



December 4, 2025
The Jewel Streets Neighborhood Plan
Pre-Scoping Info Session

Agenda

1. Neighborhood Plan Background

- Neighborhood plan goals
- Drainage, transportation, and land use strategies by subarea
- Proposed zoning framework

2. Environmental Review and Public Review Overview

3. Next Steps

4. Q&A

Why Jewel Streets?

- 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
- Released the Jewel Streets Neighborhood Plan in October 2025



Mayor Eric Adams visits the Jewel Streets, October 2023

Neighborhood Plan Background



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



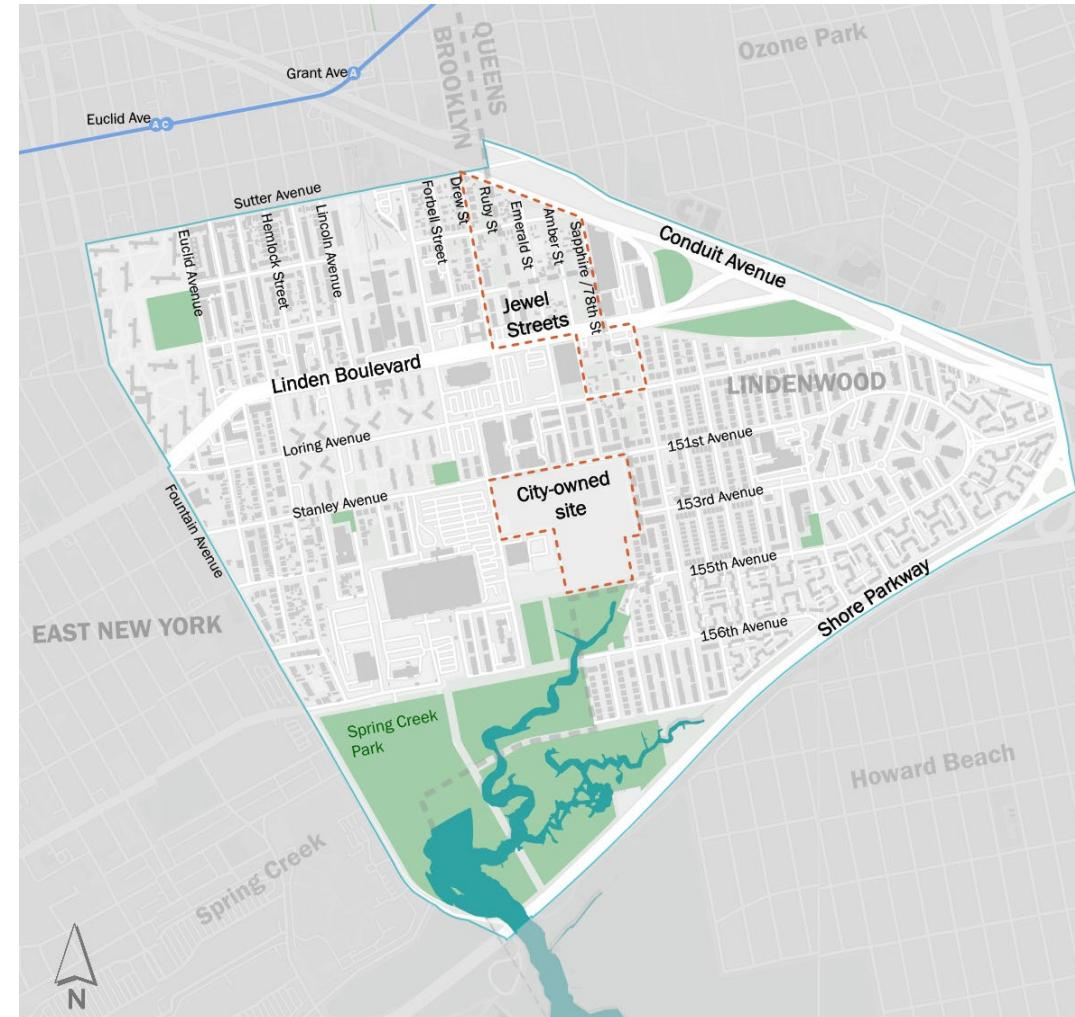
Make streets safer and better connected



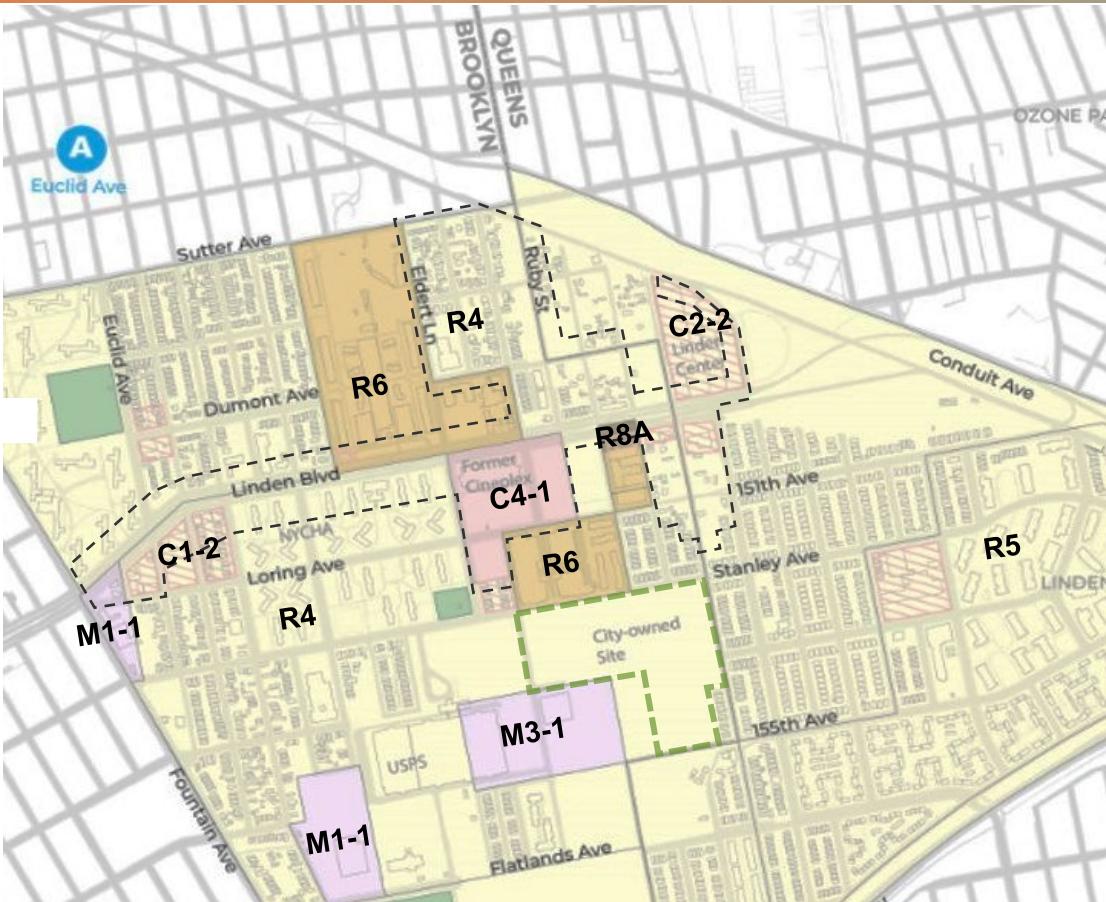
Encourage redevelopment of vacant land with new affordable housing, stores, and open space



Increase access to essential business, job, and social services



Current Zoning



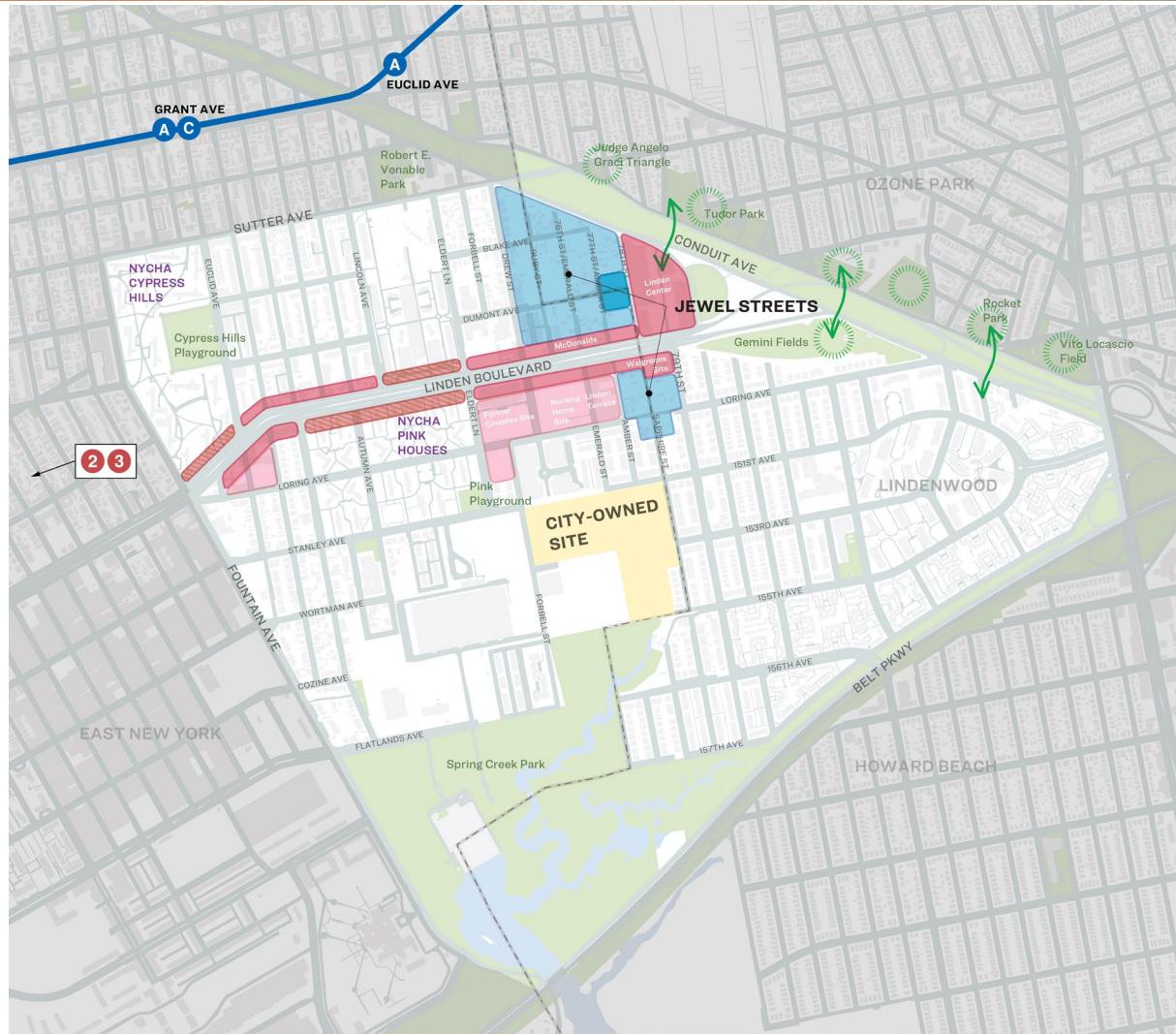
Current zoning limits positive neighborhood change

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



ACTIVE MIXED-USE CORRIDOR



RESILIENT MIXED-USE COMMUNITY ON CITY-OWNED LAND



ALLOW COMMERCIAL USES



INCREASE CONNECTIVITY, SAFETY, AND OPEN SPACE

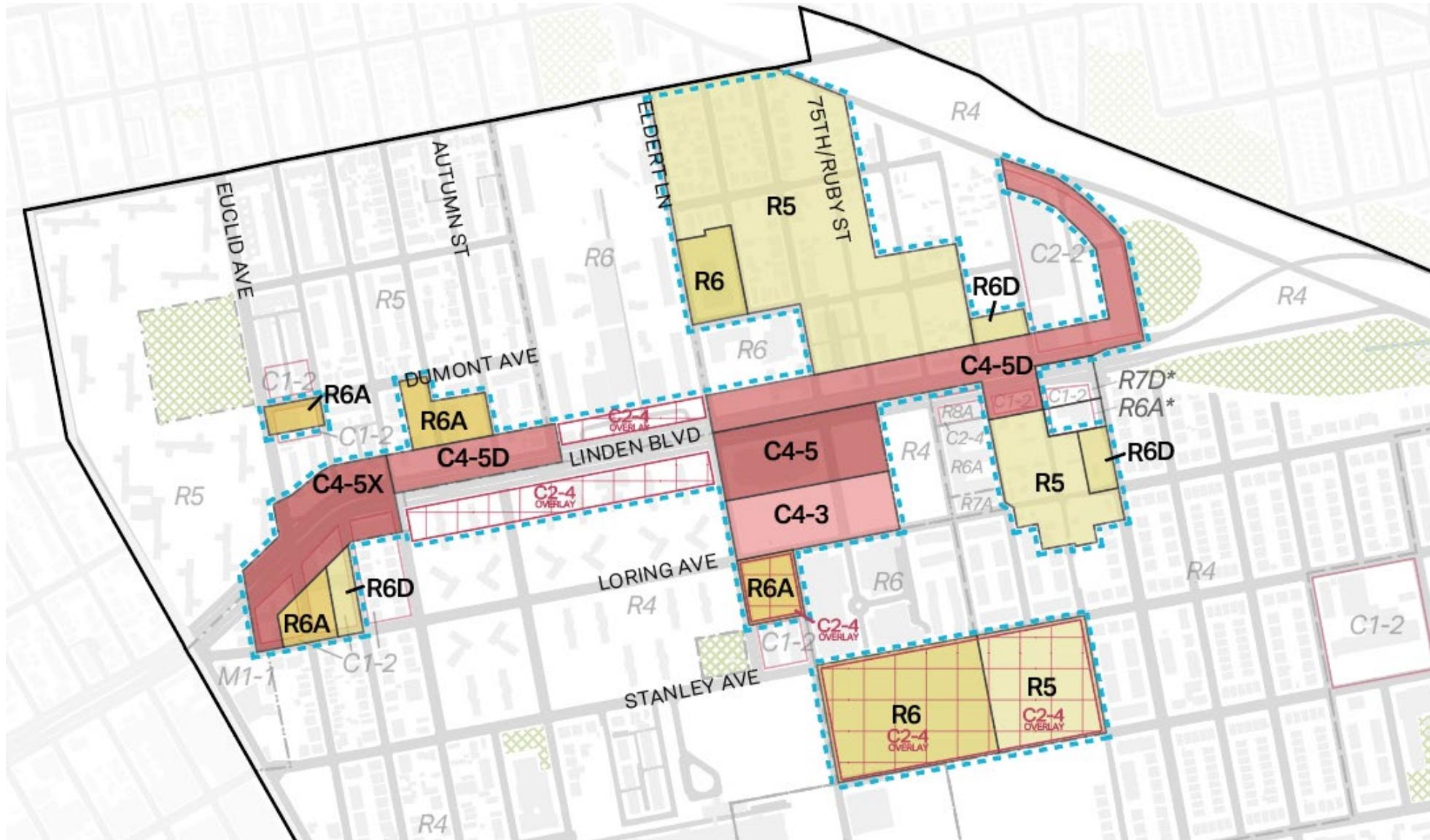


REDUCE FLOODING, SAFETY, AND IMPROVE QUALITY OF LIFE



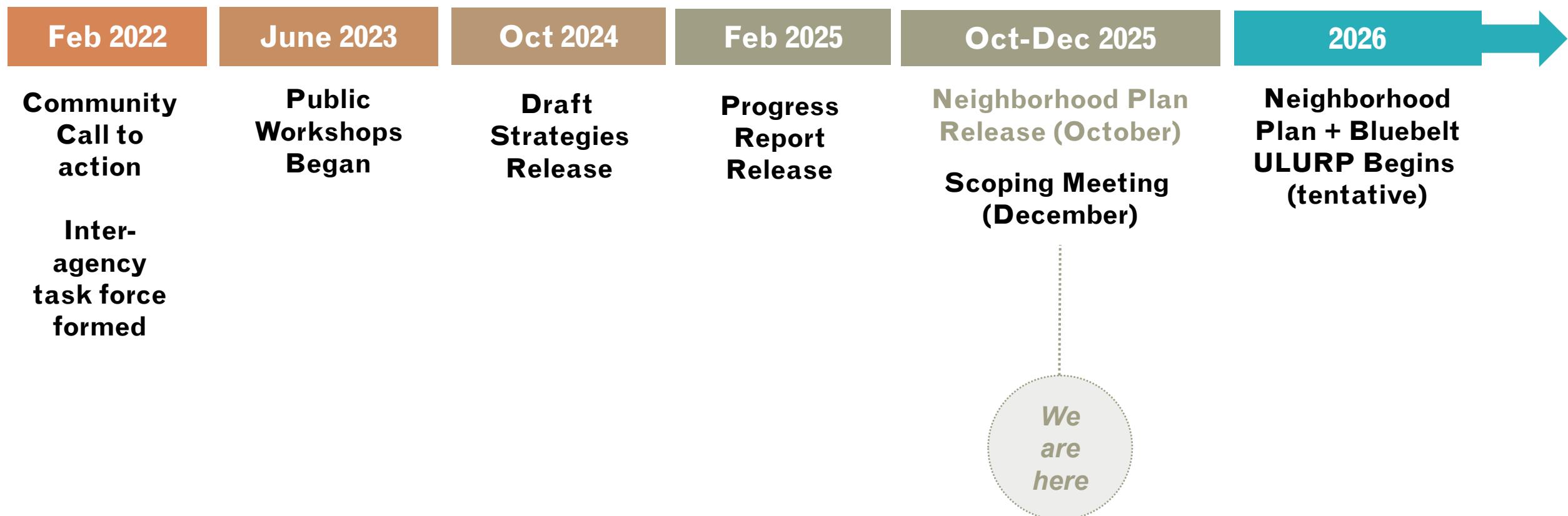
GREEN INFRASTRUCTURE

Proposed Zoning Map



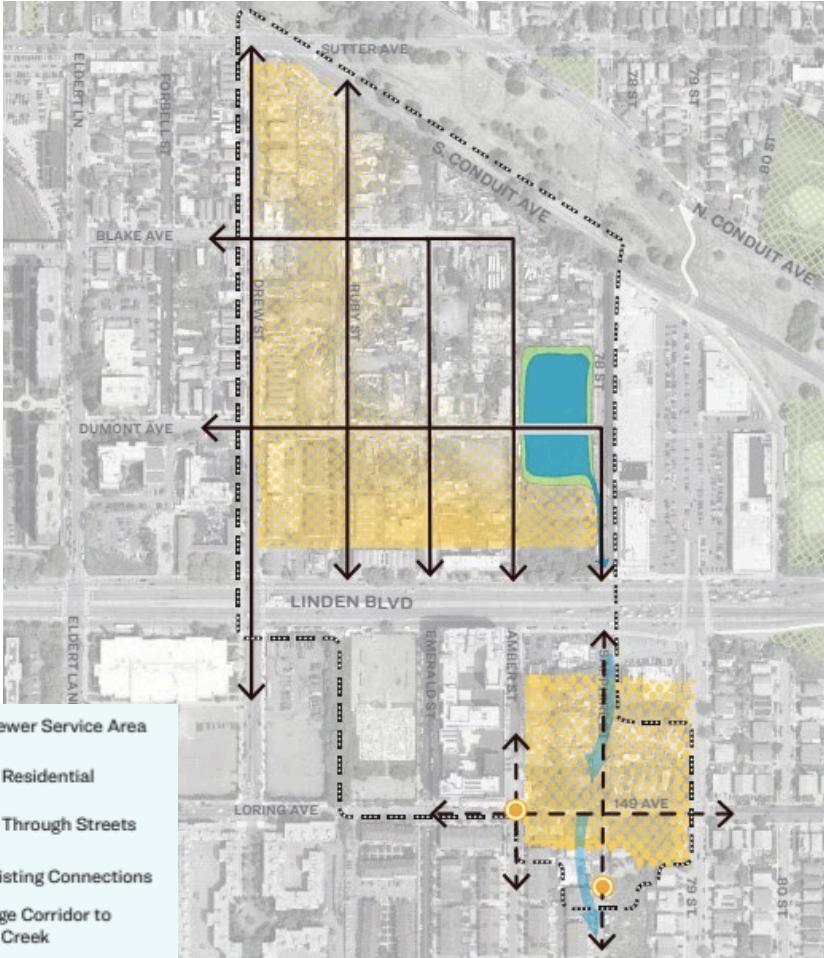
**These parcels are part of a private rezoning application currently undergoing public review*

Timeline



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



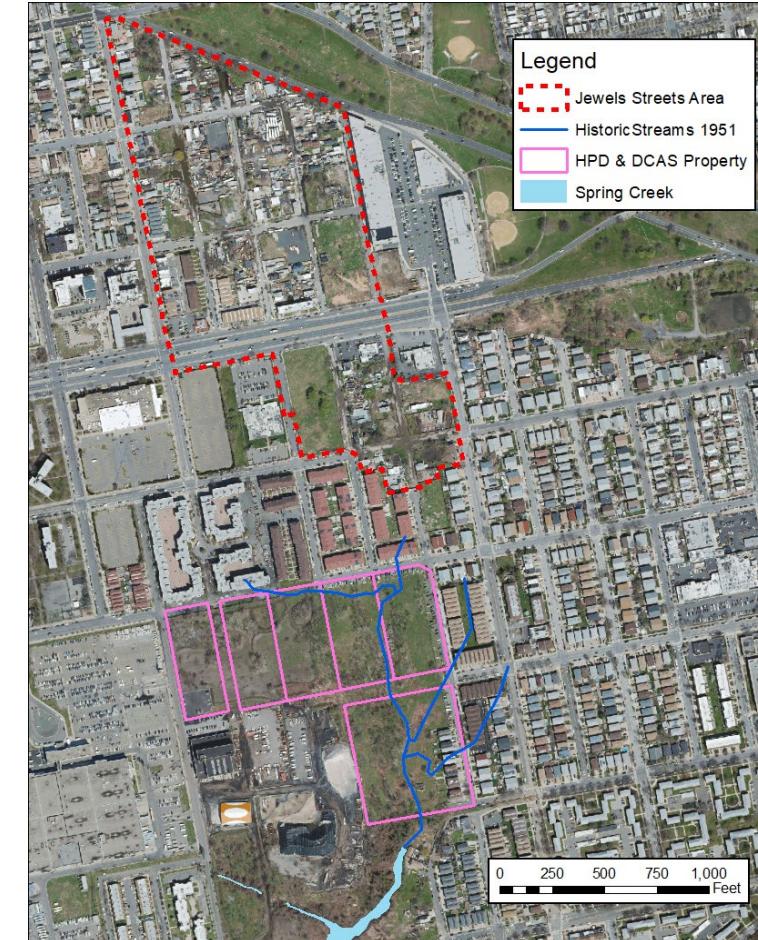
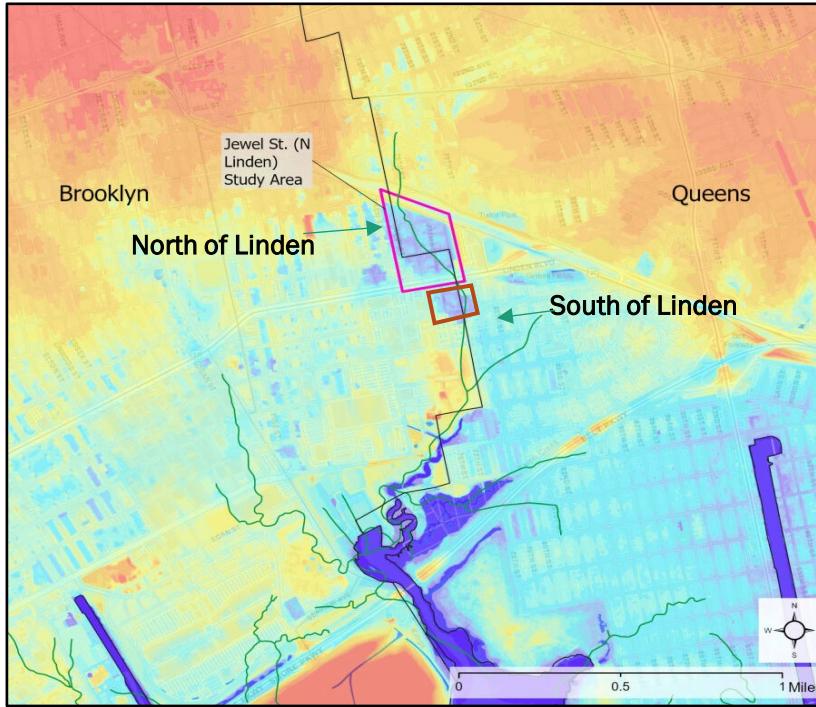
Neighborhood Location

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



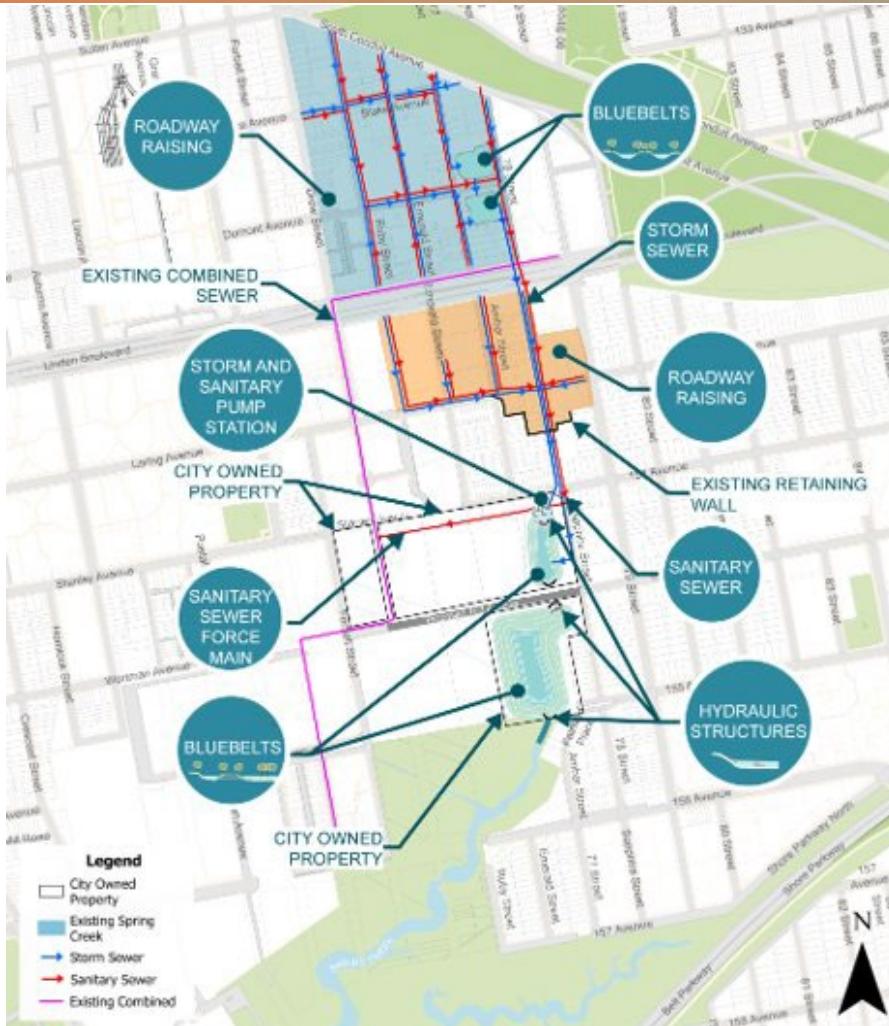
Lack of Infrastructure

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



Jewel Streets

Drainage and Transportation Strategies



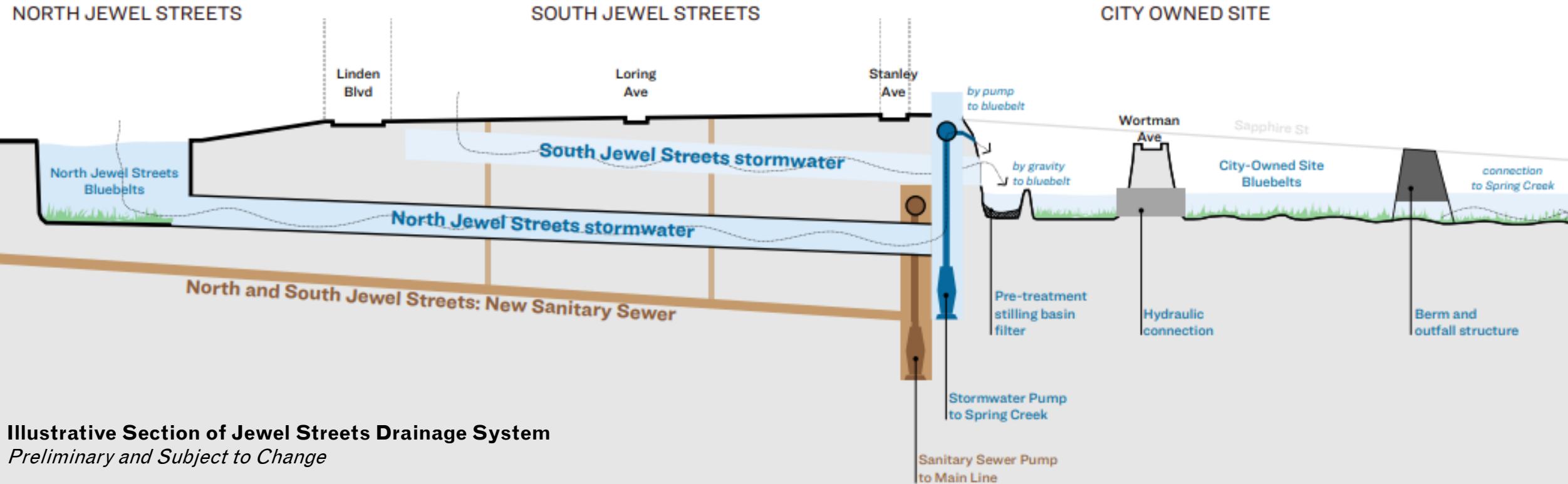
Preliminary and Subject to Change

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

North Jewel Streets Land Use Strategies

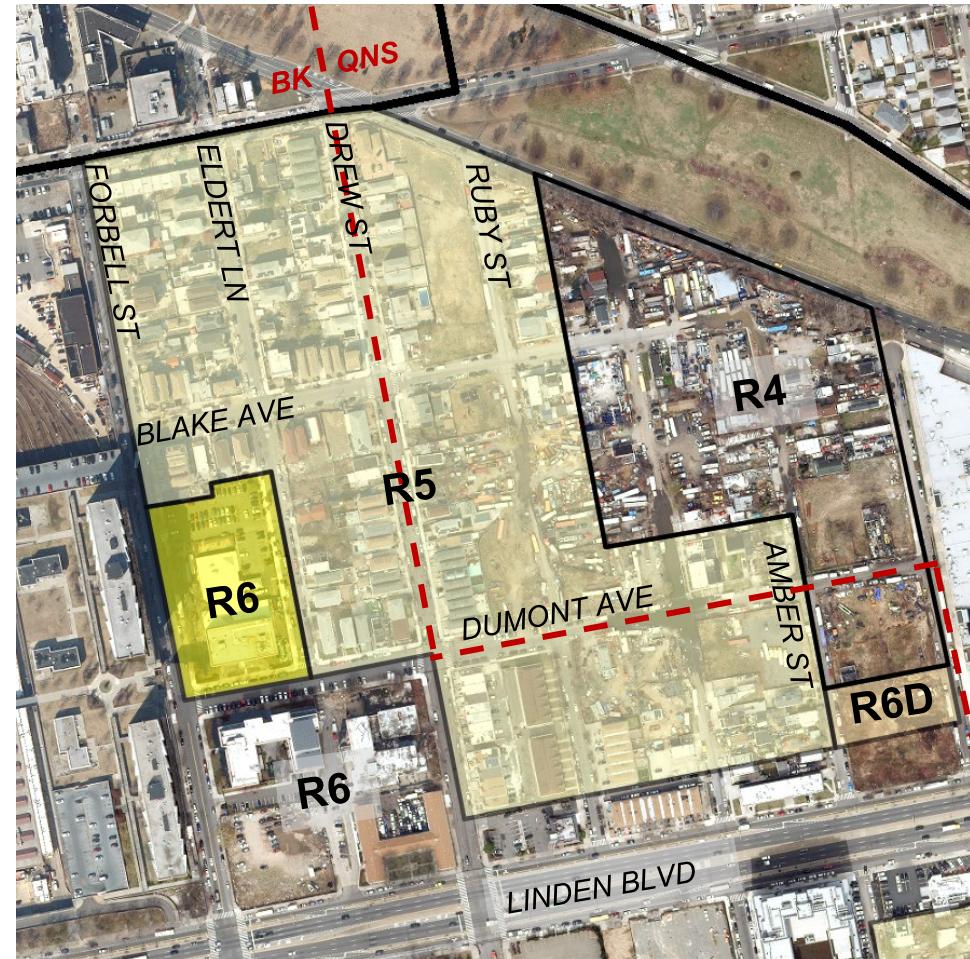
Goal: Create a more resilient and connected Jewel Streets with better drainage, improved streets, and new housing that can withstand flooding and future climate impacts.



R5: Small homes *Up to 4 stories*



R6D: Step-down *Up to 7 stories*



R6: Community facility expansion



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

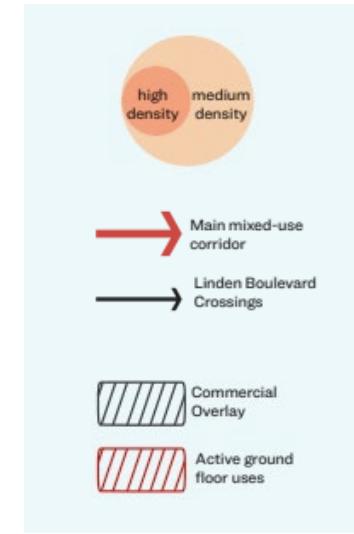
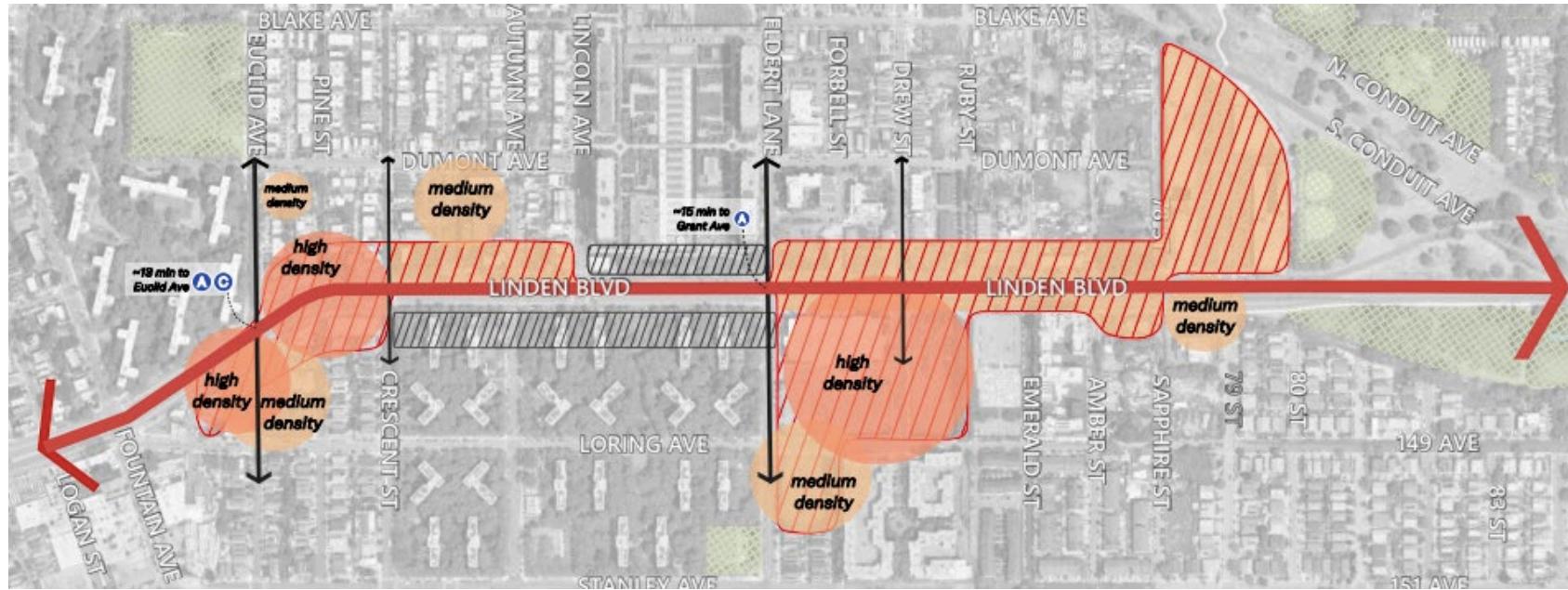


R6A: Step-down
Up to 9 stories

**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

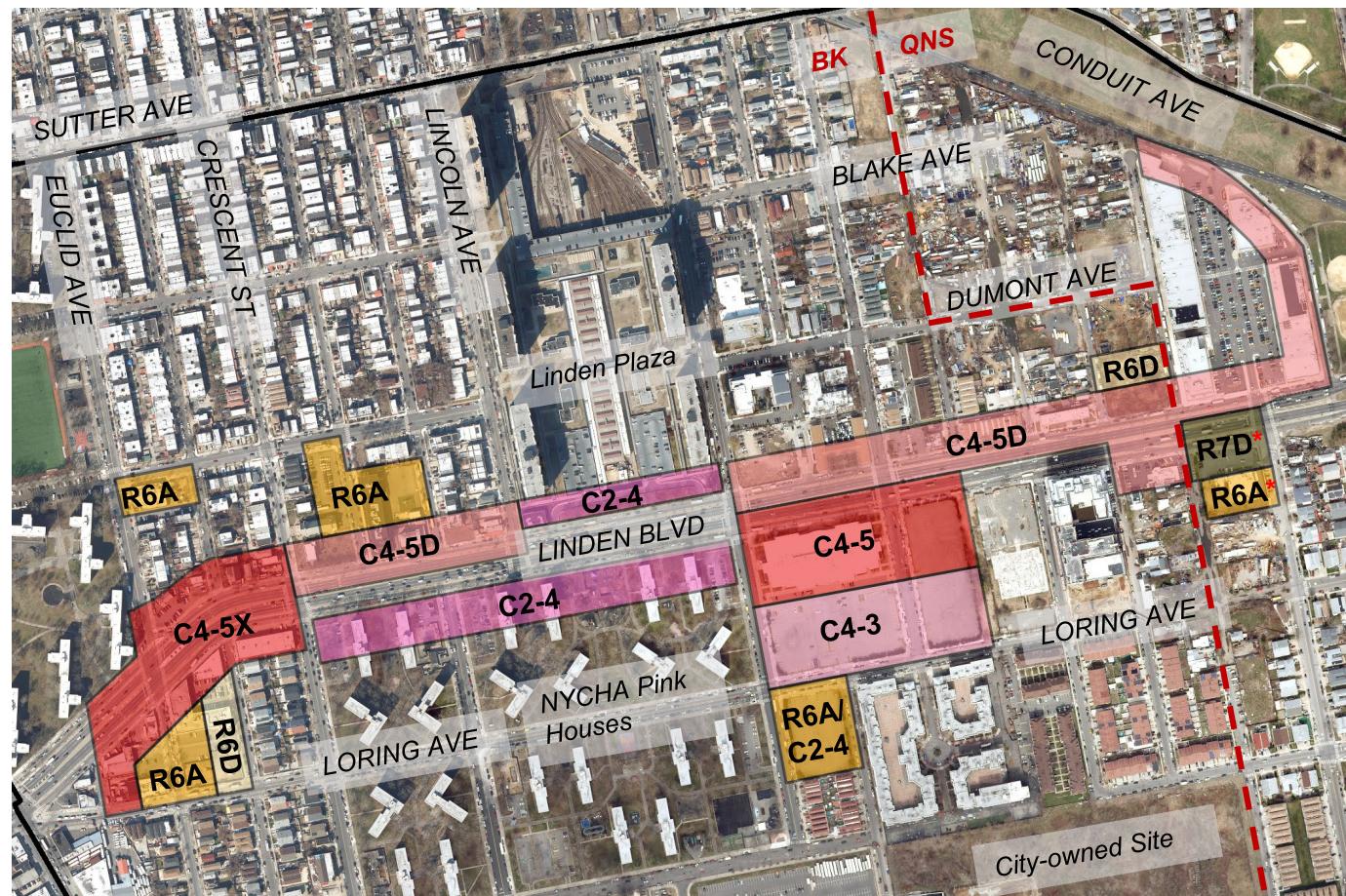
Goal: Support a safer and more active corridor through adding new affordable housing, businesses, and community services.



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



NYC DOT Conduit Corridor Initiative

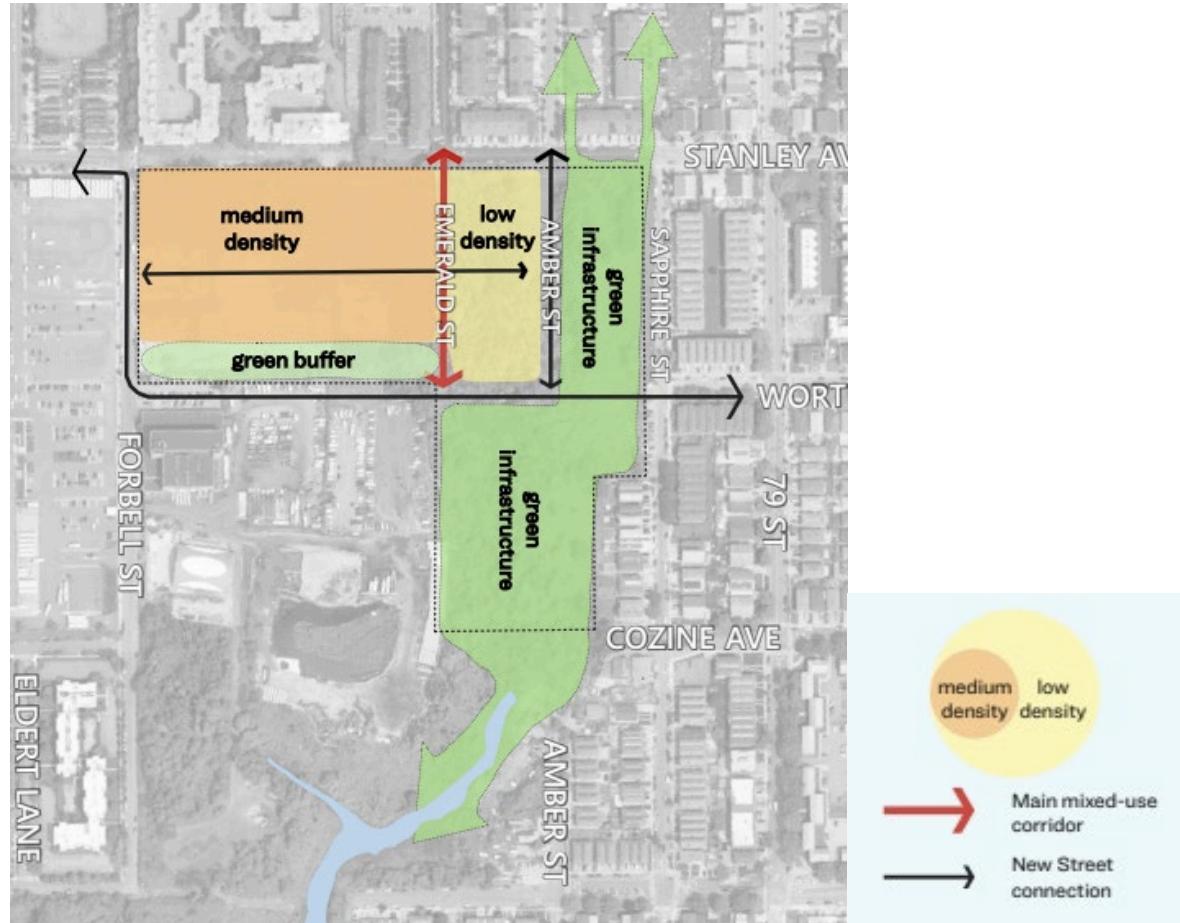
• Background

- 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.

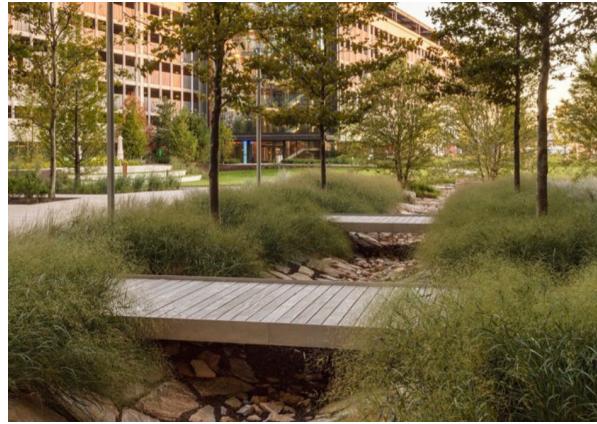
- Better connect the neighborhoods south of Linden
- Create new open space where people can play, gather, and relax
- Invest in on-site flood protection measures and connect to Spring Creek Park
- Develop a mix of new affordable homes and apartment buildings with retail and community spaces

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

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.

EAST OF EMERALD STREET: R5/C2-4

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



- 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

Primary Commercial Corridor

New Street Connection

Potential New Street Connection

Residential

Active Ground Floor

Pump Station

Paved Outdoor Space

Green Edge Buffer

Building Courtyards

Green Infrastructure

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 or 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



Play area / neighborhood park for residents

Environmental Review and Public Approval Process

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

Certification

The Department of City Planning **“certifies” that the application is complete** and ready to start ULURP



Community Boards

Hold **public hearing** and issue **recommendations**



Borough President

Reviews the application and issue **recommendations**



City Planning Commission

Holds **public hearing** and **vote**



City Council

Holds **public hearing** and **vote**

+5 to 10 days

Mayor

5 days for Mayor to veto City Council
10 days for City Council to override
Mayoral veto with a 2/3 vote

Scoping Process

What is Scoping?

- Scoping is an early step in our environmental review process
- Defines the range of environmental issues and methods of analysis for environmental review
- Provides an opportunity for public input before finalizing the Scope of Work for the Draft Environmental Impact Statement

Environmental Review Process title

 11/14/25

Draft Scope of Work Released

 12/17/25

Public Scoping Meeting

 Comments due 1/16/26

Public Comment Period

 Spring 2026

Final Scope of Work Released

 Spring/Summer 2026

DEIS Publication

Presentation of Draft Scope of Work + Public Testimony

30 days for written public comments

Comments from Scoping incorporated into Final Scope of Work for DEIS

City publishes the Draft Environmental Impact Statement by certification, start of ULURP process

Environmental Review – Scope of Work

Technical Analysis Areas to be Assessed in the EIS

- The Draft Scope of Work (DSOW) for the EIS includes the following areas that will be analyzed for environmental impacts:

Land Use, Zoning and Public Policy	Natural Resources	Greenhouse Gas Emissions and Climate Change
Socioeconomic Conditions	Hazardous Materials	Noise
Community Facilities and Services	Water and Sewer Infrastructure	Public Health
Open Space	Solid Waste and Sanitation Services	Neighborhood Character
Shadows	Energy	Construction
Historic and Cultural Resources	Transportation	Disadvantaged Communities
Urban Design and Visual Resources	Air Quality	

Next Steps

Next Steps: Engagement



Community Meetings

- Oct/Nov: Briefed Brooklyn Community Board 5, Queens Community Board 10, and Howard Beach Civic
- Do you want us to come present to your community organization? Let us know!

Environmental Review

- Today!: Pre-scoping virtual info session
- 12.17: Rezoning environmental review scoping meeting

Stay in touch:

- Website: <https://www.nyc.gov/site/hpd/services-and-information/jewel-streets-neighborhood-plan.page>
- Email: jewelstreetsplan@hpd.nyc.gov

Join Us

Our **Public Scoping Meeting** will be held on **Wednesday, December 17th**

WHEN: 5 to 7pm

WHERE: On Zoom

Share the word! Come out and provide public comments on our draft scope of work

Register Here
(Link also in Chat)

https://us02web.zoom.us/meeting/register/-RmhAUi7REeY_SK4Tf6sew#/registration

Questions?