

Jewel Streets Neighborhood Planning Process

Workshop 5 – Draft Planning Framework: What We Heard

The fifth Jewel Streets workshop was held on June 6, 2024, at the CAMBA Pink Houses Community Center on Linden Boulevard. Around 40 participants attended and shared feedback on the neighborhood planning framework. HPD provided an overview of land use and resiliency recommendations, along with next steps in the planning process. Attendees then responded to proposed recommendations for different parts of the neighborhood related to:

- Reducing flooding and combatting climate change
- Determining where new housing, open space, stores and community amenities should be located

Below is a summary of the feedback and major themes discussed for different parts of the study area:

Linden Boulevard	
<p>Buildings</p> <ul style="list-style-type: none"> • Redevelop vacant lots along the corridor with a mix of housing and stores • Ensure future development has local hiring incentives for construction jobs • Increase access to healthcare by developing a new healthcare facility or urgent care center • Provide family services such as daycares and after school programming • Create recreational spaces, such as a movie theater • Improve access to legal services • Locate more healthy, fast casual food options and 24/7 fresh food access in the area • Build community amenities, such as a library, along Linden 	<p>Streets and open space</p> <ul style="list-style-type: none"> • Enhance safety and pedestrian access throughout the corridor by adding: <ul style="list-style-type: none"> ○ street lighting ○ street trees, and ○ a pedestrian footpath in the median • Create additional north/south street connections • Create new crosswalks or pedestrian bridges at intersection of Linden Blvd and Conduit Ave • Add more active recreation opportunities at Gemini Fields, such as basketball courts and a playground • Increase the amount of seating at Gemini fields

North Jewel Streets	
<p>Buildings</p> <ul style="list-style-type: none"> • Develop new housing that matches the size and shape current buildings • Ensure current and future homes have sewer infrastructure 	<p>Streets and open space</p> <ul style="list-style-type: none"> • Build sidewalks and increase pedestrian connections throughout the area north of Linden Blvd, including around the potential future bluebelt • Enhance existing open space in the North Jewel Streets by planting more trees • Develop a small park or playground on existing vacant lots

South Jewel Streets

Buildings

- Develop new housing that matches the size and shape of current buildings
- On Amber Street facing Linden Terrace, add commercial ground floors to mirror what is across the street
- Explore potential buyouts for current residents experiencing flooding and other quality of life issues

Streets and open space

- Improve pedestrian connections through street raising and removal of retaining walls
- Convert residential areas to open space, over time, in locations where it could be challenging to build infrastructure to reduce flooding
- Consider building a bluebelt south of Linden to improve drainage and create open space

Conduit Boulevard

Streets and open space

- Connect dead ends on 75th Street, 76th Street, and 77th Street to South Conduit Avenue
- Utilize the Conduit median for active recreation uses, such as fitness equipment or a community pool