



June 6, 2024

The Jewel Streets Neighborhood Plan Workshop 5 Overview Presentation

Do you need interpretation?
Let us know!

আপনার ক'বিখ্যাখ্যা দরকার?
আসুন আমাদের জানান!

¿Necesita interpretación?
¡Avísenos!

Workshop Agenda

Opening Remarks	10 min	6:15 – 6:25 pm
Presentation: Planning Framework Overview	20 min	6:25 – 6:45 pm
Q&A	10 min	6:45 – 6:55 pm
Transition Time (if needed)	5 min	6:55 – 7:00 pm
Facilitated Discussions:		7:00 – 7:55 pm
The Future of Linden Boulevard	25 min	7:00 – 7:25 pm
The Future of the Jewel Streets	30 min	7:25 – 7:55 pm
Wrap up & closing remarks	5 mins	7:55 – 8:00 pm

Agenda

- 1. Neighborhood Plan Overview**
- 2. What is the Planning Process?**
- 3. City's Commitment to Reduce Flooding**
- 4. Draft Planning Framework**
- 5. Questions and Breakout Discussion**

Neighborhood Plan Overview

Study Area



Study Area

Jamaica Bay

Spring Creek Park

Lindenwood Village

Lindenwood

Lindenwood Gardens

Sapphire/78th St

City-Owned Site

DSNY Facility

USPS Facility

We are here

NYCHA Pink Houses

Gemini Fields

Linden Shopping Center

Linden Terrace

Spring Creek Gardens

Linden Blvd.

NYCHA Cypress Hills

Jewel Streets

Linden Plaza

East New York - City Line

S. Conduit Avenue

Ruby St

Drew St

Forbell St

Robert E. Venable Park

Sutter Ave

QN BK

A



Planning Goals



Reduce flooding now and in the future



Develop future land use plan



Create community-supported vision for City-owned land



Make streets safer and better connected



Add jobs, community services, and businesses



What is the Neighborhood Planning Process?

Recent Neighborhood Improvements

City actions since February 2022:

1. Flood Reduction

- New sewers at three intersections

2. Illegal Business Enforcement

- Issuing violations and locking gates

3. Trash and Vehicle Clean Up

- From vacant lots
- From the street
- Catching illegal dumpers



Priority Community Concerns

From > 200 people at 4 Workshops:

1. Flooding is top priority
2. High quality affordable homes
3. Green space and parks
4. Safety on Linden boulevard
5. Medical and mental health services
6. Places to shop, dine, gather, and enjoy arts and culture



What is the Process?

Feb 2022

Community Call and City Response

- Resident call to action
- City begins infrastructure investments

June 2023

Public Workshops Begin

- Flooding
- Linden Boulevard
- Community needs

June 2024

Draft Planning Framework: Land Use and Flooding



Jewel Streets

Linden Boulevard

City-owned site

Sep 2024

Draft Strategies



Infrastructure



Services



Neighborhood Improvements



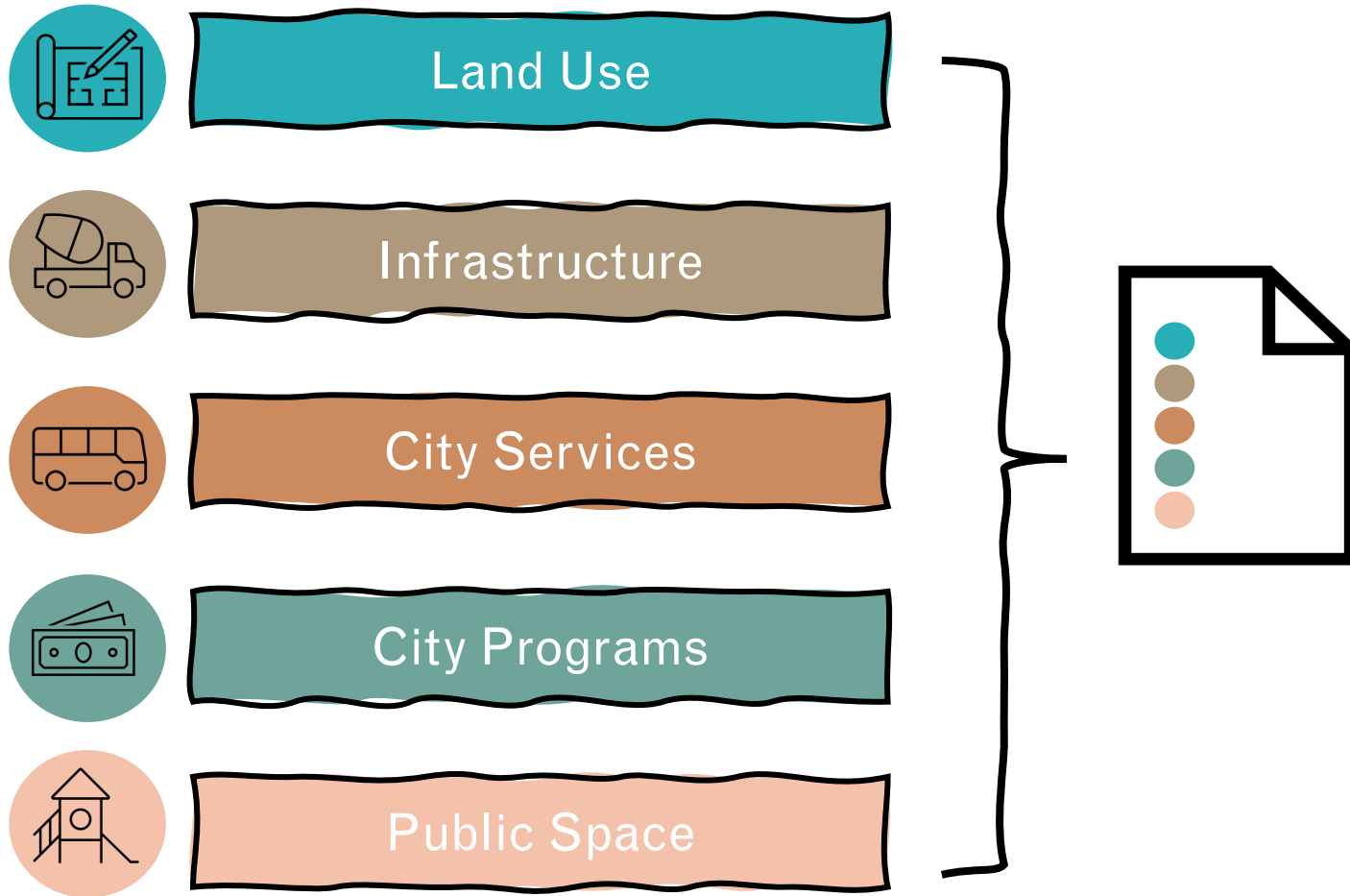
Neighborhood Improvements

Oct 2024

Neighborhood Plan Complete & Begin Implementation



What is a Neighborhood Plan?



The City's Commitment to Address Flooding

Why do the Jewel Streets flood?

KEY DRIVERS OF FLOODING



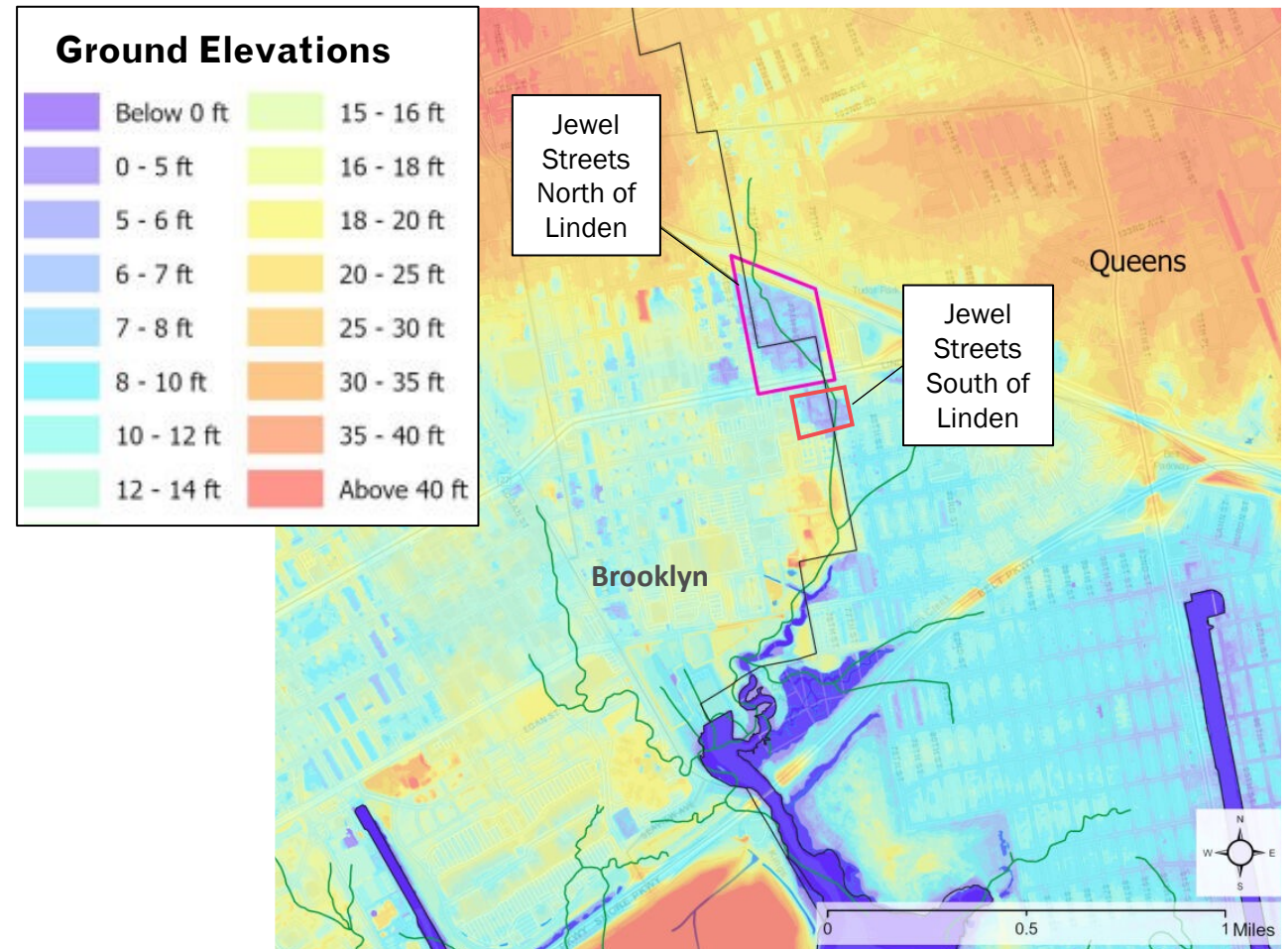
Neighborhood Location

Low-lying area along a historic waterway



Lack of Infrastructure

No storm sewers leads to extensive flooding even during moderate storm events



Recent short-term projects have improved drainage. More projects are coming.

Recently installed catch basins at:

1. Dumont between Emerald and Amber
2. Dumont between Ruby and Emerald
3. Loring between Sapphire/78th & 79th

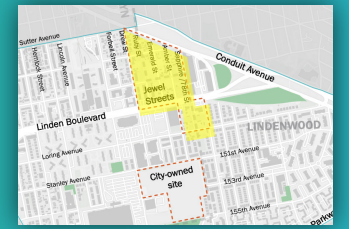
Coming soon:

1. Emerald north of Blake
2. Amber and Blake

Community input has been critical to helping DEP strategically target investments in infrastructure improvements

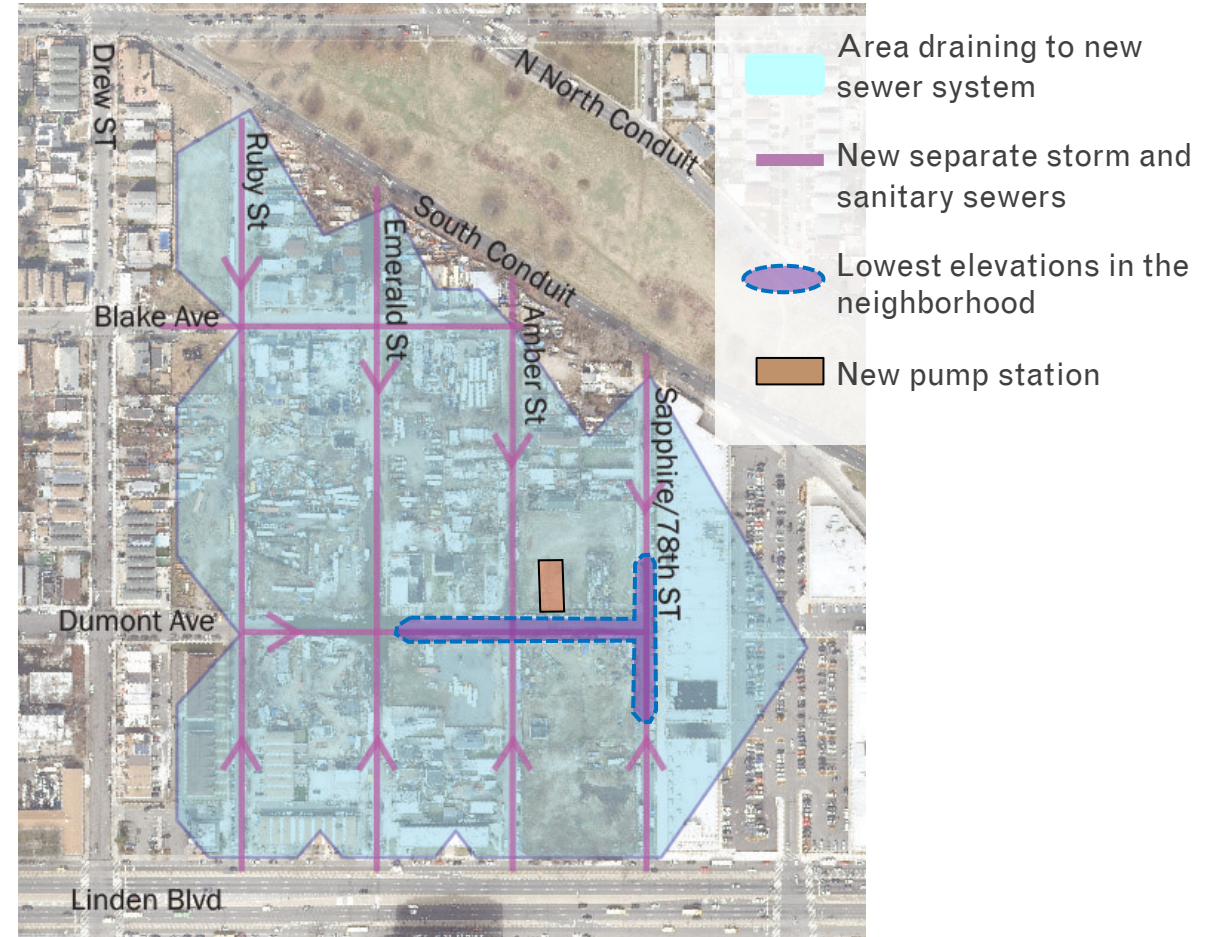


North Jewel Streets: Long-term Infrastructure Strategies



- DEP analyzing feasibility of new drainage system north of Linden Blvd
- **Storm sewers** in streets would move water to a new **bluebelt** (exact location TBD)
- Also includes **new sanitary sewers**—no more septic!
- System is being designed to **highest standard in the City** (2.1" of rain per hour)

Potential New N. of Linden Sewer System



South Jewel Streets: Long-term drainage and sanitary solutions

- DEP is applying **lessons learned** for its analysis in the North Jewel Streets to develop solutions in the South
- **Storm sewer** would be a **gravity system** that outfalls to Spring Creek
- Additional **sanitary sewers** would tie in to existing sanitary systems
- Analysis is ongoing – DEP plans to share a more detailed update on this work in Fall 2024

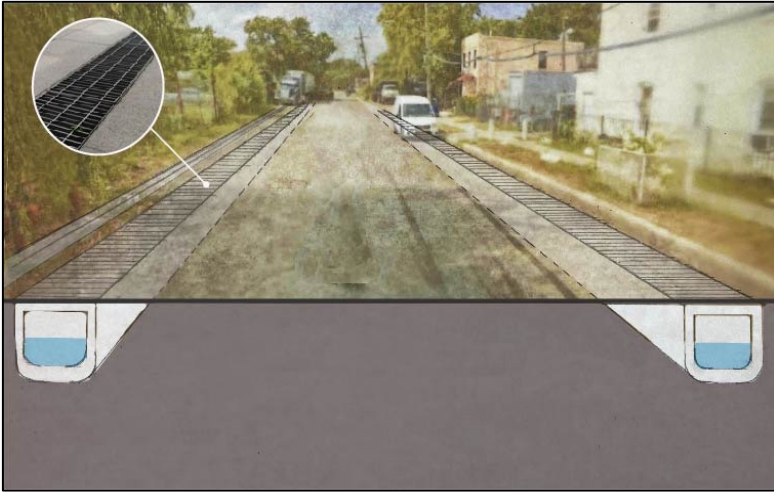


Path of historic Spring Creek approximating Sapphire Street



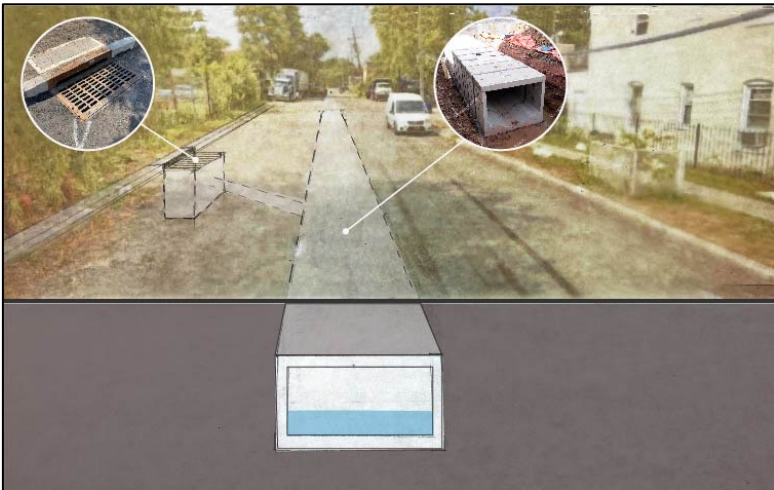
Sapphire Street looking south from Linden Blvd

DEP is exploring innovative tactics to achieve a 2.1"/hour level of stormwater resilience



At-Grade Channels

- Moves water at the street edges
- Grating installed over channels for safety and to stop debris
- Would require frequent maintenance



Box Sewers

- Box shape provides more space for stormwater without digging deeper
- Similar maintenance needs as other sewers

Community perspectives needed!



Draft Planning Framework

Conduit Avenue

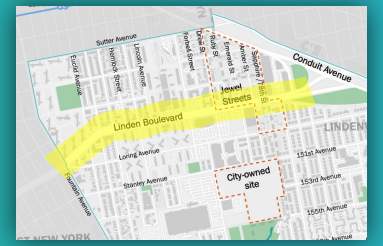


Key Issues

- Busy highway with few pedestrian crosswalks
- Extra wide grassy median is underutilized
- Jewel Streets barrier:
Sapphire, Amber, Emerald Streets dead end 12+ ft. below



Linden Boulevard

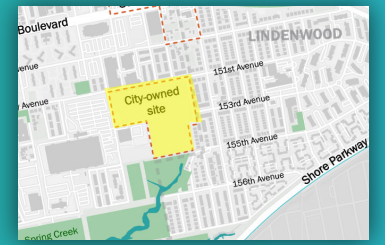


Key Issues

- Extra wide and hard to cross street 8 traffic lanes and few crosswalks
- Several bus routes and near A Train
- Vacant lots and limited street lighting



City-Owned Site



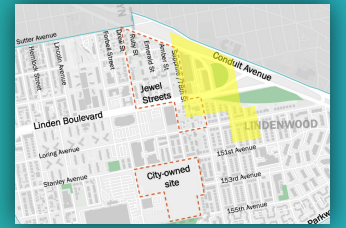
Key Issues

- Very large and mostly vacant site south of Stanley Ave
- Adjacent to homes and sanitation uses
- Community vision to develop mix of uses but current zoning only allows small homes



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

Jewel Streets



Key Issues

- Low-lying area with frequent flooding and septic system failures
- Residents impacted by industrial and open storage uses



What Zoning Can and Cannot Control

CAN

Single or mixed-use buildings (homes, retail, industrial, etc)



Building heights and density of new buildings

Require a portion of new homes in a building to be affordable



Sidewalk experience

CANNOT

Require new buildings to be built



Require existing buildings to change to new rules

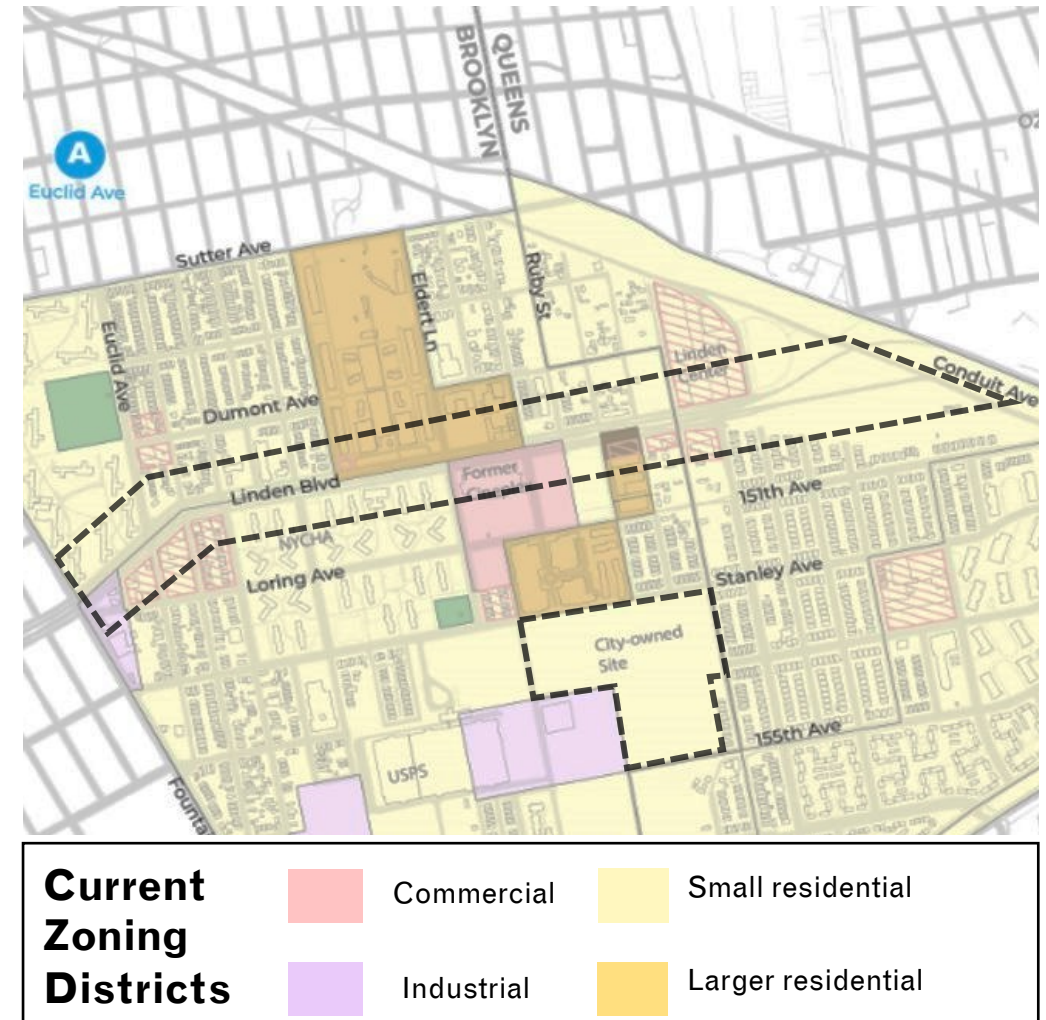
Require specific businesses to locate within a building



Control building style or architecture

Current Zoning Prevents Positive Neighborhood Changes

- Only residential uses are allowed in most of the neighborhood
- New retail or services not allowed on the most of Linden Blvd or City-Owned Site
- The residential only zoning in the Jewel Streets does not match the mix of uses on the ground
- Zoning is a tool that can encourage development aligned with community vision



Draft Planning Framework Map



Draft Planning Framework Map



Active mixed-use corridor

- Encourage new housing development
- Encourage retail and amenities
- Improve public spaces

Draft Planning Framework Map



- Active mixed-use corridor**
 - Encourage new housing development
 - Encourage retail and amenities
 - Improve public spaces
- Mixed-use development + community amenities**
 - Affordable housing, retail, and amenities
 - Improve connections for all kinds of travel
 - New open space and green infrastructure

Draft Planning Framework Map



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Mixed-use development + community amenities

- Affordable housing, retail, and amenities
- Improve connections for all kinds of travel
- New open space and green infrastructure



Increased connectivity, safety, and open space access

- Safer connections and access to transit
- Reclaim median space for public benefit

Draft Planning Framework Map



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Jewel Streets



Reduce flooding + improve quality of life

Draft Planning Framework Map



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Jewel Streets



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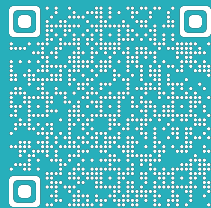
Green infrastructure

- Possible location of blue belt site
- Reduce flooding and provide new open space

Thank you!

Questions? Contact us!
JewelStreetsPlan@hpd.nyc.org

See more information



nyc.gov/JewelStreets

Was your home or property damaged
by recent flooding?

Call 311

ReportDamage.nyc.gov

212-639-9675 for Video
Relay Service or TTY:
212-504-4115



Questions?
