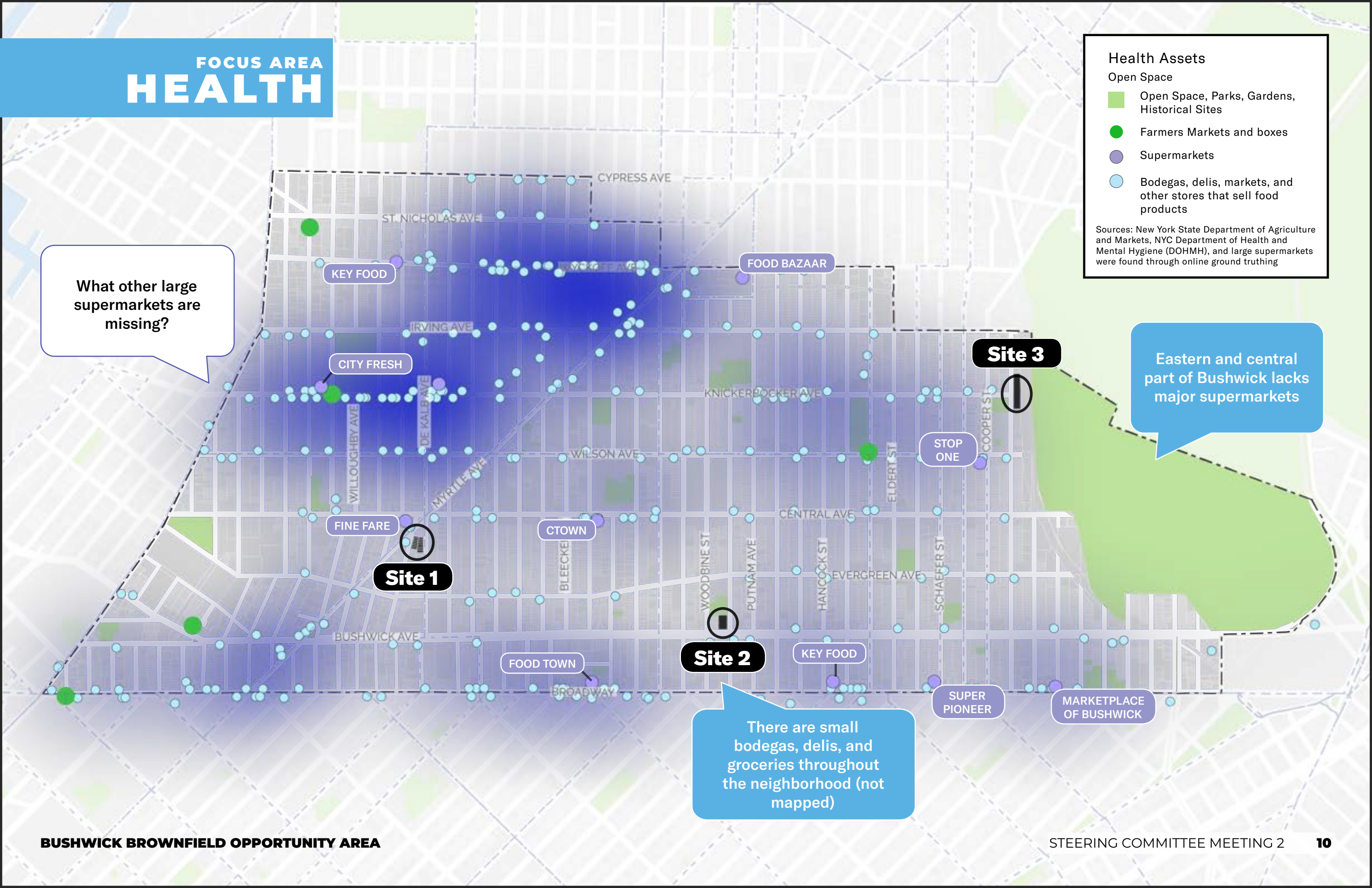
- Open Space
  - Open Space, Parks, Gardens, Historical Sites
- Farmers Markets and boxes
- Supermarkets
- Bodegas, delis, markets, and other stores that sell food products

Sources: New York State Department of Agriculture and Markets, NYC Department of Health and Mental Hygiene (DOHMH), and large supermarkets were found through online ground truthing

What other large supermarkets are missing?

Eastern and central part of Bushwick lacks major supermarkets

There are small bodegas, delis, and groceries throughout the neighborhood (not mapped)



# FOCUS AREA HEALTH

**Health Assets**

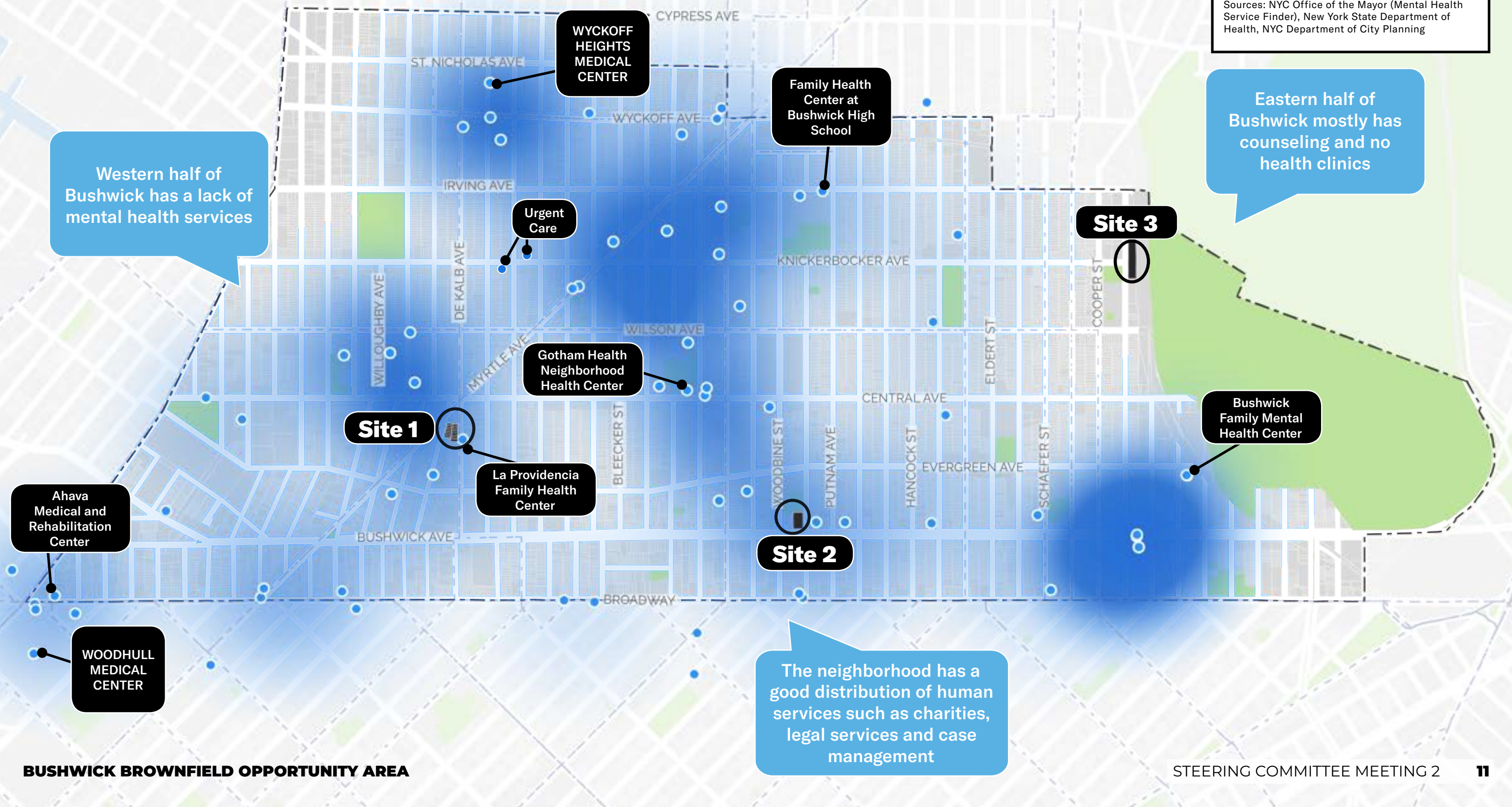
- Open Space
- Open Space, Parks, Gardens, Historical Sites
- Health Services and Human Services

Sources: NYC Office of the Mayor (Mental Health Service Finder), New York State Department of Health, NYC Department of City Planning

Western half of Bushwick has a lack of mental health services

Eastern half of Bushwick mostly has counseling and no health clinics

The neighborhood has a good distribution of human services such as charities, legal services and case management



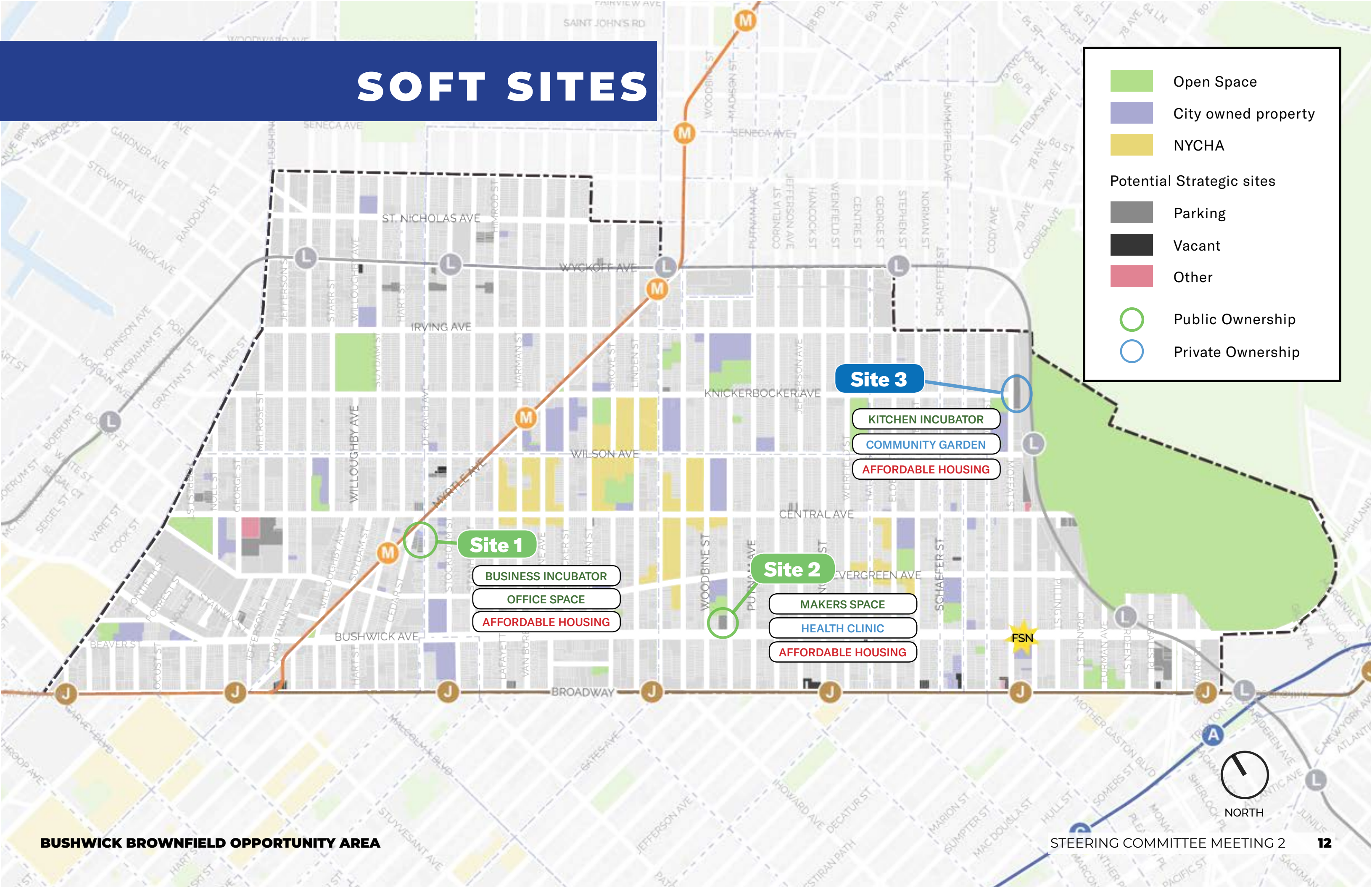
# SOFT SITES

- Open Space
- City owned property
- NYCHA

Potential Strategic sites

- Parking
- Vacant
- Other

- Public Ownership
- Private Ownership



# VISIONING ACTIVITIES



# NEXT STEPS





## BONUS

+COMMUNITY BENEFITS FEATURES



## HOUSING

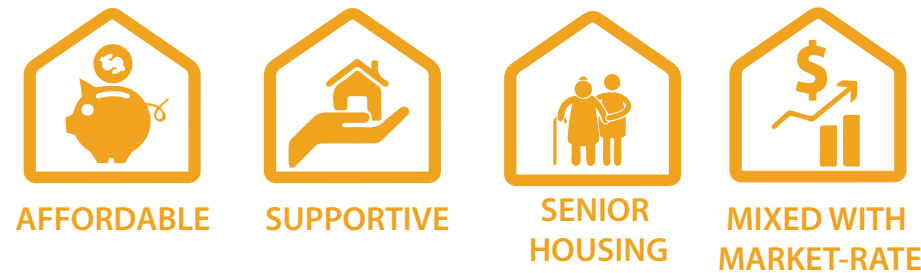
### BUILDING TYPOLOGY



### DENSITY



### HOUSING TYPOLOGY



### UNIT MIX



## BASE

PROGRAM OPTIONS FOR BOTTOM (1-3) FLOORS



# BUSHWICK BROWNFIELD OPPORTUNITY AREA

**September 11, 2019**  
**Steering Committee Meeting 3**



**HESTER ST**

GRAIN COLLECTIVE  
LANDSCAPE ARCHITECTURE | URBAN DESIGN

# **AGENDA**

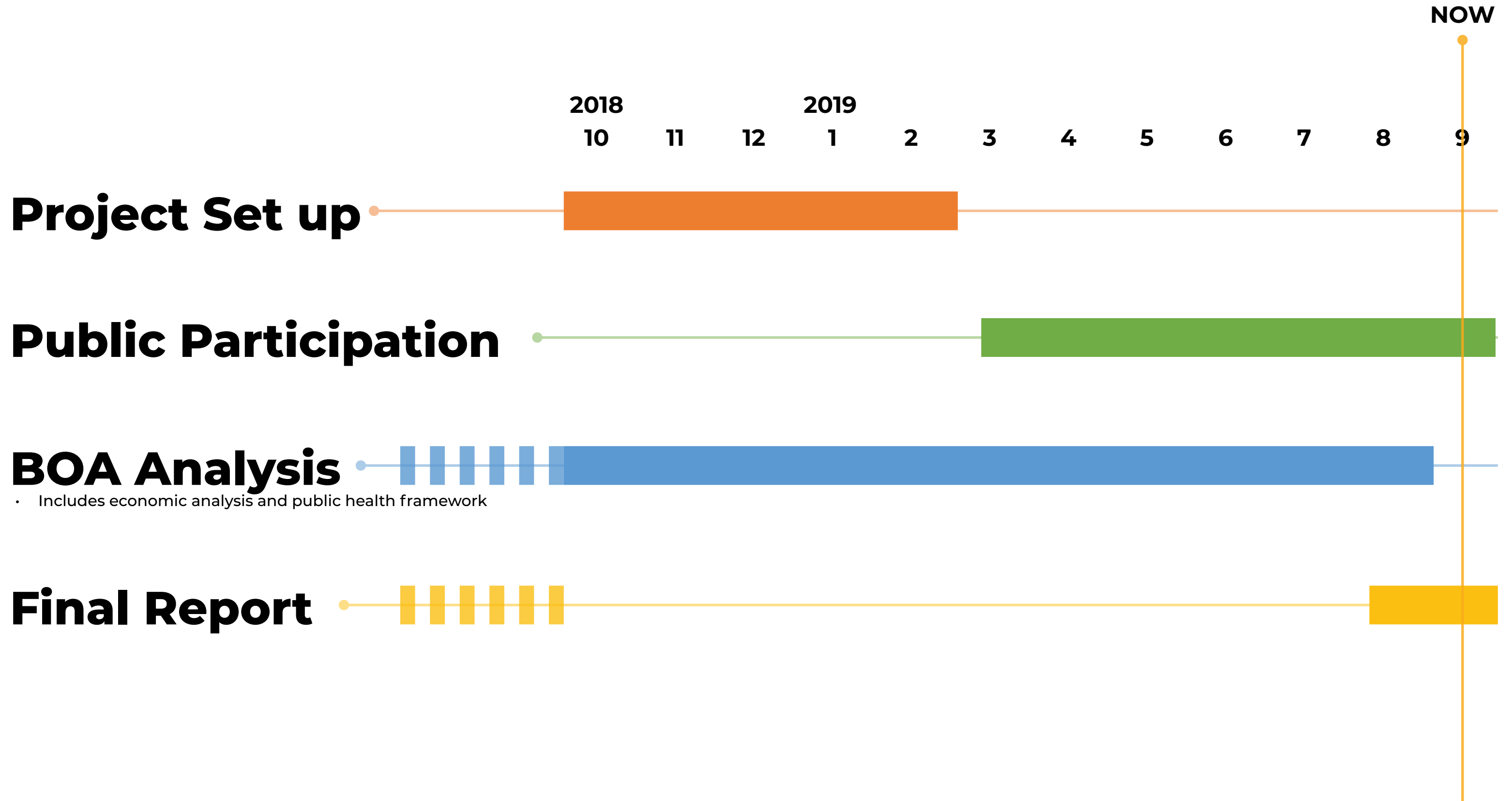
**SEPTEMBER 11, 2019**

- 1. WELCOME AND INTRODUCTIONS**
- 2. PROJECT UPDATES**
- 3. NEIGHBORHOOD-WIDE RECOMMENDATIONS**
- 4. DEMONSTRATION SITES UPDATE**
- 5. TABLE ACTIVITY: STRATEGIC SITE VISIONING**
- 6. WRAP UP AND NEXT STEPS**

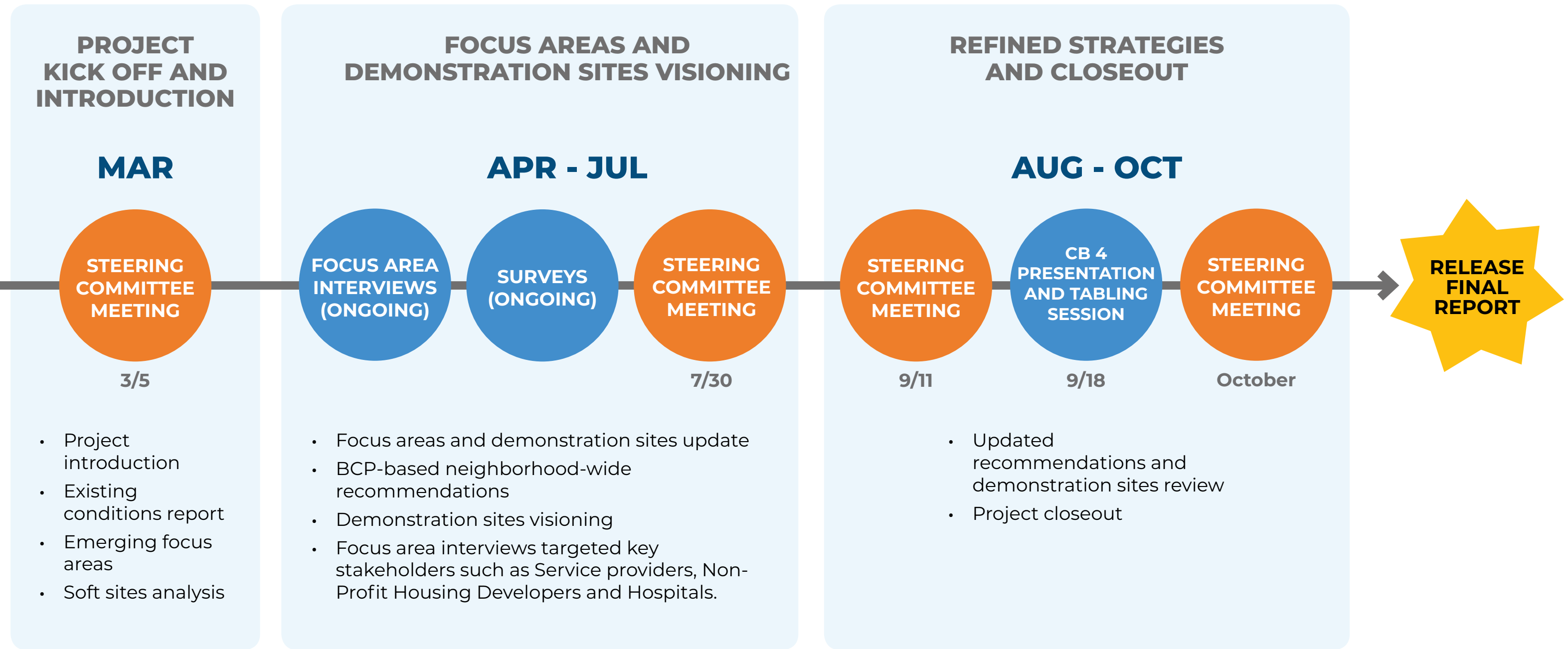
# **GOALS**

- **Update BOA Steering Committee on project progress and engagement plan**
- **Share updates and gather feedback on key demonstration sites**
- **Gather feedback on neighborhood wide strategic soft sites**

# TIMELINE



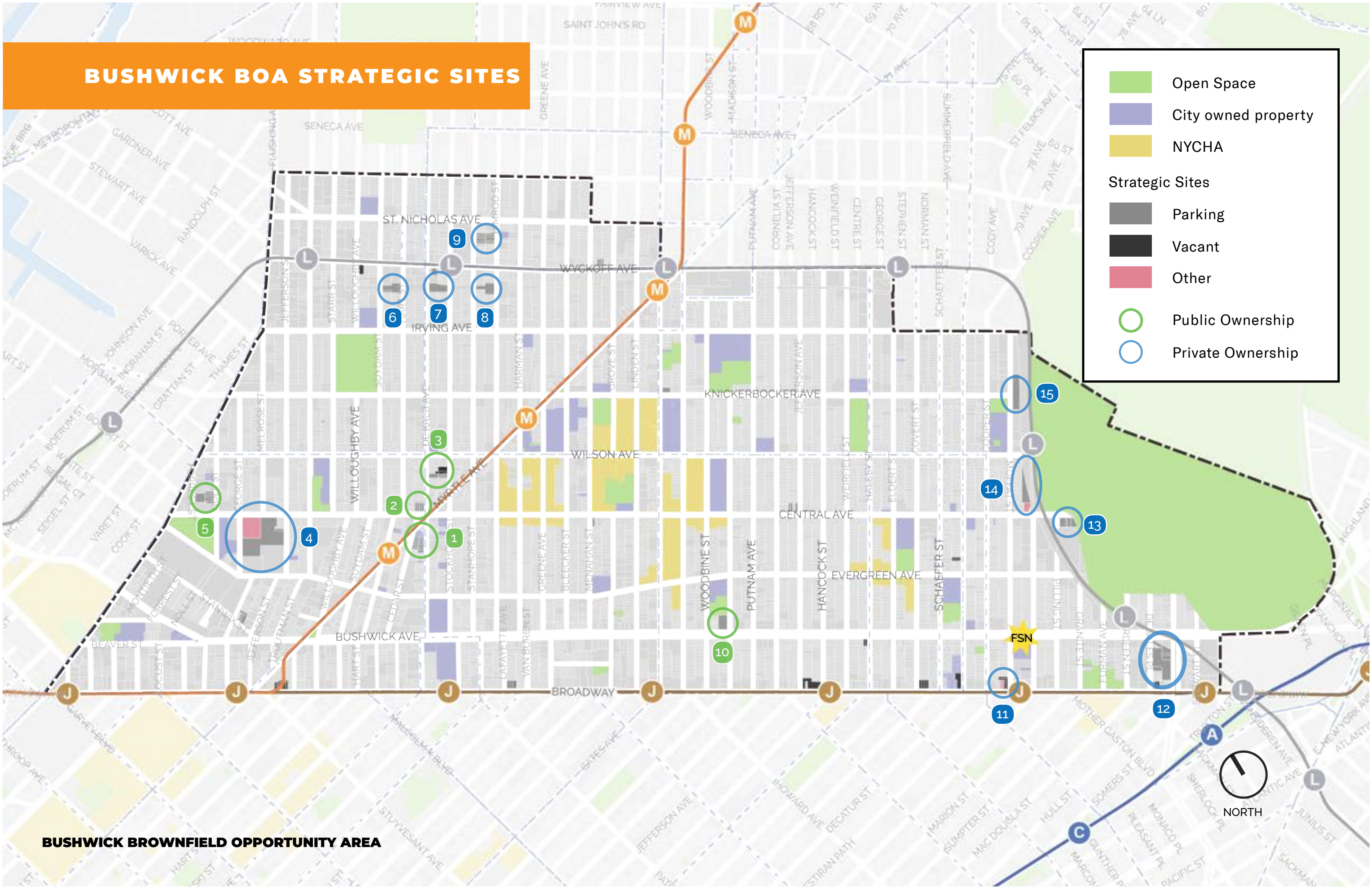
# ENGAGEMENT TIMELINE



# BUSHWICK BOA STRATEGIC SITES

**Legend**

- Open Space
- City owned property
- NYCHA
- Strategic Sites**
  - Parking
  - Vacant
  - Other
- Public Ownership
- Private Ownership

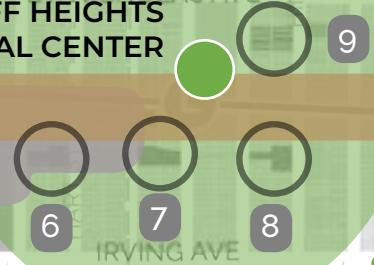


**BUSHWICK BROWNFIELD OPPORTUNITY AREA**

# BUSHWICK BOA SUBAREAS

## HEALTH DISTRICT

WYCKOFF HEIGHTS  
MEDICAL CENTER



WYCKOFF AVENUE  
COMMERCIAL CORRIDOR

RIDGEWOOD / SOMA  
INDUSTRIAL BUSINESS  
ZONE

FLUSHING AVENUE  
INDUSTRIAL  
BUFFER AREA

KNICKERBOCKER AVENUE  
COMMERCIAL CORRIDOR

INDUSTRIAL  
AREAS

OPPORTUNITIES FOR  
AFFORDABLE HOUSING

MYRTLE AVENUE  
COMMERCIAL CORRIDOR

BROADWAY COMMERCIAL CORRIDOR

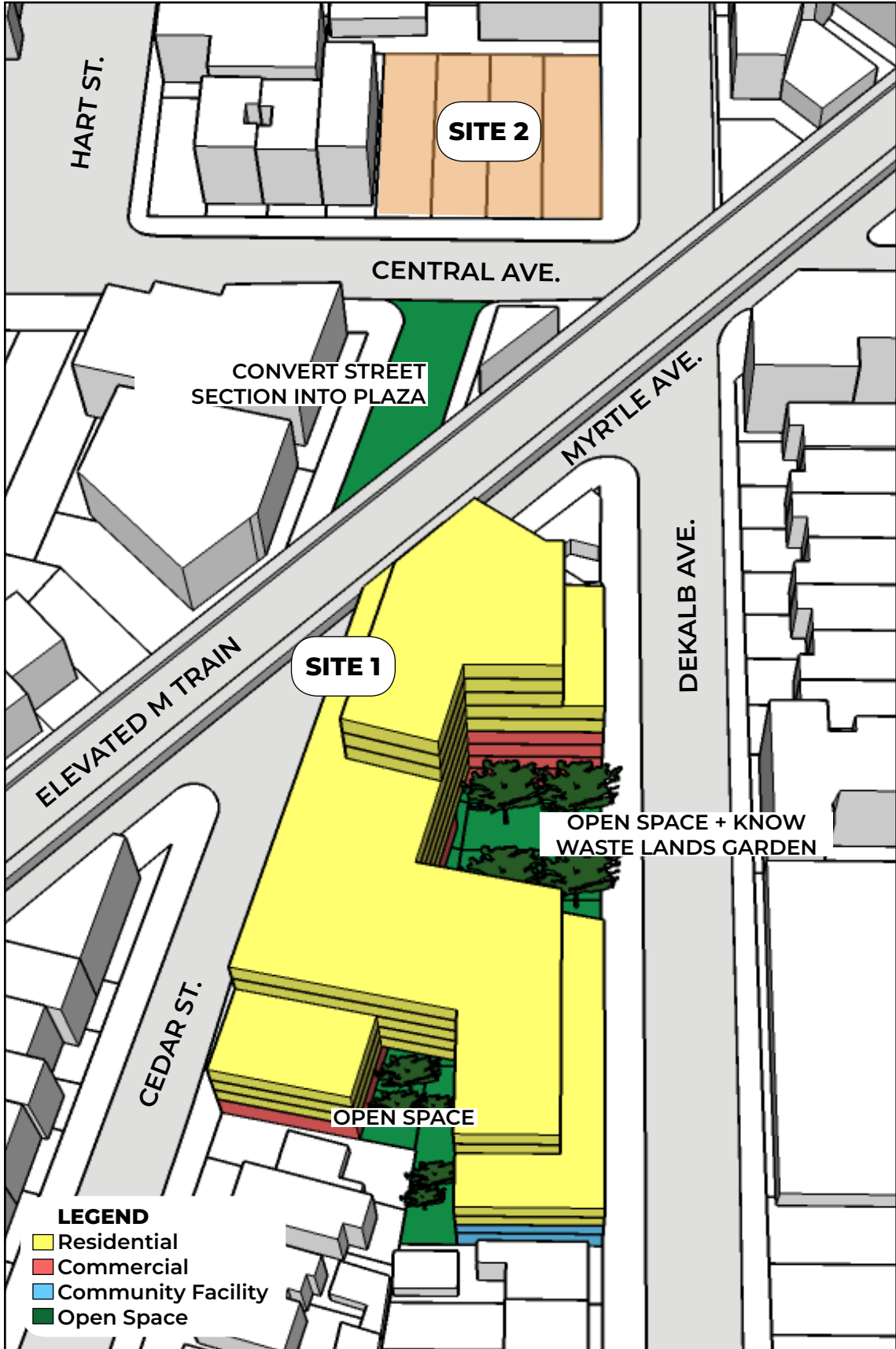
WOODHULL  
NYC HEALTH + HOSPITALS

BUSHWICK BROWNFIELD OPPORTUNITY AREA



# SITE 1: NYPD MYRTLE AVE. PARKING LOT

ALONG MYRTLE AVE., DEKALB AVE., AND CEDAR ST.



**PROPOSED ZONING: R7A, C2-3**

RES. FAR: 4.6  
 CMTY. FAC. FAR: 4.0  
 ZONING SF: 71,300 SF  
 MAX HT: 9 STORIES

**EXISTING SITE INFORMATION:**

Lot Area: 25,851 SF  
 Zoning: R6, C2-3  
 Max FAR: 4.8  
 Owner: NYPD

**PROPOSED BUILDING PROGRAM**

Commercial: 28,761 SF  
 Community Facility: 10,700 SF  
 Residential: 79,455 SF

- No. of Affordable Housing Units:\* 88
- Units for below 60% AMI

\*Based on a 900 SF dwelling unit (2-3 bedroom)



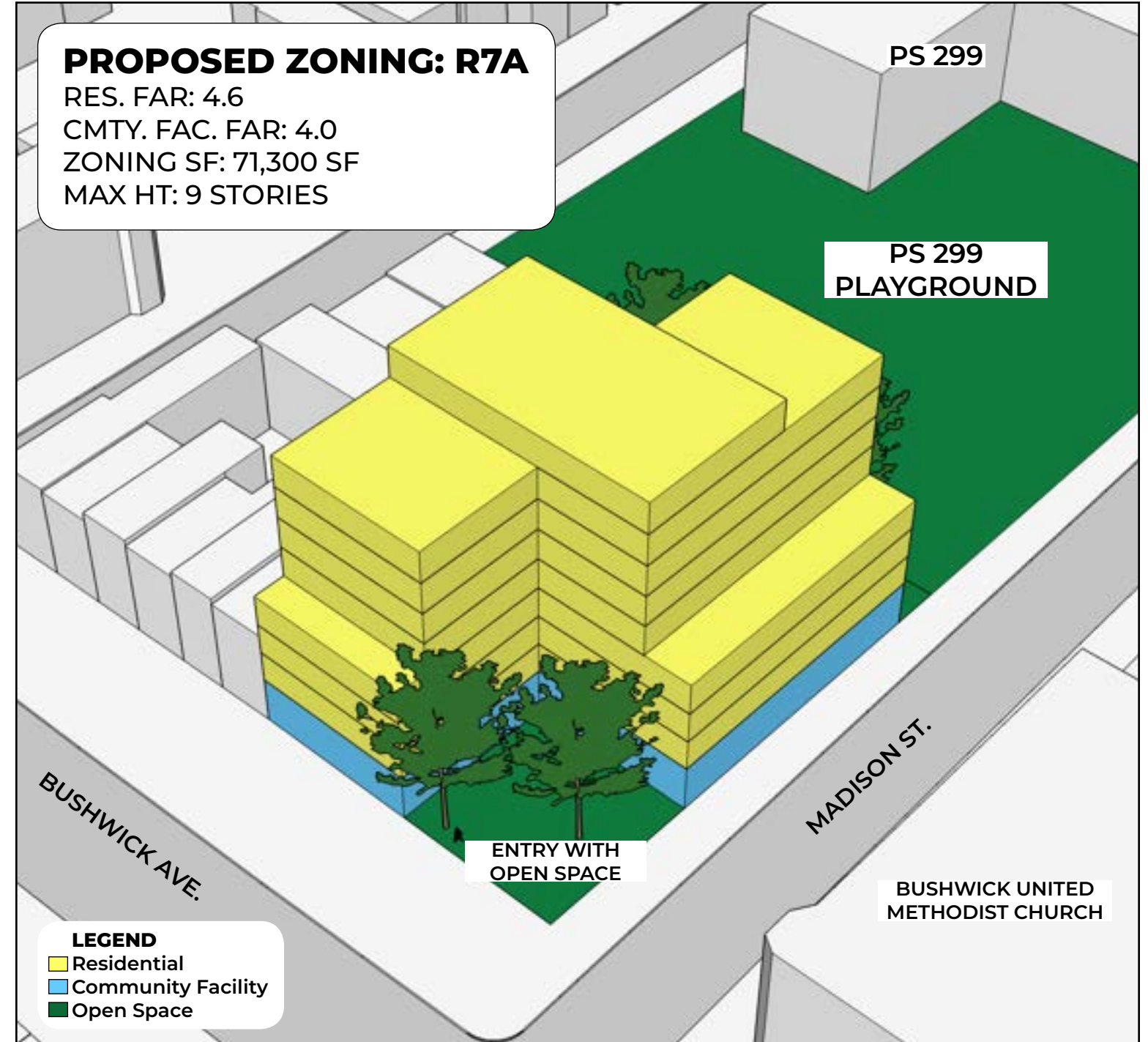
# SITE 10: PS 299 PARKING LOT

88 WOODBINE ST.



## EXISTING SITE INFORMATION

Lot Area: 15,500 SF  
 Zoning: R6  
 Max FAR: 4.8  
 Owner: DOE



## PROPOSED BUILDING PROGRAM

**1F: COMMUNITY FACILITY  
 11,500 SF**

Possible uses:  
 STEM Educational Facility  
 Parking for PS 299 Employees

**2F-9F: AFFORDABLE HOUSING  
 59,800 SF**

No. of Units\*: 66 Units  
 Potential for Home Sharing program  
 with seniors and non-seniors

\*Based on a 900 SF dwelling unit (2-3 bedroom)

# VISIONING ACTIVITIES



# NEXT STEPS

