

Jewel Streets Neighborhood Plan Goals

Since June 2022, the City has engaged with stakeholders in the neighborhoods in and around the Jewel Streets. Public feedback shaped five priority goals for the neighborhood plan:



GOAL 1
Reduce flooding now and in the future



GOAL 2
Make homes safer and more affordable for current residents



GOAL 3
Make streets safer and better connected



GOAL 4
Encourage redevelopment of vacant land with new affordable housing, stores, and open space



GOAL 5
Stimulate the creation of good jobs, businesses, and community resources

To advance these neighborhood goals, the City is suggesting draft strategies that will be implemented in the short, medium, and long-term over the coming years. Your feedback on these strategies will help shape a final plan. Let us know what you think!

NEIGHBORHOOD PLAN AREA



The City is taking action!

The work has already started and will continue as the long-term strategies unfold. Since residents first called for City intervention in February 2022, the City has:

Cleaned up trash and abandoned vehicles

- Removed 80 tons of trash
- Caught 15 illegal dumpers
- Tagged and towed 125 vehicles

Strengthened enforcement against illegal business:

- Issued 51 violations to properties operating illegal commercial and industrial businesses
- Padlocked 18 locations



Trash dumped in the Jewel Streets



Active Illegal Industrial Uses Including Oil Tankers and Construction Equipment Across from Residents on Ruby



GOAL 1 *draft strategies*

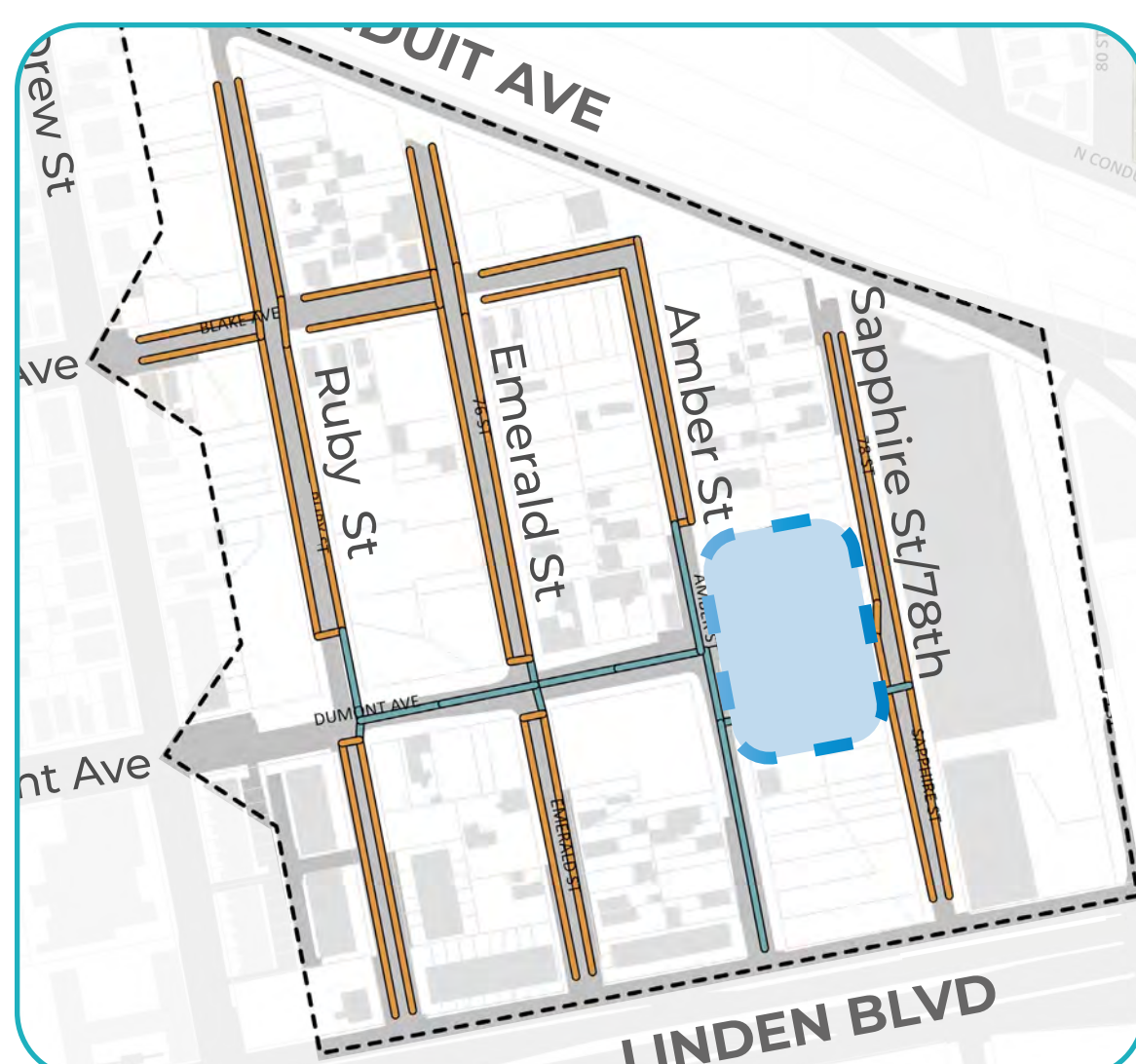
Reduce flooding now and in the future



Strategy 1: While designing long term solutions in the Jewel Streets, improve drainage at key locations with catch basins

Since 2022, DEP has installed catch basins (drainage structures that collect rainwater) under Loring Ave and Dumont Ave. Additional sewer extensions and new catch basins are planned on Blake Avenue.

Catch basins have already proven to be an effective approach. After rain events, water drains much more quickly from the streets than before.



Strategy 2: Build new stormwater drainage system north of Linden Boulevard

Current plans for a new drainage system will use both underground pipes and above ground drainage ponds

[See project spotlight](#) 



intersection of Loring Avenue and Sapphire Street with water ponding

Strategy 3: Develop a new stormwater drainage system south of Linden Boulevard

A new system for areas south of Linden Boulevard is in development

[See project spotlight](#) 

Tell us what you think



GOAL 1 *project spotlight*

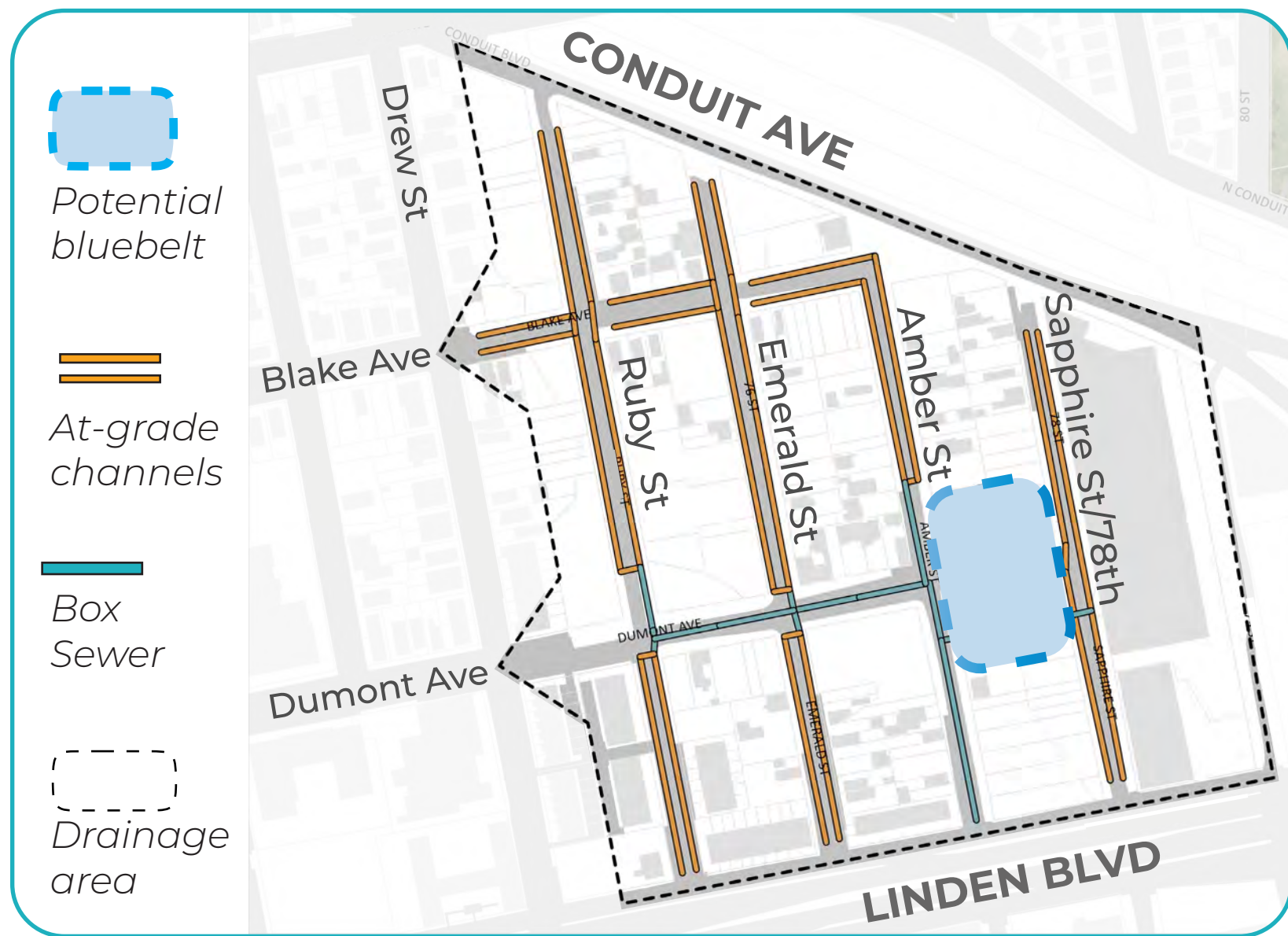
Reduce flooding now and in the future

North of Linden Boulevard

DEP has developed a creative approach that manages stormwater while minimizing impacts on residents

The Department of Environmental Protection (DEP) is finalizing plans for a new drainage system north of Linden Boulevard that will handle 2.1" of rainwater per hour—the highest standard in the city.

Potential North Jewel Streets drainage system



Innovative sewer system

The innovative design currently conceives of a unique way to move stormwater--covered channels at the surface of the street that collect stormwater. When it rains, the new sewers would move the stormwater into ponds on Dumont Street. The use of ponds to store and filter rainwater is known as a "bluebelt."

Bluebelt

The bluebelt ponds will include plantings and be accessible to the public. When necessary, stormwater would be pumped out of these ponds into sewers on Linden Boulevard. The City will build a new pump station to make this possible.

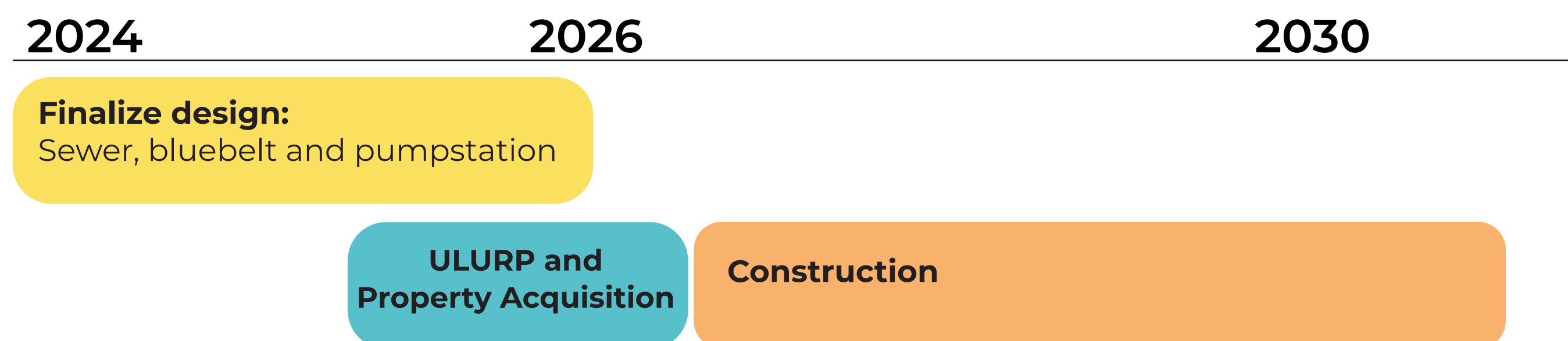
New, regraded streets

To install the sewer system, all the streets will need to be rebuilt. Rebuilt streets will include new roadbeds and introduce sidewalks and street trees to the Jewel streets for the first time. This will make it safer and easier to get around.

Some of the streets will need to be rebuilt higher than they exist today—in most cases about six inches higher. In some cases, the new streets would be about 18 inches higher than today. DEP has analyzed this plan and found that most of the new, raised streets will not be disruptive to existing homes.

Timeline

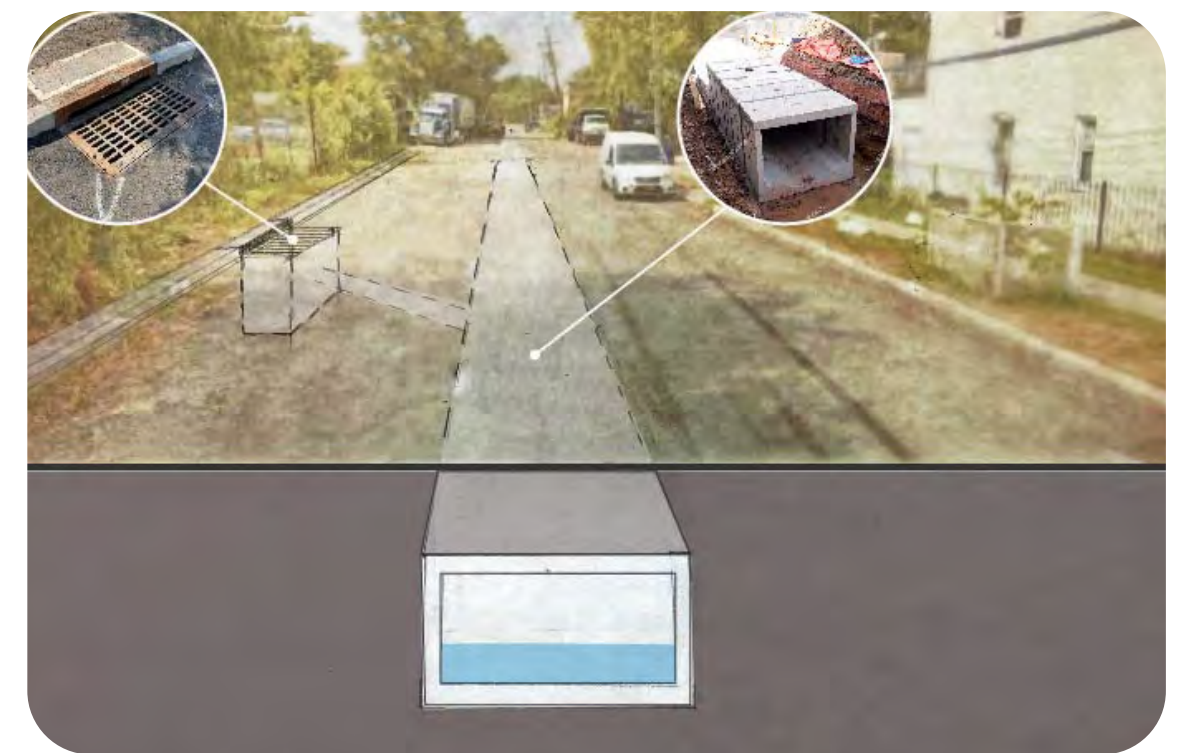
The City is aiming to begin required environmental review and public review process (ULURP) for property acquisition next year. Construction can begin once all approvals are obtained.



New Storm Sewers - At-Grade Channels or Box Sewers



The new storm sewers will rely on innovative sewer system design using channels in the street surface (above) or box sewers under the street (below).



Bluebelt + Open Space



Illustration of future bluebelt on Dumont

New, Regraded Streets



Illustration of Ruby Street with new roadway, sidewalks and at-grade drainage channels under the parking lane.



GOAL 1 project spotlight

Reduce flooding now and in the future

South of Linden Boulevard

Exploring natural and new storm drainage to address long-term flooding

The Department of Environmental Protection (DEP) is developing long-term solutions to stormwater flooding south of Linden Boulevard. This project is still in feasibility phase.

The City is evaluating a drainage system that would improve conditions in the Jewel Streets and parts of Lindenwood along 78th Street. This would be in close collaboration with the Spring Creek North Ecosystem Restoration project.

Potential area served by new drainage system south of Linden Boulevard



1 Drainage opportunity: large vacant city-owned site south of Loring Ave

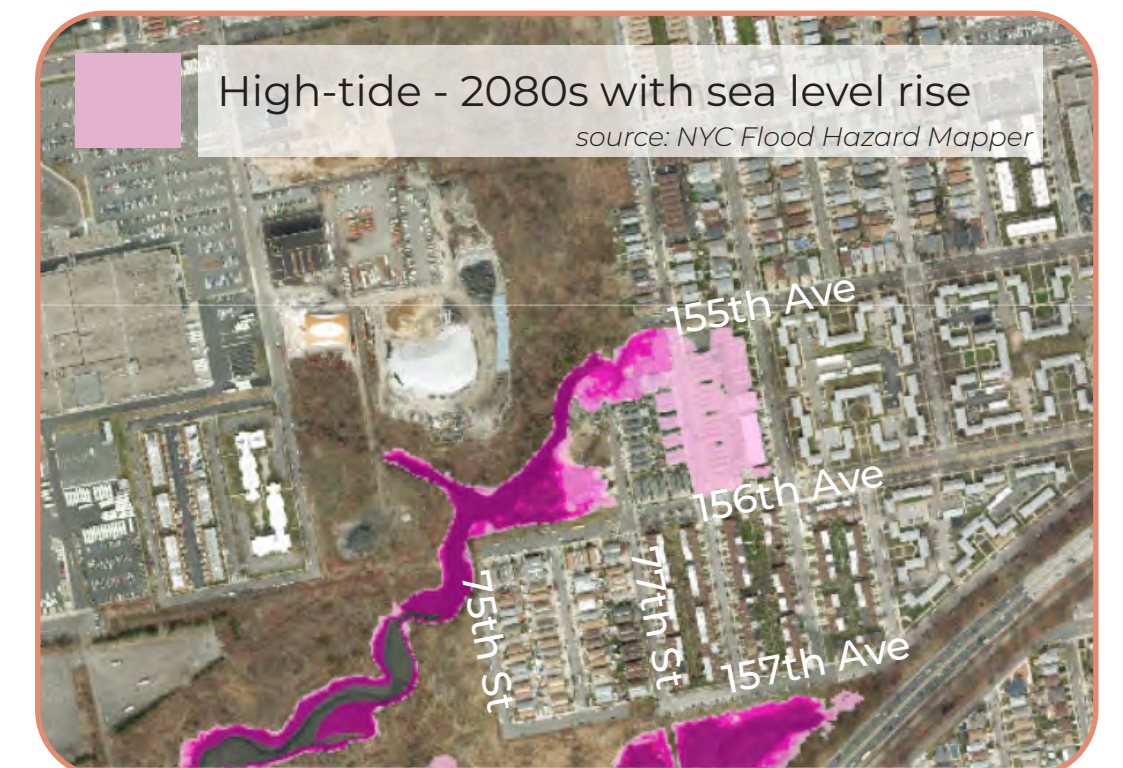


2 Drainage opportunity: Spring Creek, which flows to Jamaica Bay.

A major ecosystem restoration project north of the Shore Parkway will begin in 2025. This is led by NYC Parks and the US Army Corps of Engineers



3 Drainage challenge: Privately-built retaining walls in the south Jewel Streets show the significant elevant change and create dead ends around the neighborhood



4 Drainage challenge: Homes in the very low-lying area south of 155th Ave are vulnerable to sea level rise.

Considering all the tools in the toolbox

The City is exploring all available tools to address the challenging drainage conditions in the area. A drainage solution south of Linden Boulevard could combine many of these tools.

Grey infrastructure

Grey infrastructure includes traditional methods of moving stormwater, such as curbs, drains and pipes

Green Infrastructure

Green infrastructure is a way of managing storm water naturally. These strategies direct water so it can naturally return to the ground



Street Raising

New storm Sewers

Underground Storage

Retrofitting Existing Homes

Voluntary Buyouts

Rain Gardens or Porous Pavement

Daylighting Historic Waterways

Open Space/ Bluebelt



GOAL 2 *draft strategies*

Make homes safer and more affordable for current residents

Strategy 1: Install sanitary sewers where residents currently rely on septic systems

The City's infrastructure plan north of Linden Boulevard includes new sanitary sewers. Current residents and any future homes will no longer rely on septic systems. The City's infrastructure plan north of Linden Boulevard includes new sanitary sewers and the City intends to do the same for the forthcoming south of Linden Blvd infrastructure plan

[See project spotlight](#) →



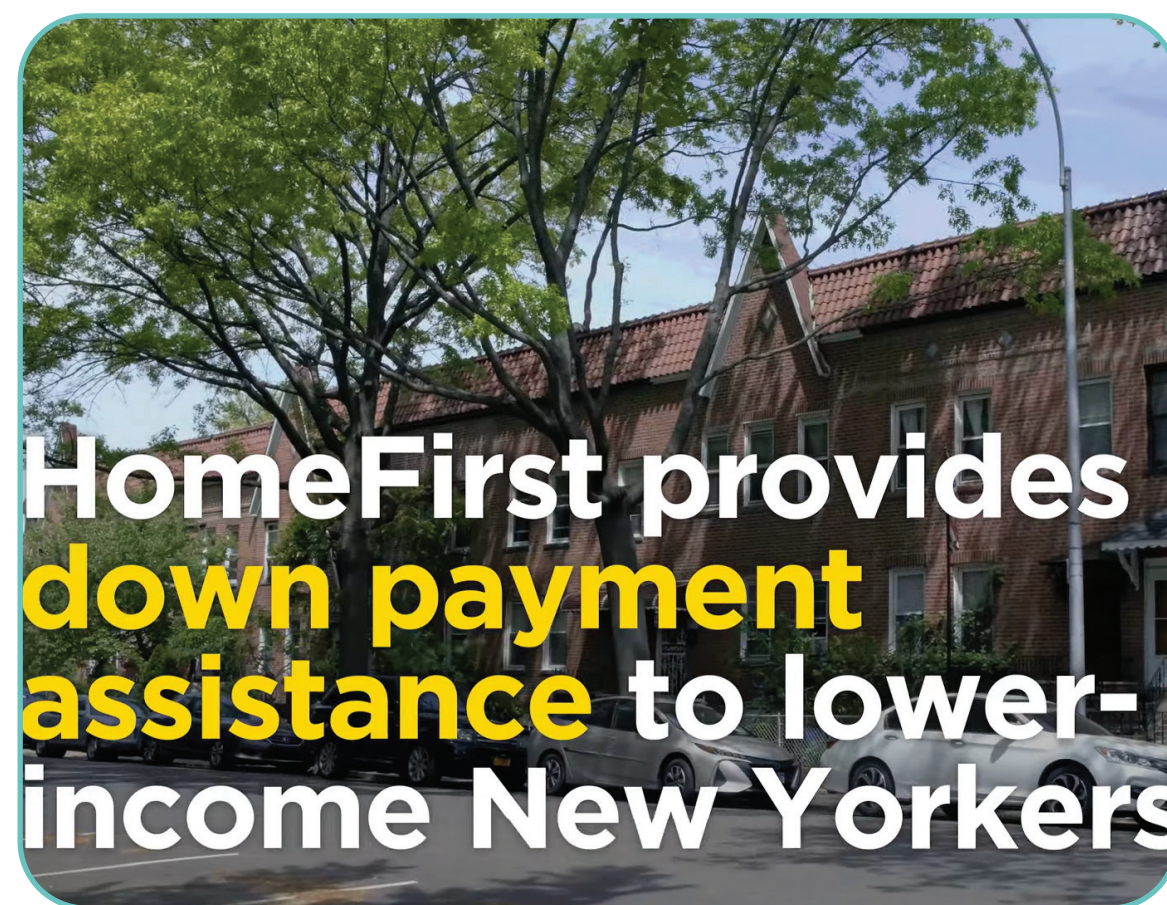
Strategy 2: Connect residents to government programs that make homes safe from flooding

Programs like **FloodhelpNY**, **HomeFix** and **New York State Resilient Retrofits** help homeowners protect their homes from flooding

[See project spotlight](#) →

Strategy 3: Invest in the preservation of existing affordable homes

NYC invests millions of dollars each year to keep current affordable apartments in good repair and prevent displacement



HomeFirst provides down payment assistance to lower-income New Yorkers

Strategy 4: Improve access to down payment assistance for first time homebuyers

The **HomeFirst** program supports low-income and moderate-income first-time homebuyers

[See project spotlight](#) →

Strategy 5: Inform residents about City resources that protect renters and support homeowners

HPD partners with neighborhood organizations and elected officials to hold Know Your Rights trainings and classes, housing resource fairs, and tenant clinics on a wide range of housing issues

[See project spotlight](#) →

Through targeted programs, the City prevents tenant harassment and helps retain and stabilize homeownership

[See project spotlight](#) →



NYC Rainproff Housing Mobility working group in a tour of the Jewel Streets neighborhood

Strategy 6: Develop NYC's voluntary housing mobility program ("buyout")

The City is currently developing a voluntary buyout program that will launch by 2026. While it is still in an early stage of development, the needs of Jewel Streets residents are being highlighted as part of that process

Tell us what you think

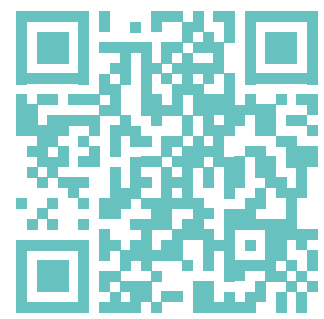


GOAL 2 *project spotlight*

Make homes safer and more affordable for current residents

Reduce flood risk with FloodhelpNY.org

A comprehensive resource for low- and middle-income NYC homeowners interested in better understanding and reducing their risk to future flooding from hurricanes and heavy rainfall events. **FloodhelpNY** includes educational and financial information on making improvements to your home to reduce flood damage and can even help lower flood insurance rates.



Visit FloodhelpNY.org to learn more!



Rainfall Ready NYC: A Homeowner's Guide

Tips to help you protect your home from flooding and sewer backups during rainfall events

HomeFix for safety and resilience

Launched in September 2024, **HomeFix 2.0** is an expanded program to help struggling homeowners stay and invest in their homes. In addition to critical maintenance, the program now helps homeowners make green upgrades and resilience repairs to their homes. 450 owners of 1-4 family homes over the next three years can receive loans of up to \$150,000.

Interested owners should contact the Center for New York City Neighborhoods at info@cnycn.org or call [646-786-0888](tel:646-786-0888)

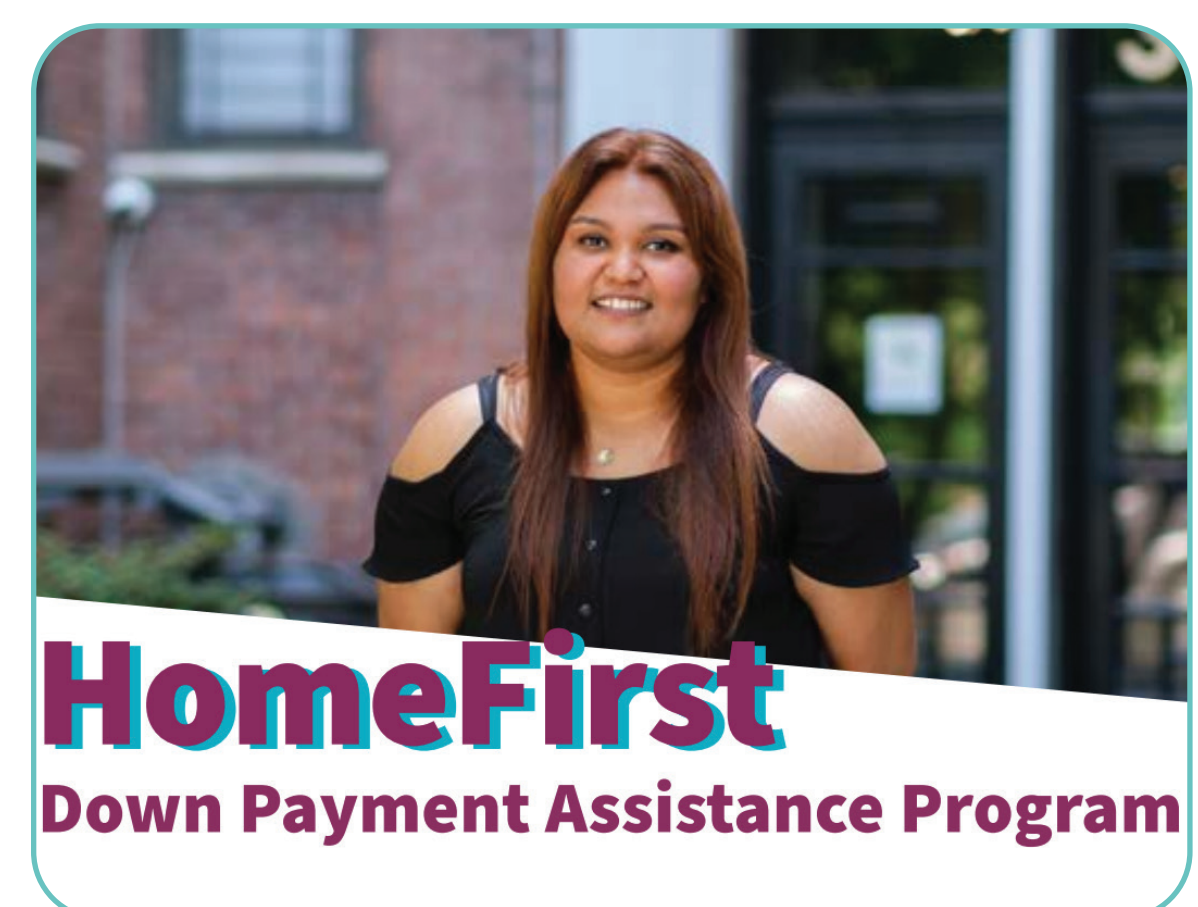


HomeFirst Down Payment Assistance Program

The **HomeFirst** Down Payment program has helped thousands of New Yorkers become homeowners. Through loans of up to \$100,000, first-time homebuyers can get closer to their goal of owning a home in New York City. We look forward to being able to reach even more New Yorkers through the recently relaunched and expanded program.



Visit the QR code to learn more



HomeFirst Down Payment Assistance Program

Partners in Preservation: Organizing rent stabilized tenants

Rent stabilized housing prevents tens of thousands of New Yorkers from being pushed out of our city. **Partners in Preservation** helps rent stabilized tenants fight harassment and displacement across New York City, including in East New York. The program funds local organizations to educate tenants about their rights and support tenant organizing. The program will launch later in 2024.



Visit the QR code to learn more



Homeowner Help Desk

The **Homeowner Help Desk** will be a partnership between HPD, the Center for NYC Neighborhoods, and local community-based organizations to assist homeowners who are at risk of displacement. The Help Desk will launch later this fall to provide a one-stop shop for NYC homeowners to receive support on a range of issues, such as:

- Foreclosure prevention
- Flood risk and insurance
- Deed theft prevention and estate planning

Need help? Reach out to the Homeowner Hub at: [1-855-466-3456](tel:1-855-466-3456)





GOAL 3 *draft strategies*

Make streets safer and better connected



A "road diet" or lane narrowing and lane removal (Grand Concourse and E 149th Street, Bronx)

Strategy 1: Explore ways to make it safer and easier for pedestrians, cyclists and cars to get around on major corridors

The Department of Transportation (DOT) is starting outreach on a plan to **re-envision Linden Boulevard** from Fountain to Conduit Avenues with faster bus service and pedestrian safety improvements

[See project spotlight](#) →

Tell us what you think



Rendering of proposed regraded Ruby Street

Strategy 2: Build missing sidewalks and streets in the Jewel Streets to improve safety and connectivity in the neighborhood

When the new sewer system is installed in the Jewel Streets, all the streets will be rebuilt with new roadbeds, sidewalks, and street trees



The MTA is receiving residents' comments on Brooklyn's bus network redesign draft plan

Strategy 3: Improve transit access to important places in the borough and the city

As a result of the MTA Brooklyn Network Redesign plan, the current B15 could be replaced by a new select bus service **B55 Crosstown route** that will make it faster to travel between JFK airport and South Brooklyn

[See project spotlight](#) →



GOAL 3 *project spotlight*

Make streets safer and better connected

BUS AND SAFETY IMPROVEMENTS ON LINDEN BLVD

EXISTING CONDITIONS

Linden Boulevard's dangerous conditions and slow bus service make the road a major barrier to getting around safely and easily.

This 10-lane roadway is difficult to cross and it ranks among the top 10% most dangerous corridors in Brooklyn

- 330 injuries (2019-2023)
- On average, someone is injured every 6 day
- 17.1 killed and severely injured per mile

Linden is an important Central Brooklyn bus route with high ridership but slow buses

- 20,000 daily bus passengers on 4 bus routes
- Connections to 3, L, A, C, J, Z trains, JFK Airport, Brookdale Hospital, Gateway Center Mall
- Bus speeds as low as 7.5 mph



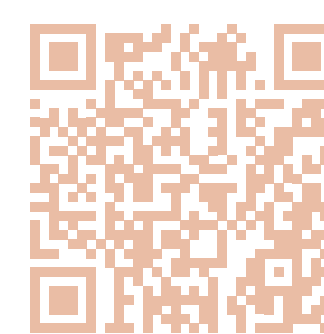
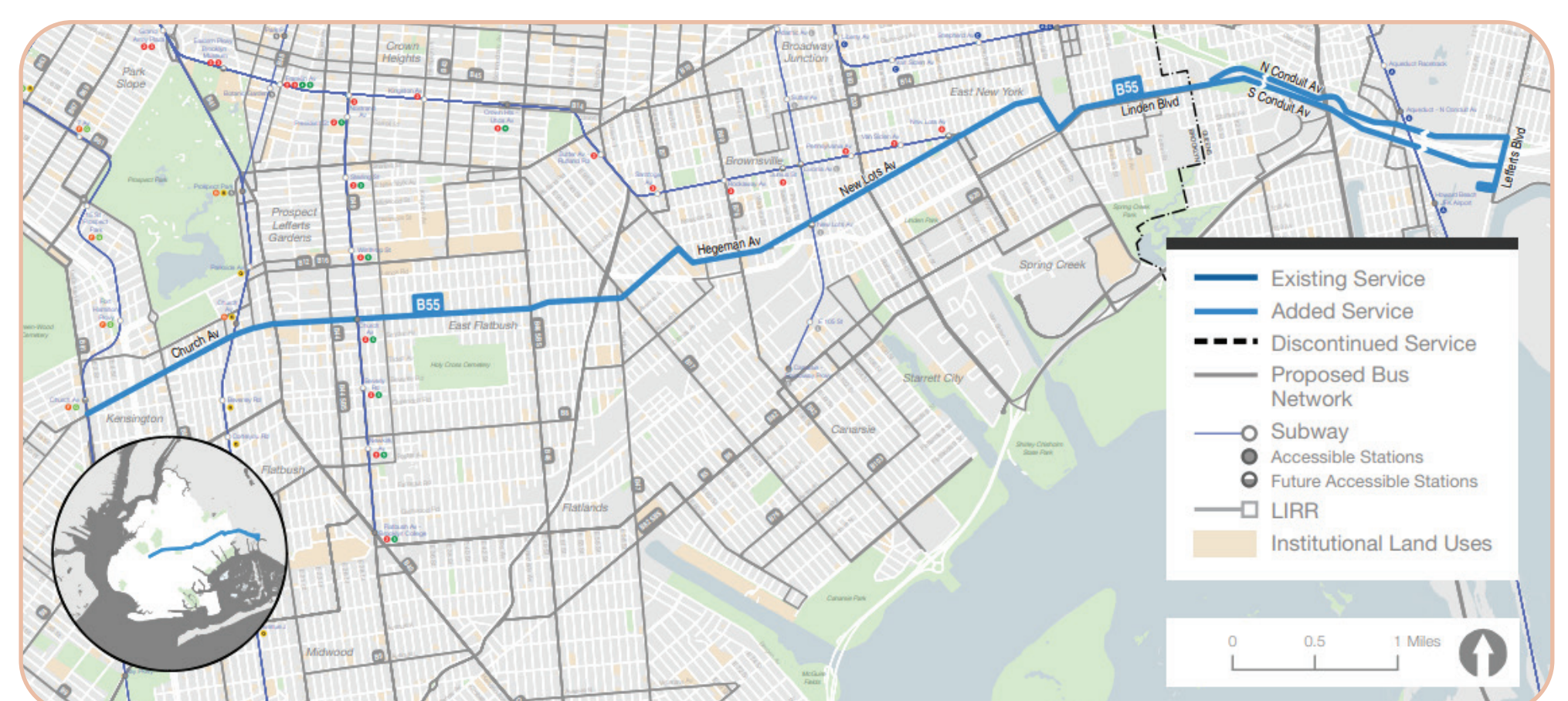
Current conditions on Linden Blvd, Brooklyn/Queens

STRATEGIES

As a Vision Zero corridor, DOT is planning to implement **safety and bus improvements** between Fountain Ave and Conduit Ave (1.1 miles) to reduce traffic deaths and injuries. DOT is starting community conversations about their Linden Boulevard project at this workshop!

Bus Improvements

- The **MTA's Brooklyn Network Redesign plan** identified the current B15 as a route that needed to be sped up. It could be replaced by the new, faster B55 Crosstown bus with fewer stops.
- **DOT's Bus Priority improvements** would also support the proposed B55 Crosstown bus.
 - DOT will study implementing dedicated bus lanes on Linden Blvd, moving buses from the service road to bus lanes along the median. Dedicated median bus lanes keep buses out of traffic congestion and prevent right-turning vehicles from slowing bus service.
 - DOT would build new ADA-accessible bus boarding areas along the median, improving conditions for bus riders waiting for the bus.



The proposed B55 route (Kensington - JFK Airport) in **MTA's Brooklyn Network Redesign plan**.

Visit the QR code to see more information

Safety improvements

- DOT will make pedestrian crossings safer and shorter, through painted safety measures and concrete features where feasible that increase visibility at crosswalks
- Reducing the number of cars on the road by creating bus only lanes will also make roads safety for pedestrians speeds and pedestrian safety



Woodhaven Blvd, Queens: A street that underwent a safety and transit project and shows what is possible for Linden Blvd



GOAL 3 *project spotlight*

Make streets safer and better connected

BUS AND SAFETY IMPROVEMENTS ON LINDEN BLVD

How is bus service on Linden Blvd right now?

What would make bus service on Linden Blvd work better for you?

What is it like to walk on or across Linden Blvd?




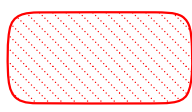
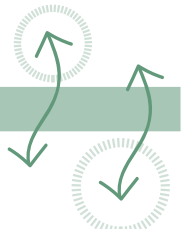


Where on Linden Blvd would you like to see safety improvements?



GOAL 4 *draft strategies & project spotlights*

Encourage redevelopment of vacant land with new affordable housing, stores, and open space

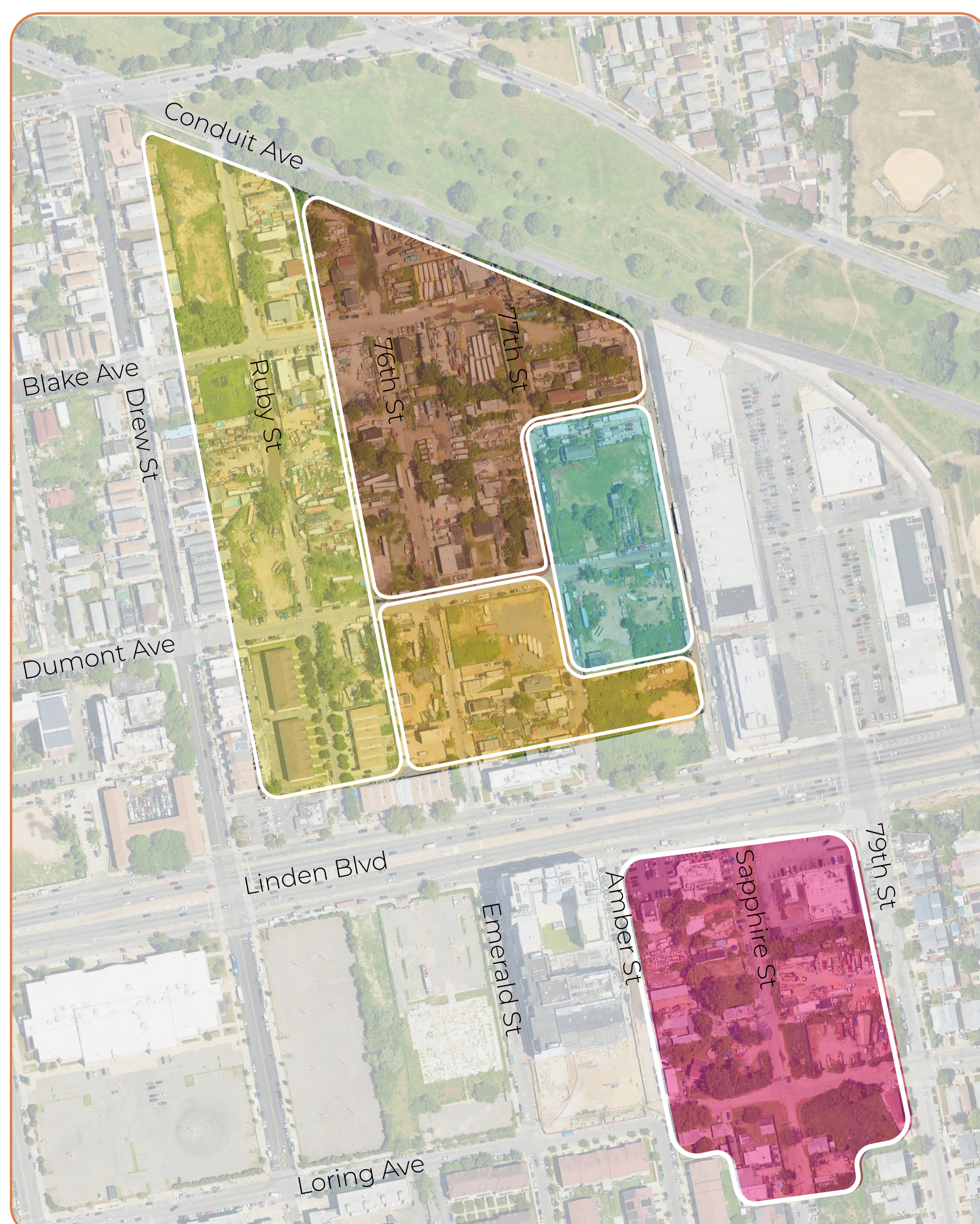
PLANNING FRAMEWORK






- 
Community Hub
 Encourage higher density mixed use development at key locations close to transit on a major avenue
- 
Active mixed-use corridor
 Support medium density mixed use development to activate Linden Blvd
- 
Resilient mixed-use community on City-owned land
 Redevelop a vacant public site with resilient affordable housing, community spaces, new streets, and improved flood protections
- 
Allow commercial uses
- 
Increased connectivity, safety, and open space access
 Safer connections and access to transit; Reclaim median space for public benefit
- 
Reduce flooding + improve quality of life
- 
Green infrastructure
 Potential bluebelt location



JEWEL STREETS FRAMEWORK

- Reduce flooding by installing new sewers and nature-based drainage solutions
- Support redevelopment of vacant lots or lots used for industrial and storage uses
- Strengthen enforcement against illegal dumping, illegally parked cars, and squatting
- Build new streets and sidewalks to better connect the area to transit and services and make it safer to walk, bike, and drive



- 
Ruby Street
 Support development of a more active residential street on Ruby with new streets and sidewalks between Linden Blvd and Conduit Ave
- 
Linden-Dumont Avenue
 Plan for the side streets close to Linden to serve as a transition between larger buildings on Linden and smaller homes on neighborhood streets
- 
North Dumont
 In hardest to access, lowest lying part of neighborhood, strengthen safety and connections to surrounding area
- 
Bluebelt
 Build a pond for water to drain into in the lowest lying part of the neighborhood and open the pond to the public with walking paths and seating areas
- 
South Jewel Streets
 Evaluate different options for a new drainage system to reduce flooding south of Linden Boulevard

 Identify ways to use natural systems to drain floodwater into Spring Creek

 Improve housing stability for South Jewel Streets residents as drainage systems are developed

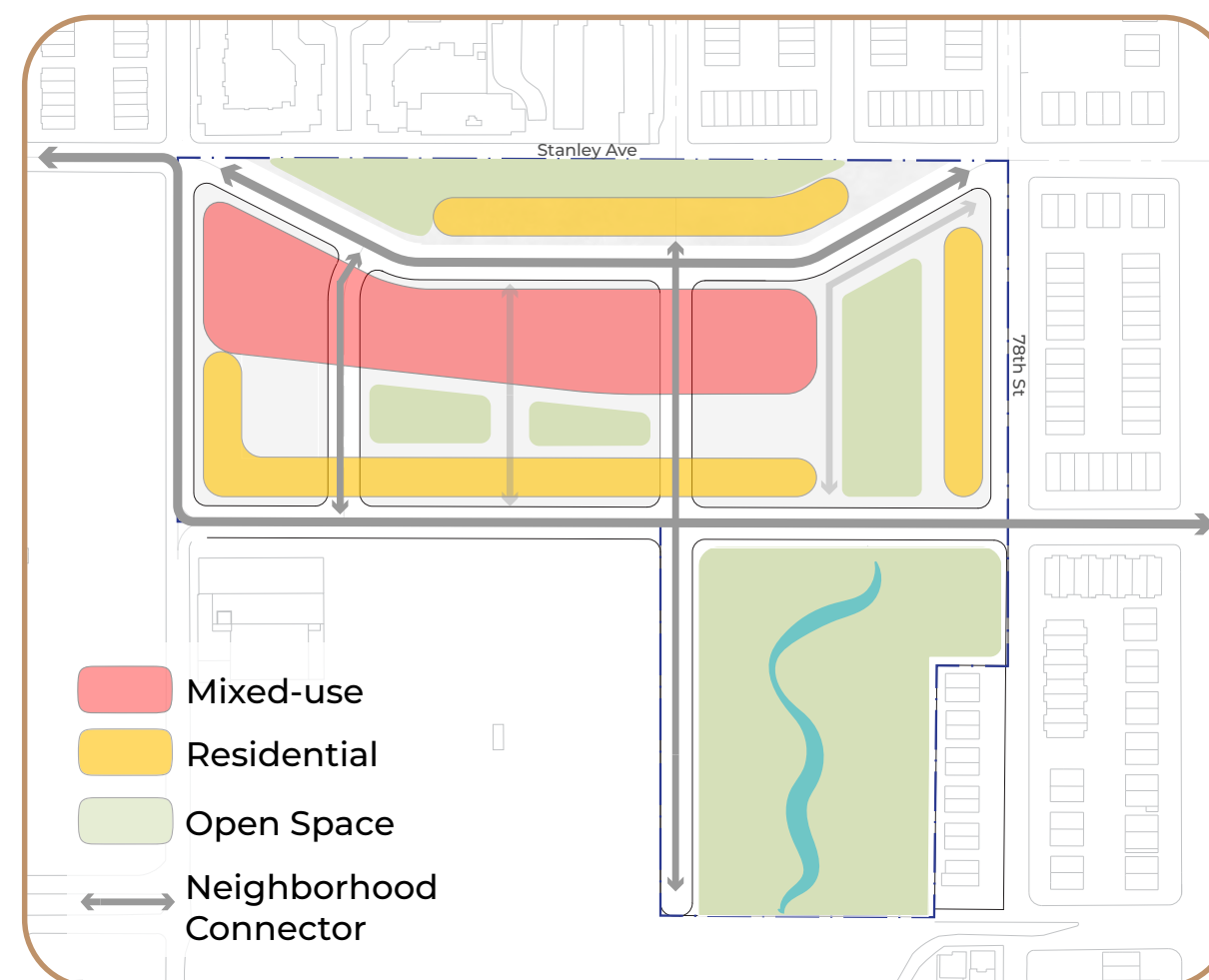


GOAL 4 *draft strategies & project spotlights*

Encourage redevelopment of vacant land with new affordable housing, stores, and open space

Strategy 1: Develop resilient mixed-use community on City-owned site

- Better connect the area south of Linden Blvd by creating new streets and paths through the City-owned site
- Develop low- to medium-density flood-resilient affordable housing with retail and community spaces
- Explore opportunities to create new open space and increase access to Spring Creek Park
- Invest in flood protection measures on site that benefit the broader neighborhood



This is one example of the possible futures for the city-owned site that the City is exploring. It could include new street connections, affordable housing, retail, open space, and green infrastructure

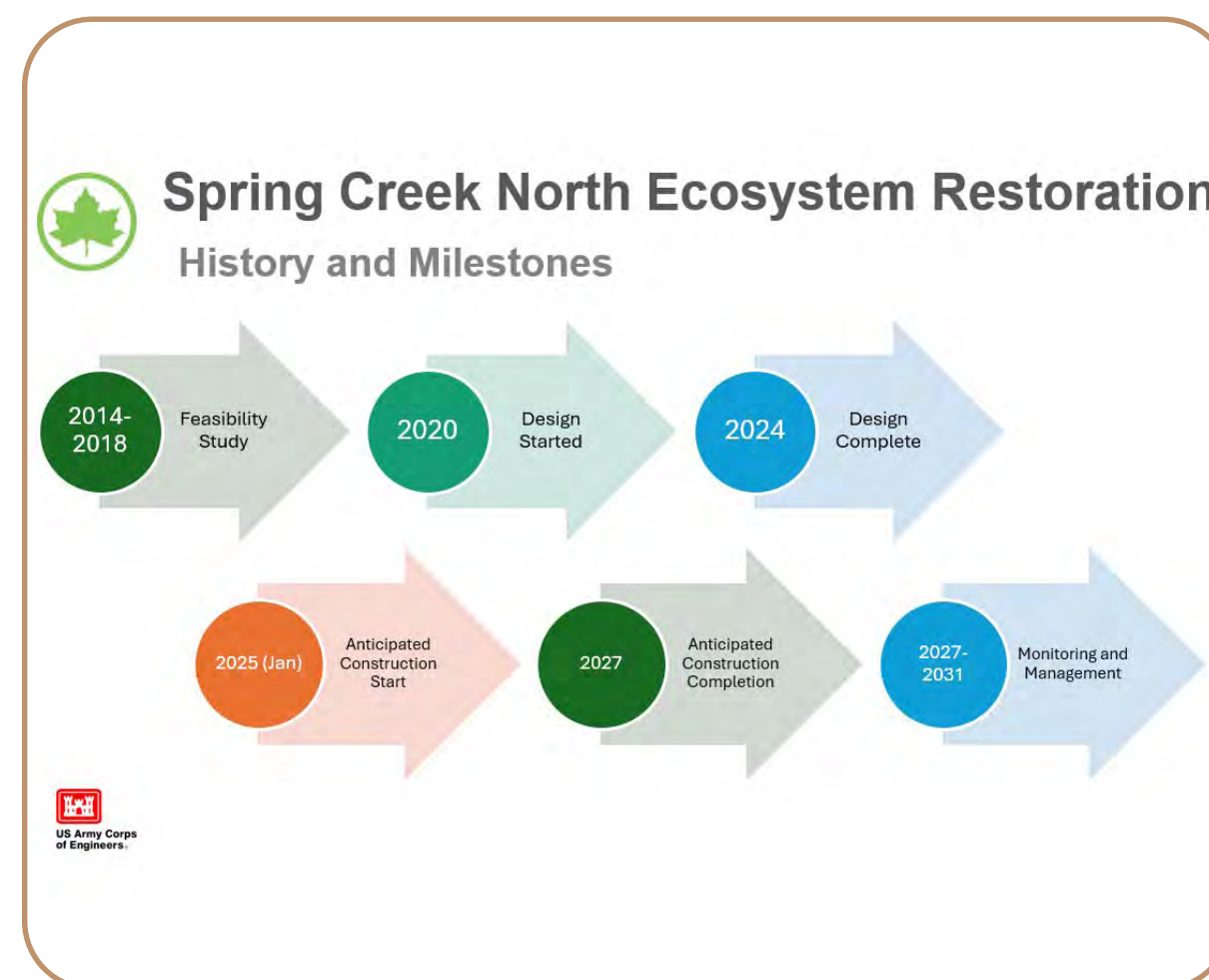
Tell us what you think

Updates on Spring Creek Park

- The wetlands around Spring Creek were filled in the 1940s and 1950s. New York City and the federal government are now investing \$29 million to restore and enhance over 40 acres of wetland and upland habitat around Spring Creek. The restoration work is scheduled to begin early in 2025 and last for two years.
- Following the habitat restoration, NYC Parks plans to improve the park edges and design eventual new public access to the area, including walking paths and views of Spring Creek and Jamaica Bay. This work is funded by a grant from the National Parks Service and design will begin in 2025. Time-frame and funding for access implementation has not yet been determined.



Spring Creek water and trees



Army Corps of Engineers Timeline



Map of restoration progress



GOAL 4 *project spotlights*

Encourage redevelopment of vacant land with new affordable housing, stores, and open space

COMING SOON: 581 Grant Avenue

A new 100% affordable rental building is coming to the neighborhood with 174 apartments for individuals and families. The building will contain a health and wellness center and space for Bangladeshi American Community Development and Youth Services (BACDYS). BACDYS is a non-profit organization based in Ozone Park that provides low-income immigrant families with job training, youth programming and other community services. The development will also include a pedestrian passageway through the site from Eldert Lane to the Grant Avenue A-train station. The project is expected to be approved by City Council in early 2025, and construction would begin after this.

COMING SOON: Affordable homeownership on Lincoln Avenue

A 100% affordable homeownership project is planned that will bring 63 co-ops for individuals and families to the neighborhood. The project will redevelop a vacant lot on the corner of Lincoln and Wortman avenues with 3-story buildings.

Linden Terrace

This 100% affordable development was completed in 2023 and contains over 500 affordable apartments, of which 2/3 of the apartments are for low- and very low-income households and about 1 in 10 are deeply affordable apartments for the lowest-income households. When first leased up, rents at Linden Terrace were as low as \$500 for a one-bedroom and \$700 for a three-bedroom apartment.

Linden Terrace offers additional benefits beyond affordability, including a Planet Fitness on the ground floor and many sustainability measures: a green roof, solar panels, and stormwater retention tanks that help prevent the neighborhood's sewer system from overflowing during heavy rain.



Rendering of the Lincoln-Wortman 100% affordable co-ops (Meltzer/Mandl Architects P.C.)

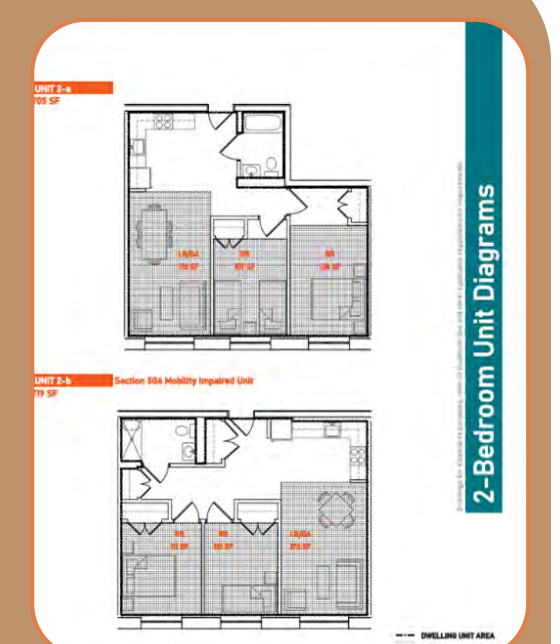
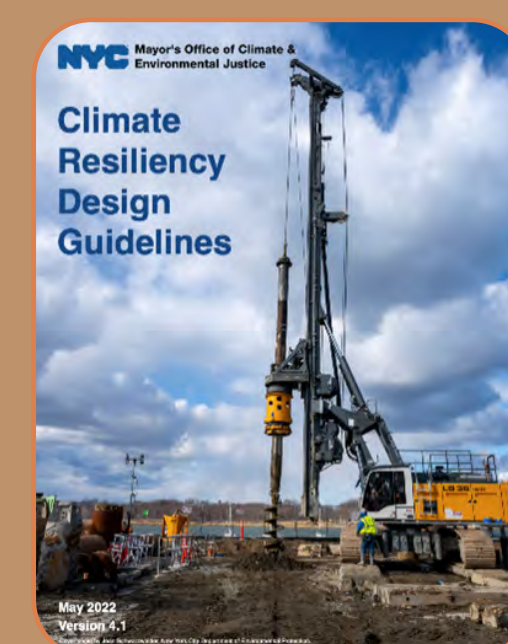


Photo of Linden Terrace Building 1 (Radson)

Did you know?

The City requires certain new developments to protect against current and future flooding. Current resiliency rules and guidelines that might apply to development in this area include:

- **DEP's Unified Stormwater Rule:** Requires all larger new developments to manage all rainwater that falls on their property to ensure stormwater and sanitary waste don't overwhelm the city's sewers
- **HPD's Design Guidelines:** Requires all new HPD-supported housing to meet higher sustainability standards and design around current and future flood and heat impacts to ensure buildings and residents remain safe and resilient.
- **The City's Climate Resiliency Design Guidelines:** Will soon require all City infrastructure and facilities to account for future increases in heat, rainfall, and sea level rise



Left: Front cover of the Climate Resiliency Design Guidelines handbook
Right: Floor plans of HPD's standard two-bedroom apartment designs from the HPD Design Guidelines handbook



A rain garden in use after a rainstorm (DEP)



GOAL 5 *draft strategies*

Stimulate the creation of good jobs, businesses, and community resources

Strategy 1: Support existing small businesses and encourage local business ownership and growth

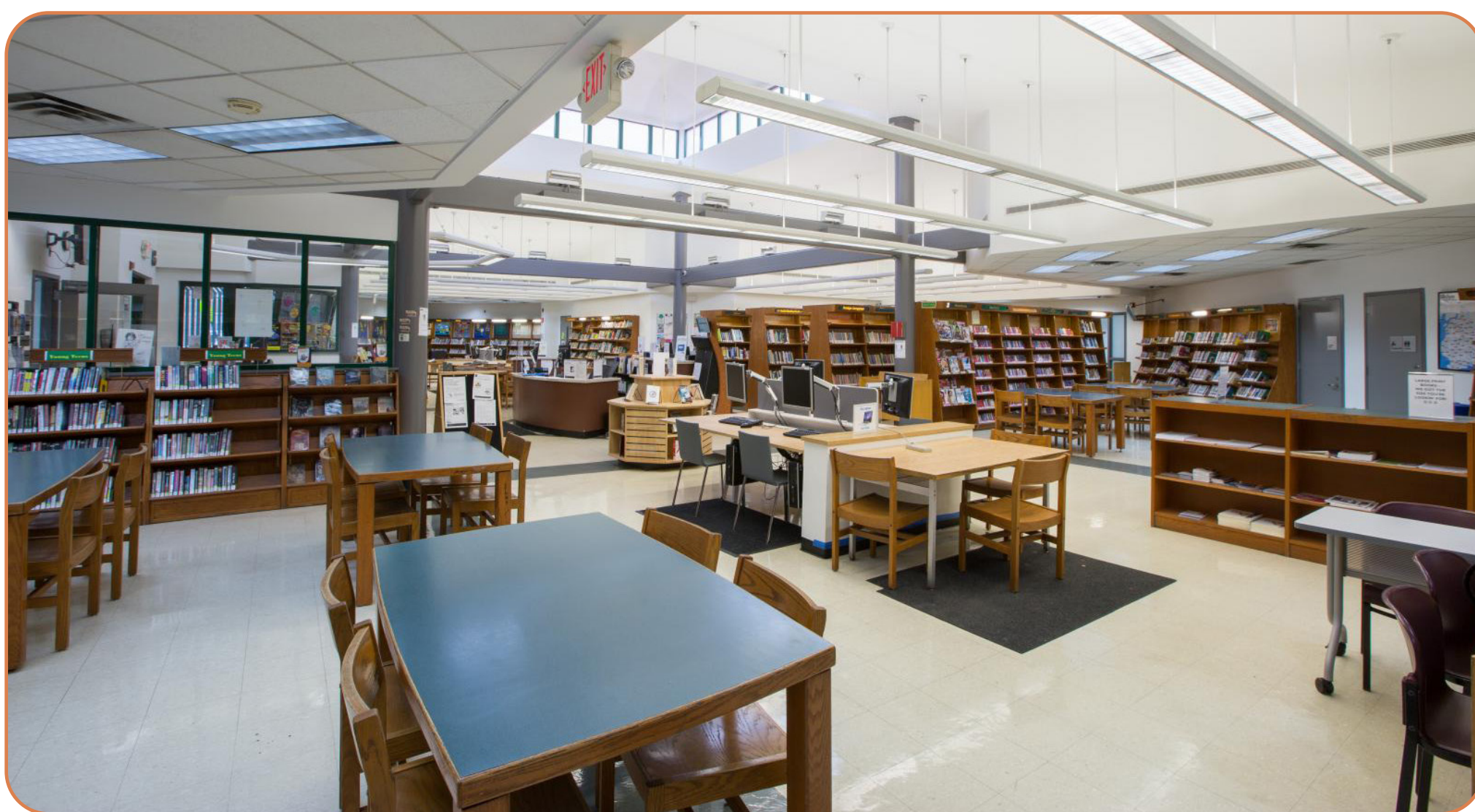
Support existing and new small businesses in getting connected to the closest Business Solutions Center for free resources including financial assistance.

See project spotlight 



Local businesses on Sutter Avenue

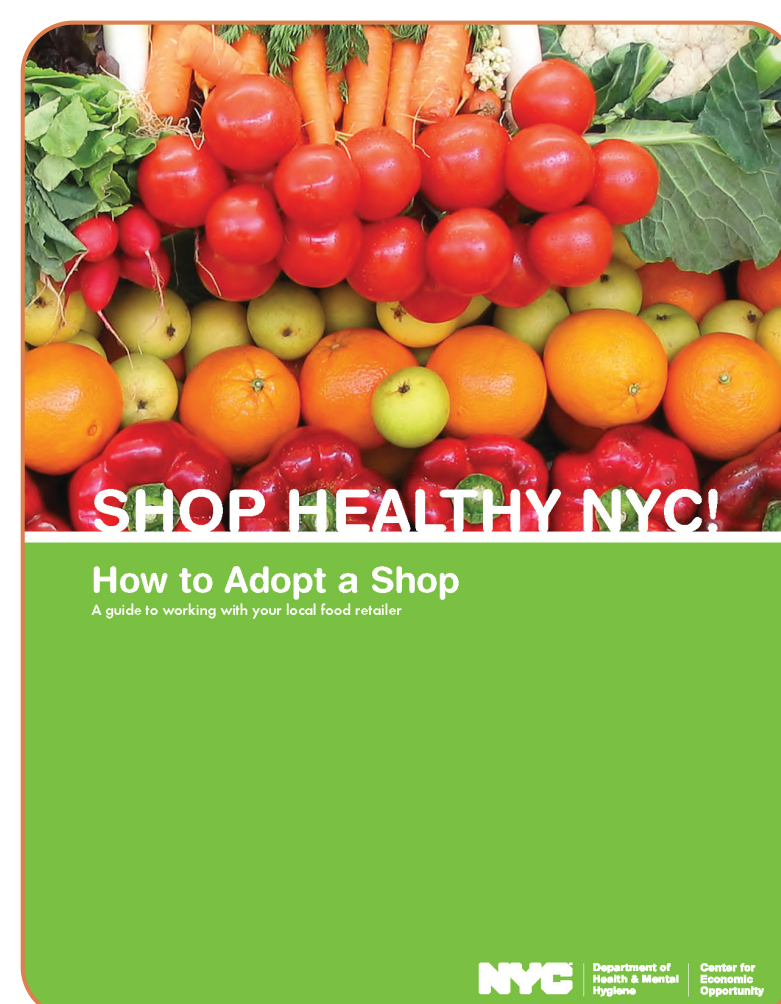
Strategy 2: Make it easier for residents to get jobs in the neighborhood and nearby by improving access to social services and workforce development training programs



Services and trainings are available at local public libraries such as the Brooklyn Public Library at Cypress Hills shown above.

Strategy 3: Increase the amount of fresh, affordable food in the neighborhood

Shop Healthy NYC! Shop Healthy NYC works to increase the amount of healthy food in neighborhoods that are in need of healthier options, such as East New York. Shop Healthy NYC offers local food stores technical assistance around stocking and promoting healthy products.



Adopt a Shop is a guide to work with local stores through the Shop Healthy program

Tell us what you think



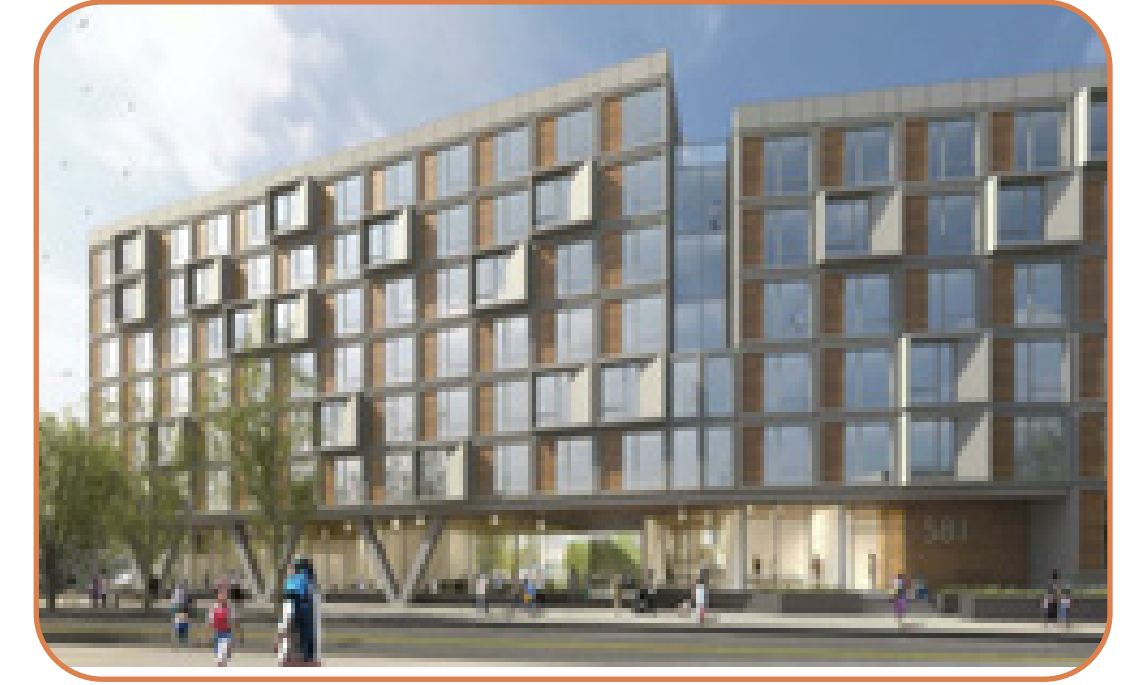
GOAL 5 *project spotlights*

Stimulate the creation of good jobs, businesses, and community resources

COMING SOON TO GRANT AVENUE: Health & Wellness Center

Bangladeshi American Community Development and Youth Services (BACDYS) and BMS Family Health & Wellness Center on Grant Avenue

BACDYS and BMS will be located on the ground floor of newly developed, deeply affordable housing coming to 581 Grant Avenue, adjacent to the Grant Avenue A train station. BACDYS will provide workforce development, after school care, and other services to the community at-large. BMS will operate a healthcare facility that will be available to all regardless of ability to pay.



Renderings of 581 Grant Ave

East New York Workforce1 Career Center

Located at 2619 Atlantic Avenue, Brooklyn, Workforce1 is a service provided by NYC Department of Small Business Services (SBS) to prepare and connect qualified candidates (18 years and above) to job and training opportunities.



Workforce1 helps New Yorkers prepare for and connect to jobs

Queens Business Solutions Center

The Queens Business Solutions Center, located at 90-27 Sutphin Boulevard, Queens, provides services to help existing and future entrepreneurs start, grow, and expand their small business. Services include business courses, connection to financing assistance, support in negotiating a commercial lease, and more.

Council for Airport Opportunity (CAO)

The Council for Airport Opportunity (CAO) recruits, trains, and hires individuals for jobs at John F. Kennedy International Airport, LaGuardia Airport, and Newark Airport, in construction and other airport industries.



JFK Terminal 6

JFK is undergoing a \$19 billion transformation that includes the construction of new terminals, a ground transportation center, and roadway improvements. This expansion will create significant job opportunity for area residents to tap into.

Learn more and get involved:



Who qualifies for PINCC? You are eligible for enrollment in PINCC if you meet one or more of the following qualifications:

- > Cash Assistance Receipt
- > SNAP Receipt
- > Medicaid Receipt
- > NYCHA Resident
- > Non-Custodial Parent
- > Your household income is at or below the below income limits:

Number of Persons in Household	Income Limit
1	\$45,180
2	\$61,320
3	\$77,460
4	\$93,600
5	\$109,740
6	\$125,880

PINCC eligibility requirements

PINCC: Pathways to Industrial and Construction Careers

PINCC is a program which aims to bridge the gap between employers in local building and construction, and transportation, distribution, and logistics industries. PINCC includes job training and financial counseling services targeting a diverse workforce, individuals reliant on local public assistance, and NYCHA residents.

Learn more and get involved:

