



**November 6, 2025**

# **The Jewel Streets Neighborhood Plan Plan Release Update**

# Agenda

- 1. Neighborhood Plan Background**
- 2. Drainage, transportation, and land use strategies by subarea**
  - **Jewel Streets**
  - **Linden Boulevard**
  - **Conduit Avenue**
  - **City-owned Site**
- 3. Next Steps**

# Why Jewel Streets?

- Leverages \$633M\* City investments in housing, infrastructure, and open space
- Ensures coordination of City investments and holistic planning for opportunity area
- Further City's fair housing and environmental justice goals
- Two years of land use and infrastructure planning completed to-date
- Supportive, invested stakeholder coalition



*Mayor Eric Adams visits the Jewel Streets, October 2023*

---

# Neighborhood Plan Background

Jamaica Bay

Lindenwood

City-Owned Site

Linden Blvd.

Jewel Streets

East New York –  
City Line

S. Conduit Avenue

N. Conduit Avenue

QN BK

A



# Public Engagement

## 6

### Public Workshops

small discussion groups and interactive activities to get input on neighborhood conditions, goals and proposed strategies



## 6

### Neighborhood Tours

with City officials, including Mayor Eric Adams



## 50+

### Biweekly Meetings

with local advocates and elected officials to shape the planning process



## 12

### Quarterly Quality of Life Meetings

Jewel Streets residents and agencies come together to address the most immediate issues



# Short-term Improvements Completed

- **Increased Enforcement:**

- NYPD Community Link mobilized as of winter 2025 to lead joint Ops between NYPD, DOB, DSS, and DSNY

- **Multi-agency response since winter 2022 includes:**

- DEP added storm sewer extensions, slotted manhole covers, and several catch basins along Amber Street in the North and South Jewel Streets, parts of Blake Avenue, and parts of Loring Avenue, providing temporary relief to flooding conditions
- DEP responded to the Jewel Streets **194** times for post-storm inspections, flood relief, and other support operations
- **237** violations issued to illegal commercial and industrial businesses
- **267** abandoned vehicles removed from neighborhood
- **20** vacant lots cleared, yielding more than 80 tons of debris



# Long-term Planning Goals



**Reduce flooding now and in the future**



**Ensure residents have access to safe, resilient, and affordable homes**



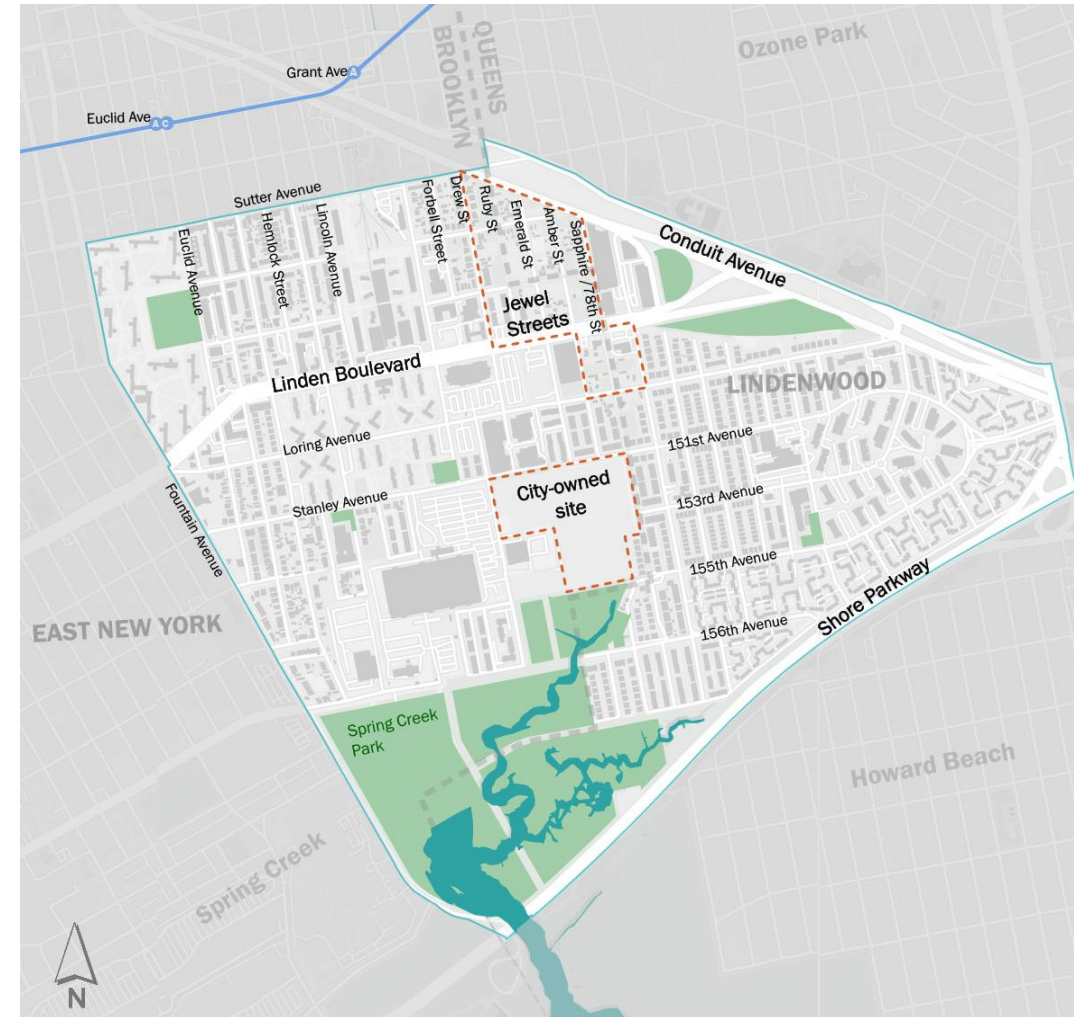
**Make streets safer and better connected**



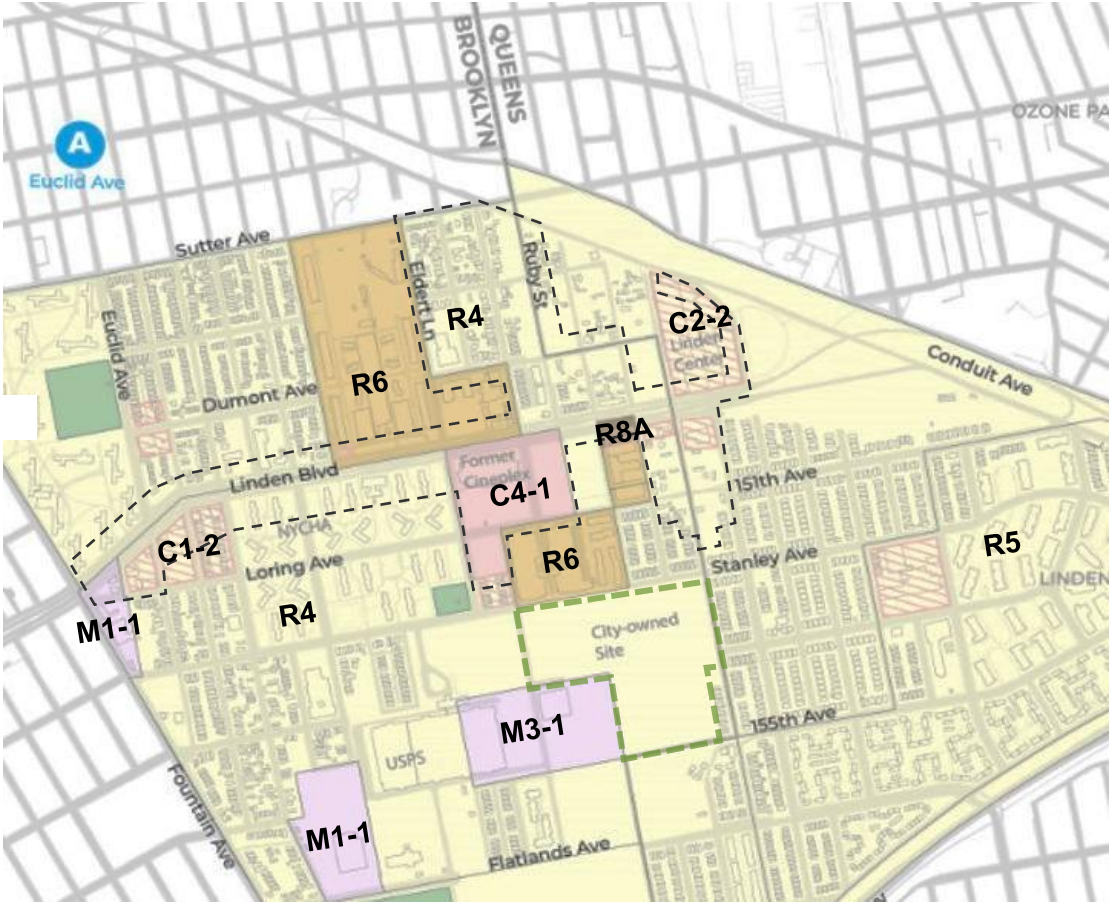
**Encourage redevelopment of vacant land with new affordable housing, stores, and open space**









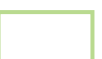

**Increase access to essential business, job, and social services**



# Current Zoning

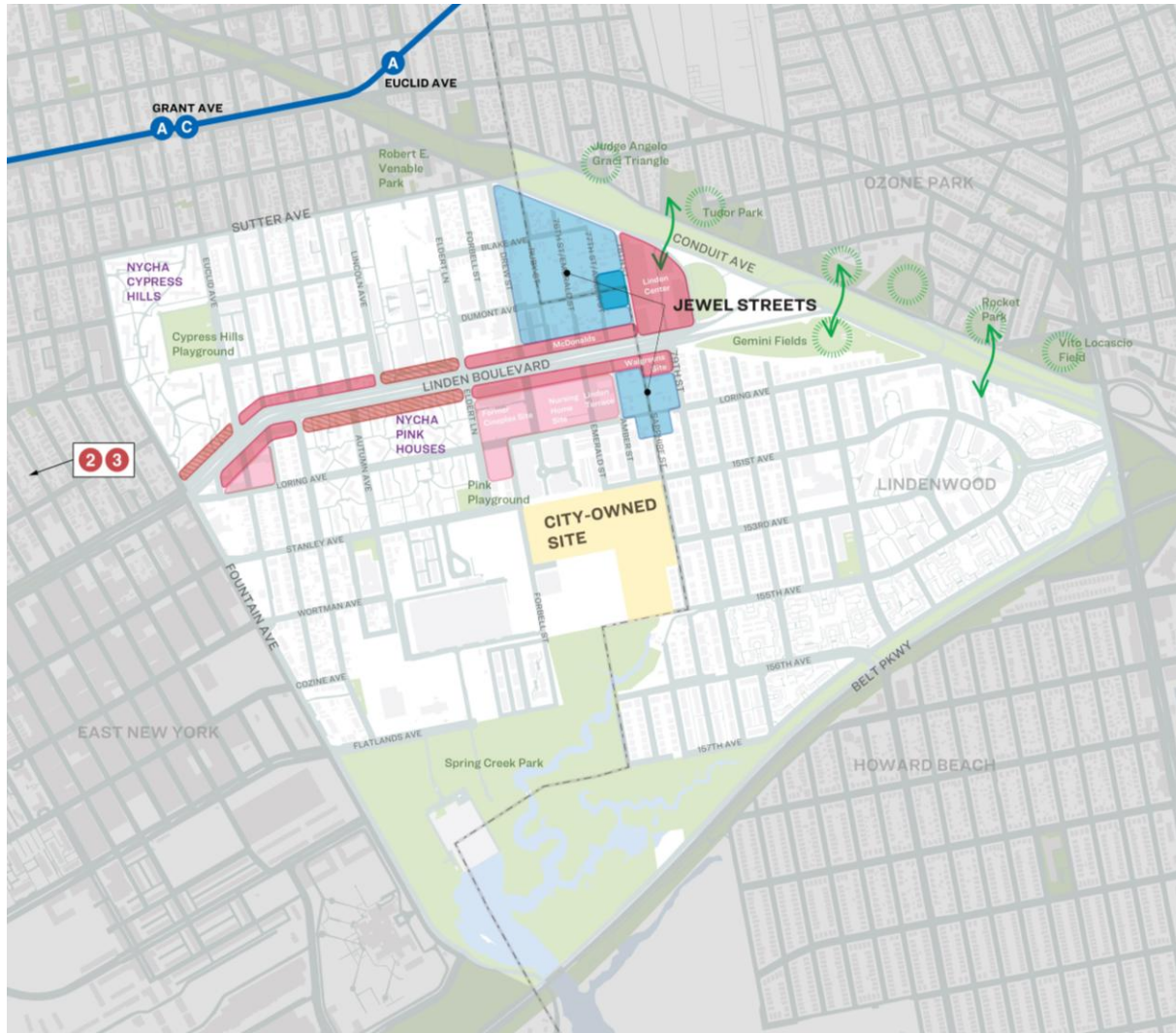


Current zoning limits positive neighborhood change

Current Zoning Districts		C4-1		R4-R5		Park		Rezoning boundary
		M1-M3		R6-R8		C1-C2		City-owned site

# Draft Planning Framework

## Study Area priorities



**COMMUNITY HUB**



**RESILIENT MIXED-USE  
COMMUNITY ON  
CITY-OWNED LAND**



**INCREASE  
CONNECTIVITY, SAFETY,  
AND OPEN SPACE**



**ACTIVE MIXED-USE  
CORRIDOR**



**ALLOW  
COMMERCIAL USES**



**REDUCE FLOODING  
AND IMPROVE QUALITY  
OF LIFE**



**GREEN  
INFRASTRUCTURE**

# Timeline

**Feb 2022**

**Community  
Call to  
action**

**Inter-  
agency  
task force  
formed**

**June 2023**

**Public  
Workshops  
Began**

**Oct 2024**

**Draft  
Strategies  
Release**

**Feb 2025**

**Progress  
Report  
Release**

**Oct-Dec 2025**

**Neighborhood Plan  
Release (October)**

**Scoping Meeting  
(December)**

We  
are  
here

**2026**

**Neighborhood  
Plan + Bluebelt  
ULURP Begins  
(tentative)**

# Neighborhood Plan Updates

**1 Conceptual Infrastructure Plan**

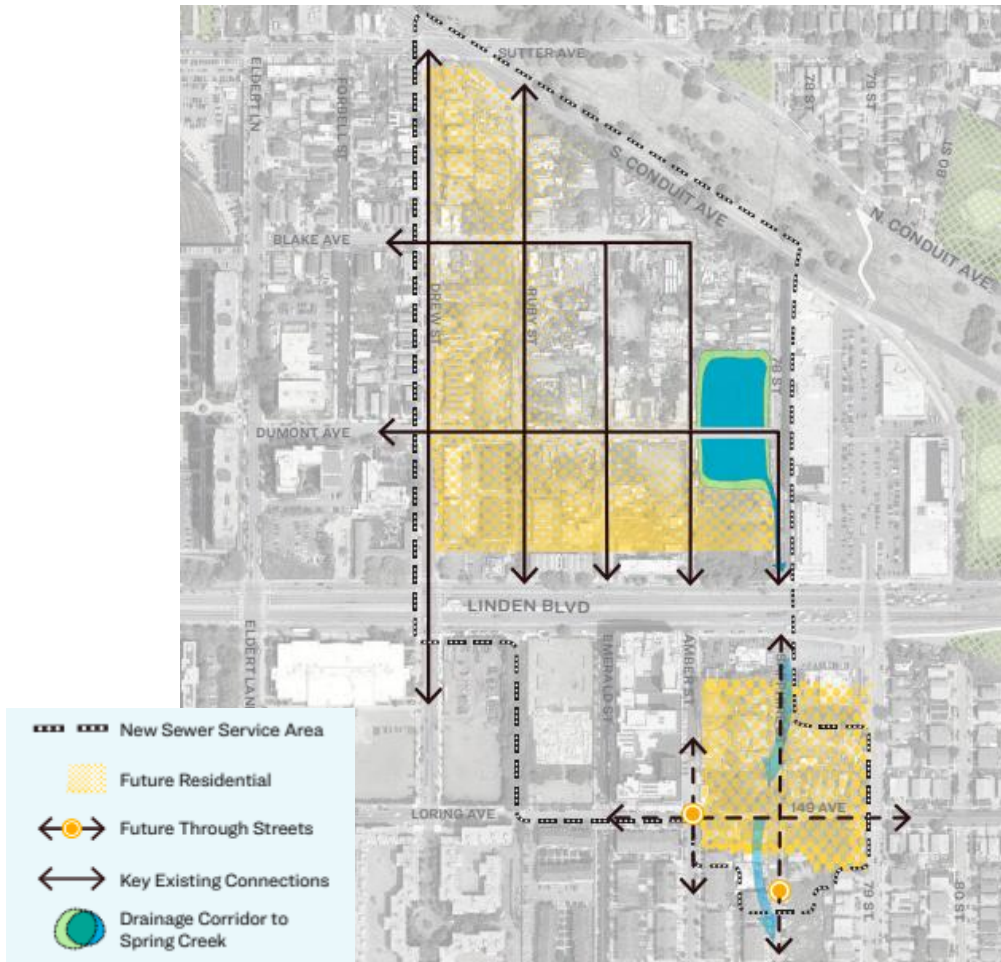
**2 Housing Mobility Updates**

**3 Draft Zoning Framework**

---

# **Drainage, transportation, and land use strategies by subarea**

# Jewel Streets Vision



## Goals

Create a more resilient and connected Jewel Streets with better drainage, improved streets, and new housing that can withstand flooding and future climate impacts.

- Strengthen enforcement against illegal dumping, illegally parked cars, and squatting.
- Install new sewers and nature-based drainage solutions to reduce flooding
- Build new streets and sidewalks to better connect the area to transit and services
- Support redevelopment of vacant lots with small homes and apartment buildings or open space

# Background: Key Drivers of Flooding



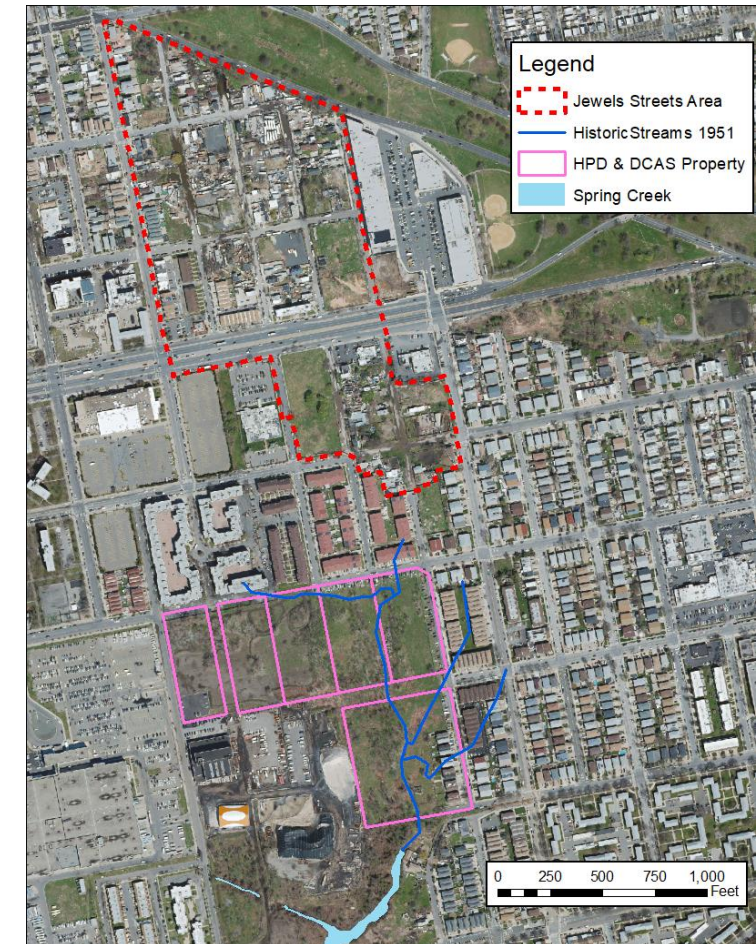
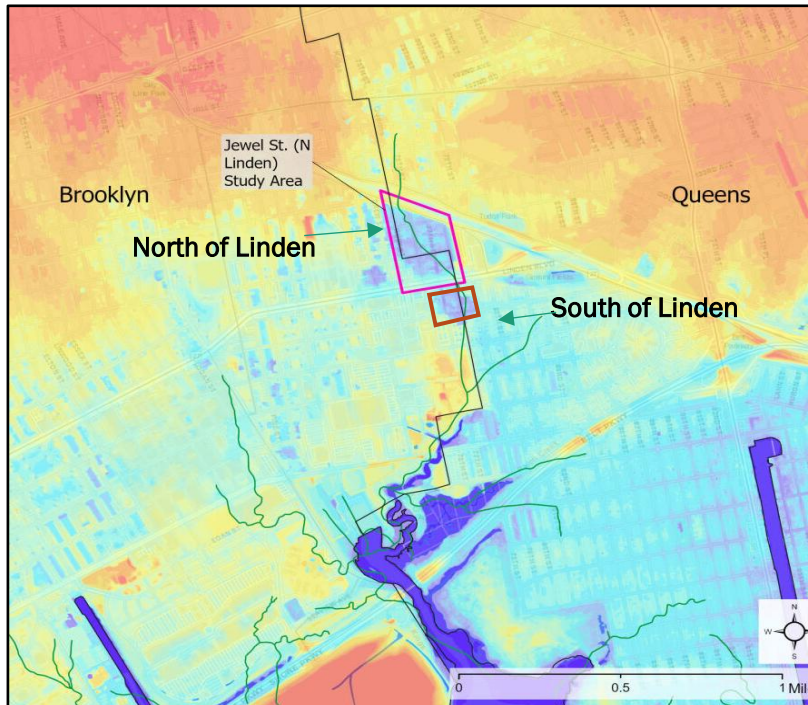
## Neighborhood Location

Jewel Streets are located in a low-lying area along a historic waterway (Spring Creek)

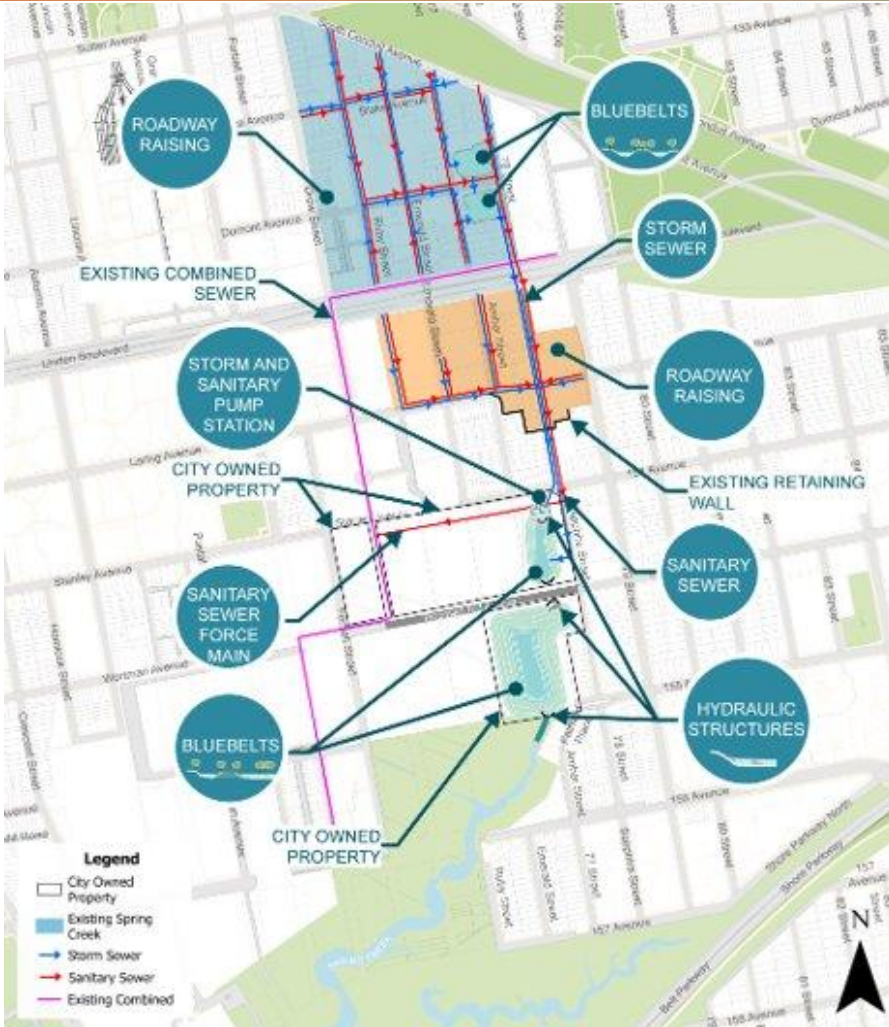


## Lack of Infrastructure

Absence of storm sewers in the area result in extensive flooding even during moderate storm events.



# Drainage and Transportation Strategies



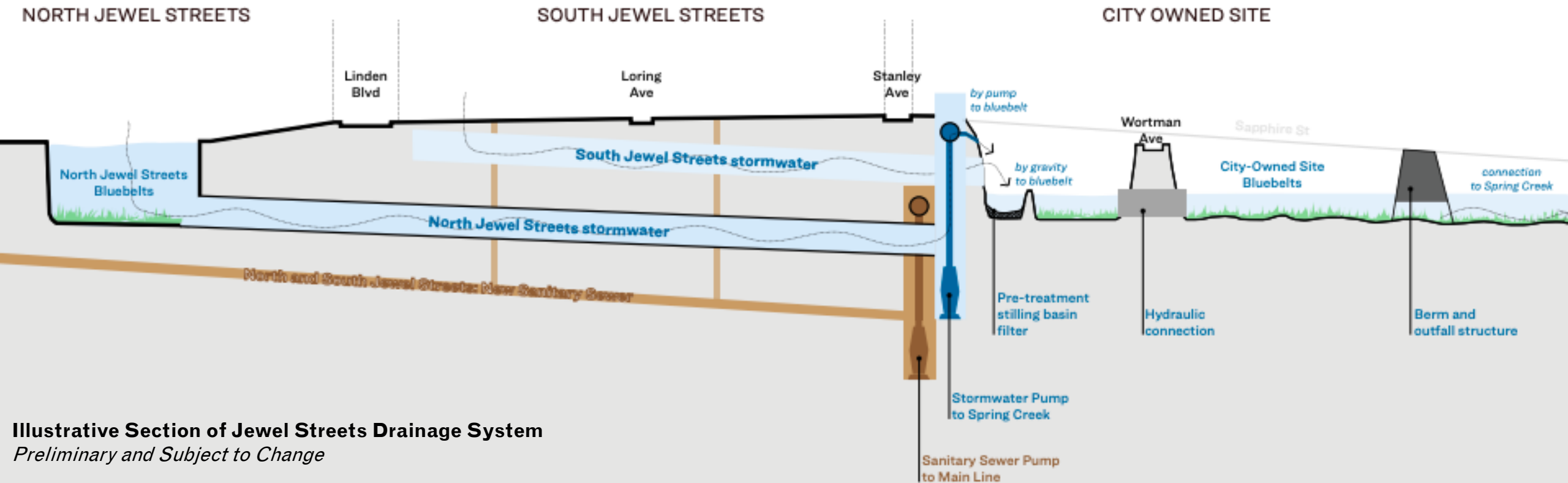
## Preliminary and Subject to Change

## Key Features:

- **4 Bluebelt ponds** – 2 in North Jewel Streets and 2 on City- owned site .
- **Roadway Raising**
  - Parts of North Jewel Streets will be regraded, which will likely include roadway raising on certain blocks (the exact amount and location will be determined in design with DDC and DOT).
  - **South Jewel Streets will be raised to match adjacent area** to connect the neighborhood (in some areas this will be up to 10 ft).
- **Storm and Sanitary Pump Station**
  - Multiple **new storm sewers, sanitary sewers** and other hydraulic structures.
  - System designed to achieve 2.3"/hr level of service during a 10-year storm.

# Jewel Streets

## Drainage and Transportation Strategies



# Key features of long-term infrastructure plan

## New Storm +Sanitary Sewers and Pump Station (DEP)

New sanitary sewers will eliminate the use of septic Systems in the neighborhood.

A stormwater and sanitary pump station would be located on City-owned parcel.

When it rains, the new storm sewers would move the stormwater into “Bluebelts.”

## Bluebelt + Open Space (DEP)



The proposed Bluebelts are a series of nature-based water features that filter and store stormwater during rain and would be released ultimately to Spring Creek after.

The Bluebelt ponds will also include plantings and be accessible to the public.

## Regraded Streets (DOT)



As part of the project, DDC and DOT will reconstruct and regrade streets.

Rebuilt streets will include new roadbeds and introduce sidewalks and street trees

# Jewel Streets

## Housing Mobility Strategy

### NYC Resilient Acquisitions

- Resilient Acquisitions will be a voluntary, blue-sky buyout program that gives residents the opportunity to sell and relocate from high-flood-risk homes.

### Jewel Streets Pilot

- Program will be piloted in the Jewel Streets to ensure that residents have City support to navigate options to relocate to an area with lower flood risk.
- Provide mitigation retrofits to properties that will remain at risk of flooding.
- Expression of interest form for homeowners is live!

### Jewel Streets Pilot Details

#### • Who is eligible?

- Jewel Streets owners of 1-4 family homes can submit an expression of interest form
- Tenants in homes that are acquired will also be offered relocation support

#### • How to get involved

- Fill out the expression of interest form:  
<https://www.nyc.gov/content/climate/pages/initiatives/resilient-acquisitions>
- Reach out via email:  
[info-RA@recovery.nyc.gov](mailto:info-RA@recovery.nyc.gov)

# North Jewel Streets Land Use Strategies

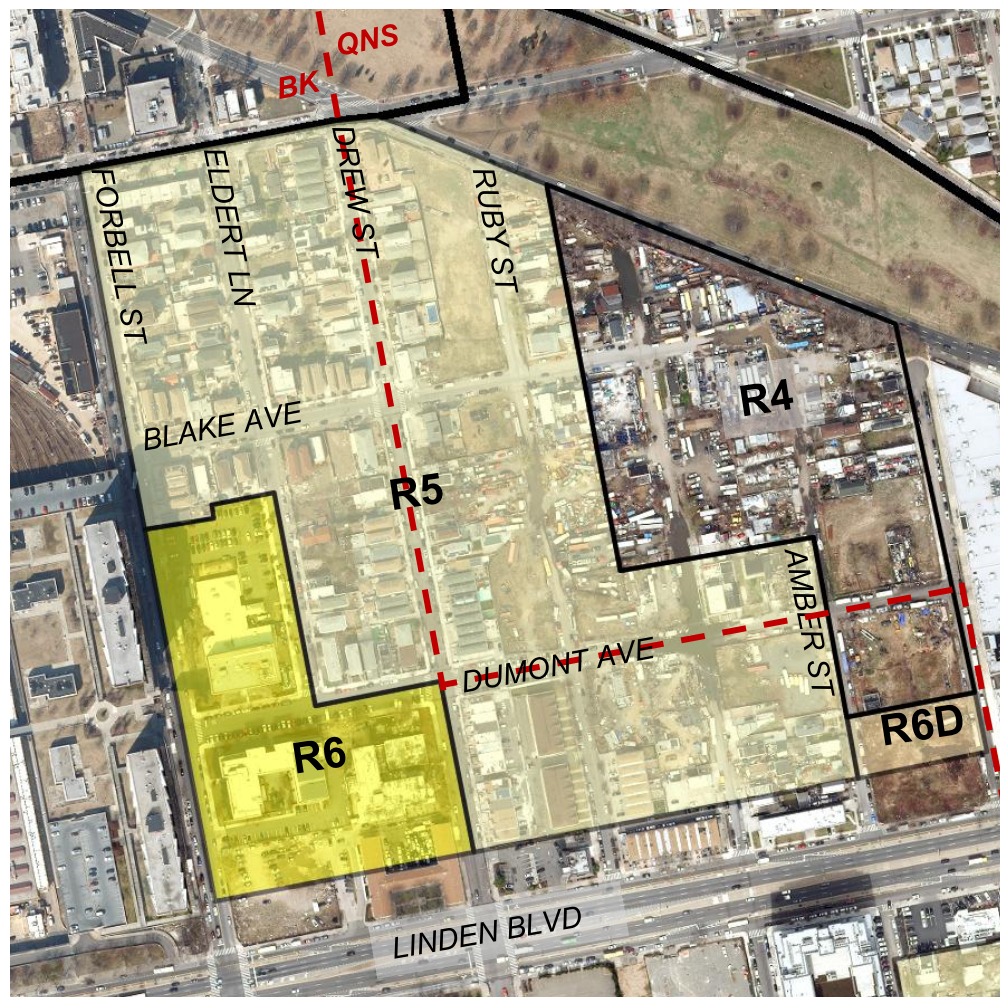
**Goal:** Create a more resilient and connected Jewel Streets with better drainage, improved streets, and new housing that can withstand flooding and future climate impacts.



**R5:** Small homes  
*Up to 4 stories*



**R6D:** Step-down  
*Up to 7 stories*



**R6:** Community  
facility expansion  
*Up to 13 stories*

**R4:** Resilient Residential

# South Jewel Streets Land Use Strategies

**Goal:** Create a more resilient and connected Jewel Streets with better drainage, improved streets, and new housing that can withstand flooding and future climate impacts.



**R5:** Small homes  
*Up to 4 stories*



**R6D:** Step-down  
*Up to 7 stories*

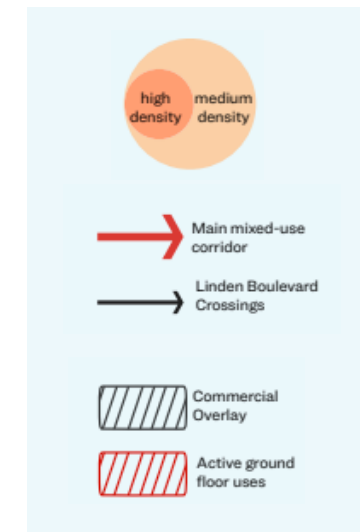
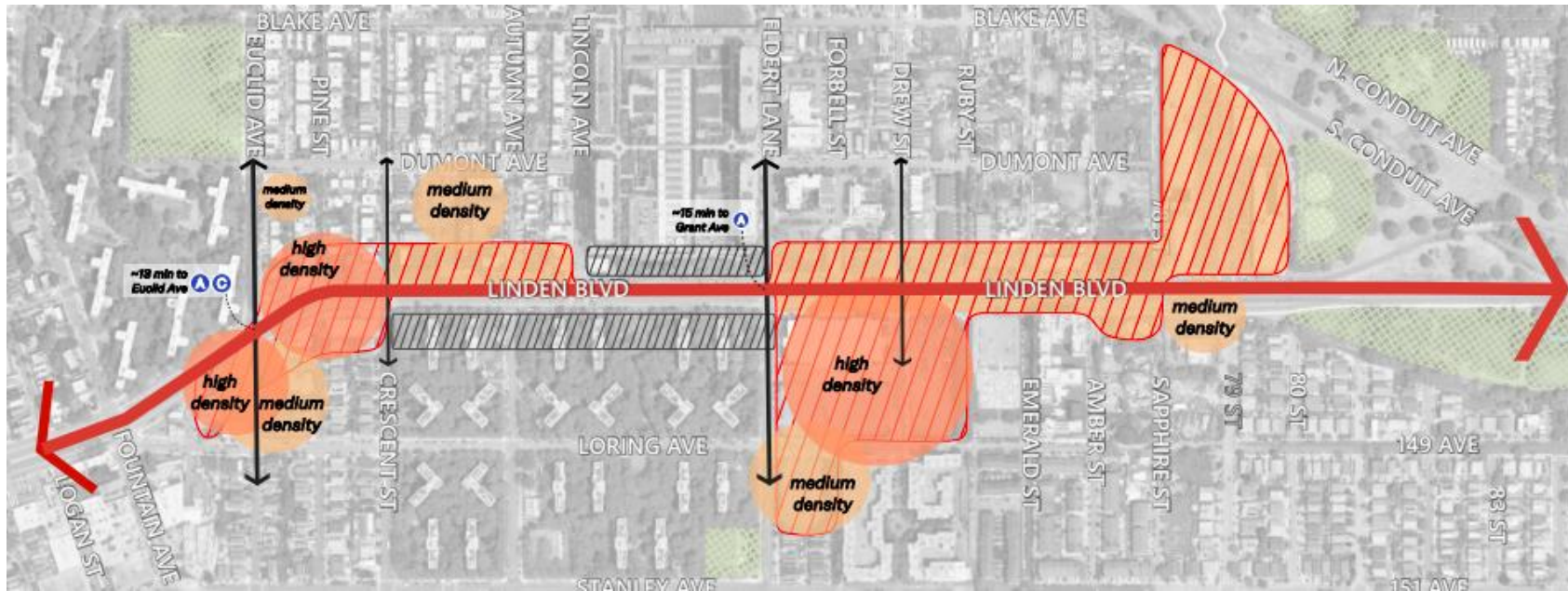


**R6A:** Step-down  
*Up to 9 stories*

*\*These parcels are part of a private rezoning application currently undergoing public review.*

# Linden Boulevard Vision

Goal: Support a safer and more active corridor through adding new affordable housing, businesses, and community services.



- Make Linden Boulevard safer and easier to cross.
- Improve connections to the subway and promote faster bus service.
- Encourage redevelopment of vacant lots with mixed-use development that has housing above stores, restaurants, and community spaces.

# Linden Blvd

## Transportation Strategies



Painted markings to shorten crossings

Bus-only lanes to improve bus service and lower traffic speeds

ADA-accessible bus boarding area

## Linden Boulevard Bus and Safety Improvements

- **DOT Visioning Process:** Began October 2024; will start implementation spring 2026
- **Bus Improvements**
  - New B55 Crosstown bus proposes fewer stops
  - Will speed up travel to JFK airport and central and south Brooklyn
  - Bus-only lanes along the median will improve bus service and lower traffic speeds
- **Safer street crossings**
  - Painted markings to shorten crossings
  - ADA-accessible bus boarding area provides safe areas for people to stop while crossing the street

# Linden Blvd Land Use Strategies

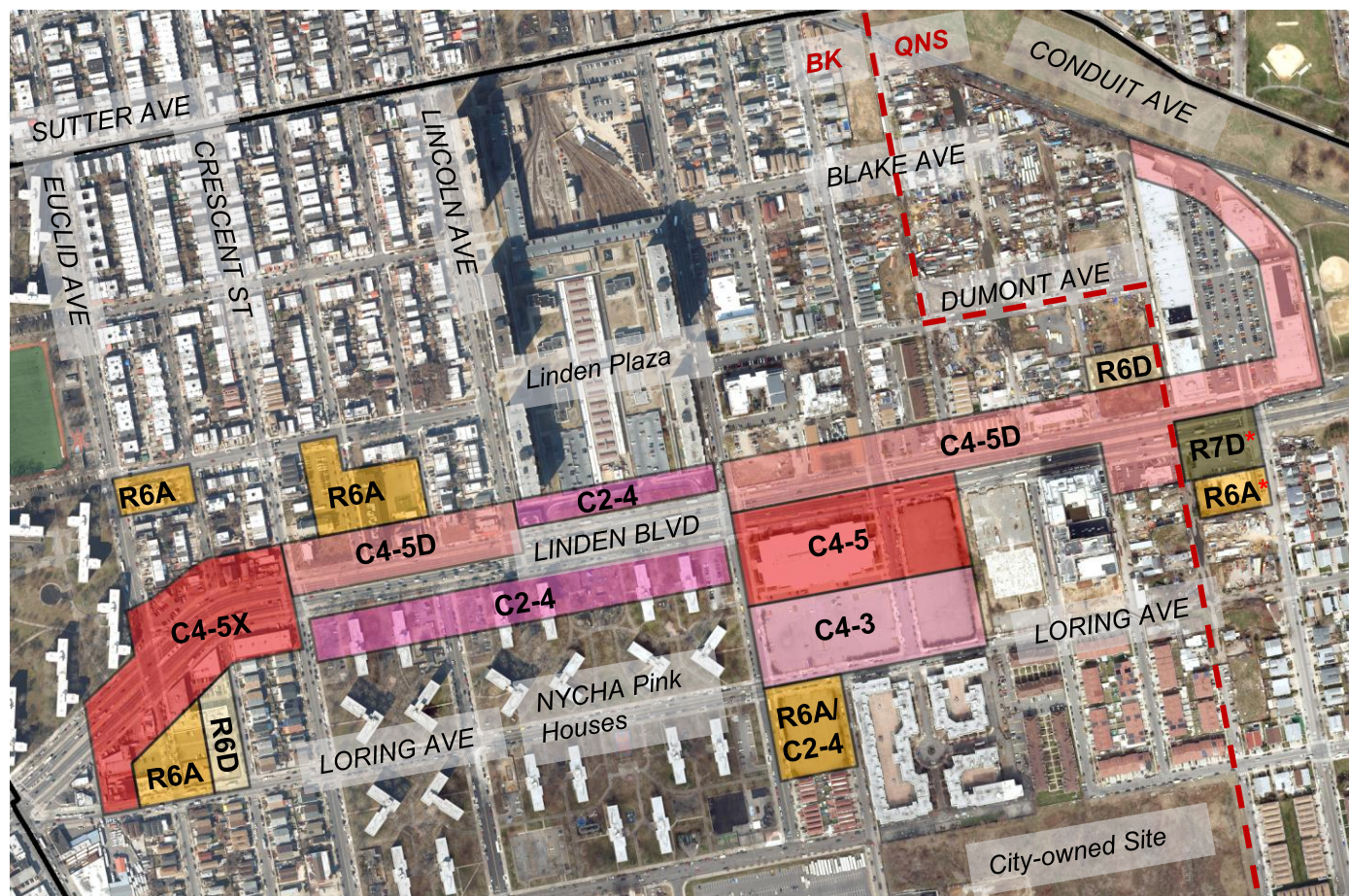
Goal: Support a safer and more active corridor through adding new affordable housing, businesses, and community services.



**C4-5D/R7D:** Active mixed-use corridor  
*Up to 12 stories*



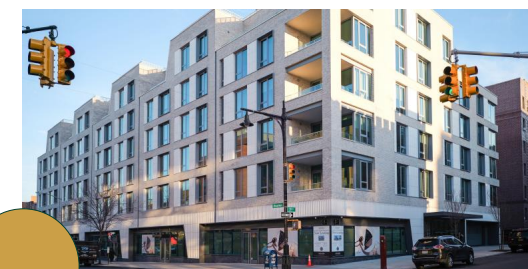
**C4-5X:** Community Hub  
*Up to 14 stories*



*\*These parcels are part of a private rezoning application currently undergoing public review*



**C2-4:** Commercial Overlay



**R6D/R6A:** Step Down  
*R6A up to 9 stories.  
R6D up to 7 stories.*

# Conduit Avenue Vision



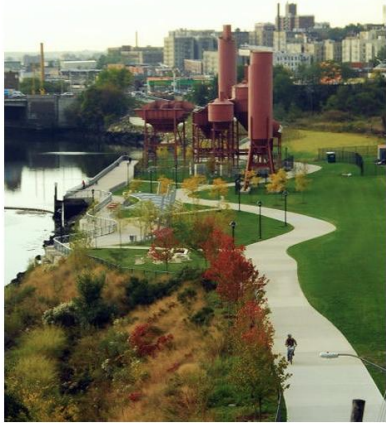
## Goals

Increase connectivity, safety, and open space.

- Plan for multi-modal corridor with pedestrians, cars, bikes, and transit.
- Reconnect communities on either side of the corridor.
- Add new open space.

# Conduit Avenue Transportation Strategies

Accessible Public Spaces



Stormwater Drainage  
Infrastructure



Other Corridor Opportunities



Redesigned Roadway &  
Intersections



Improved Pedestrian Network



Greenway



## NYC DOT Conduit Corridor Initiative

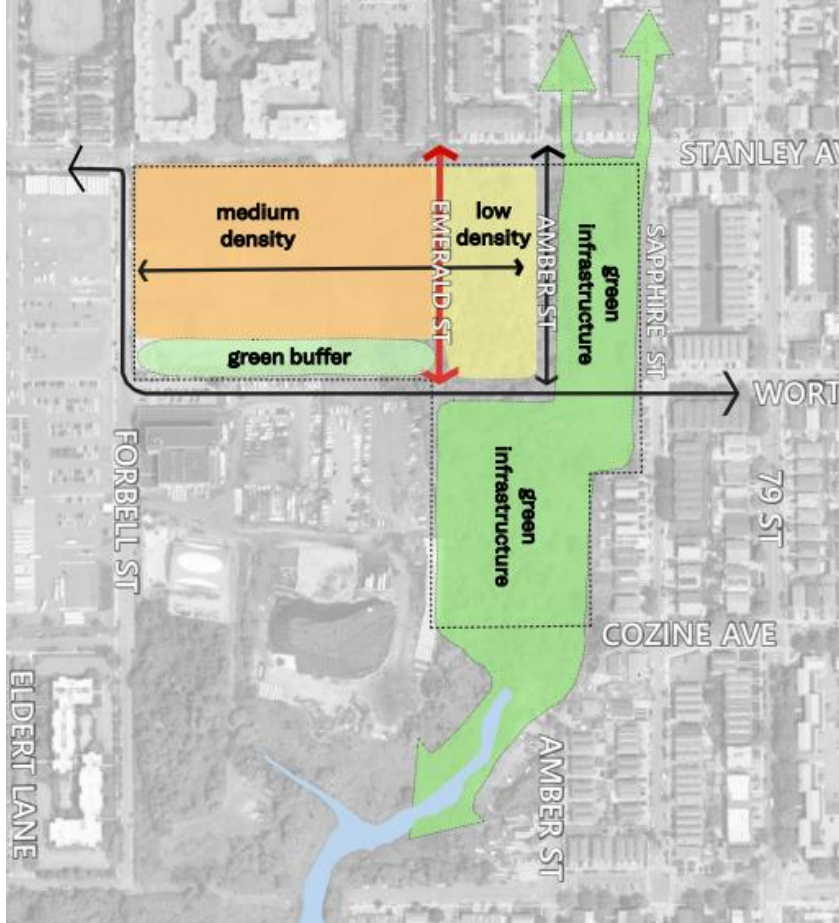
- **Background**

- Entire corridor from Atlantic Avenue, Brooklyn to Lefferts Boulevard, Queens.
- Aims to improve safety for people walking, biking, and driving and reconnect the area
- Began spring 2025; will release final plan end of 2026

- **Possible long-term outcomes**

- **Safety:** More space for people and bikes to get around – new crosswalks, bike lanes, shorter crossings
- **Greenspace:** Public parks and improved drainage systems
- **Other opportunities:** Reclaim extra-wide median for community uses

# City-Owned Site Vision



## Goals

Develop a mixed-use community with new streets that reconnect the neighborhood and improved flood protections.

- Better connect the neighborhoods south of Linden
- Create new open space where people can play, gather, and relax
- Invest in on-site flood protection measures and connect to Spring Creek Park
- Develop a mix of new affordable homes and apartment buildings with retail and community spaces

# City-Owned Site

## Site Plan: Drainage and Open Space



Bluebelts



Ecological green edge like bioswales



Play area / neighborhood park for residents



Interior plaza as primary pedestrian connector

### Drainage

- Strengthen areawide resiliency through developing a continuous drainage corridor that connects north of Linden Boulevard to Spring Creek Park
- Restore the historic path of Spring Creek through the eastern portion of the City-owned site
- Support drainage on site and for the surrounding neighborhood

### Open Space

- Make Bluebelts accessible to the public with walking paths and seating areas
- Include a large central commons and smaller areas to play, relax, and gather
- Invest **\$29 million** to restore and enhance over **40 acres** of wetlands around Spring Creek

# City-owned Site

## Site Plan: Transportation and Land Use

### WEST OF EMERALD STREET: R6/C2-4

- Support medium-density residential development of multi-family buildings up to 12 stories

### EAST OF EMERALD STREET: R5/C2-4

- Support development with small home and apartment buildings up to 4 stories

### NORTH SOUTH CONNECTION

- Emerald and Amber as main N-S connections

### EMERALD STREET: NEIGHBORHOOD CORRIDOR

- Emerald will serve as the site's main north-south connector linking to Linden Boulevard and continuing north to Conduit Ave and the subway

### EAST-WEST CONNECTION

- Wortman Ave as main E-W connector

### GREEN BUFFER

Between the existing DSNY facility and future development, a planted buffer can improve pedestrian safety and offer environmental benefits

### DSNY FACILITY

City agencies will continue to partner closely to coordinate DSNY's critical operations with the future of the City-owned site's redevelopment into a resilient, mixed use community.



Site plan alternative

# City-owned Site

## Site Plan Example #1

- Cars and pedestrians flow through the middle horizontal street.
- The building footprints are larger, allowing for more housing units.
- Open spaces and storefront activity are concentrated along to Emerald Street.

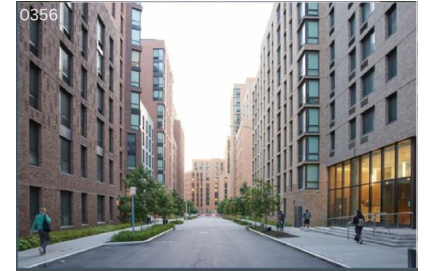
Each block can be a single building of multiple buildings centered around a courtyard



Front yard quality in DSNY buffer to include trees, bioswales, access to low-rise residential units



Low rise residential/  
maisonnettes



Central axis is shared between cars and pedestrians. Parking access is through this spine

Emerald Street activated by commercial and retail



Play area / neighborhood park for residents

# City-owned Site

## Next Steps



---

# Next Steps

# Next Steps



## October

- 10/21: Neighborhood plan release!
- 10/21: City presents to BK Community Board 5
- 10/29, 11/6: City presents to QN Community Board 10

## November/December

- Jewel Streets stakeholder in-person meeting; Resilient Acquisitions pilot
  - **Wednesday, November 12**
  - **Time:** 6:00-7:30 PM
  - **Location:** NYCHA Pink Houses Community Room 2702 Linden Blvd
- Pre-scoping virtual info session (mid-November/early December)
- Rezoning environmental review scoping meeting (mid-December)

# Uniform Land Use Review Procedure (ULURP)

## What is ULURP?

- **7-month** public review process for major land use changes, such as:
  - Changing an area's zoning rules
  - Changing the City map (adding/removing streets)
  - Acquiring or disposing of City land
- Provides opportunities for public and local elected input before final approval



---

# Thank you!