

Welcome!

This is the **Public Scoping Meeting** for *The Jewel Streets Neighborhood Plan*.

For our record, the **CEQR** application number for the proposal is *26HPD019Y*.

Calling in

If you wish to testify at the meeting by phone, please dial:

- **Toll Free Numbers:** (877) 853 5257 or (888) 475 4499 or (833) 548 0276
- **Toll Numbers:** (646) 876 9923 or (646) 931 3860 or (301) 715 8592

When prompted enter:

- **Meeting ID:** 848 0868 6748 - followed by pound (#)
- **Participant ID:** press pound (#) to skip
- **Password:** 252649 - followed by pound (#)

We would like to encourage dial-in participants to register using the form on the chat, as this allows HPD staff to contact you if your connection is lost.



JEWEL
STREETS

JEWEL STREETS NEIGHBORHOOD PLAN

Today's Meeting

The structure of today's meeting is going to be divided into **three (3) parts**.

1. A **summary** of the **purpose of this meeting** and the procedures.
2. A **brief overview** describing the **Jewel Streets Neighborhood Plan** proposal and a short summary of the **Draft Scope of Work**.
3. **Comments** on the Draft Scope from **elected officials, government agencies, and community board representatives**, and then the **general public**.

What is Environmental Review?

Environmental review is a process required under both New York State and City law that is typically triggered whenever **a public entity exercises discretion to approve, fund, or directly undertake a particular course of action or actions.**

The environmental review process considers the **potential for a proposed action to result in significant adverse impacts** and if so, identifies measures that could **mitigate** those impacts.

What is Public Scoping?

The purpose of the meeting is to **allow the public to provide their comments** about the Draft Scope of Work, and to allow the Department to **listen to those comments**. It's **important for all voices to be heard today**.

No decisions will be made today regarding the Draft Scope of Work.

How do I view/comment on the Draft Scope of Work?

- **View the Draft Scope of Work:**

- The City's CEQR Access portal (CEQR Number: 26HPD019Y)
- HPD's Environmental Planning webpage
- Jewel Streets Neighborhood Plan webpage: www.nyc.gov/site/hpd/services-and-information/jewel-streets-neighborhood-plan.page

- **Provide written feedback:**

- Deadline: **Friday, January 30, 2026, at 5:00 PM.**
- Share via email: cohnj@hpd.nyc.gov
- Or, via mail:

**New York City Department of Housing Preservation and Development
Attn: Jack Cohn, Environmental Planner
100 Gold Street, Room 7-A3
New York, NY 10038**

Rules of Engagement

Protocol for today's meeting is intended to ensure that **everyone has a chance to speak, and all voices can be heard.**

If you wish to speak and plan to access the meeting online using a computer, tablet, or smartphone, **please sign up using the link in the chat.** No need to sign up now if you've already done so.

We are here today in a listening role to receive your comments on the Draft Scope of Work. **We cannot individually respond to speakers** this afternoon.

Speakers will have **three minutes to provide verbal comments.** Please be mindful of these time limits so your neighbors can also participate.

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December 17, 2025
Jewel Streets Neighborhood Plan
Public Scoping Meeting

Agenda

1. Jewel Streets Neighborhood Plan Overview

- Project Area and Subareas
- Community engagement Process
- Goals

2. Proposed Subarea Strategies

- Jewel Streets
- Linden Boulevard
- Conduit Avenue
- City-owned Site

3. City Environmental Quality Review

4. ULURP/CEQR Schedule and Next Steps

5. Public Testimony

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



Mayor Eric Adams visits the Jewel Streets, October 2023

1

Neighborhood Plan Overview

Study Area



Jamaica Bay

Lindenwood

City-Owned Site

Linden Blvd.

Jewel Streets

S. Conduit Avenue

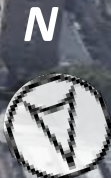
N. Conduit Avenue

QN BK

East New York - City Line

ZONING No. 26HPD019Y

A



Public Engagement Overview

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



Planning Goals



Reduce flooding now and in the future



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



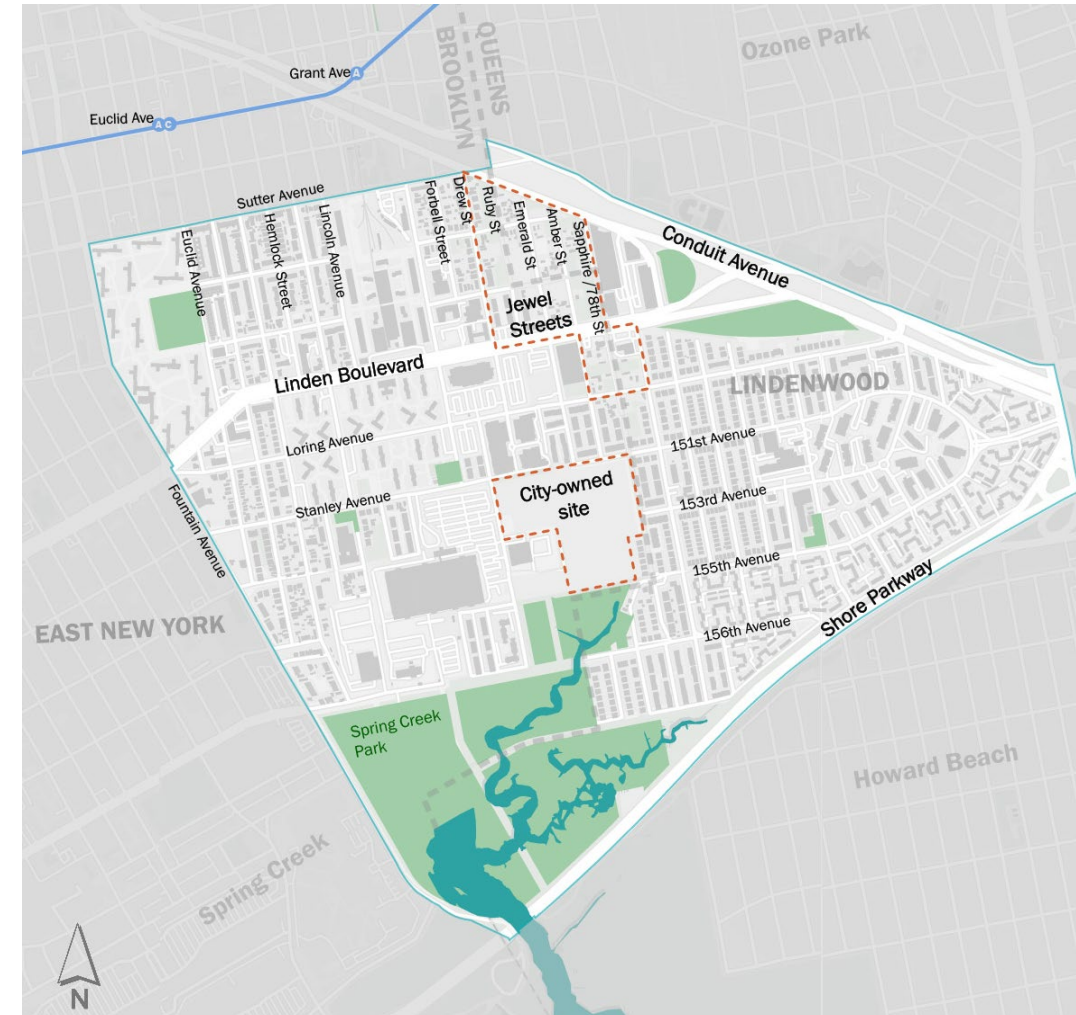
Make streets safer and better connected



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











Increase access to essential business, job, and social services

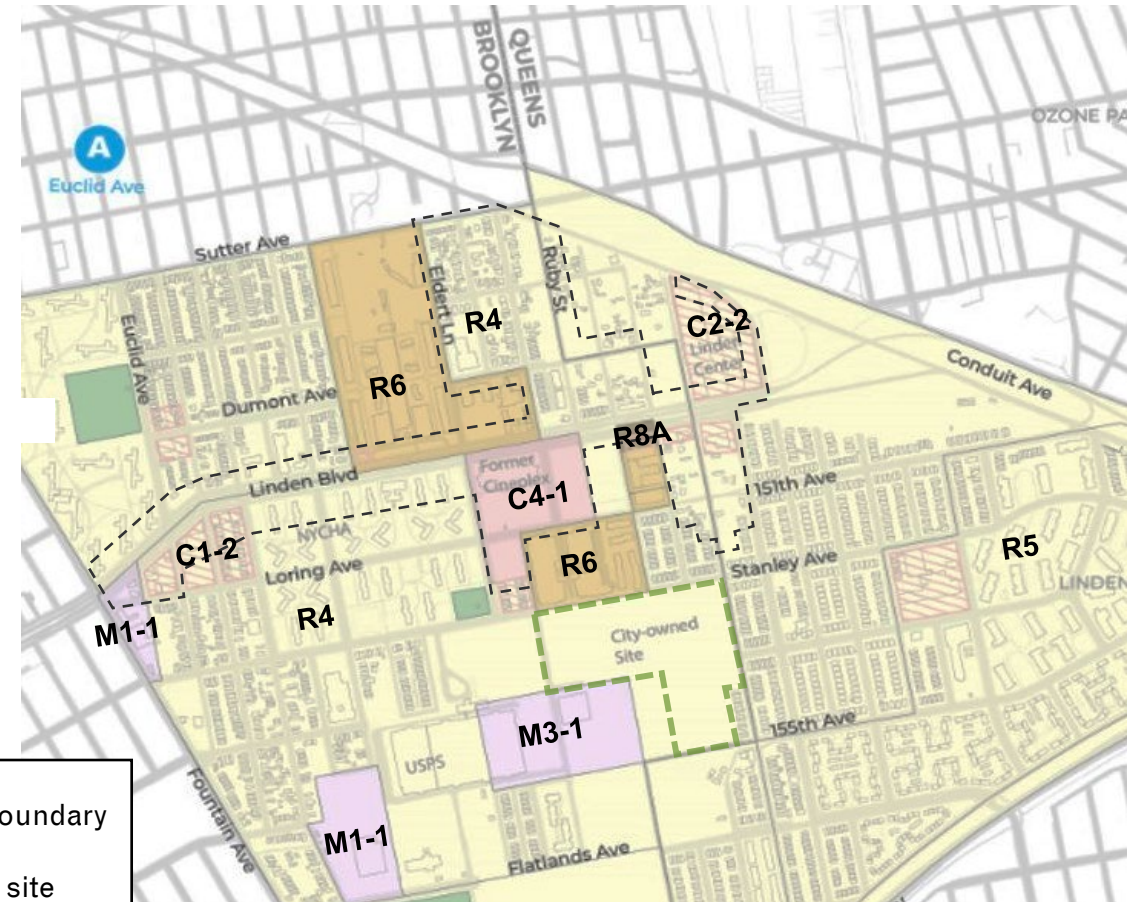


Current Zoning

Current zoning limits positive neighborhood change

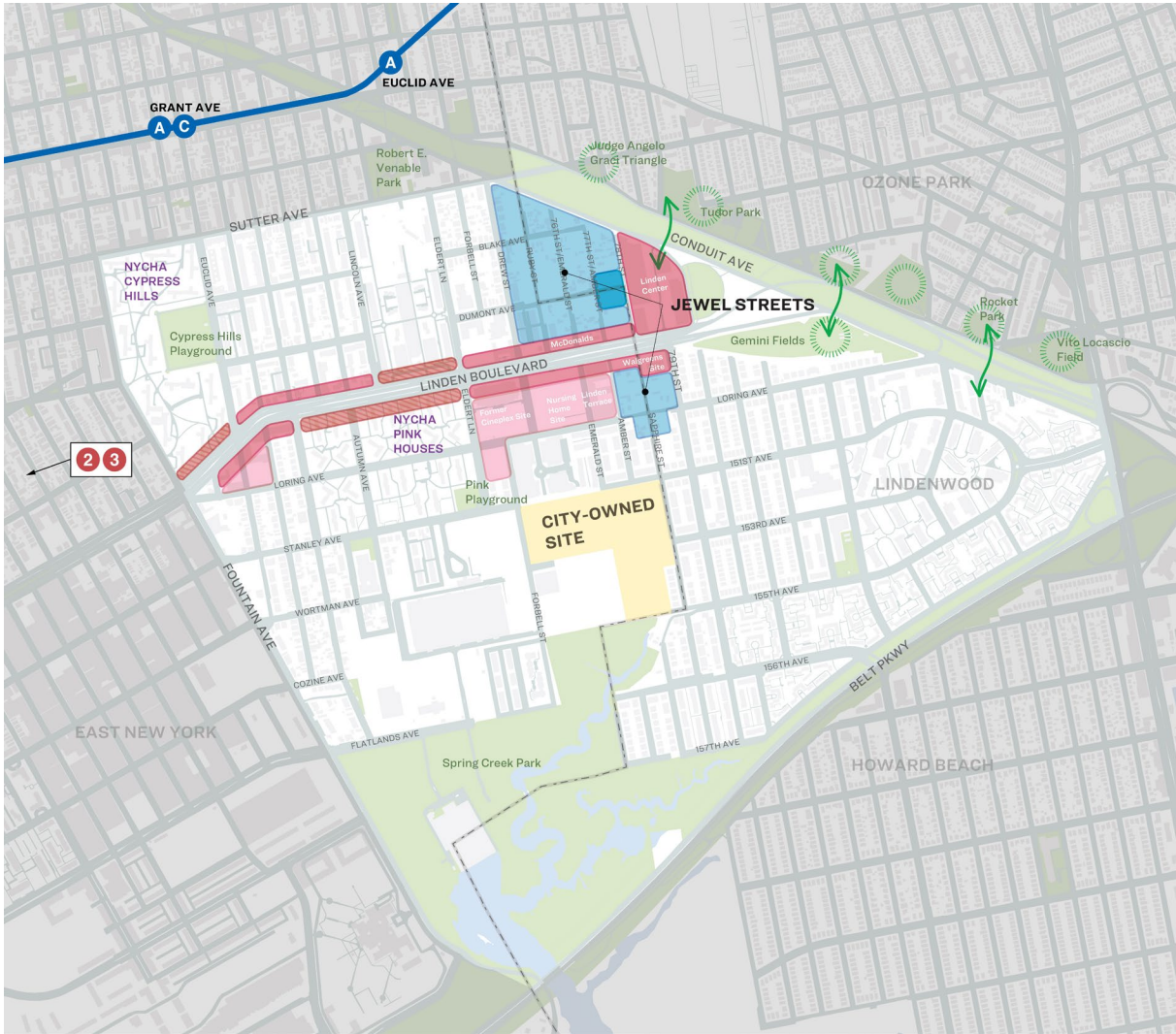
- Predominantly low-scale residential districts (R4-R5) that limit new development opportunity
- Few areas with permitted commercial use even on major avenues (e.g. Linden)
- Limited zoning actions since 1961; 2017 private rezoning to R8A fronting Linden Blvd

| | | | | | | | | |
|---------------------------------|---|-------|---|-------|---|-------|---|-------------------|
| 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



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*

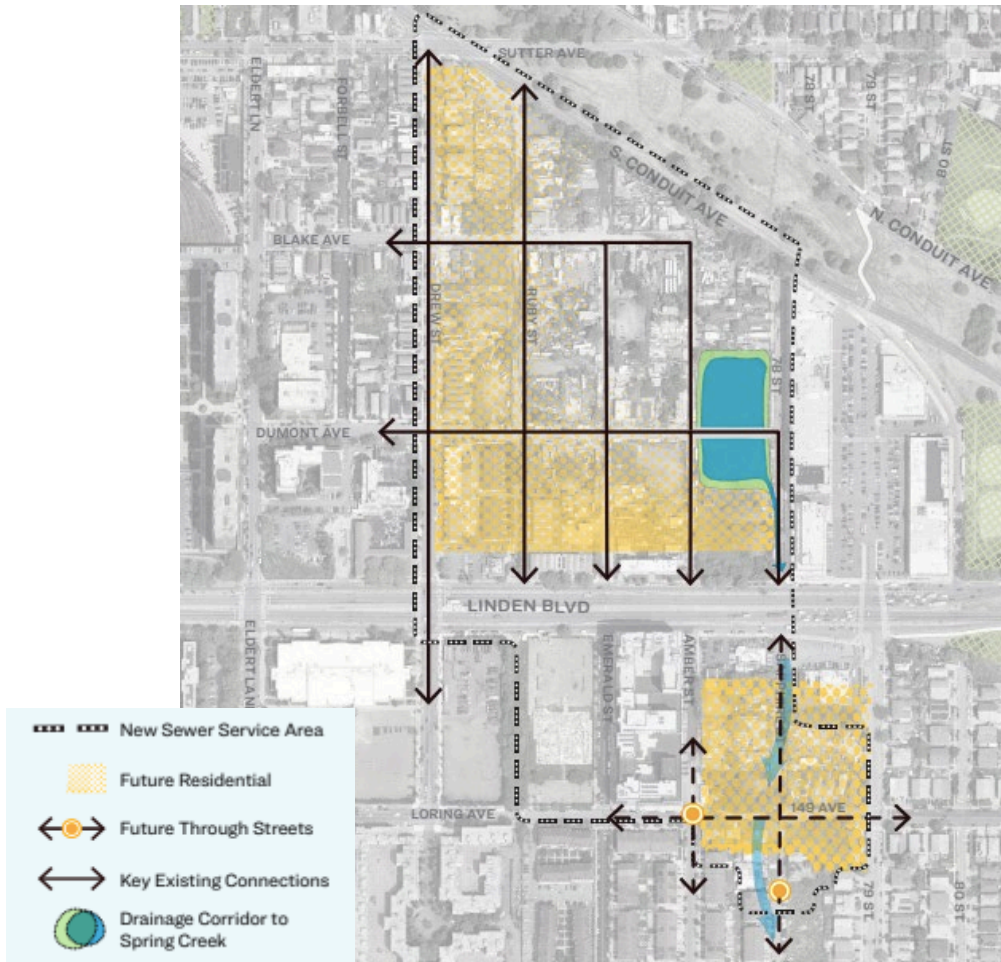
2026

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

2

Drainage, transportation, and land use strategies by subarea

Jewel Streets Subarea 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

Why do the Jewel Streets flood?



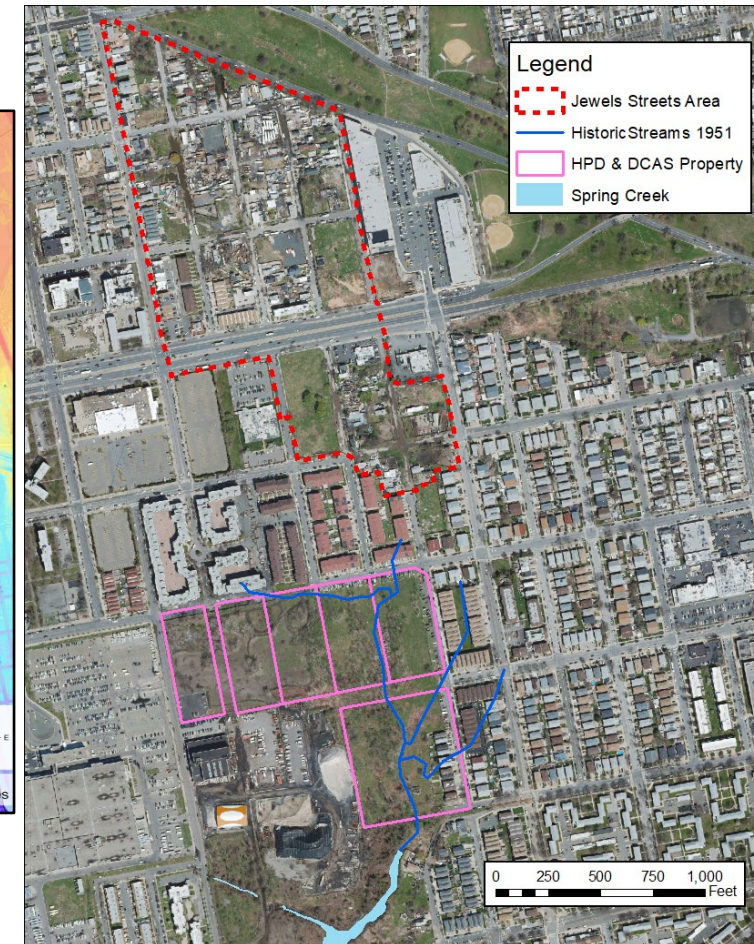
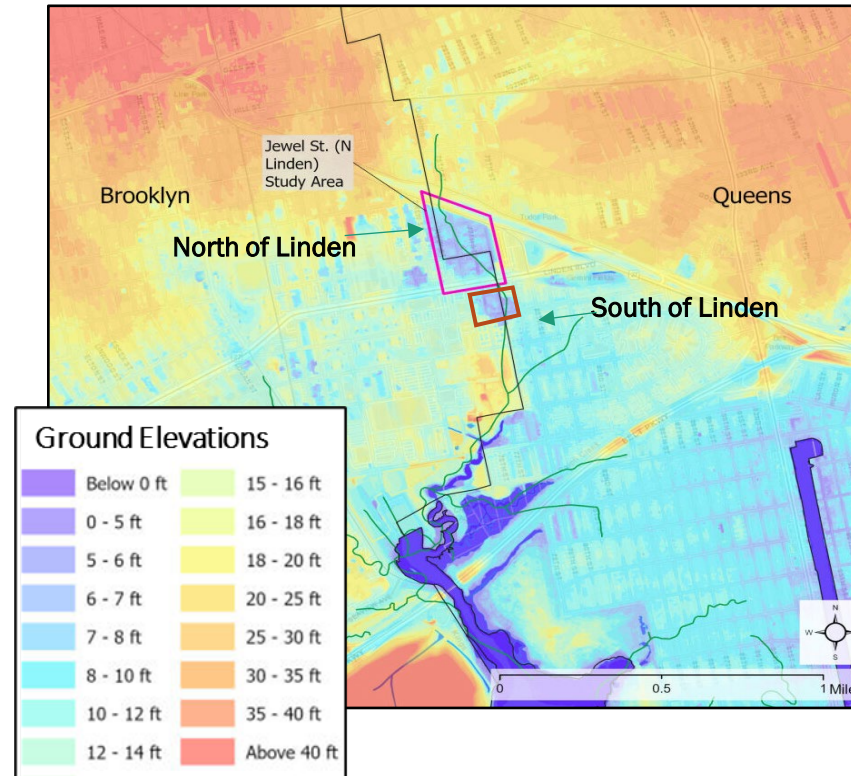
Neighborhood Location

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



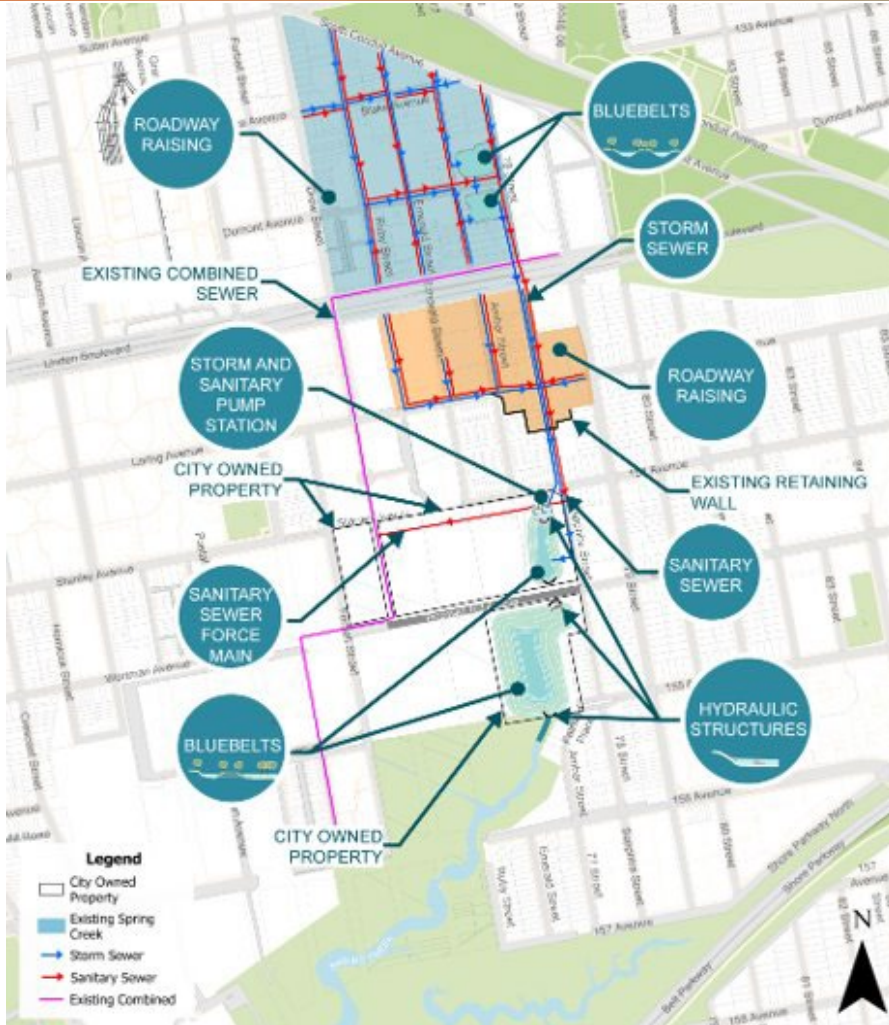
Lack of Infrastructure

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



Jewel Streets Subarea

Drainage and Transportation Strategies



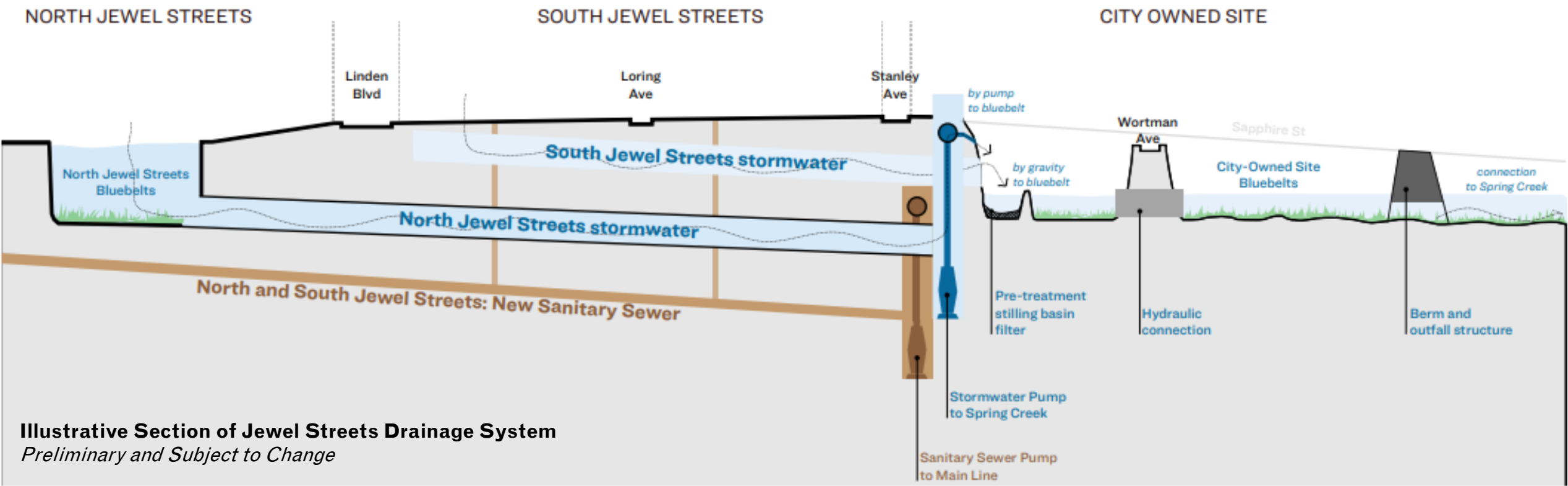
Preliminary and Subject to Change

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



Jewel Streets Subarea

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 Subarea 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

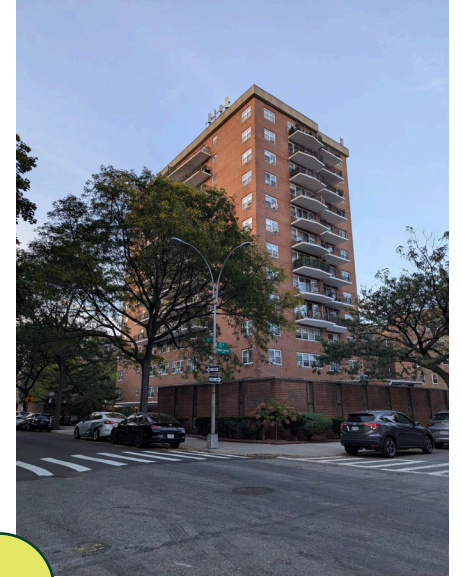
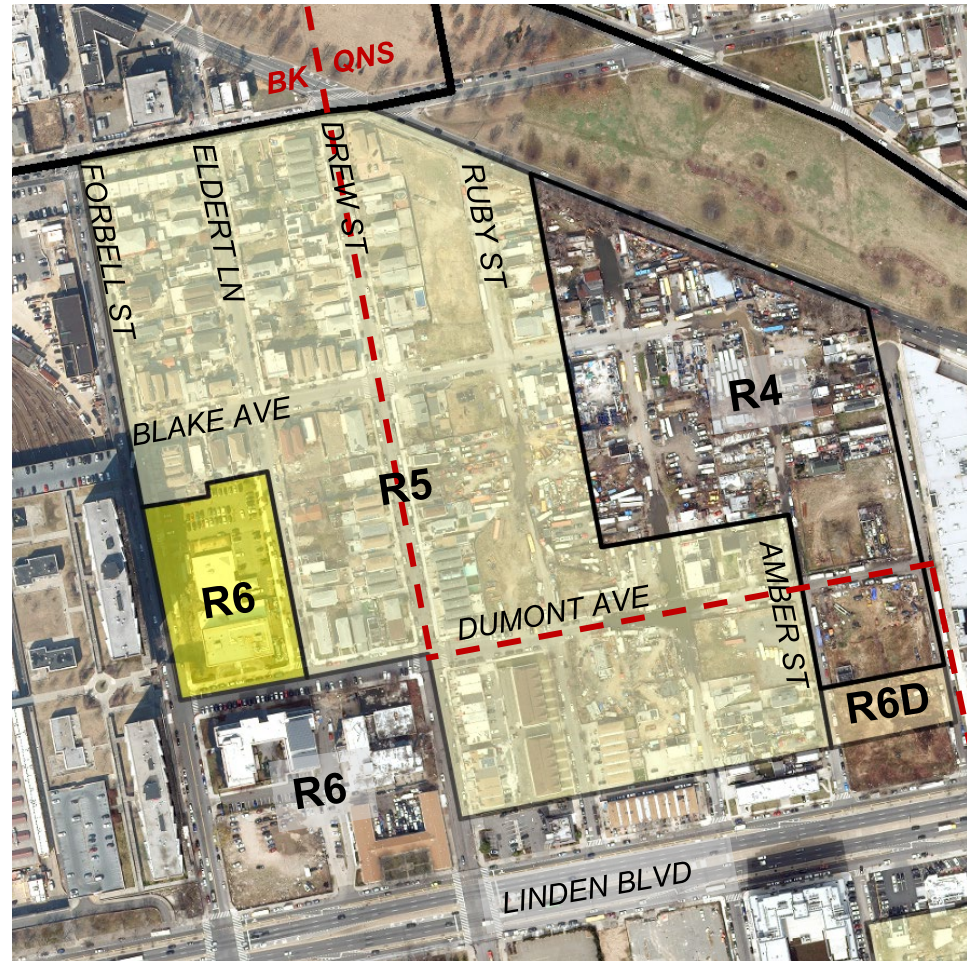
Goal: Create a more resilient and connected Jewel Streets with better drainage, improved streets, and new housing that can withstand flooding and future climate impacts.



R5: Small homes
Up to 4 stories



R6D: Step-down
Up to 7 stories



R6: Community
facility expansion
Up to 13 stories

R4: Resilient Residential

South Jewel Streets Land Use Strategies

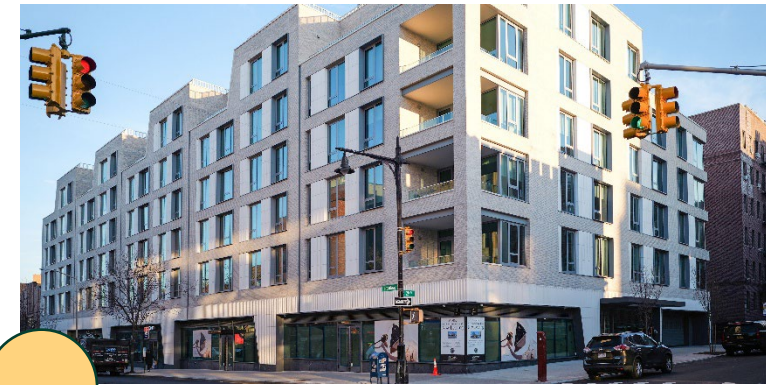
Goal: Create a more resilient and connected Jewel Streets with better drainage, improved streets, and new housing that can withstand flooding and future climate impacts.



R5: Small homes
Up to 4 stories



R6D: Step-down
Up to 7 stories

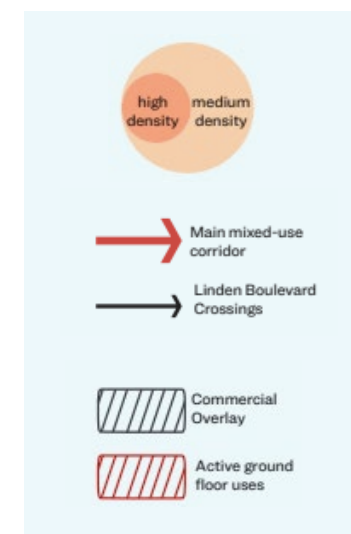
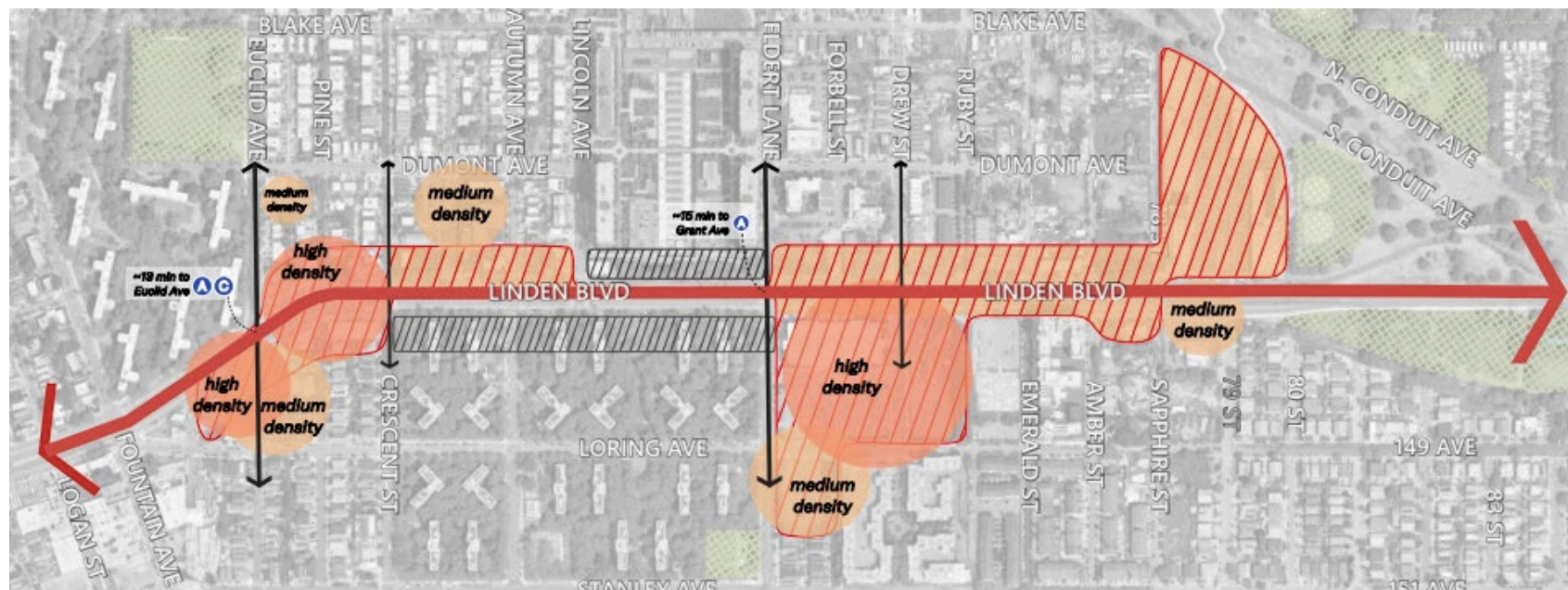


R6A: Step-down
Up to 9 stories

**Parcels are part of a private rezoning application currently undergoing public review.*

Linden Boulevard Subarea 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 Boulevard Subarea 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 Subarea Land Use Strategies

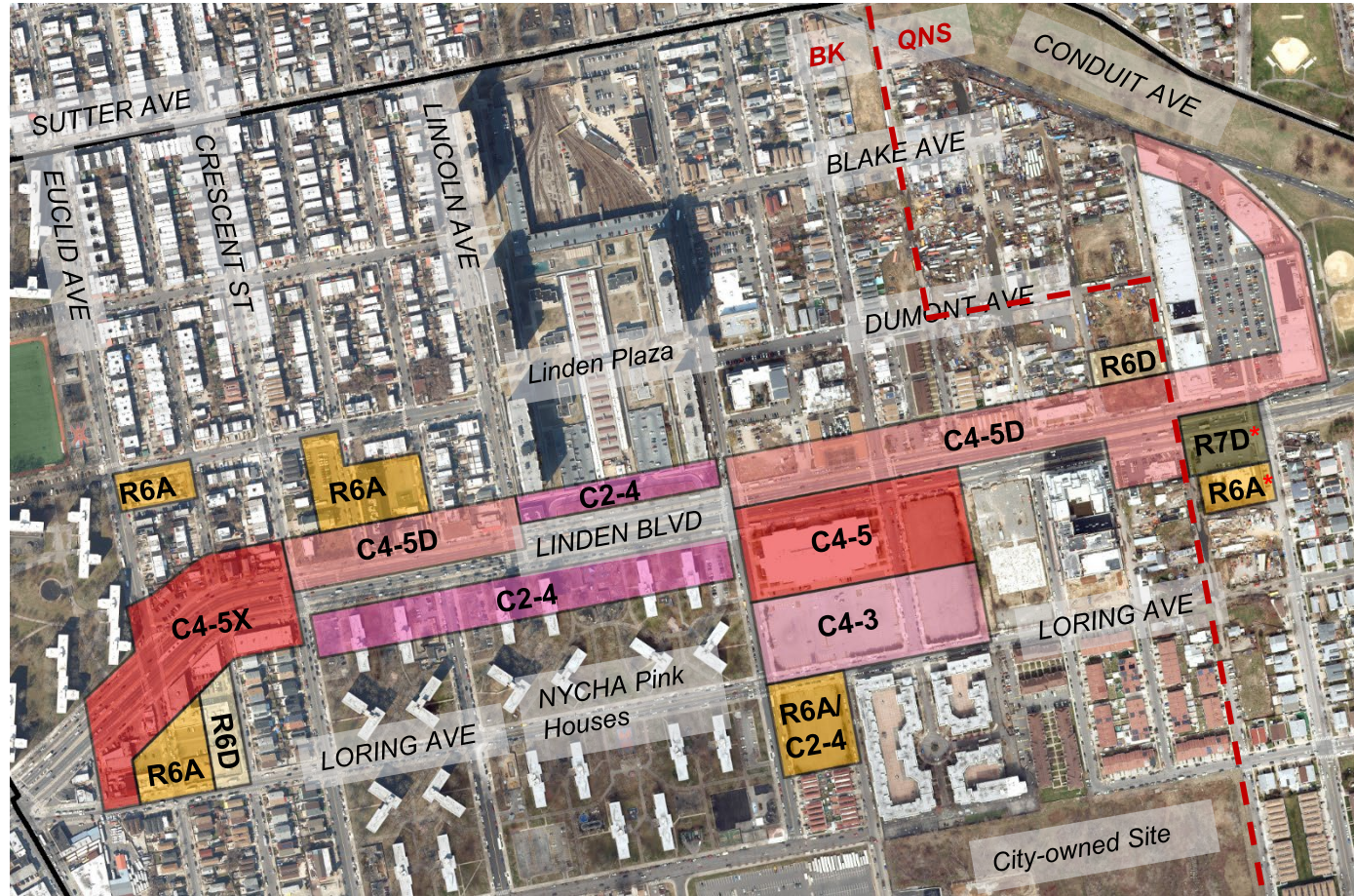
Goal: Support a safer and more active corridor through adding new affordable housing, businesses, and community services.



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 Subarea 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 Subarea Transportation Strategies

Accessible Public Spaces



Stormwater Drainage
Infrastructure



Other Corridor Opportunities



Redesigned Roadway &
Intersections



Improved Pedestrian Network



Greenway



NYC DOT Conduit Corridor Initiative

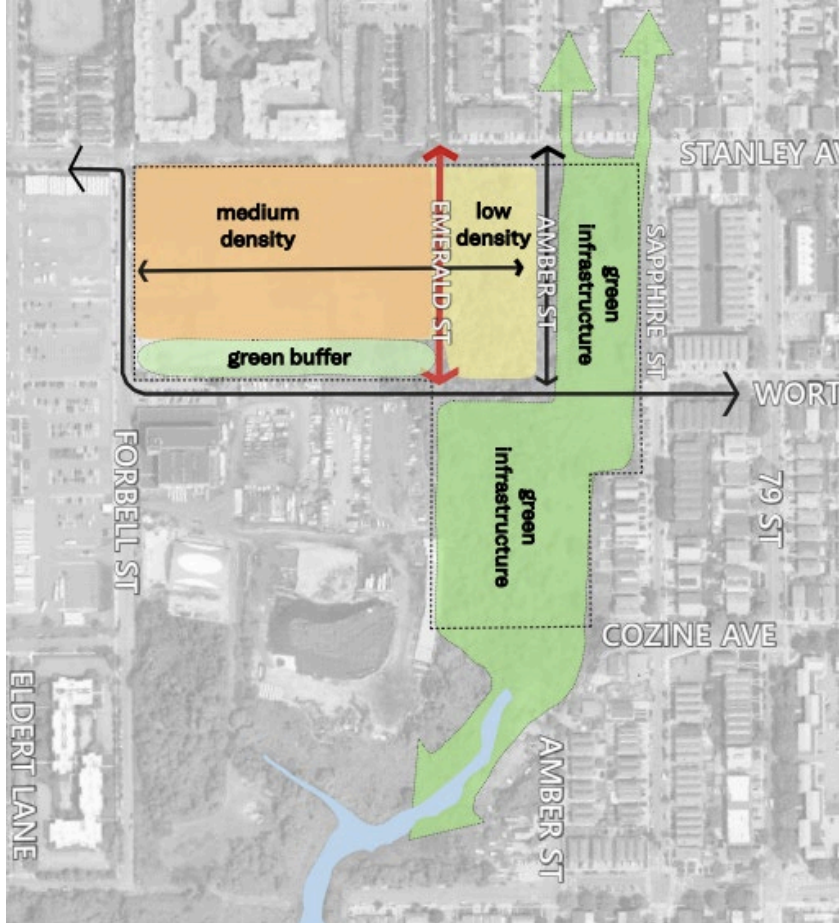
- **Background**

- 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 Subarea Vision



Goals

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

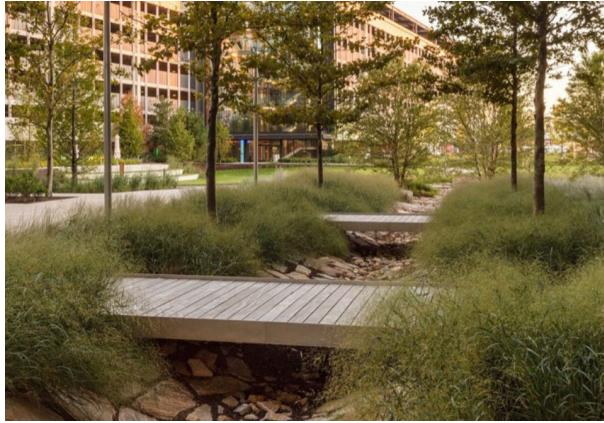
- Better connect the neighborhoods south of Linden
- Create new open space where people can play, gather, and relax
- Invest in on-site flood protection measures and connect to Spring Creek Park
- Develop a mix of new affordable homes and apartment buildings with retail and community spaces

City-Owned Site Subarea

Site Plan: Drainage and Open Space



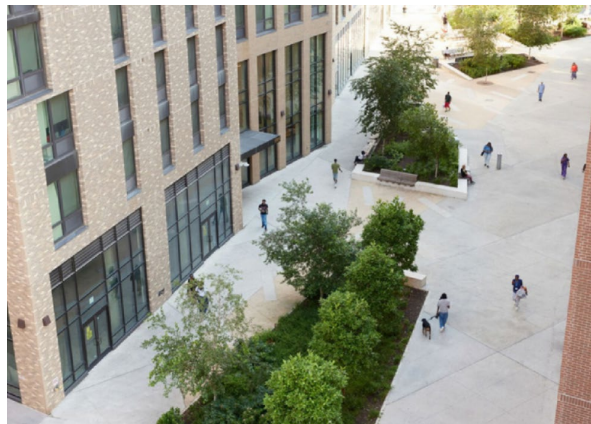
Bluebelts



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 Subarea

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

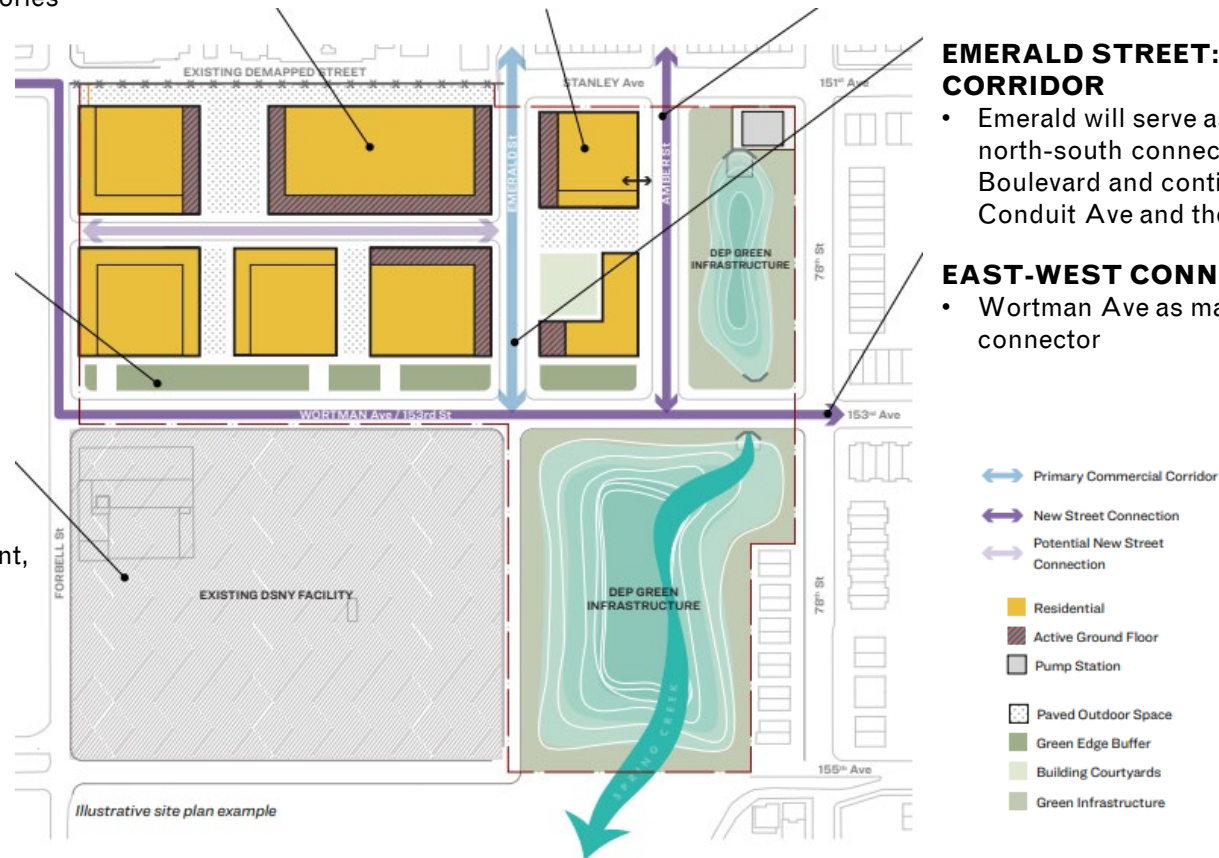
- Wortman Ave as main E-W connector

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 Subarea

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.



Low rise residential/
maisonnettes



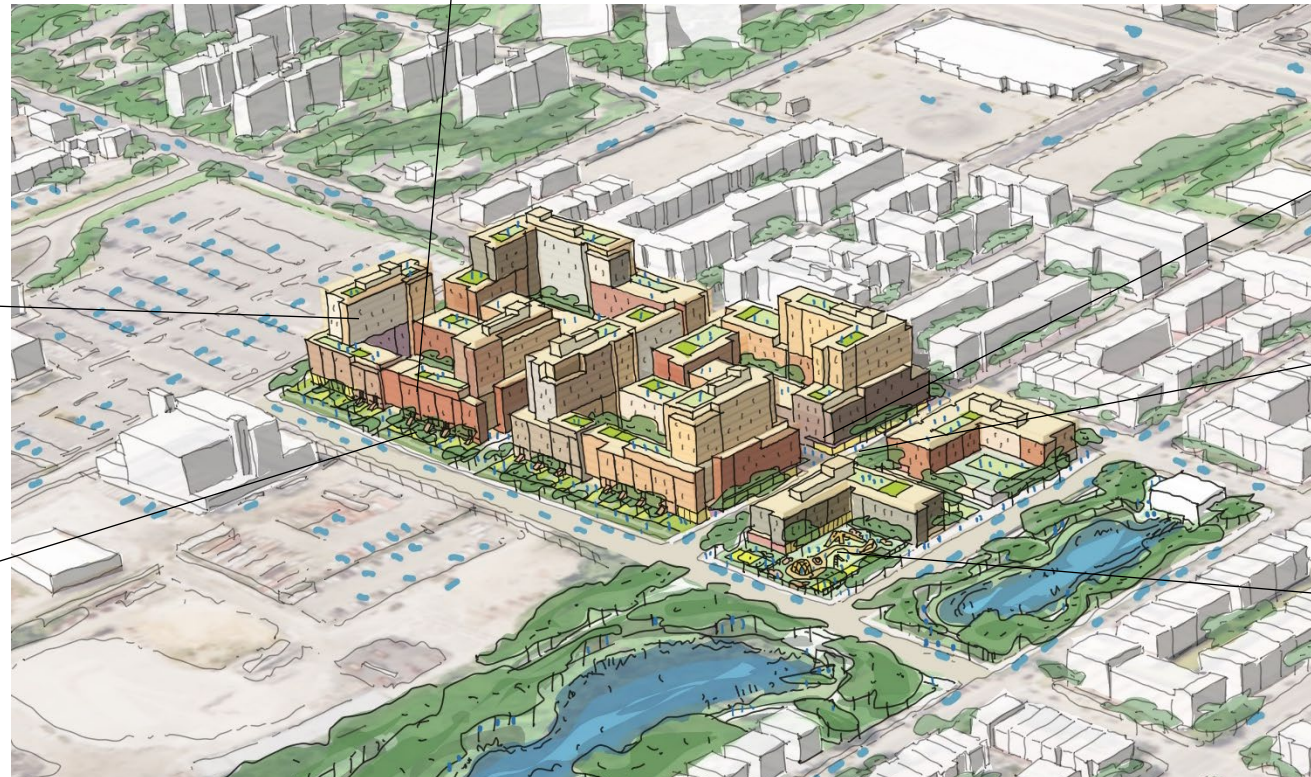
Central axis is shared between cars and pedestrians. Parking access is through this spine

Emerald Street activated by commercial and retail

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

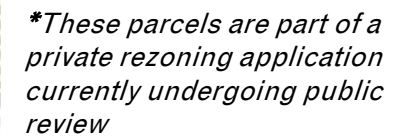


Front yard quality in DSNY buffer to include trees, bioswales, access to low-rise residential units



Play area / neighborhood park for residents

Zoning Map



Proposal

Land Use Actions

Study Area

- Zoning map amendment (ZM)
- Zoning text amendment (ZR)
 - Map MIH areas
 - Amend Zoning Resolution with New Section 24-182

Jewel Streets

- Site selection (PS), Acquisition (PQ) and/or Disposition (PP) – DEP Infrastructure
- Acquisition and potential disposition of properties in the North and South Jewel Streets Subareas

City-owned site

- City Map Change (MM)
- Disposition of City-Owned Properties (PP)
- Designation of an Urban Development Action Area and Approval of an Urban Development Action Area Project (HA)

3

Environmental Review

Draft Scope of Work

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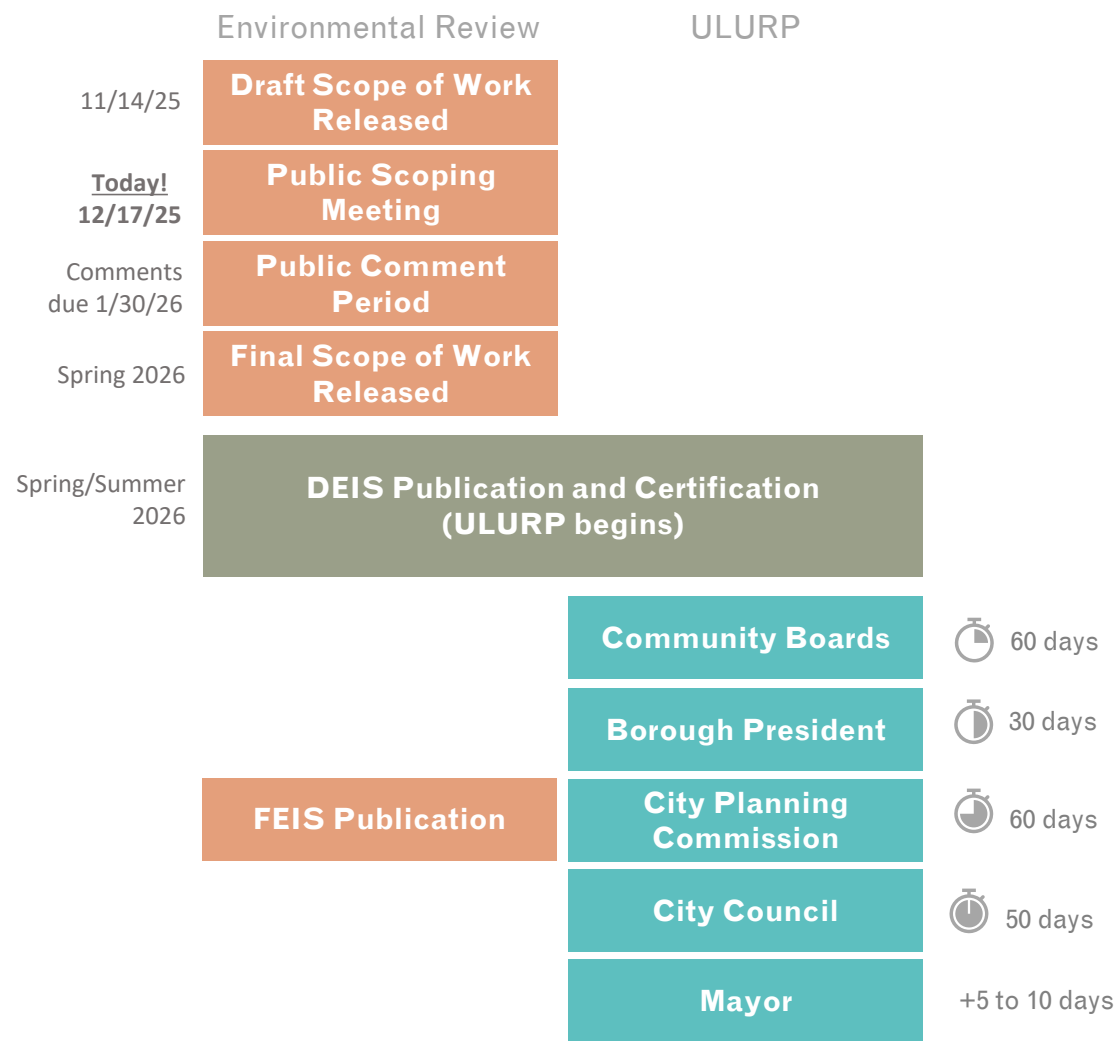
Press *6 to unmute your microphone

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Attn: Jack Cohn, Environmental Planner
100 Gold Street, Room 7-A3
New York, NY 10038

Public Review



Environmental Review

- Considers the potential for a proposed action to result in significant adverse impacts and if so, identifies measures that could mitigate those impacts
- Scoping is an early step in our environmental review process to define the range of issues and methods of analysis
- Provides an opportunity for public input before finalizing the Final Scope of Work for ULURP

Uniform Land Use Review Procedure (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

Environmental Review

Assumptions and Next Steps

- CEQR Lead Agency: **HPD**
- Build Year: **2040**
- Framework for Analysis:
 - **Residential: 5,150 dwelling units** including up to **2,477 affordable DUs** across **33 projected development sites** (*up to 1,458 DUs on the City Owned site alone*).
 - **Commercial: 147,948 gsf** (*local retail, supermarket, offices*)
 - **Community Facility: 256,459 gsf** (*medical offices, houses of worship, etc*)

Next Steps:

- **EAS, Positive Declaration, DSOW** released **November 14, 2025**.
- **Public Scoping Meeting** **December 17, 2025**.
- **ULURP Certification/DEIS Issuance:** **Spring/Summer 2026** (approx)

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 | |

5

Public Comments

3 minutes

00 : 00

3 minutes

00 : 00

Thank you!

Written comments on the Draft Scope of Work will be accepted by the lead agency until **5:00 P.M on January 30, 2026**

Comments can be emailed to:
cohnj@hpd.nyc.gov

Comments can be mailed to:
**New York City Department of Housing
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Attn: Jack Cohn
Environmental Planner, HPD
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Stay in touch!

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