



JEWEL
STREETS

NEIGHBORHOOD PLAN PROGRESS REPORT

NYC

nyc.gov/JewelStreets

    NYCHousing

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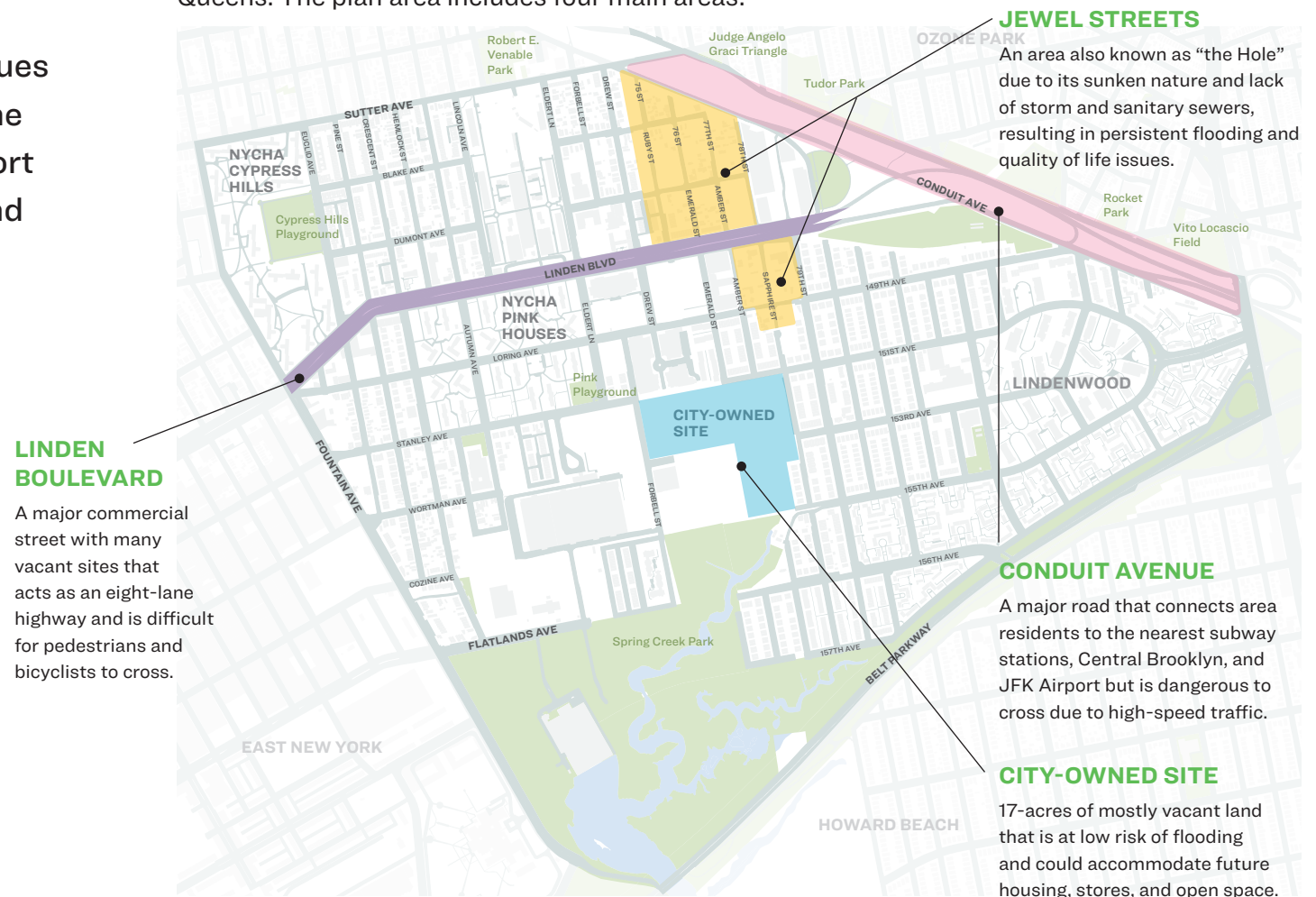
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EXECUTIVE SUMMARY

For over two years, residents, advocates, and City agencies have worked together to address persistent health, safety, and quality of life issues in their neighborhood and the surrounding areas. This report summarizes our progress and outlines the next steps.

WHERE IS THIS PLANNING PROCESS TAKING PLACE?

The Jewel Streets Neighborhood Plan was initiated by Jewel Streets residents and encompasses a broad area, including parts of East New York, Brooklyn and Lindenwood, Queens. The plan area includes four main areas:



WHAT ARE THE JEWEL STREETS AND WHY DO THEY NEED A NEIGHBORHOOD PLAN?

The Jewel Streets—Ruby, Emerald, Amber, and Sapphire—are a collection of north-south streets within a 12-block neighborhood straddling Brooklyn and Queens. These blocks lie 10-15 feet below the surrounding neighborhood and are not served by city sewers. Due to the low elevation, high water table, and lack of sewer, flooding happens year-round, even on dry days. These factors have contributed to a variety of other negative conditions for current residents: concentration of vacant lots, open industrial uses, and abandoned vehicles, leaking septic tanks, and roads without sidewalks. These conditions are both quality of life and environmental justice issues.

Flooding is a pressing issue for residents of the Jewel Streets and surrounding areas, but it's not just about water—this neighborhood faces a web of interconnected problems that require a comprehensive solution. The neighborhood plan will tackle these challenges head-on with investments in sewers, streets, housing, public spaces, and City services. This progress report marks the first step toward a cleaner, safer, and more sustainable future, with collaboration from City agencies, local groups like the East New York Community Land Trust (ENY CLT), and active participation from the residents who live here.



Illegal industrial uses along Blake Avenue.



Abandoned vehicles and lack of sidewalks make it difficult for pedestrians to get around the neighborhood.

TIMELINE

2022

2023

2024

2025

2026

FEBRUARY 2022 – JUNE 2023

ORGANIZE: Identify key community concerns and set goals

- **February 2022**
Jewel Streets stakeholders sent City leaders a letter requesting immediate action
- **April 2022**
Agencies and residents came to the table to improve quality of life issues
- **May 2022**
City begins to address immediate drainage and quality of life issues with feedback from Jewel Streets residents

DECEMBER 2023 – JANUARY 2025

CREATE: Develop and get input on strategies to implement the vision

- **June 2024**
Workshop 5: Planning Framework
- **October 2024**
Workshop 6: Draft Strategies
- **February 2025**
Progress Report

SUMMER 2025 AND BEYOND

IMPLEMENT: Begin moving neighborhood plan projects and policies forward

- **January 2026**
Neighborhood plan implementation begins, including infrastructure construction and land use changes

JUNE - DECEMBER 2023

LEARN: develop a shared community vision

The Department of Housing Preservation and Development (HPD) began public engagement to develop a long-term neighborhood plan

- **June 2023**
Workshop 1: Vision and Goals
- **August 2023**
Workshop 2: Open Space, Health, Community and Economic Resources
- **October 2023**
Workshop 3: City Site, Housing, and Resiliency Resources
- **December 2023**
Workshop 4: Land Use and Transportation

OCTOBER 2024 – SUMMER 2025

FINALIZE: Build consensus on strategies and formulate into a plan

- **Spring - Fall 2025**
The Department of Environmental Protection (DEP) public review process for Bluebelt (tentative)
- **Summer 2025**
Neighborhood Plan with detailed land use proposal and drainage plans for north and south Jewel Streets released

COMMUNITY ENGAGEMENT

ENGAGEMENT OVERVIEW

Since June 2023, the City has engaged over 300 local residents, community partners, and elected officials.

6

Public Workshops:

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



5

Neighborhood Tours

with City officials, including Mayor Eric Adams



40+

Biweekly Meetings

with local advocates and elected officials to shape the planning process



8

Quarterly Quality of Life Meetings

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



WHAT WE HEARD

FOCUS ON FLOODING



“**Build sewers** in the Jewel Streets—it **floods every time it rains** and doesn’t drain for days or even weeks.”

“Consider **alternative solutions to reducing flooding**, such as retention ponds or raising the streets.”

“Provide **immediate flooding relief** while planning for long-term solutions.”

“Flooding is **damaging property** and negatively **impacting residents’ health**.”

INVEST IN SAFE, STABLE HOUSING

“Residents with limited resources may have **few housing options** available to move out of a flood-prone area.”

“**Sanitary sewers** are needed to transition Jewel Streets residents off septic systems.”

“**More affordable homes** are needed, both for renters and homeowners.”

“**Flood damage, sewage backups, and leaking septic tanks** have created unsanitary conditions for many residents.”

“Homeowners struggle to afford the **home repairs** needed to **address flood damage**.”



BUILD SAFE, FASTER, BETTER CONNECTED TRANSPORTATION



“Roads in the Jewel Streets **don’t feel safe**. We need **street lighting** and **sidewalks**.”

“**Faster bus service** and **more bus routes** are needed—new north-south connections especially.”

“**Reconnect dead end streets** in the north Jewel Streets to **provide access** to Conduit and south of Linden to increase access between Brooklyn and Queens.”

“Major roads like Linden and Conduit are **not safe for pedestrians or cyclists** to cross—**add more crosswalks** and safety improvements.”

TRANSFORM EMPTY LOTS

“New development should **create opportunities for residents**, including more places for housing, shopping, dining, and gathering.”

“Invest in **new and existing parks and open space**, including the Conduit median.”

“There is **too much vacant land** being used for illegal industrial uses in the Jewel Streets.”

“Vacant lots also attract **trash and squatters**, which make quality of life worse for residents.”



PROMOTE JOB CREATION, TRAINING PROGRAMS, AND COMMUNITY SERVICES



“**Medical services** in the area are **lacking**, and it’s difficult to access mental health resources.”

“There aren’t enough opportunities to **access local fresh, affordable food.**”

“**More childcare facilities and youth programming**, like after-school programs and job training, are needed in the area.”

“Residents want to see **support for local businesses and entrepreneurship opportunities**, including spaces and financial resources.”

LONG-TERM GOALS

Since June 2022, the City has engaged with residents, community groups, and local elected officials across the neighborhood. Public feedback has shaped five goals for the future.



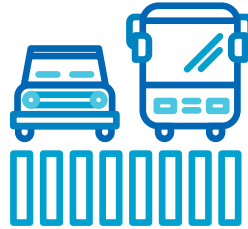
GOAL 1

Reduce flooding
now and
in the future



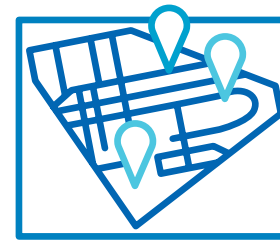
GOAL 2

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



GOAL 3

Make streets
safer and better
connected



GOAL 4

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



GOAL 5

Increase access
to essential
business, job, and
social services

PROGRESS

ONGOING WORK: IMPROVING QUALITY OF LIFE FOR RESIDENTS

During the long-term planning process, City agencies have worked together to address quality of life issues, such as flooding, illegal dumping, industrial businesses operating in residential areas, and squatting and report back to the residents at regular meetings. These agencies and Jewel Streets residents are meeting monthly to tackle ongoing issues and ensure that this good work continues.



PROGRESS TOWARDS RESOLVING NEIGHBORHOOD ISSUES

Flooding

\$1M
invested to date

Since 2022, the Department of Environmental Protection (DEP) has installed drainage infrastructure (storm sewers and catch basins) at three intersections. One additional intersection is underway. These investments have dramatically improved flooding conditions.

IMPACT:

Flood water subsides 30 times faster—the time the water takes to drain is down from 60 days to only 2 days.

16
flood kits

distributed to
Jewel Streets
residents.

Crews dispatched to
Jewel Streets

36

times as part of
DEP's Flash Flood
Plan activation or in
response to 311 calls.



PROGRESS TOWARDS RESOLVING NEIGHBORHOOD ISSUES

Addressing non-residential activity in the Jewel Streets

The Department of Buildings (DOB) has issued

171
violations

to illegal commercial and industrial businesses in the Jewel Streets.

Violations have been escalated to the next level of enforcement at

30
locations.



DOB has successfully stopped illegal industrial businesses from operating on

4
properties.

Cleaning up trash and abandoned vehicles in the Jewel Streets

The NYC Department of Sanitation (DSNY) has cleaned up

80 tons
of illegally dumped waste.

430
lot and street cleanings.

5
tag-and-tow operations in the past year by DSNY, along with NYPD.

20
Illegal dumpers
caught via newly installed cameras.

15
vehicles
confiscated.

165
abandoned vehicles
tagged.

121
removed from the neighborhood.

PROGRESS TOWARDS RESOLVING NEIGHBORHOOD ISSUES

Improved street safety

New Conduit Avenue crossing at 79th Street

DECEMBER 2023:

Following community and elected officials' requests to increase pedestrian safety at the 79th Street and Conduit Avenue intersection, the Department of Transportation (DOT) installed traffic signals on both sides of Conduit Avenue and added a pedestrian path through the median.



Pedestrian safety upgrades

at Linden Boulevard intersection (Euclid Avenue, Eldert Lane, and Drew Street).

SINCE 2021:

DOT has added new crossings, shortened crossing distances, and provided safe spaces for people with disabilities, reducing crashes and injuries.



GOAL 1

REDUCE FLOODING NOW AND IN THE FUTURE



EXISTING CONDITIONS

- The Jewel Streets area floods often because the land is very low-lying and there is no sewer system to capture rainwater.
- The flood risk that residents face is only worsening with time, as climate change causes ground water levels to rise and makes storms more intense.





GOAL I

REDUCE FLOODING

GROUND ELEVATIONS

The Jewel Streets are built on the path of a historic waterway. Spring Creek, which flows into Jamaica Bay, used to extend north beyond Conduit Avenue.

The Jewel Streets are 10-15 feet lower than the surrounding area and have a high water table, meaning ground water is not far below the surface. The high water table limits what can be constructed below ground and also means water can't easily drain through the soil, resulting in water collecting and pooling on the ground.

The City-owned site is also in the path of the former creek. But over the years material has been deposited on the site, resulting in the land being higher than the surrounding neighborhood.





GOAL 1

REDUCE FLOODING

NEW YORK CITY'S TOOLS TO MANAGE FLOODING

New York City tackles flooding with a mix of tools—from traditional ‘grey’ infrastructure to more natural ‘green’ infrastructure. Green infrastructure collects stormwater from streets, sidewalks, and other hard surfaces before it can enter the sewer system or cause local flooding. By reducing the amount of stormwater that flows into the sewer system, green infrastructure improves the health of creeks and other waterways.

GREY INFRASTRUCTURE

Grey infrastructure includes traditional methods of moving stormwater, such as curbs, drains and pipes.

GREEN INFRASTRUCTURE

Green infrastructure is a way of managing storm water naturally. These strategies direct water so it can naturally return to the ground.



**STREET
RAISING**



**NEW STORM
SEWERS**



**UNDERGROUND
STORAGE**



**RETROFITTING
EXISTING
HOMES**



**VOLUNTARY
BUYOUTS**



**RAIN GARDENS
OR POROUS
PAVEMENT**



**DAYLIGHTING
HISTORIC
WATERWAYS**



**OPEN SPACE/
BLUEBELT**



GOAL 1

REDUCE FLOODING

STRATEGIES



DEP catch basin installation

1

SHORT TERM

Continue improving drainage at key locations with catch basins while designing long-term solutions in the Jewel Streets

Since 2022, DEP has installed drainage structures that have significantly improved the **most common flooding conditions**.



A Bluebelt is a natural drainage system which reduces flooding during storms and provides new community open space

2

MEDIUM TERM

Build new stormwater drainage system north of Linden Boulevard

Current plans for a new drainage and sanitary sewer system will combine green infrastructure (using natural systems) with grey infrastructure (man-made systems, like sewer pipes.) See [Project Spotlight 1](#) for more details about the plans.



Typical post-storm conditions in the South Jewel Streets along Sapphire Street

3

LONG TERM

Develop a new stormwater drainage system south of Linden Boulevard

A new system for areas south of Linden Boulevard is in development. See [Project Spotlight 2](#) for more details about the plans.



ADDRESSING FLOODING NORTH OF LINDEN

DEP is finalizing plans for a new drainage system north of Linden Boulevard that will be designed to handle 2.1 inches of rainwater per hour—the highest standard in the city. The drainage system will include a Bluebelt: ponds to collect stormwater with new publicly accessible open space around them. The plan also includes new streets, sidewalks, and street trees.

A: INNOVATIVE SEWER SYSTEM

B: HARNESSING GREEN INFRASTRUCTURE

C: NEW REGRADED STREETS

A: INNOVATIVE SEWER SYSTEM

CONCEPTUAL DRAINAGE SYSTEM NORTH OF LINDEN

New drainage system will collect stormwater from Ruby, Emerald, and Amber streets, and Blake and Dumont avenues and drain to Bluebelt ponds.

New sanitary sewers are also planned north of Linden Boulevard.



- Potential Bluebelt Ponds
- Potential At-Grade Channels
- Potential Box Sewer
- Drainage Area



GOAL I

PROJECT SPOTLIGHT I

B: HARNESSING GREEN INFRASTRUCTURE

BLUEBELT & OPEN SPACE

The planned drainage system north of Linden includes a Bluebelt. Bluebelts—ponds that store and filter rainwater—are one of the natural tools New York City uses to manage stormwater. The Bluebelt will provide planted areas and open space to the community.



The Bluebelt will collect stormwater from the new sewers. When necessary, stormwater will be pumped out of ponds into sewers on Linden Boulevard.

C: REBUILDING STREETS

IMPROVED STREETS & SIDEWALKS

Planned changes to Ruby and others streets will rebuild the roads and add sidewalks, street trees, and drainage channels under the parking lane.



All streets will be rebuilt—some about 6 inches higher than they are today.

The new drainage system is an innovative design: channels just below the street surface. Stormwater will collect in the channels and travel to the ponds on Dumont Avenue.

TIMELINE

2024

Finalize design: Sewer, Bluebelt and pump station

2025

Bluebelt siting public review and property acquisition (anticipated)

2026

2028

Construction (estimated)

2034



ADDRESSING FLOODING SOUTH OF LINDEN

DEP is developing long-term solutions to stormwater flooding south of Linden Boulevard.

DRAINAGE PLANNING NEXT STEPS

1. Evaluate a range of drainage systems and land use options.
2. Consider all [available drainage tools - grey and green infrastructure](#).
3. Consider connecting to Spring Creek and Jamaica Bay. This will require close collaboration with the [Spring Creek North Ecosystem Restoration project](#).

POSSIBLE DRAINAGE AREA FOR A NEW STORMWATER SYSTEM SOUTH OF LINDEN BOULEVARD



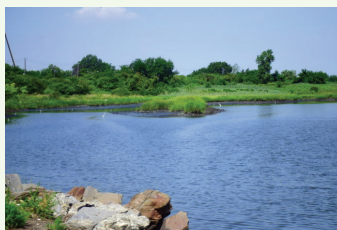
DRAINAGE CHALLENGE

Very low-lying area: the South Jewel Streets are 10+ feet below surrounding streets so it's hard to get water out when it floods.



DRAINAGE OPPORTUNITY

A nearby large, City-owned site could help store stormwater.



DRAINAGE OPPORTUNITY

Spring Creek, which flows to Jamaica Bay.





GOAL 2

**ENSURE
RESIDENTS
HAVE ACCESS
TO SAFE,
RESILIENT, AND
AFFORDABLE
HOMES**

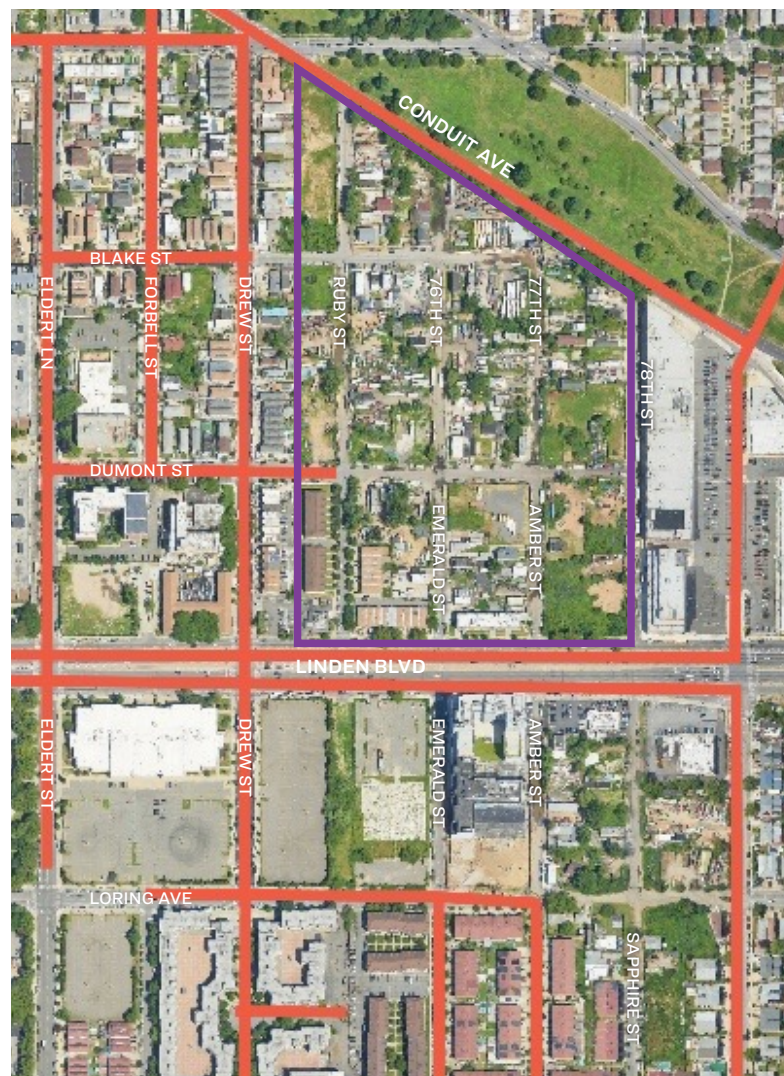


EXISTING CONDITIONS

LACK OF SEWER INFRASTRUCTURE IMPACTS HOUSING

- Differences in sewer infrastructure make housing conditions challenging, especially for residents of the Jewel Streets who lack storm and sanitary sewers, unlike their neighbors.
- Homes in the Jewel Streets are especially vulnerable to flood damage, and residents who want to move out of the neighborhood often can't sell their homes.
- These same residents also rely on septic tanks and cesspools, which require regular maintenance. Without regular care, they can fail, leaking sewage into the ground or overflowing during storms, potentially leading to contamination.
- Those who want to stay would like to see reduced flooding and new housing that can withstand flooding and the future impacts of climate change.

- Existing sanitary sewers
- Unsewered Area





GOAL 2

SAFE, AFFORDABLE HOMES

RENTERS AND HOMEOWNERS STRUGGLE TO AFFORD HOUSING AND MAINTENANCE COSTS IN THE AREA

Many local households have a hard time securing safe, affordable homes due to cost and availability.

- There are extremely few low-cost apartments available in NYC.



Less than **1%**

of apartments citywide that cost under \$2,400 a month are available to rent.

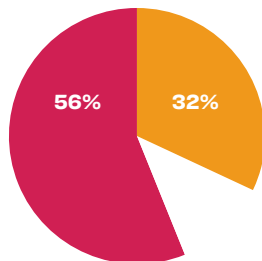
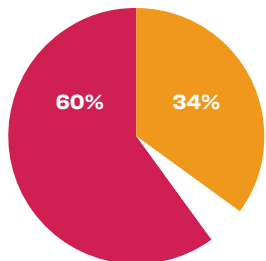
Data Source: NYC Housing and Vacancy Survey, 2023.

- Residents in the area are spending too much of their income on rent.

RENT BURDENED HOUSEHOLDS

East New York and Starrett City, Brooklyn

Howard Beach and Ozone Park, Queens



● **Rent Burdened**
(paying more than 30% of income on rent)

● **Severely Rent Burdened**
(paying more than 50% of income on rent)

Data Source: EDDE, PUMA 4008, 4113. (ACS Data 2008-2012, 2018-2021)

- Many East New York households have very low incomes, which makes it hard to afford safe, high-quality housing.

FAMILIES BELOW THE POVERTY LINE



Data Source: CDTA BK05. (ACS Data 2018-2021)



East New York households are

1.5 times

more likely to live in poorly maintained housing

(e.g. mold, leaks, pests)

than other Brooklyn and New York City residents.

Data Source: EDDE, PUMA 4008, 4113. (NYC Housing and Vacancy Survey, 2017)



GOAL 2

SAFE, AFFORDABLE HOMES

STRATEGIES



CENTER FOR NYC NEIGHBORHOODS

1

Install sanitary sewers where residents currently rely on septic systems

The City's infrastructure plan north of Linden Boulevard includes new sanitary sewers, ending reliance on septic systems for current and future residents.

2

Connect residents to government programs that make homes safe from flooding

Programs like FloodhelpNY and HomeFix provide financial support and education to homeowners facing flooding issues.



RESOURCES

FloodhelpNY is an online resource that educates NYC homeowners about how to reduce their flood risks and provides information about how to protect homes from hurricane and heavy rainfall and lower flood insurance rates.

The **HomeFix 2.0** program expanded in 2024 to help up to 450 struggling homeowners per year stay in their homes. The program helps homeowners make green upgrades and resilience repairs to their homes, along with maintenance improvements. Low- or no interest loans up to \$150,000 are available for homeowners in one- to four-family homes and are potentially forgivable.

Interested in FloodhelpNY or HomeFix?

Contact the **Center for New York City Neighborhoods** at info@cnycn.org or call 212-566-3050.



GOAL 2

STRATEGIES

3

Invest in existing affordable homes and help residents stay in their neighborhoods

SPOTLIGHT



STATUS
FUNDS
SECURED

1,500 AFFORDABLE HOMES PRESERVED AT LINDEN PLAZA

- Linden Plaza was built in 1971 and has fallen into disrepair in recent decades.
- Starting in late 2024, the City has invested \$400 million to renovate and guarantee the long-term affordability of 1,500 homes.
- To prevent displacement, NYC invests billions of dollars each year to keep current affordable apartments in good repair and offer tenant and owner support programs.

RESOURCES



STATUS
LAUNCHED
2024

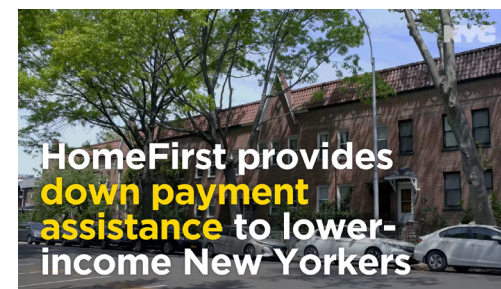
HOMEOWNER HELP DESK

The **Homeowner Help Desk** is a partnership between HPD, the [Center for NYC Neighborhoods](#), and local community-based organizations to assist homeowners who are at risk of displacement. The Help Desk provides a one-stop shop for NYC homeowners to receive support for issues like foreclosure prevention, flood risk and insurance, and deed theft prevention.

Need Help?

Reach out to the Center for NYC Neighborhoods at 212-566-3050.

4



Improve access to down payment assistance for first-time homebuyers

The [HomeFirst Down Payment](#) program supports low- and moderate-income first-time homebuyers. Through loans of up to \$100,000, first-time homebuyers can get closer to their goal of owning a home in New York City, and now even more New Yorkers can qualify through the recently expanded program.



GOAL 2

STRATEGIES

5

Inform residents about City resources that protect renters and support homeowners

- HPD partners with neighborhood organizations and elected officials to hold Know Your Rights trainings and classes, housing resource fairs, and tenant clinics on a wide range of housing issues.
- Through targeted programs, the City works to prevent tenant harassment and help homeowners stay in their homes.
- Since June 2022, HPD has held 10 tabling events to share critical housing information and resources with Jewel Streets residents.

SPOTLIGHT



PARTNERS IN PRESERVATION: ORGANIZING RENT STABILIZED TENANTS

Rent stabilized housing prevents tens of thousands of New Yorkers from being pushed out of our city. [Partners in Preservation](#) helps tenants fight harassment and displacement across New York City, including in East New York. The program funds local organizations to educate tenants about their rights and support tenant organizing.

6

Develop NYC's voluntary housing mobility ("buyout") program

The City is currently developing a "voluntary housing mobility program" through its [PlaNYC initiative](#), which will launch by early 2026. This program will enable the City to engage with interested residents to acquire a limited number of flood-vulnerable properties through voluntary buyouts in communities that cannot be protected from significant flooding risks by other measures.

While this program is still in early stages of development, the needs of Jewel Streets residents are being highlighted as part of the process.





GOAL 3

MAKE STREETS SAFER AND BETTER CONNECTED



GOAL 3

SAFER STREETS

EXISTING CONDITIONS

LIMITED TRANSIT ACCESS

- Most of the neighborhoods surrounding the Jewel Streets are not close to the subway, with many areas over a mile from the closest stations of the A and 3 trains.
- Many residents rely on the buses serving the area to get to transit stations and job centers, such as JFK Airport and Midtown Manhattan.
- Slow and infrequent bus service adds travel challenges.



UNSAFE PEDESTRIAN CONDITIONS

- Getting around the neighborhood involves crossing wide roads with heavy traffic, like Conduit Avenue and Linden Boulevard, which can be dangerous.
- Critical locations are missing sidewalks, streets lights, and crosswalks, increasing the risk of injury.



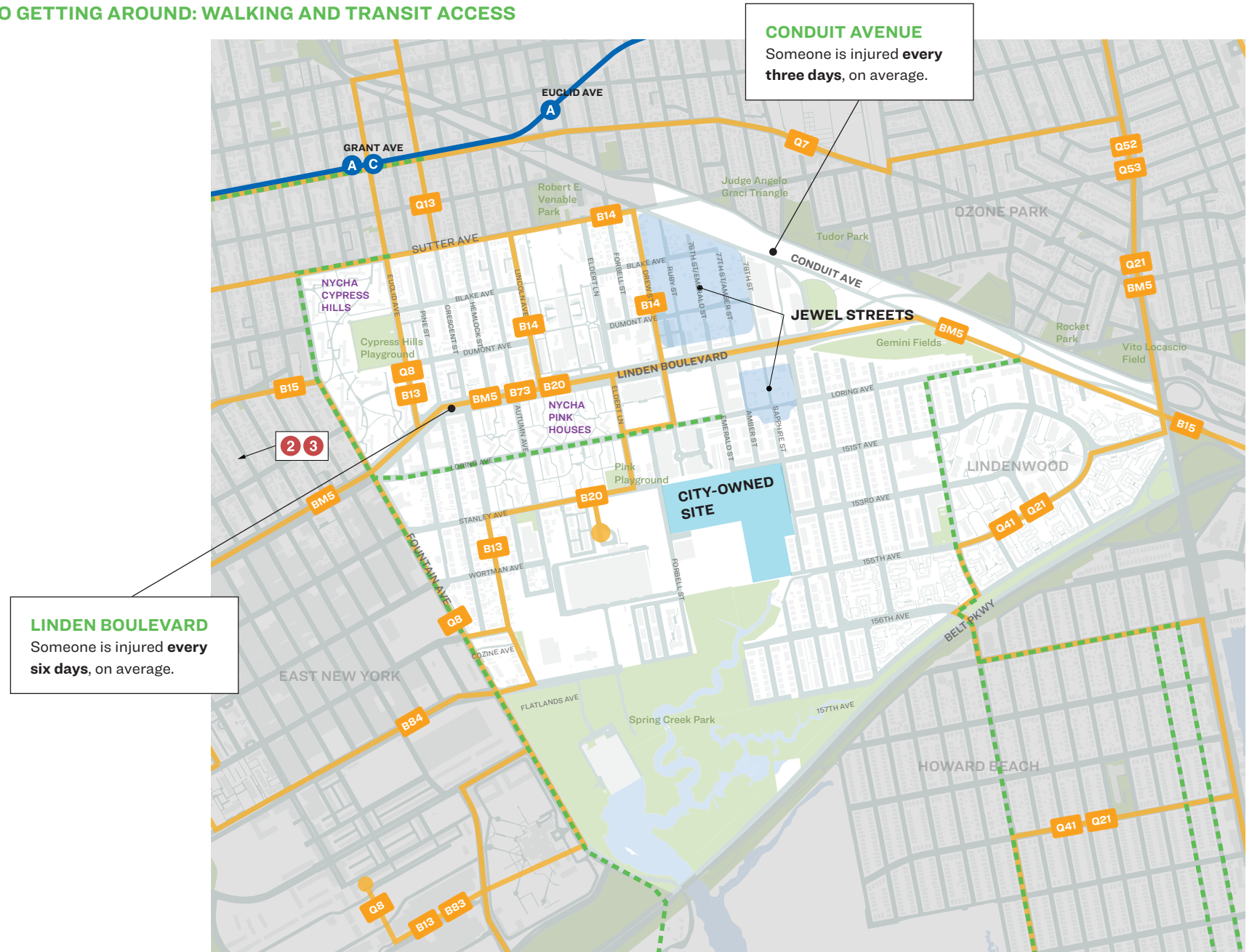


GOAL 3

SAFER STREETS

CHALLENGES TO GETTING AROUND: WALKING AND TRANSIT ACCESS

- Bus Routes
- Bike Lanes





GOAL 3

SAFER STREETS

STRATEGIES



Reducing the number of traffic lanes can create more space for people to walk and bike safely or take the bus (Grand Concourse and East 149th Street, Bronx)

1

Explore ways to make it safer and easier for pedestrians, cyclists, and vehicles to get around

DOT has started outreach on a plan to re-envision Linden Boulevard from Fountain Avenue to Conduit Avenue to promote faster bus service and improve pedestrian safety.



Existing conditions on Ruby Street and proposed improvements

2

Build missing sidewalks and streets in the Jewel Streets to improve safety and connectivity in the neighborhood

When the new sewer system is installed in the Jewel Streets, all the streets will be rebuilt with new roadbeds, sidewalks, and more street trees, where possible.



The MTA is receiving residents' comments on the Brooklyn Bus Network Redesign Draft Plan

3

Improve transit access to important places in the borough and the city

Through the [MTA's Brooklyn Bus Network Redesign Draft Plan](#), the current B15 would be complemented by the proposed B55 Crosstown route, a new select bus. This would speed up service to other neighborhoods and job centers.

The MTA is [receiving residents' comments](#) on Brooklyn's Bus Network Redesign Draft Plan.



BUS AND SAFETY IMPROVEMENTS ON LINDEN BOULEVARD

DOT is planning to make pedestrian safety and bus service improvements on Linden Boulevard between Fountain and Conduit avenues. Community conversations about the improvements started in October 2024 and will continue through spring 2025.

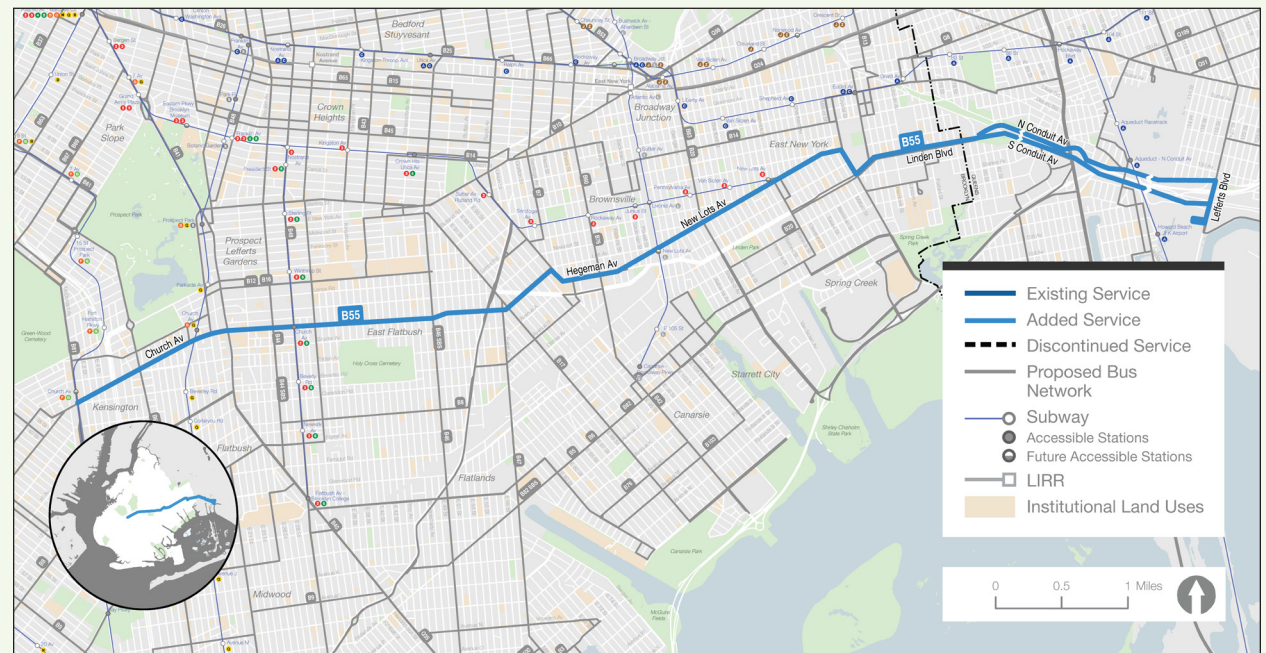
BUS IMPROVEMENTS

The MTA's Brooklyn Bus Network Redesign Draft Plan identified the current B15 as a route that needed improvement. It would be complemented by the new, faster B55 Crosstown bus with fewer stops. The new route would make it quicker for residents to travel east to JFK Airport and west to Brooklyn neighborhoods like Kensington and Flatbush.

DOT's proposed bus priority improvements below would support all bus routes on this segment of Linden Boulevard, including the proposed B55 crosstown bus:

- Implement dedicated bus lanes along the Linden Boulevard median to keep buses out of traffic congestion and prevent right-turning vehicles from slowing bus service.
- Build new ADA-accessible bus boarding areas along the median, improving conditions for people waiting for the bus.

PROPOSED B55 ROUTE: KENSINGTON TO JFK



The proposed B55 Crosstown bus route (Kensington - JFK Airport) in MTA's Brooklyn Bus Network Redesign Draft Plan.



Visit the QR code for more information about the MTA's Brooklyn Bus Network Redesign process.



GOAL 3

PROJECT SPOTLIGHT

SAFETY IMPROVEMENTS

Woodhaven Boulevard, Queens: A street that underwent a similar safety and transit improvements to those planned for Linden Boulevard.



DOT will enhance pedestrian safety by implementing painted markings and concrete features to shorten crossings and improve visibility at selected intersections.

Creating bus-only lanes will improve bus service, user accessibility, and road safety by lowering speed.

Implement dedicated bus lanes with ADA-accessible boarding areas along the Linden Blvd median to keep buses out of traffic congestion and prevent double-parked or right-turning vehicles from slowing bus service.

TIMELINE FOR IMPROVEMENTS

2024
WINTER

Existing Conditions
Presentation*

2025
SPRING

On-Street Pedestrian
Survey of existing
conditions,
pedestrian safety,
and transit needs

SUMMER

Updated Design
Presentations

Anticipated
implementation of
temporary street
improvements**

*To Community Boards, Electeds, Community Organizations.

**DOT is investigating potential for capital projects to build upon the 2025 project.



GOAL 4

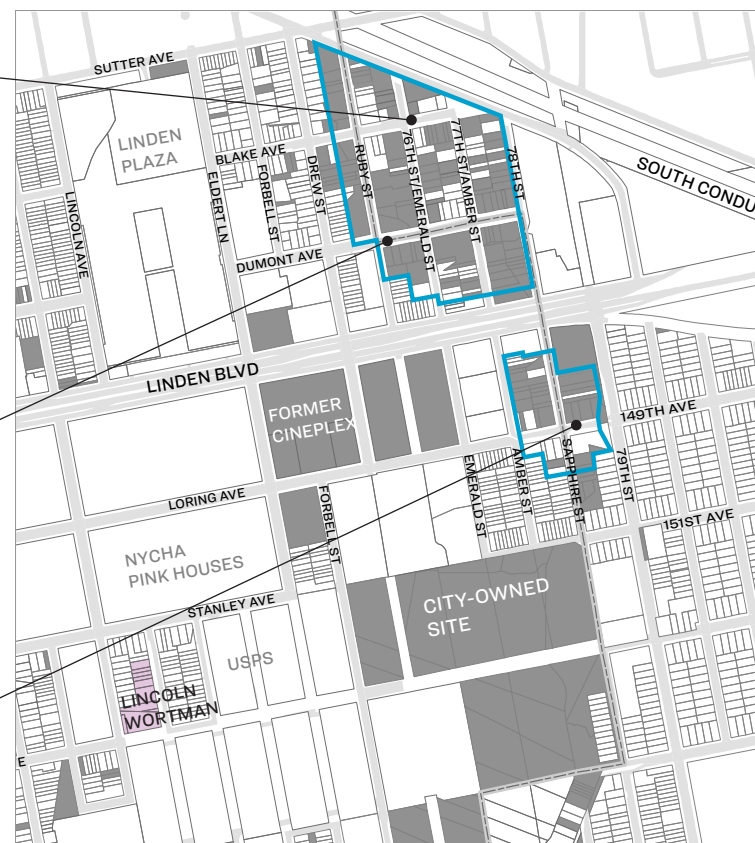
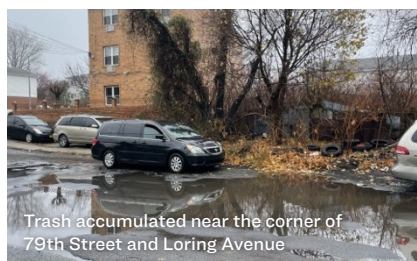
ENCOURAGE REDEVELOPMENT OF VACANT LAND WITH NEW AFFORDABLE HOUSING, STORES, AND OPEN SPACE

EXISTING CONDITIONS

- Along Linden Boulevard and in the Jewel Streets, there are many vacant lots.
- The significant grade changes and lack of sewers in the Jewel Streets can make redevelopment challenging.
- Many lots are overgrown and are used for storing trash, construction material, and vehicles, or other industrial uses. These lots can be a health risk and make residents feel unsafe.
- The neighborhood does not have enough stores and restaurants, and many residents leave the neighborhood for basic services.
- Residents would like to see vacant lots turned into places to live, shop, eat, and gather closer to home.

VACANT AND UNDERUTILIZED LAND

This map shows the location of vacant and underutilized land in the neighborhood and where there might be potential to bring in new housing, parks, or places to shop. Some vacant existing City-owned lots, like the Lincoln-Wortman site, are being redeveloped with affordable homes, and other lots present new opportunities for redevelopment.



● Vacant Lots

● Unsewered Areas



GOAL 4

REDEVELOP VACANT LAND

STRATEGIES

CREATING A FRAMEWORK FOR THE FUTURE

- The planning framework summarizes the goals we heard from community members about how new development could replace vacant lots and bring in new affordable housing, businesses, community services, and parks.
- Encouraging redevelopment in and around the Jewel Streets will require careful planning, action, and ongoing investments.
- Planning for existing residents and potential new development starts with installing a drainage system in the Jewel Streets.
- To encourage new development close to transit and on commercial streets, the City could change the laws that control what kind of buildings can be built where, also known as zoning.



Green roofs at Linden Terrace



Existing residences on Dumont Avenue

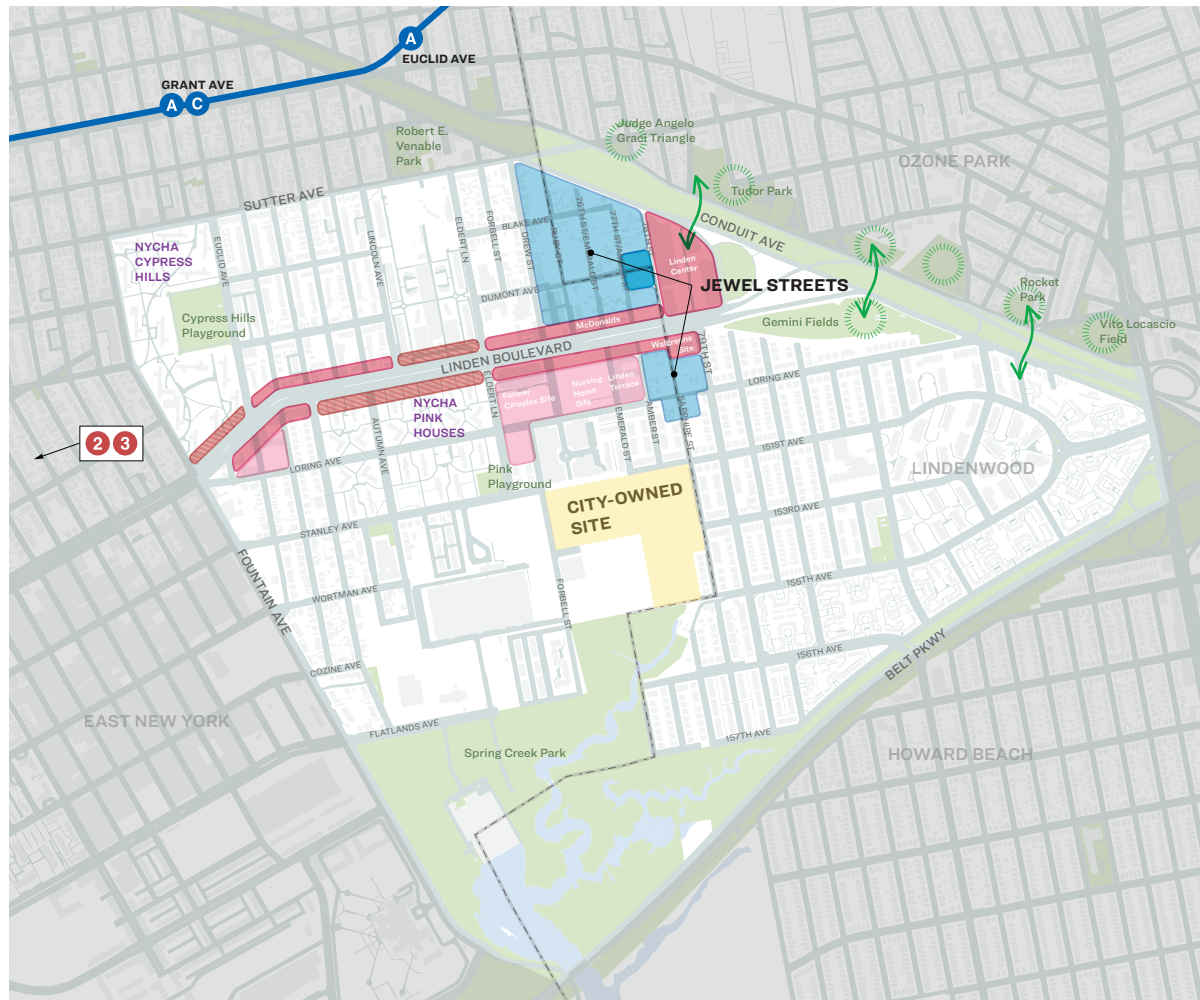


GOAL 4

STRATEGIES

Develop a plan that encourages redevelopment of vacant land to better serve the community

PLANNING FRAMEWORK



COMMUNITY HUB

Encourage opportunities for higher density mixed-use development that allow housing and multi-story retail, services, and community facilities.



RESILIENT MIXED-USE COMMUNITY ON CITY-OWNED LAND

Redevelop a vacant City-owned site with resilient affordable housing, community spaces, new streets, and improved flood protections.



INCREASE CONNECTIVITY, SAFETY, AND OPEN SPACE

Safer connections and access to transit. Reclaim median space on Conduit Avenue for public use.



ACTIVE MIXED-USE CORRIDOR

Support medium density mixed use development with housing above stores, restaurants, services, and community spaces.



ALLOW COMMERCIAL USES

Allow for future stores, restaurants, and services where they are not allowed today.



REDUCE FLOODING AND IMPROVE QUALITY OF LIFE

See [Jewel Streets Planning framework](#) for more detail



GREEN INFRASTRUCTURE

Potential bluebelt location.



GOAL 4

STRATEGIES

JEWEL STREETS PLANNING FRAMEWORK

Given the complexity of the issues in the Jewel Streets and the area's vulnerability to flooding, the City is taking a careful approach to planning by:

- **Strengthening enforcement** against illegal dumping, illegally parked cars, and squatting.
- **Installing new sewers and nature-based drainage solutions** to reduce flooding.
- **Building new streets and sidewalks** to better connect the area to transit and services and make it safer to walk, bike, and drive.
- **Supporting redevelopment** of vacant lots or lots used for industrial and storage uses where planned infrastructure can support new development.



RUBY STREET

Support development of a more active residential street on Ruby with improved streets and sidewalks between Linden Boulevard and Conduit Avenue.

NORTH DUMONT

In the hardest to access, lowest lying part of the neighborhood, strengthen safety and connections to surrounding areas.

LINDEN AND DUMONT AVENUE

Plan for the side streets close to Linden to serve as a transition between larger buildings on Linden and smaller homes on neighborhood streets.

BLUEBELT (POTENTIAL)

Build a pond for water to drain into in the lowest lying part of the neighborhood and open the pond to the public with walking paths, green spaces, and seating areas.

SOUTH JEWEL STREETS

Evaluate different options for a new drainage system to reduce flooding south of Linden Boulevard.

Identify ways to use natural systems to drain to reduce flooding south of Linden Boulevard.

Improve housing stability for South Jewel Streets residents as drainage systems are developed.



GOAL 4

STRATEGIES

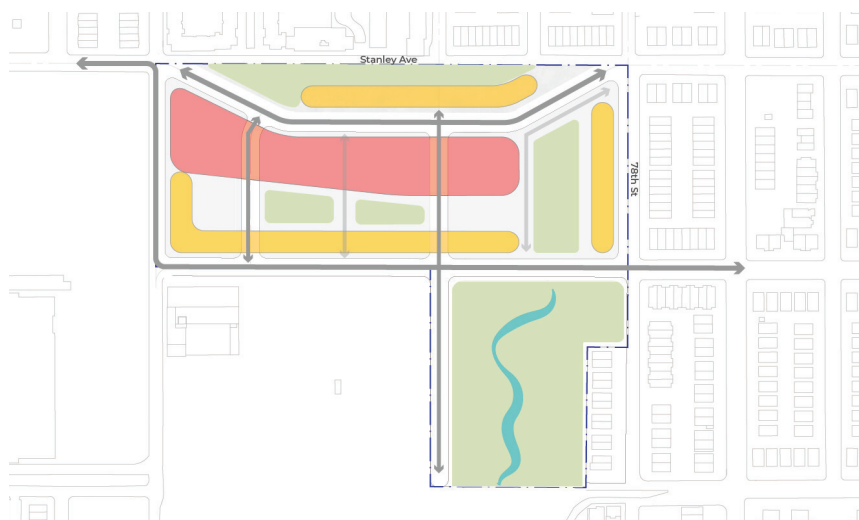
DEVELOP A RESILIENT MIXED-USE COMMUNITY ON THE CITY-OWNED SITE

- **Better connect the neighborhoods south of Linden Boulevard** by creating new streets and paths through the City-owned site.
- **Develop a mix of new affordable small homes and apartment buildings** with retail and community spaces, like childcare and after-school programming.
- Explore opportunities to **create and maintain new open space**.
- **Invest in on-site flood protection measures** that benefit both the new development and the broader neighborhood.



City-owned site

POSSIBLE USES ON THE CITY-OWNED SITE



This is one example of possible futures for the City-owned site, which could include new street connections and a mix of affordable housing, retail, open space, and green infrastructure to reduce flooding.

- MIXED USE
- RESIDENTIAL
- OPEN SPACE
- ↔ NEIGHBORHOOD CONNECTOR



MAJOR HABITAT RESTORATION IN SPRING CREEK PARK

Directly south of the 17-acre City-owned site, New York City and the federal government are investing \$29 million to restore and enhance over 40 acres of wetlands around Spring Creek. The restoration work is scheduled to begin early in 2025 and last for two years.

Following the habitat restoration, NYC Parks plans to improve the park edges and eventually design new public access to the area, including walking paths and views of Spring Creek and Jamaica Bay.

The timeframe and funding for access implementation are yet to be determined.



SPRING CREEK NORTH ECOSYSTEM RESTORATION PROJECT

Brooklyn and Queens, NY

-  PARKS PROPERTY
-  UPLAND HABITAT RESTORATION
-  UPLAND PLACEMENT
-  UPLAND TO WETLAND CONVERSION
-  THIN LAYER PLACEMENT





GOAL 4

PROJECT SPOTLIGHT



© MAP ARCHITECTS

New Affordable Housing at Linden Terrace

- This 100% affordable housing development with 500 apartments was completed in 2023.
- When the first residents moved in, rents were as low as \$500 for a one-bedroom and \$700 for a three-bedroom apartment.
- Benefits for the larger community include a ground-floor Planet Fitness and sustainability measures like green roofs and stormwater retention tanks that help prevent the neighborhood's sewer system from overflowing during storms.



Affordable Housing with Health and Youth Services at 581 Grant Avenue

- Approximately 170 new affordable rental apartments in the neighborhood as well as a health and wellness center and space for the Bangladeshi American Community Development and Youth Services (BACDYS), a local non-profit that provides low-income families with job training, and community services.
- Includes a pedestrian passageway to the Grant Avenue A-train station along with publicly accessible open space.
- This project is currently under public review, also known as the Uniform Land Use Review Procedure (ULURP). Brooklyn Community Board 5 and the Brooklyn Borough President recommended approving this project. Once project receives final approval and financing, construction can begin.



New Affordable Home Ownership Coming to Lincoln Ave

- A 100% affordable homeownership project will bring approximately 60 co-ops to the neighborhood to increase homeownership opportunities.
- Will replace a vacant lot on the corner of Lincoln and Wortman avenues with three-story buildings.



GOAL 5

INCREASE ACCESS TO ESSENTIAL BUSINESS, JOB, AND SOCIAL SERVICES





GOAL 5

ACCESS TO ESSENTIAL SERVICES

EXISTING CONDITIONS

Residents need improved access to healthy food, job training, entrepreneurship support, youth services, and mental health services.

- While unemployment rates in both the Brooklyn and Queens sides of the neighborhood are approximately 7%, the amount that households make varies, with Queens' households making significantly more than Brooklyn households.

MEDIAN HOUSEHOLD INCOME

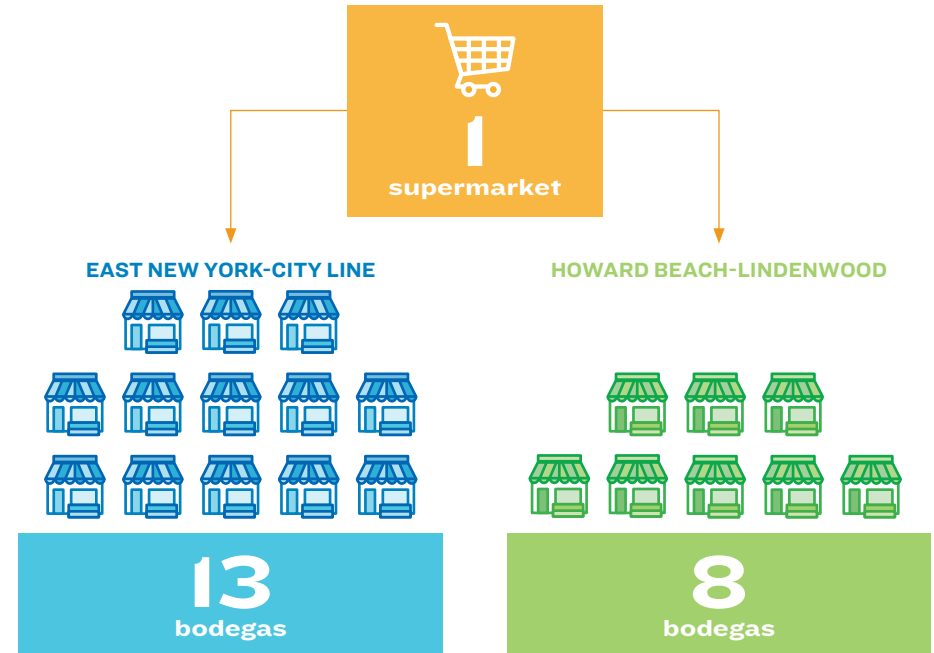


Data Source: NTA BK0505, QN 1003. ACS Data 2008-2012, 2018-2021

- The community needs workforce and business services, but existing resources and centers are located far away.

- A lack of fresh food in the neighborhood poses health and quality of life concerns. For every one supermarket, there are 13 bodegas on the Brooklyn side of the study area, and 8 on the Queens side. Bodegas often carry a smaller range of food items, primarily processed items, at a higher price than supermarkets.

SUPERMARKET TO BODEGA RATIO



Data Source: Supermarket to Bodega Ratio: New York State Department of Agriculture and Markets, October 2016



GOAL 5

ACCESS TO ESSENTIAL SERVICES

STRATEGIES



1

Support existing small businesses and encourage local business ownership and growth

Explore ways to support existing and new small businesses, including providing connections to the closest Business Solutions Center (90-27 Sutphin Boulevard, Queens) for free resources, which include commercial lease assistance and financing assistance.

2

Increase the amount of fresh, affordable food in the neighborhood

SPOTLIGHT

SHOP HEALTHY NYC

Shop Healthy aims to promote healthy food in neighborhoods in need of healthier options, such as East New York, by offering local food stores technical assistance around stocking and promoting healthy products.



Adopt a Shop is a guide to work with local stores through the Shop Healthy Program



SPOTLIGHT

GREEN CARTS

Green Carts are food carts and trucks that bring fresh fruits, vegetables, and other healthy foods to neighborhoods that lack access to fresh produce. The Jewel Streets are within one of the designated Green Cart areas. For more information on becoming a Green Cart vendor, visit nyc.gov/GreenCarts.



GOAL 5

STRATEGIES



Services and trainings are available at local public libraries such as the Brooklyn Public Library at Cypress Hills.

3

Make it easier for residents to get jobs by improving access to social services and workforce development training programs.

Support residents' job searches by improving access to social and workforce services, including the nearby east New York Workforce1 Center (2619 Atlantic Avenue, Brooklyn), Council for airport opportunity, and possible additional recruitment and training programs.

RESOURCES

EAST NEW YORK WORKFORCE1 CENTER

2619 Atlantic Avenue, Brooklyn
646-606-0301

- The NYC Department of Small Business Services (SBS) Workforce1 Careers System prepares and connects New Yorkers to job and training opportunities through job readiness programs and connecting jobseekers to a network of employers ready to hire. Workforce1 has locations across NYC, including in East New York. It also provides resources [remotely](#).
- Services include connection to job opportunities, recruitment events, and job search resources; resume and interview workshops; and job training referrals in growing fields including food service, health care, manufacturing and construction, media and entertainment, and tech.

WORKFORCE1



QUEENS BUSINESS SOLUTIONS CENTER

90-27 Sutphin Boulevard, Queens
718-570-8500

- Part of SBS's network of Business Solutions Centers across the city that help entrepreneurs to start, grow, and expand their small businesses.
- Entrepreneurs can access free services including business courses, connection to financing assistance, support in negotiating a commercial lease, help with M/WBE certification, and more.

COUNCIL FOR AIRPORT OPPORTUNITY

9004 161st Street, #301, Jamaica
718-523-7100

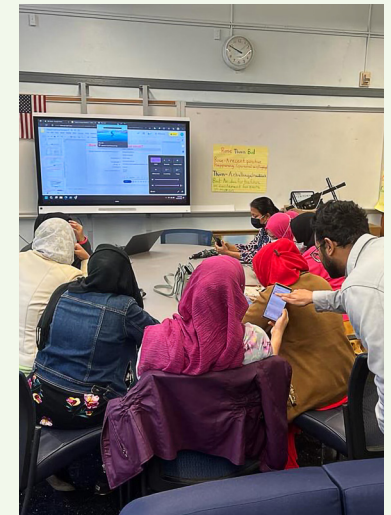
- The Council for Airport Opportunity (CAO) recruits and refers individuals to job opportunities at the nearby JFK Airport in hospitality, food service, and ground services – along with other aviation-related industries.
- JFK Airport is undergoing a \$19 billion transformation that includes the construction of new terminals, a ground transportation center, and roadway improvements.
- This expansion will create significant job opportunities for residents to tap into.



GRANT AVENUE

Health & Wellness Center,
Workforce Development, and
After School Services

- A new family health and wellness center at 581 Grant Avenue will bring health, workforce development, and youth services to the neighborhood.
- Bangladeshi American Community Development and Youth Services (BACDYS) and BMS Family Health & Wellness Center will operate the space on the ground floor of a new affordable housing development next to the Grant Avenue A train station.
- BACDYS will provide job training, after-school care, and other social services.
- BMS will operate a healthcare facility open to all, regardless of the patient's ability to pay.



Need Help?

If you or someone you know needs mental and/or emotional health support now, call or text 988 or chat 988lifeline.org

STAY INVOLVED!

The planning process isn't over!



Sign up for
emails to get
project updates



Visit our website
nyc.gov/JewelStreets
for updates on
upcoming events



Keep an eye out for
our neighborhood
plan in summer 2025!

Have a question? Please email us directly at jewelstreetsplan@hpd.nyc.gov



Department of
Housing Preservation
& Development



New York City Council

Councilmember Chris Banks
Councilmember Joann Ariola



nyc.gov/JewelStreets

NYCHousing

February 2025