



**December 2, 2023**  
**The Jewel Streets Neighborhood Plan**  
**Overview Presentation**

Do you need interpretation?  
Let us know!

আপনার ক'বিখ্যাখ্যা দরকার?  
আসুন আমাদের জানান!

¿Necesita interpretación?  
¡Avísenos!

# Agenda

## **1. Neighborhood Plan Overview**

- Background
- Work To-Date
- Existing Conditions and Desired Outcomes

## **2. Where are we now?**

## **3. Workshop #4 (Today!)**

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# Neighborhood Plan Overview

# Study Area



Jamaica Bay

Spring Creek Park

Lindenwood Gardens

DSNY Facility

Lindenwood Village

Lindenwood

HPD/DCAS Site

USPS Facility

Linden Terrace

Spring Creek Gardens

Pink Houses

Gemini Fields

Linden Center

Linden Blvd.

NYCHA Cypress Hills

Jewel Streets

Linden Plaza

East New York - City Line

S. Conduit Avenue

Drew St

Forbell St

N. Conduit Avenue

Sutter Ave

Robert E. Venable Park

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# The Jewel Streets, aka “The Hole”

- Acute infrastructure needs
  - Daily flooding
  - Large rain storms can overwhelm drainage systems and cause rainwater to flow into low lying areas
  - Active industrial uses and the use of septic tanks can increase the risk of contaminated soil and groundwater
- Severe Disinvestment
  - Concentration of vacant lots and open storage
  - Illegal vehicle storage, dumping and squatting
  - History of stalled planning efforts



Blake Avenue between 77th and 76th streets (looking east)

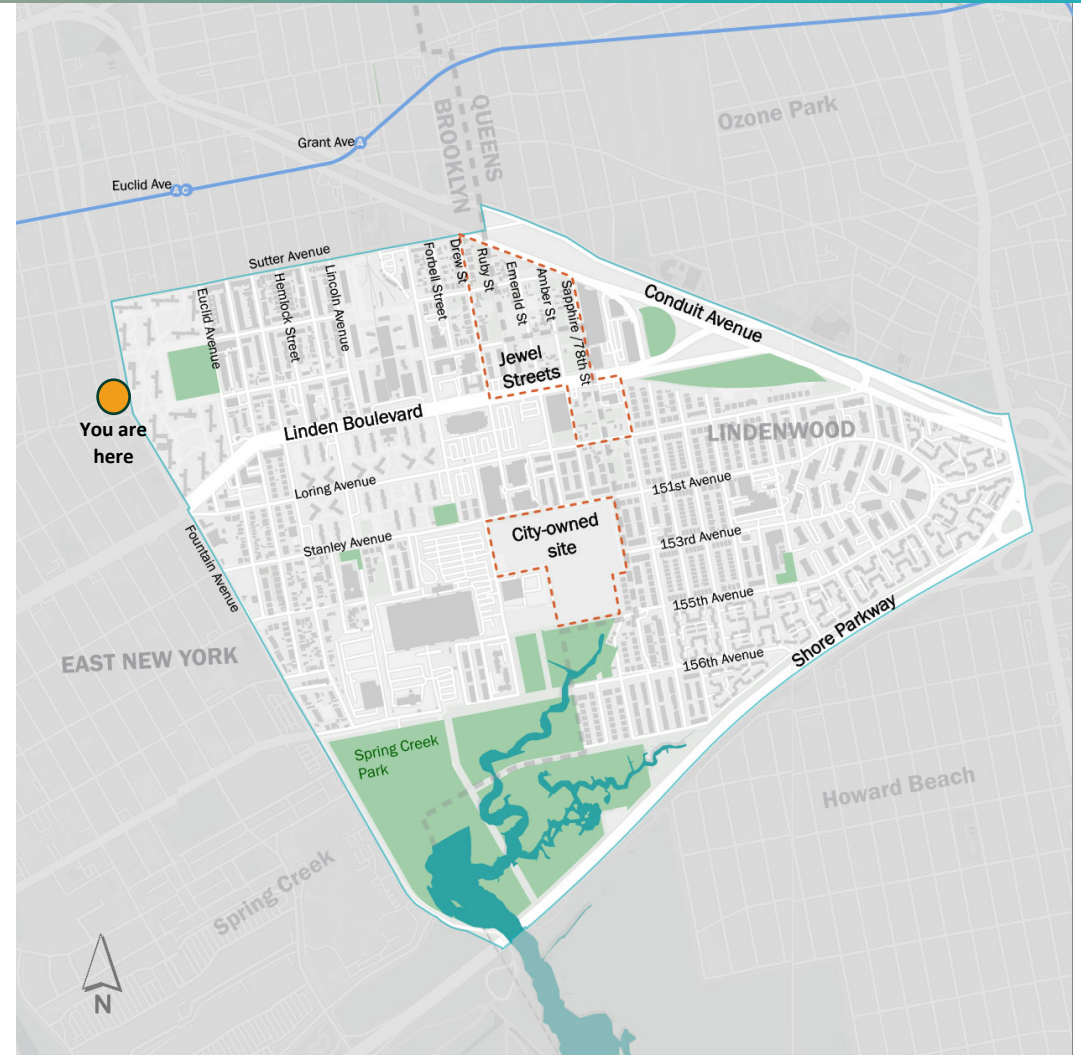


77th Street between Blake and Dumont avenues (looking south)

# Goals

## Stabilize a flood-prone neighborhood and foster a resilient and thriving community by:

- Reducing flooding now and in the future by building resilient green infrastructure and improving community resilience
- Developing a long-term land use plan for the Jewel Streets
- Outlining a community-supported vision for city-owned land
- Improving street infrastructure, pedestrian safety, and connectivity to surrounding neighborhoods
- Facilitating job creation, community services, and amenities



# Work To-Date: Overview

## Updates and Progress

### February 2022

- Local coalition sent letter to City requesting infrastructure intervention

### April 2022

- CM Barron established bi-monthly working group meetings to address issues

### May 2022 - Present

- City has made significant gains to address immediate drainage and sanitation issues

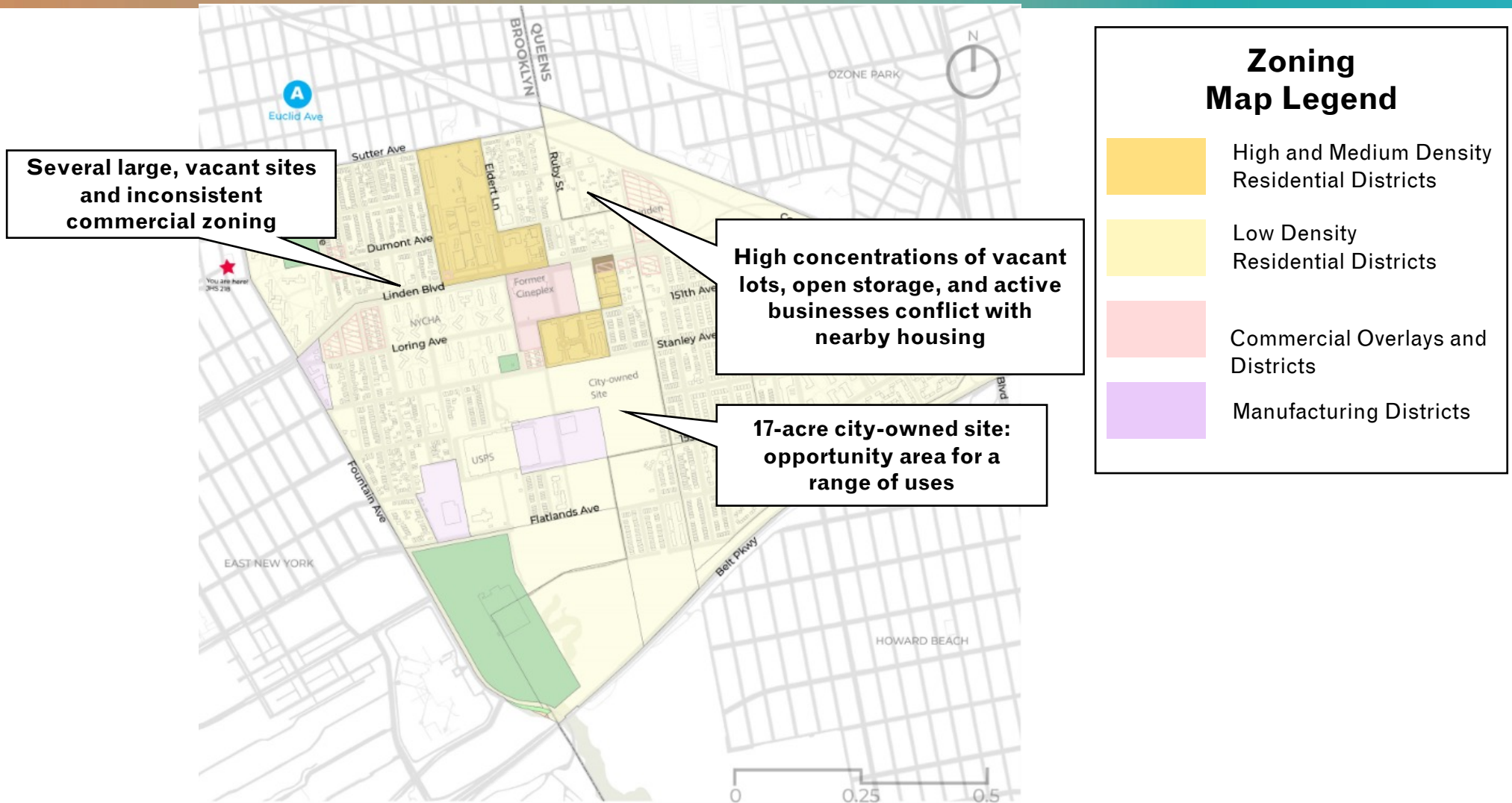




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# Existing Conditions and Desired Outcomes

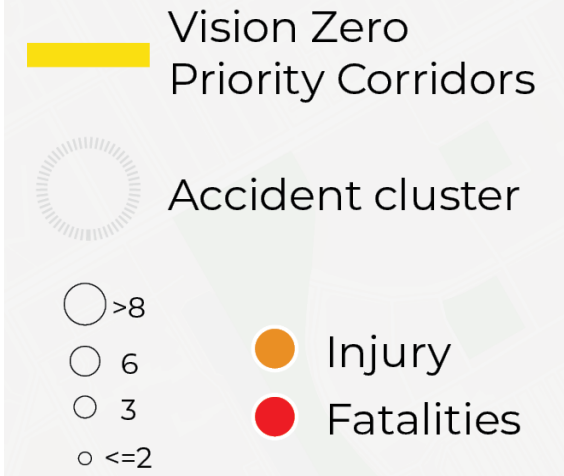
# Existing Zoning






# Safety Concerns



## Injuries and fatalities of pedestrians and cyclists (Oct 2018 - Oct 2023)



# Desired Outcomes: Jewel Streets

-  The Jewel Streets
-  HPD/DCAS Site
-  Borough Boundary

Jamaica Bay

Spring Creek Park

HPD/DCAS Site

Explore potential housing mobility buyout strategies in appropriate locations

Explore potential for bigger and taller buildings along major roads like Linden Blvd

Develop new open space and green infrastructure to help retain stormwater

Invest in drainage solutions that reduce flooding now and in the future with climate change

S. Conduit Avenue

N. Conduit Avenue




Linden Blvd.

Robert E. Venable Park

A



# Desired Outcomes

-  The Jewel Streets
-  HPD/DCAS Site
-  Borough Boundary

## City-owned Site

- Possible addition of **housing, community amenities, and greenspace**
- Reduce current and future flood risk through **green infrastructure**

## Linden Blvd.

- **Promote safe streets** by adding crosswalks and bike lanes, and transportation changes to better **connect residents to job centers**
- Explore potential for bigger and taller buildings that could **provide a mix of affordable homes and retail**

## Conduit Avenue

- **With street safety improvements**, turn the median into a usable recreation space
- Add crosswalks to **provide a safer connection to the subway and nearby park**
- Explore improved bus service and other transit strategies to **better connect residents to job centers**

Jamaica Bay

Spring Creek Park

Linden Blvd.

S. Conduit Avenue

N. Conduit Avenue

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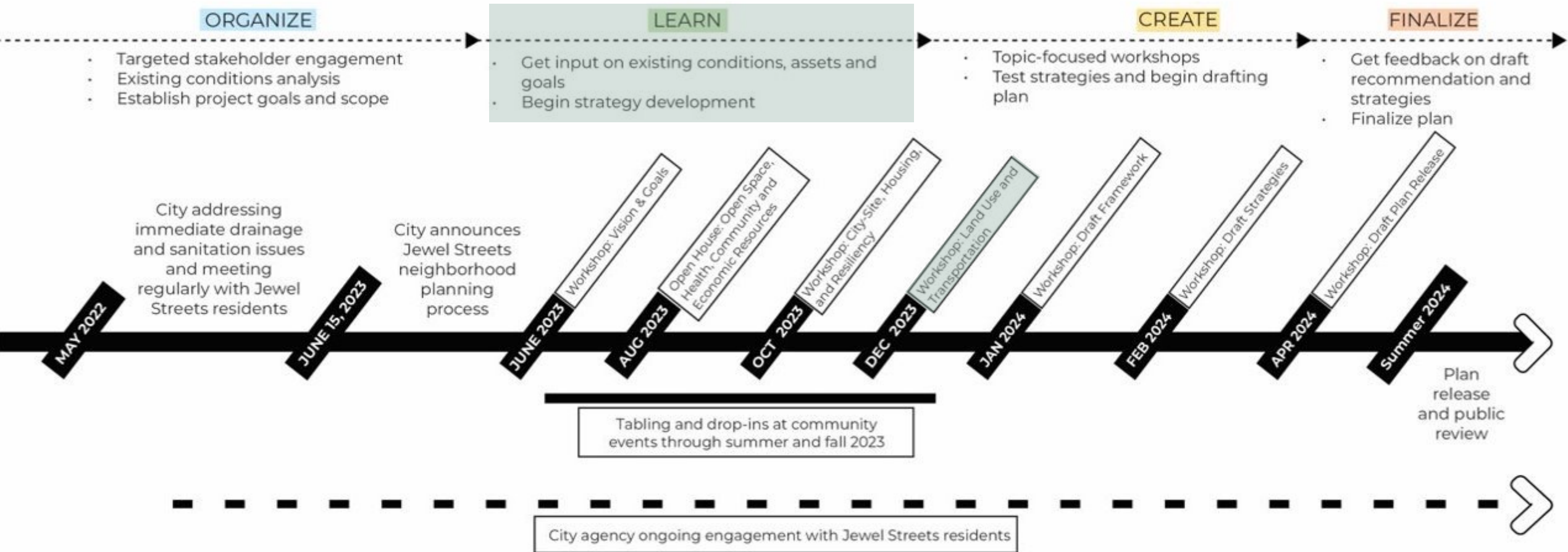


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**Where are we now?**

# Planning Phases and Public Events

## Planning Phases and Public Events



# Workshop 4 Goals

## Part I: Facilitated Conversations

- Help create a land use vision for two main parts of the neighborhood – the Jewel Streets and the major corridors
- Provide input on what transportation and street safety improvements you want to see

## Part II: Open House Boards

- Get information about why the neighborhood looks the way it does and what's allowed to be built
- Find out more about the existing transportation network in the area
- Hear about what residents have discussed at past workshops
- Speak with agency experts about each topic and ask questions

## Neighborhood Planning Area Existing Zoning

Current zoning tells us what different kinds of buildings can be constructed where. Most zoning in this area hasn't been updated since 1961.



### Zoning Districts

- |                             |               |                      |
|-----------------------------|---------------|----------------------|
| Low-Density Residential*    | Manufacturing | Parks and Open Space |
| Medium-Density Residential* | Commercial    | Subareas             |



# Next Steps

## Ongoing

- Agencies to continue short-term neighborhood improvements to address flooding, sanitation, and transportation

## Future Engagement Opportunities

- January – Draft Land Use Framework
- February – Draft Strategies
- Spring 2024 – Draft Neighborhood Plan Release

## How to Stay Involved

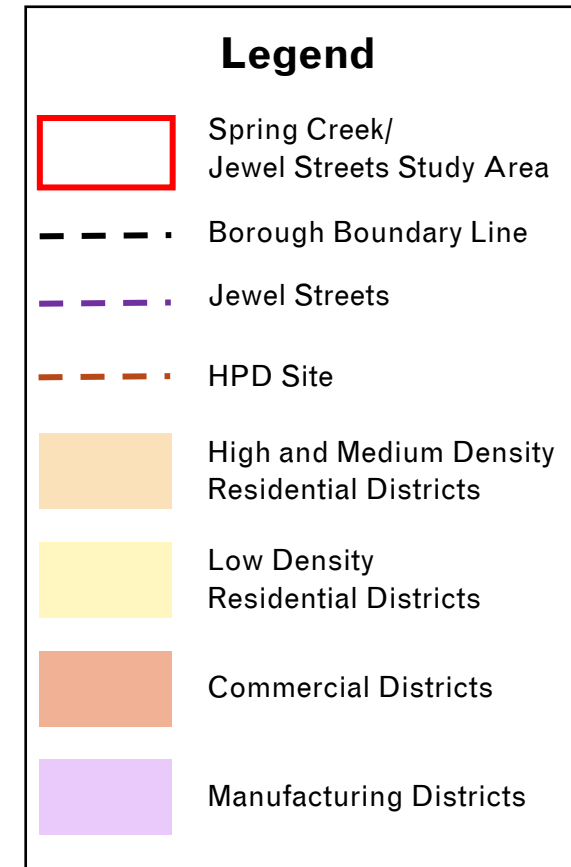
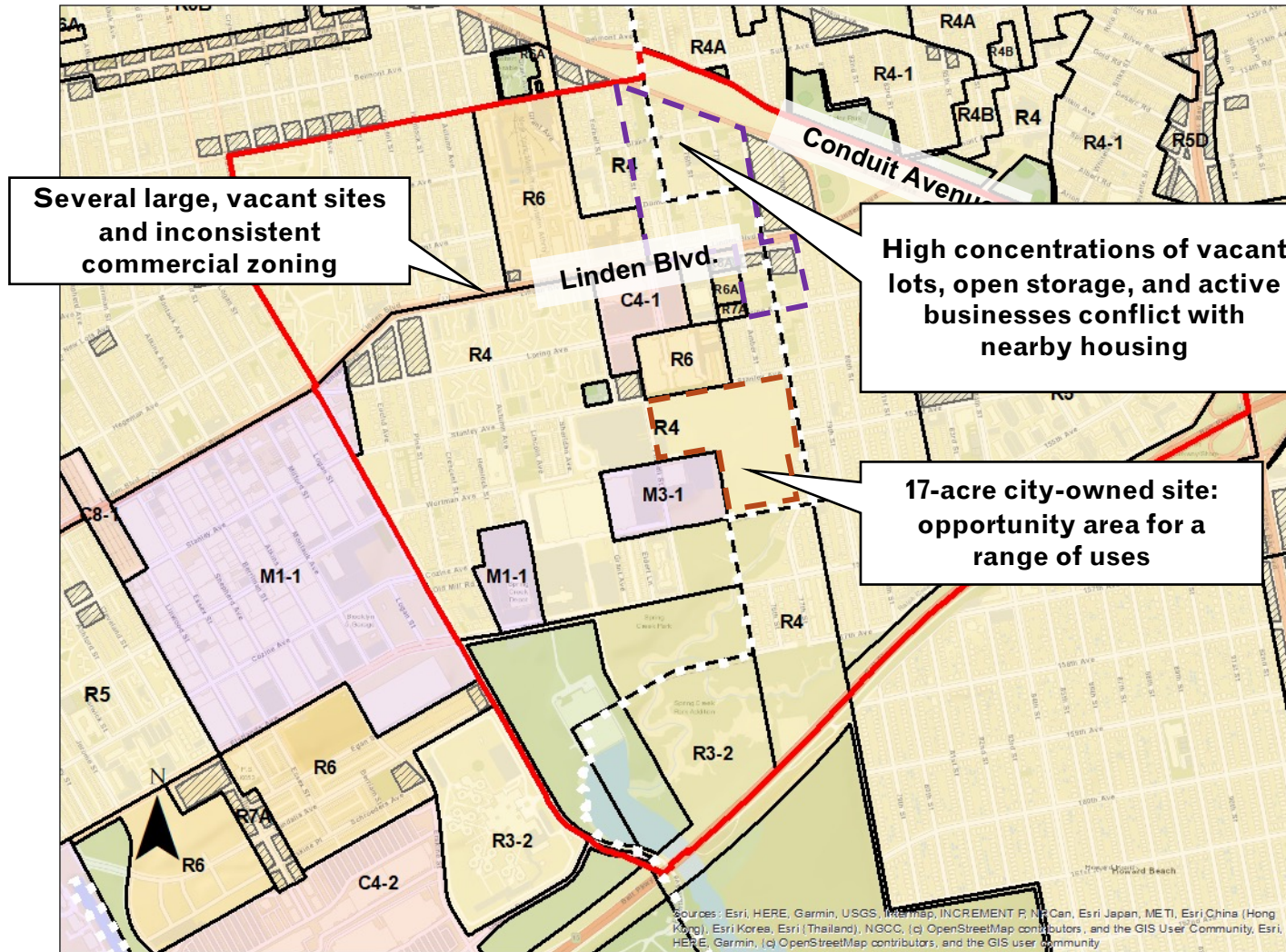
- Include your comments on the virtual comment map
- Sign up for our email list to find out about tabling events, virtual engagement opportunities, and other ways to stay involved!



# Appendix

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# Outdated Zoning



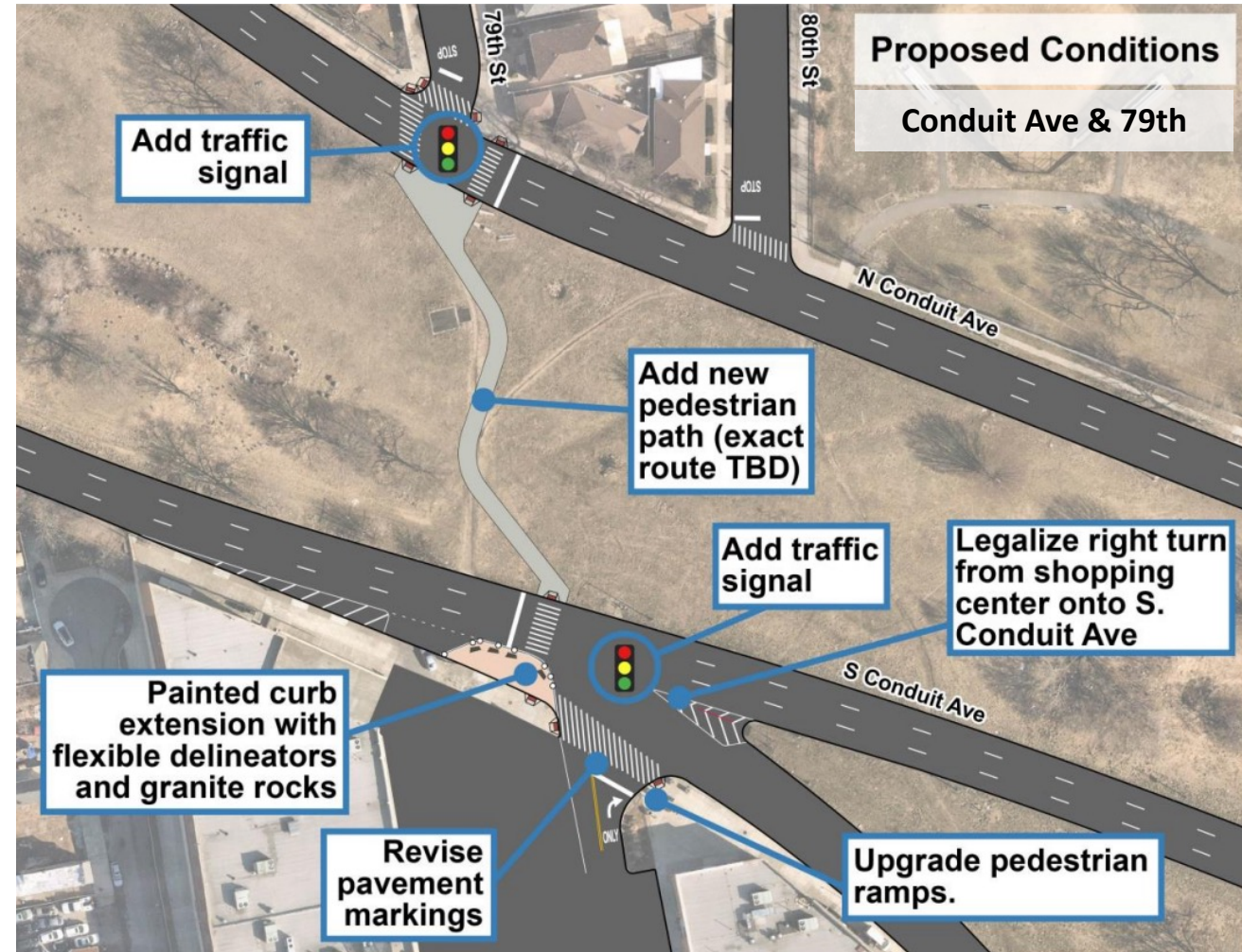
# Work To-Date: DOT/MTA

## DOT

- Vision Zero priority corridors to eliminate death and serious injuries from traffic incidents (Linden Blvd, Fountain Ave and Cross Bay Blvd)

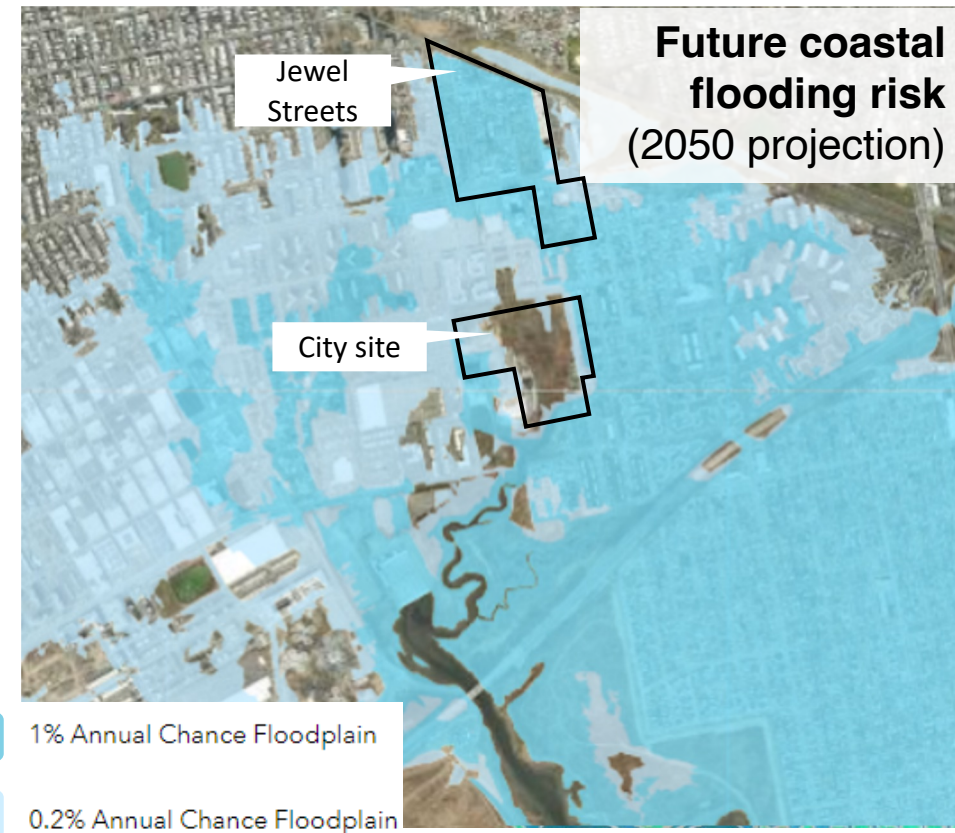
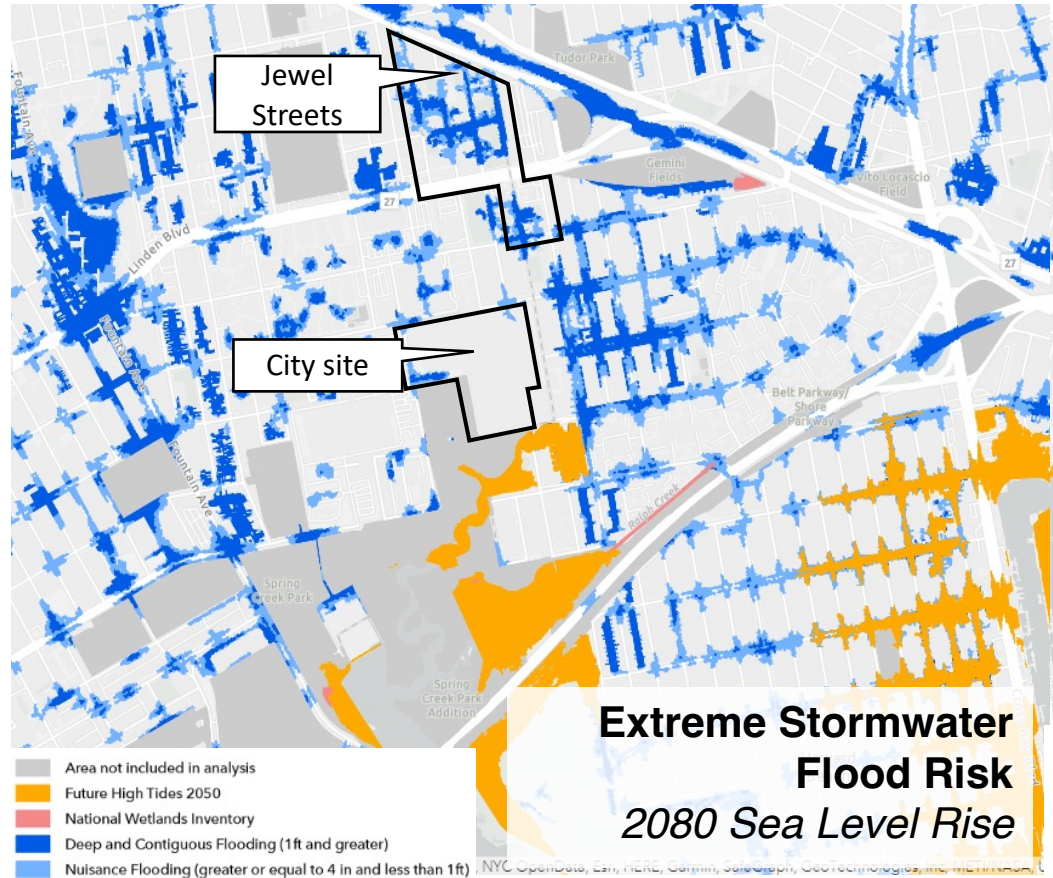
## MTA

- Brooklyn and Queens bus network redesign
- Euclid Ave: ADA improvements



# Overlapping Flood Risks and Climate Challenges

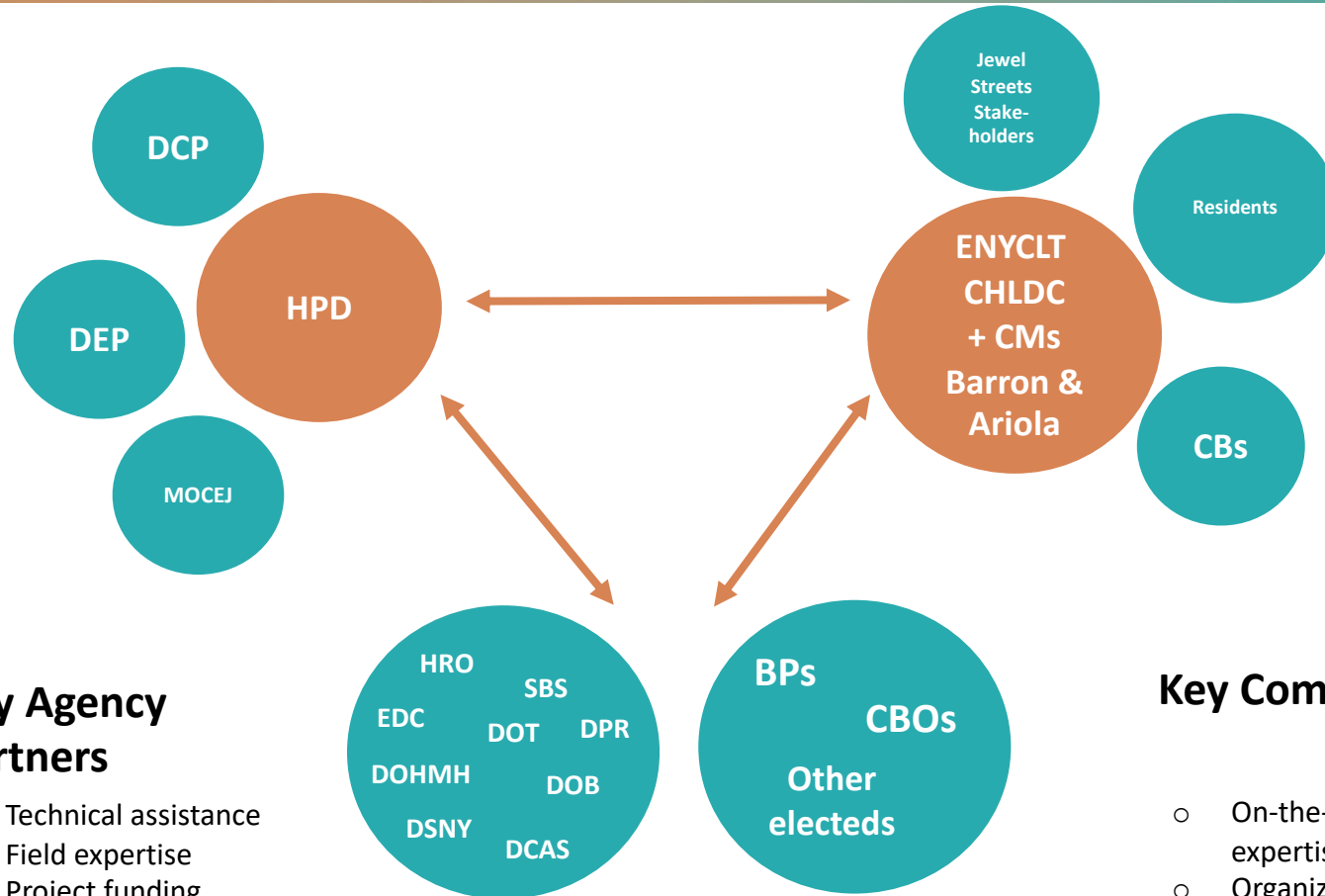
- The area faces a **range of climate risks**, including flooding, extreme heat, and coastal storms.
- The area was **built on top of a historic creek**, resulting in soft land and high ground water
- All climate risks, including flooding, are expected to worsen due to **climate change**



# Engagement Partners

## Core Agency Team

- Plan workshops
- Lead working group discussions
- Invite participants



## Key Agency Partners

- Technical assistance
- Field expertise
- Project funding

## Core Community Partners

- Co-facilitate workshops
- Co-lead working group discussions
- Invite networks

## Key Community Partners

- On-the-ground expertise
- Organized support

# The Jewel Streets, aka “The Hole”

- Acute infrastructure needs
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Blake Avenue between 77th and 76th streets (looking east)



77th Street between Blake and Dumont avenues (looking south)

# City-Owned site



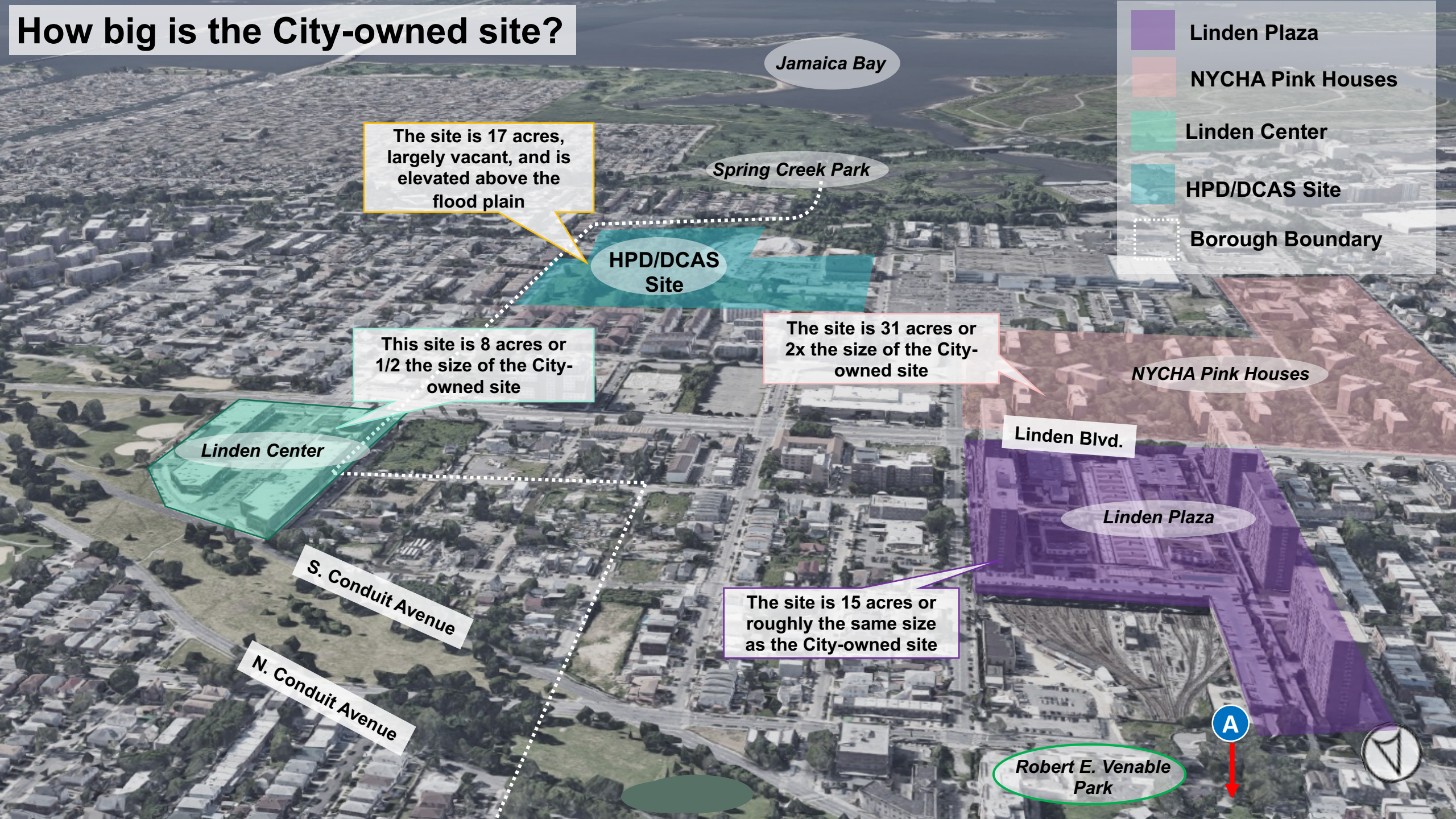
The large City-owned site located two blocks south of Linden Boulevard.



Looking south from 151<sup>st</sup> Street



# How big is the City-owned site?



-  Linden Plaza
-  NYCHA Pink Houses
-  Linden Center
-  HPD/DCAS Site
-  Borough Boundary

Jamaica Bay

Spring Creek Park

The site is 17 acres, largely vacant, and is elevated above the flood plain

HPD/DCAS Site

This site is 8 acres or 1/2 the size of the City-owned site

The site is 31 acres or 2x the size of the City-owned site

NYCHA Pink Houses

Linden Center

Linden Blvd.  
Linden Plaza

S. Conduit Avenue

N. Conduit Avenue




The site is 15 acres or roughly the same size as the City-owned site

Robert E. Venable Park

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# Desired Outcomes: HPD Site

-  The Jewel Streets
-  HPD/DCAS Site
-  Borough Boundary

Jamaica Bay

Spring Creek Park

Explore possibility of green infrastructure and other stormwater management strategies to reduce flooding

Possible addition of housing and retail

HPD/DCAS Site

Foster creation of new jobs

Linden Blvd.

S. Conduit Avenue

N. Conduit Avenue

Robert E. Venable Park

A



# Work To-Date: DEP

The community asked if four intersections that chronically flood could be better drained

North of Linden (Emerald and Dumont, Amber and Dumont)

- New 8" diameter sewer installed under Dumont and connected to existing small pumping station on 78th Street
- Ponding/flooding has reportedly subsided since construction was completed at the end of October 2022

South of Linden (Loring (149th Ave) and Sapphire, Loring and 79th Ave)

- New 12" diameter sewer installed under Loring and connected it to the existing sewer on 79th Street; added a catch basin on Loring



# Work To-Date: DSNY and DOB

- **DSNY Updates**
  - General Cleaning – 240 conditions addressed
  - Lot Cleaning – nearly 80 tons removed
  - Illegal Dumping – 15 illegal dumpers caught
  - Derelict Vehicles – nearly 100 tagged and towed
- **DOB Updates**
  - 11 properties investigated for illegal commercial and industrial uses
  - 2 locations padlocked



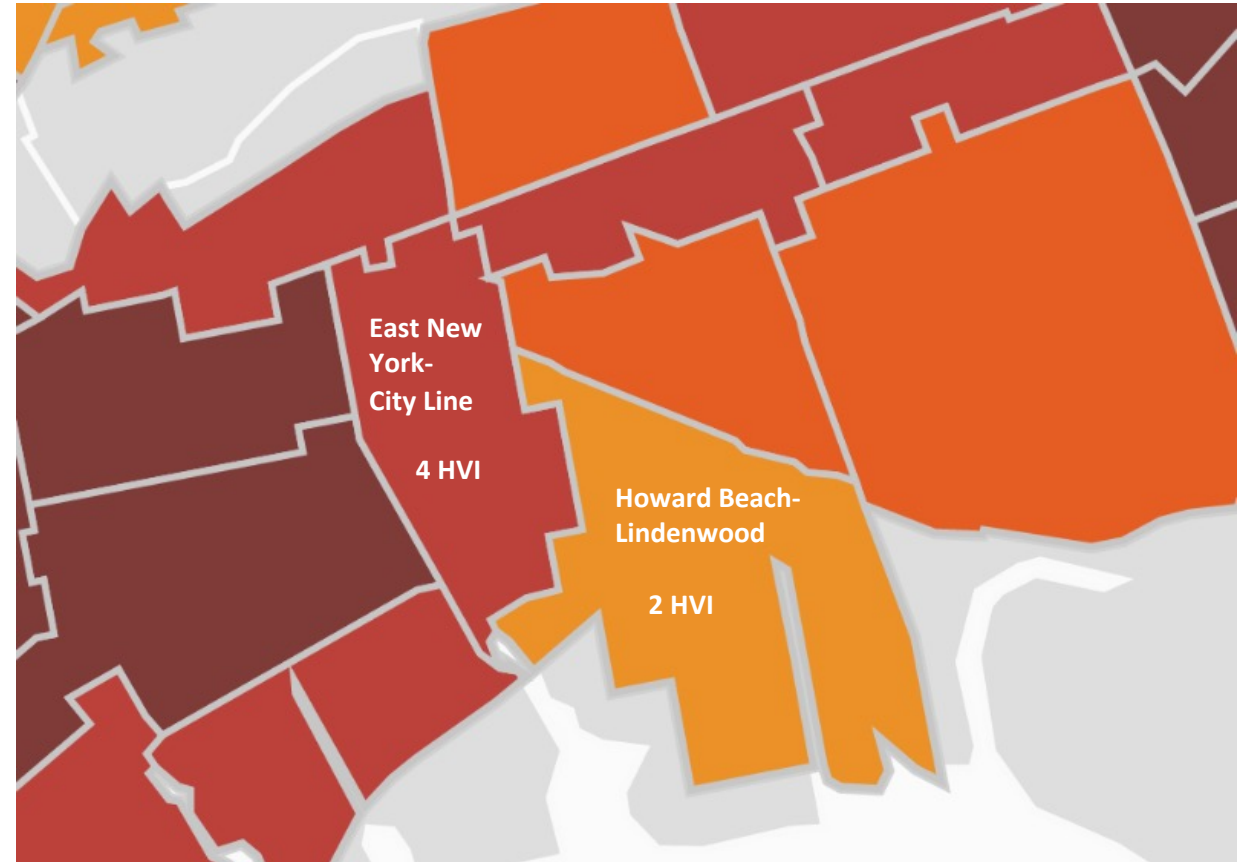
# Neighborhood Heat Risk

## The Risk of Rising Temperatures

It's getting hotter in NYC, and different neighborhoods face different risks based on the following factors:

- surface temperature
- green space
- access to home air conditioning
- % of residents who are low-income or non-Latinx Black

**East New York-City Line** scored 4 out of 5 meaning the neighborhood has high vulnerability, and **Howard Beach-Lindenwood** scored 2 out of 5, meaning it has lower vulnerability.



Heat Vulnerability Index with study area ( [Interactive heat vulnerability index.](#) | [Environment & Health Data Portal \(nyc.gov\)](#) )