

Greenpoint-Williamsburg Community Update

November 7, 2019



2005 Waterfront and 2009 Contextual Rezoning

Since Approval

- Housing

- Population and Demographics

- Jobs

- Open Space

Ongoing City Investments

2005 Waterfront and 2009 Contextual Rezoning

Since Approval

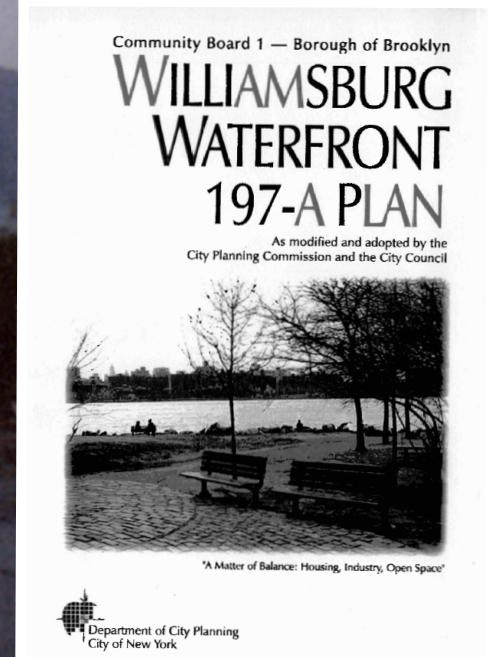
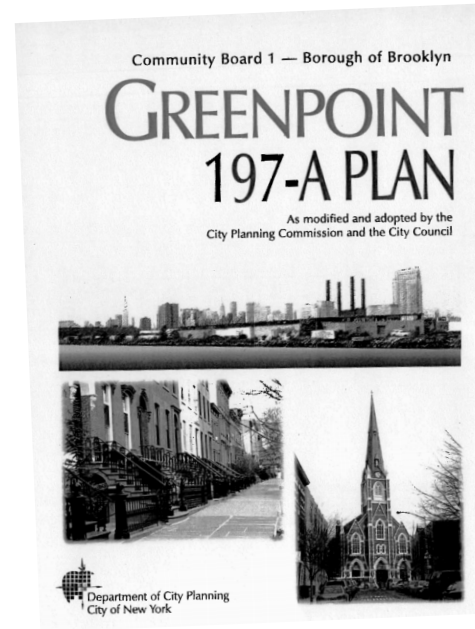
Housing

Population and Demographics

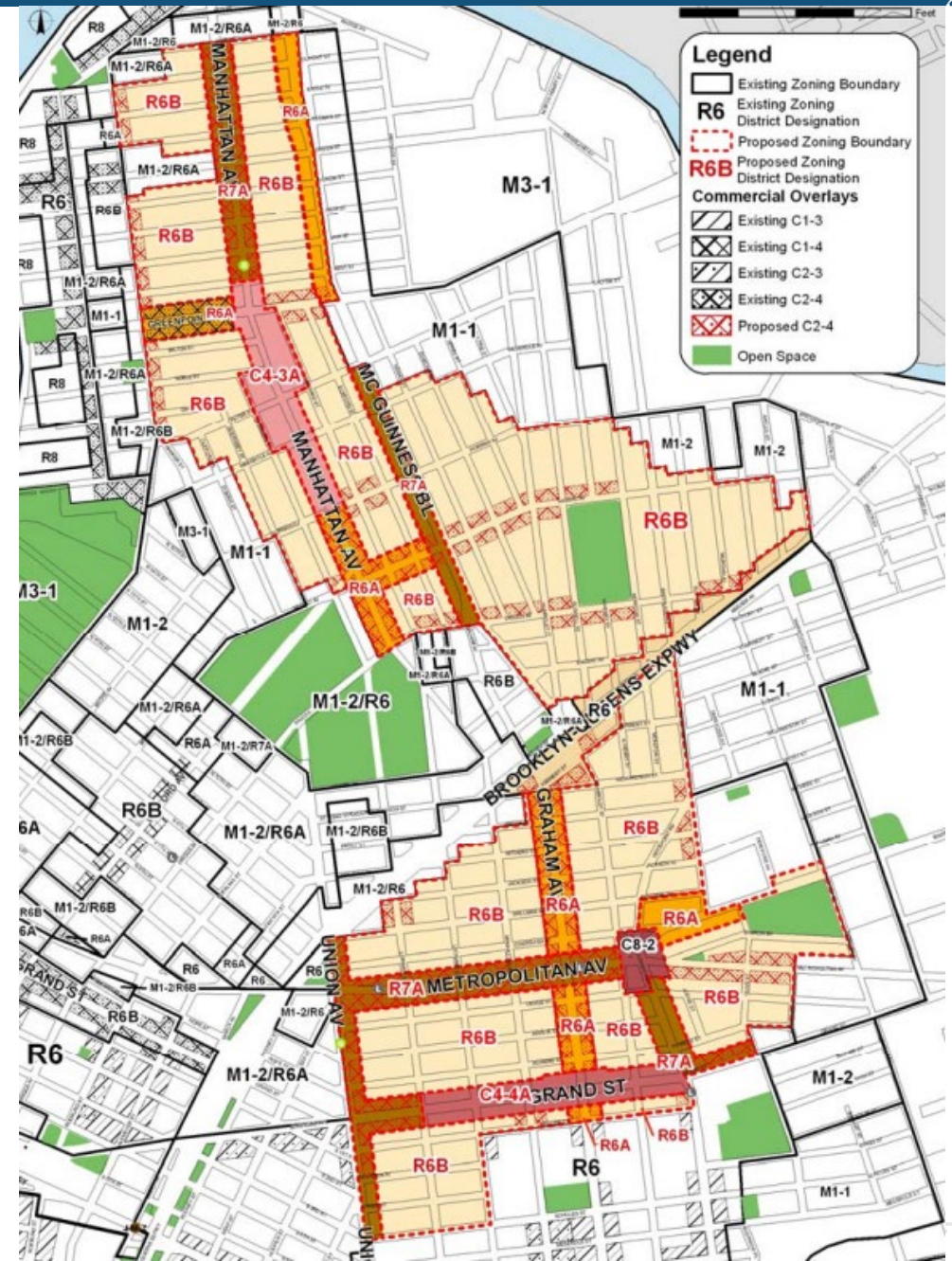
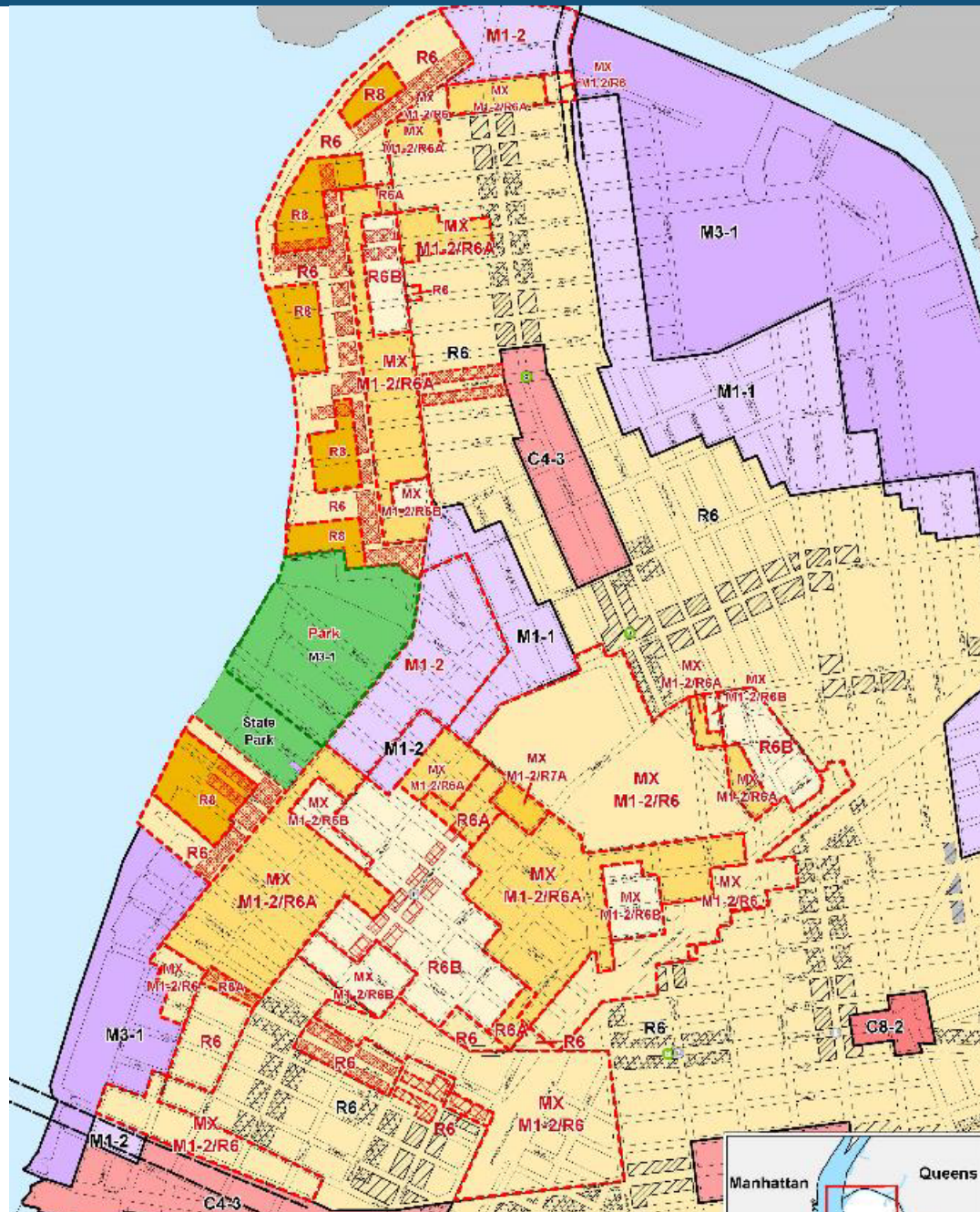
Jobs

Open Space

Ongoing City Investments



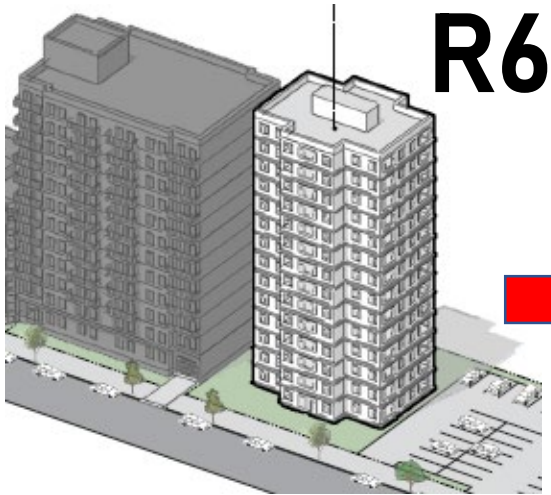
2005 Waterfront Rezoning and 2009 Contextual Rezoning



Contextual Rezoning

Update zoning to reflect neighborhood character

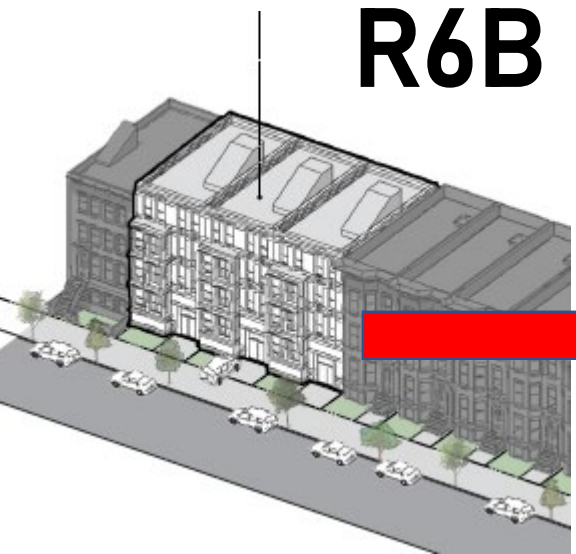
Prior Zoning: Humboldt Street (2005)



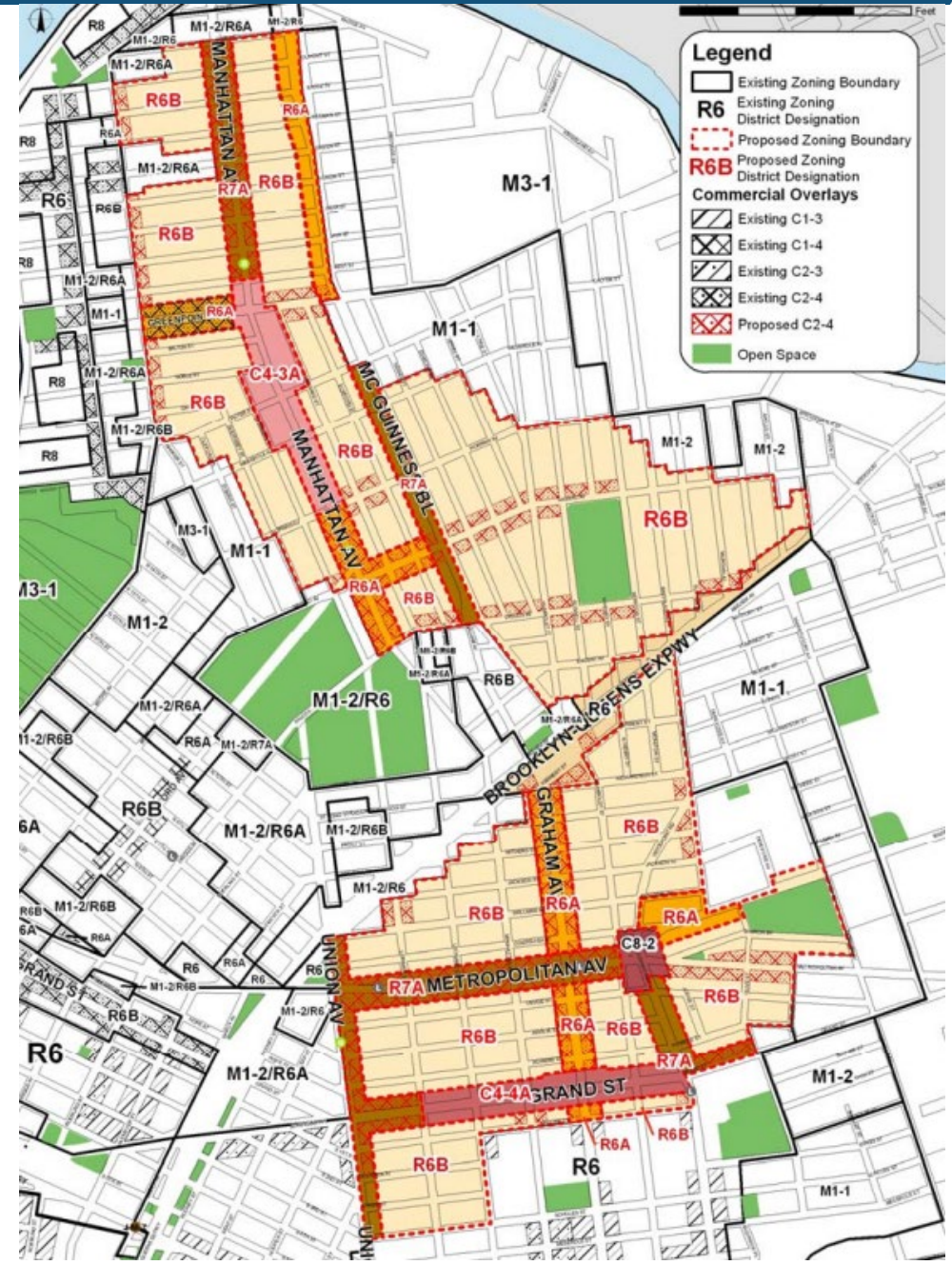
R6



Approved Zoning: Humboldt Street (2015)



R6B



2005 Waterfront and 2009 Contextual Rezoning

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HOUSING



Housing production has increased significantly since 2005

- Study Area has experienced significant growth in housing production since 2008.
- Vast majority of housing production (80% since 2010) has taken place within the 2005 rezoning boundary.
- Annual housing production has remained relatively constant within the 2009 rezoning boundary.

Net new housing since 2007: Approximately 17,100 units

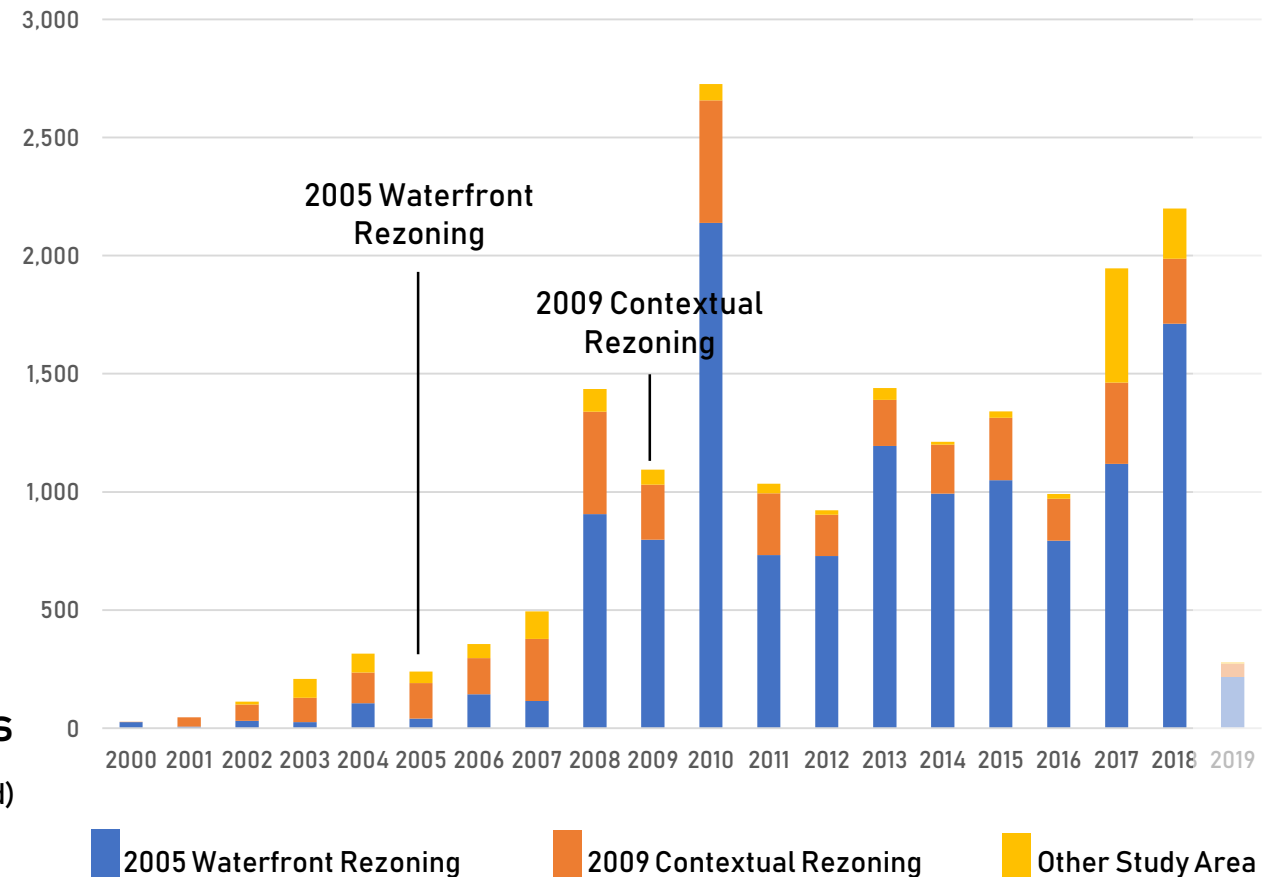
2005 Rezoning area: +12,500 units (12,700 added - 200 demolished)

2009 Rezoning area: +3,400 units (3,850 added - 450 demolished)

Income-restricted units: 2,100 constructed

1,070 preserved

Residential Unit Completions



Source: DCP Housing Database, based on DoB job permits and certificates of occupancy.

Note: Housing production data reflect more recent updates than the data available for population and demographics through the ACS (see 'Study Areas and Data' below), therefore there is some discrepancy between completed housing units and population growth in this analysis.

New Housing Completed Since 2007

Net new housing:
Approx. 17,100 units

Waterfront area: 12,500 units
Contextual area: 3,400 units

Income-restricted units:
2,100 constructed
1,070 preserved

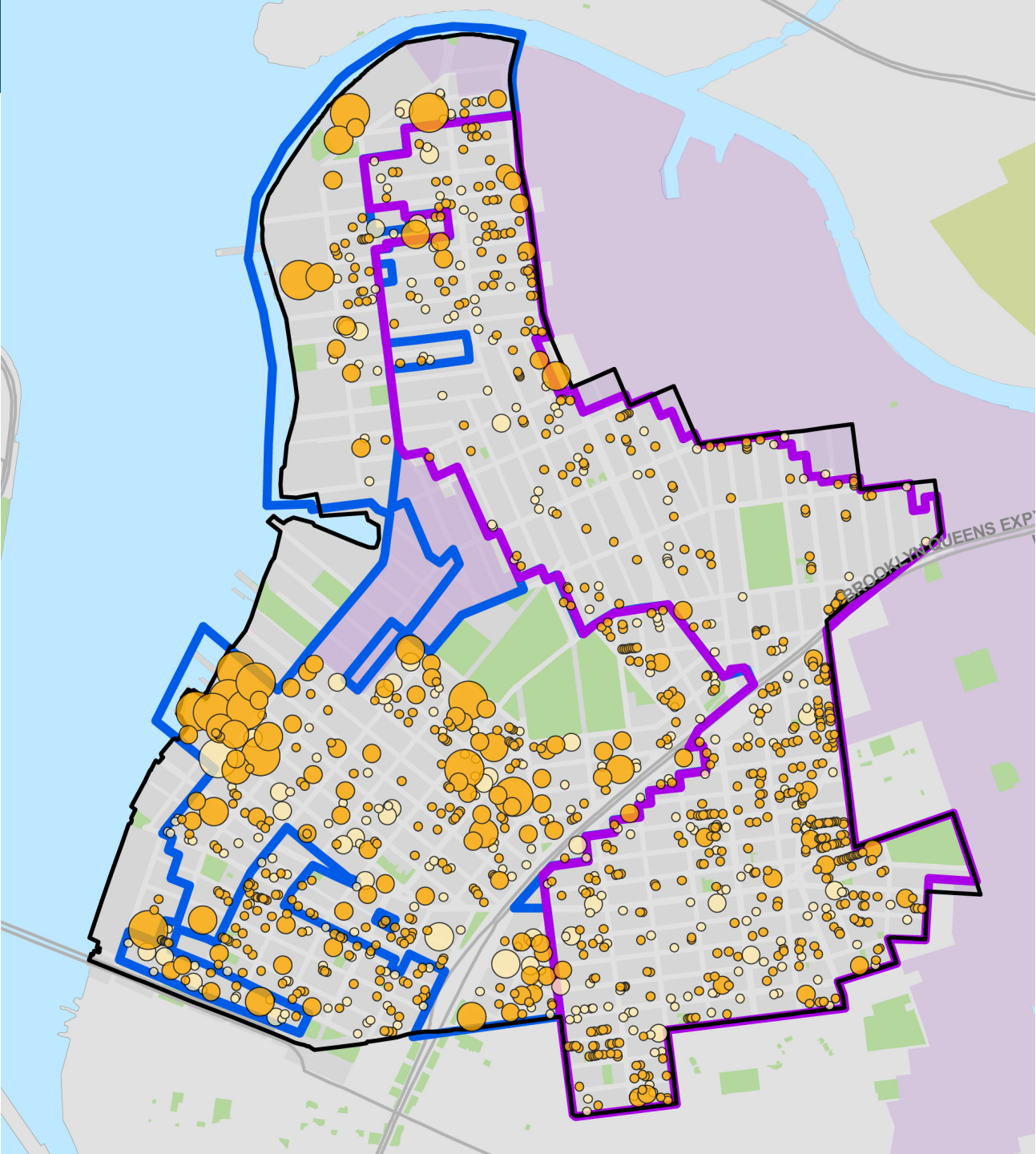
Net New Housing

- New Build
- Alterations

Units

- 200 +
- 100-199
- 25-99
- 1 - 24



- 2005 Waterfront Rezoning
- 2009 Contextual Rezoning
- Industrial Business Zone
- Study Area





Income-Restricted Housing

Added since 2007:





Locations*

-  New construction
~ 2,100 units
-  Preservation
~ 1,070 units

Net New Housing ~ 17,100 units

-  New Build
-  Alterations

Units

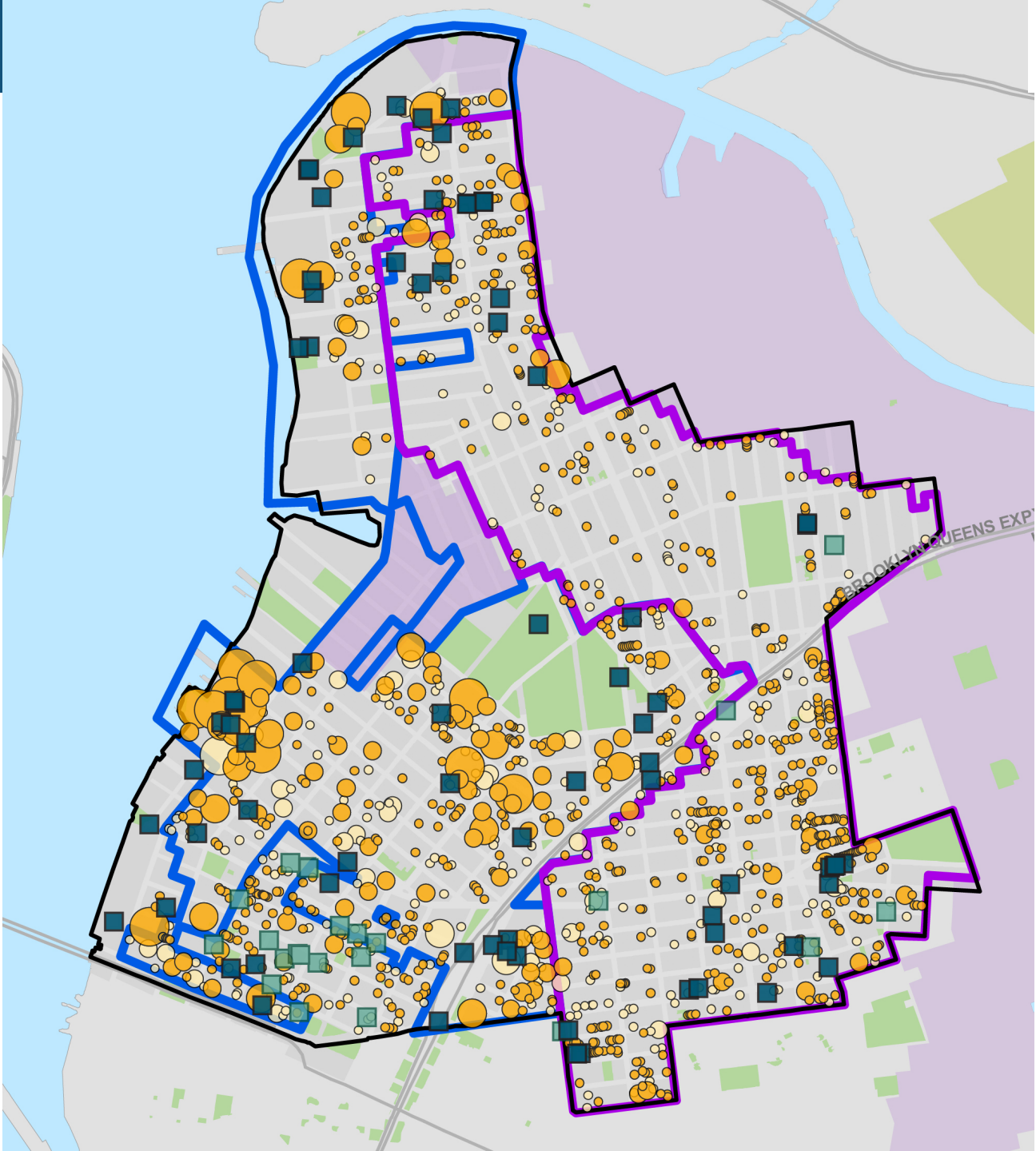
-  200 +
-  100-199
-  25-99
-  1 - 24

For information about sites added since 2014, see the

Housing New York Map at

<https://www.arcgis.com/apps/webappviewer/index.html?id=192d198f84e04b8896e6b9cad8760f22>

* Income-restricted location markers are not scaled to unit count.



Greenpoint-Williamsburg 2005 Inclusionary Housing Program

First ever mid-density affordable
housing zoning provision

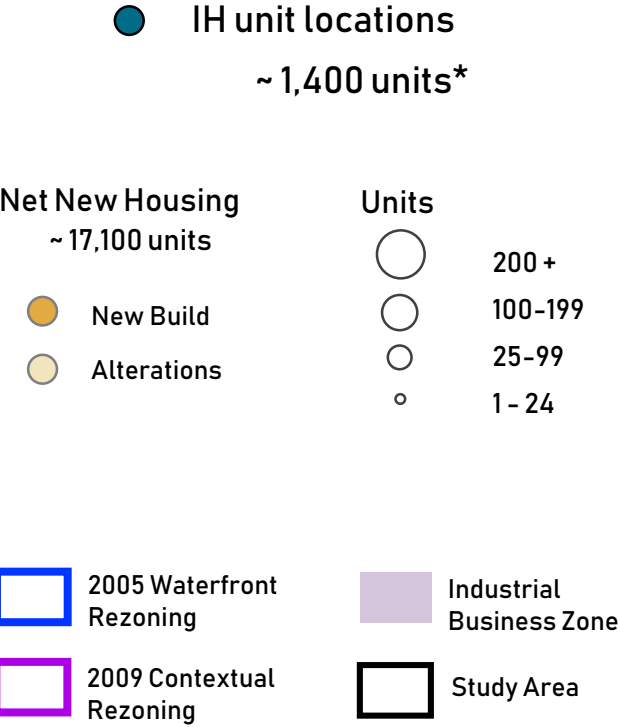
Development with 20% affordable
housing qualifies for 33% floor area
bonus and taller building envelope

Typical development has resulted in
30- to 40-story towers with affordable
housing in the base

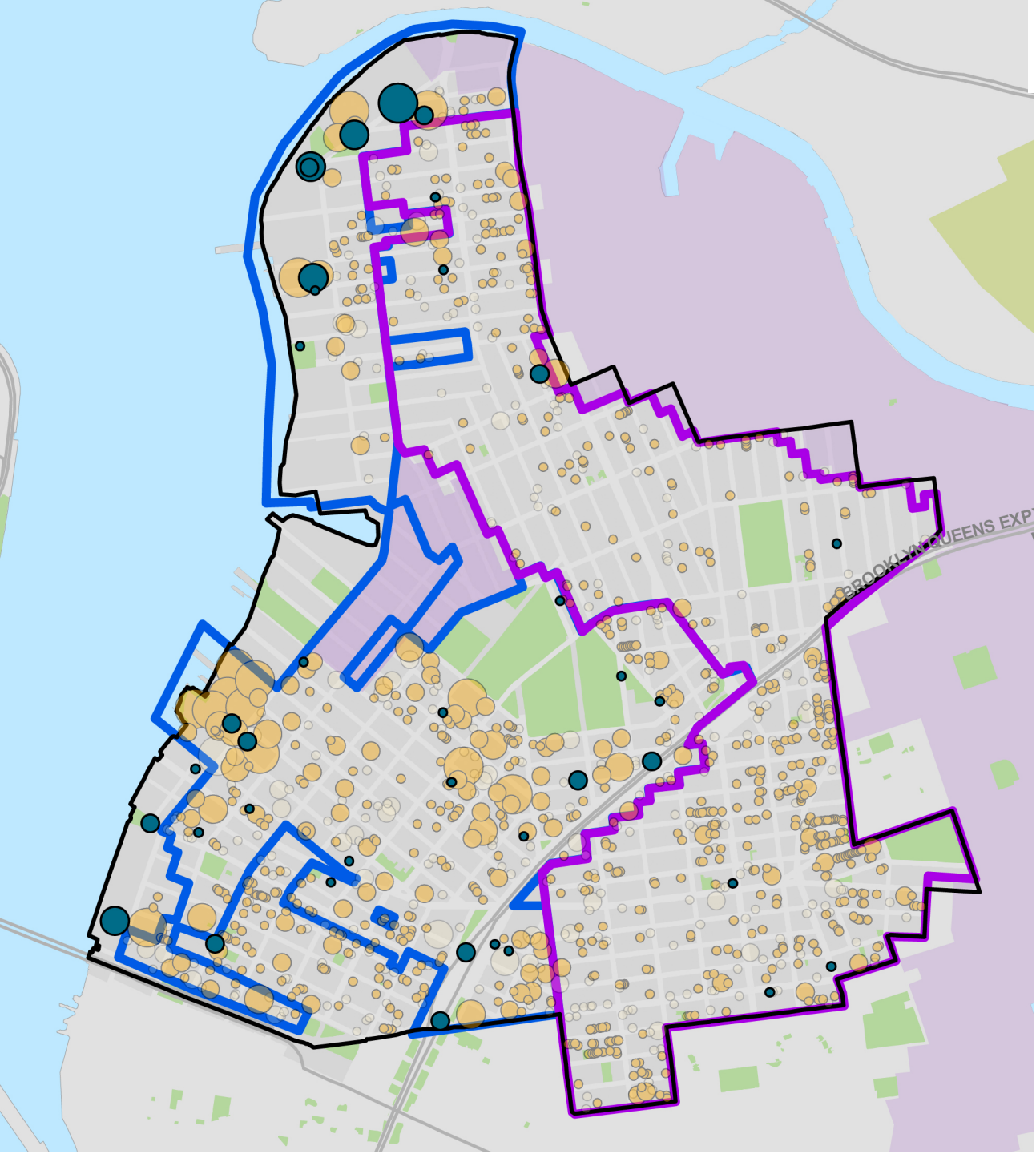


Inclusionary Housing Sites

Inclusionary Units



* Sites with Inclusionary Housing as primary affordability program are shown. Total unit count may reflect multiple programs.



Future New Housing – In Construction and Potential

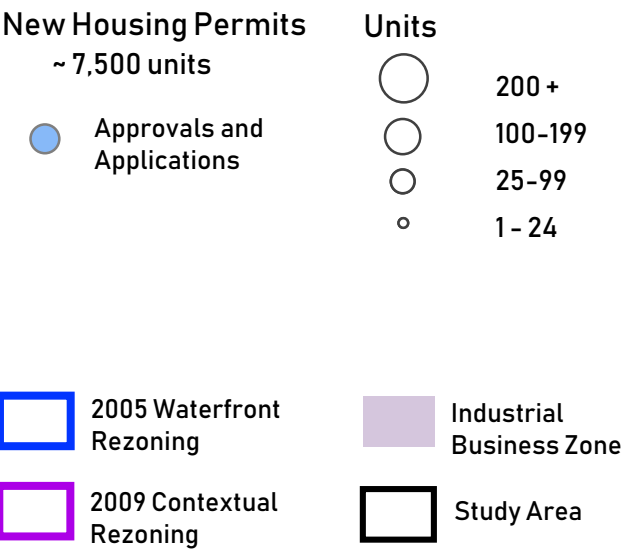
Estimated new housing*:

Approx. 7,500 units

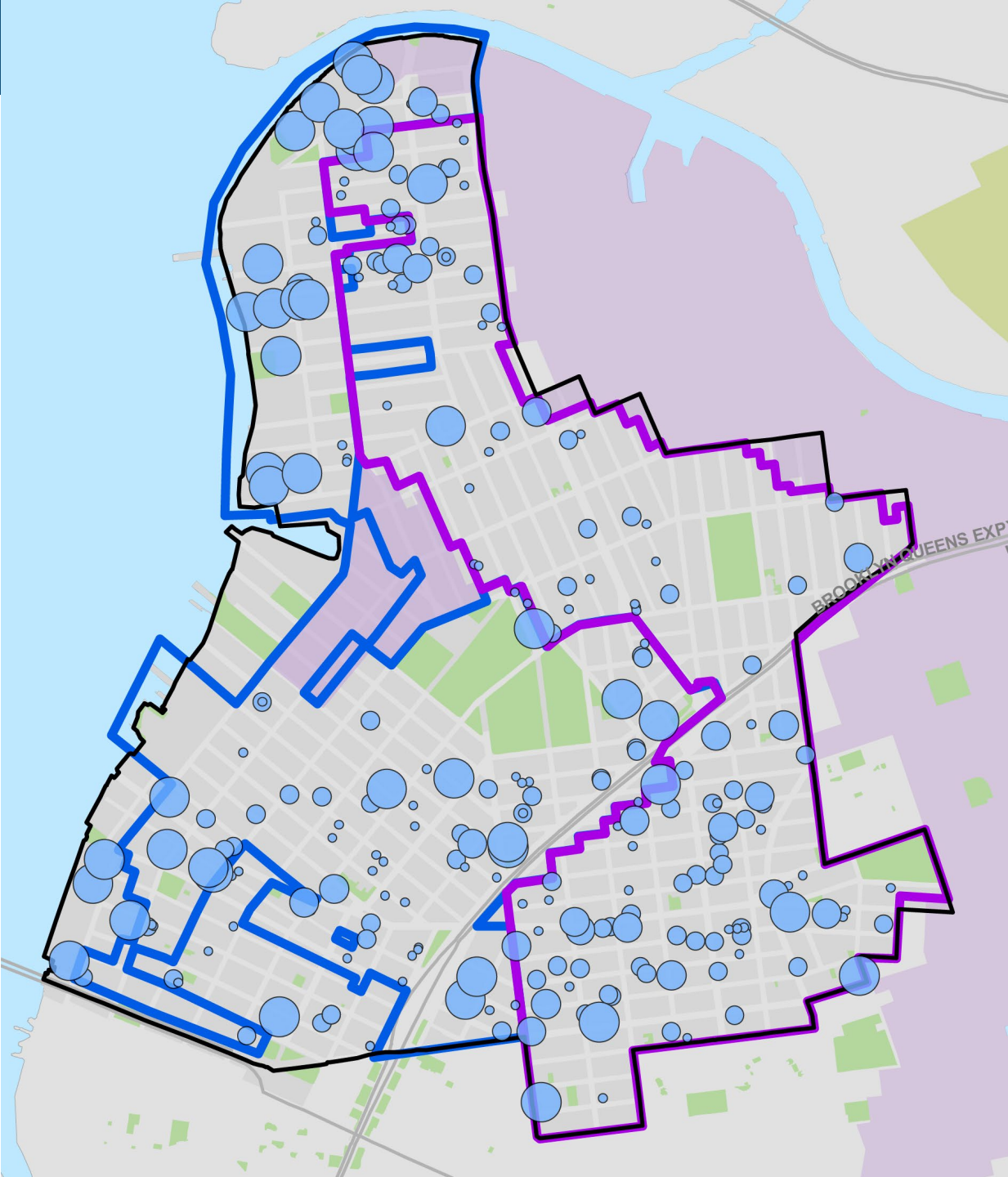
Waterfront area: 4,900 units

Contextual area: 1,100 units

Other study area: 1,500 units



* Figures include unit counts in DOB permits issued and in active DOB applications, permits not yet issued.



2005 Waterfront and 2009 Contextual Rezoning

Since Approval

Housing

Population and Demographics

Jobs

Open Space

Ongoing City Investments

Study Areas and Data

- 2005 Waterfront Rezoning Area
12 Census tracts*
- 2009 Contextual Rezoning Area
15 Census tracts*
- Greenpoint-Williamsburg Industrial Business Zone

* Data from 1990 and 2000 Censuses were made comparable to 2010 geographies.

To track the demographic changes before and after rezonings, two decennial Censuses and two American Community Surveys (ACS) were analyzed:

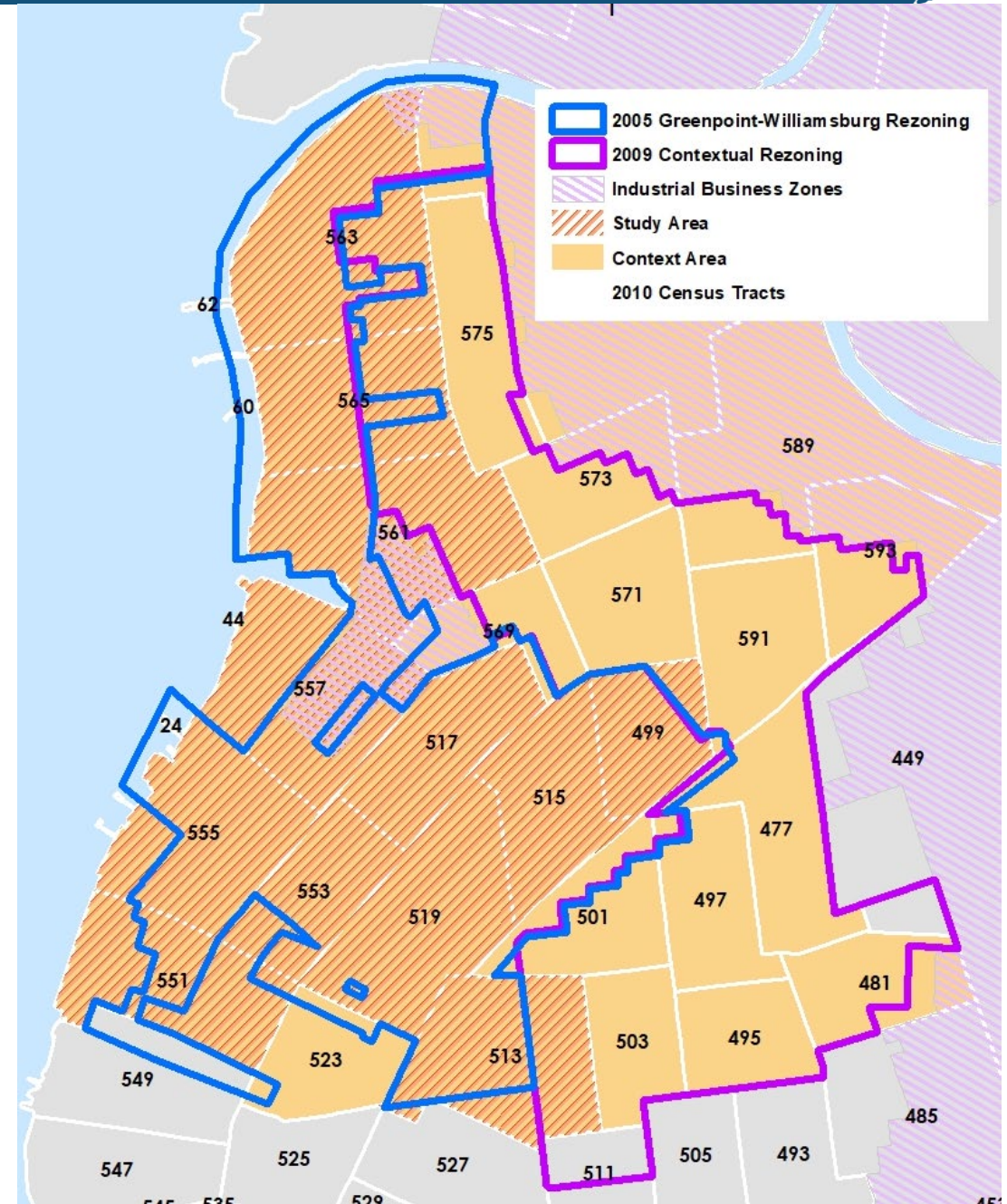
Background:

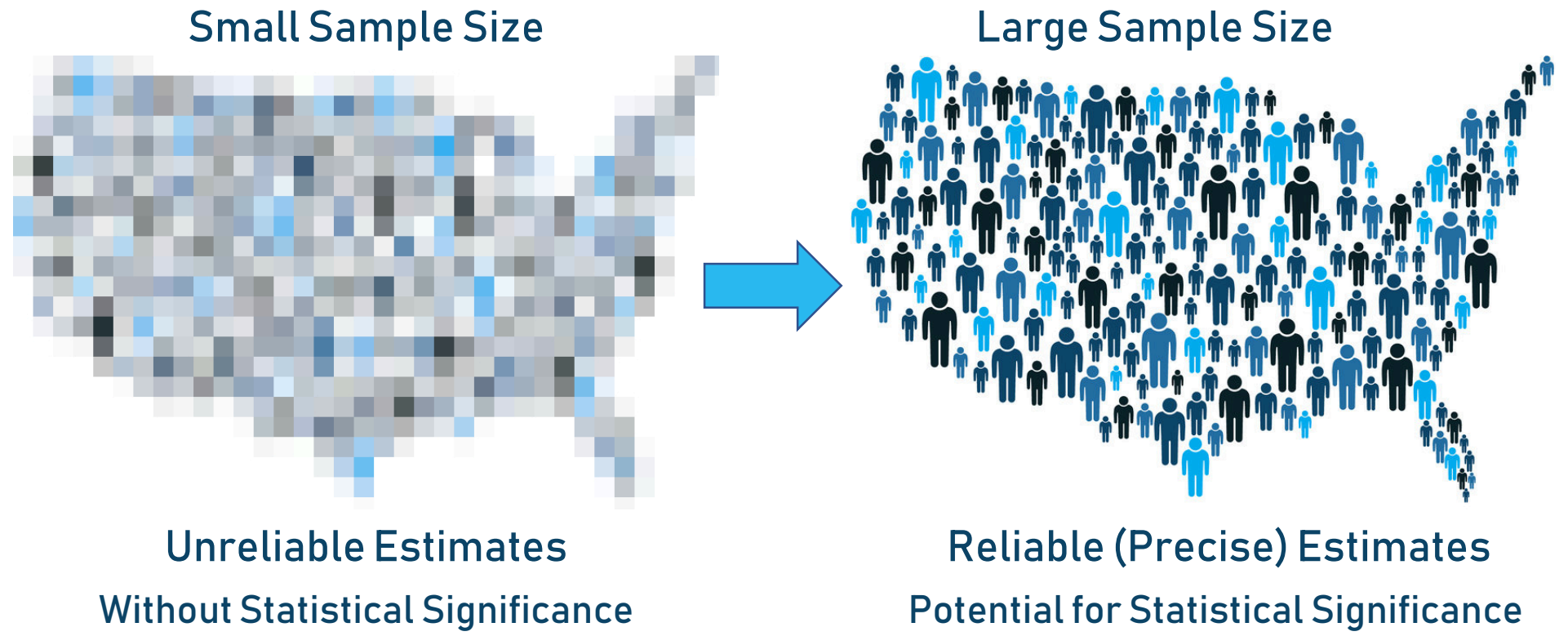
- 1990 Census
- 2000 Census

Since 2005 rezoning:

- 2006-2010 ACS
- 2013-2017 ACS

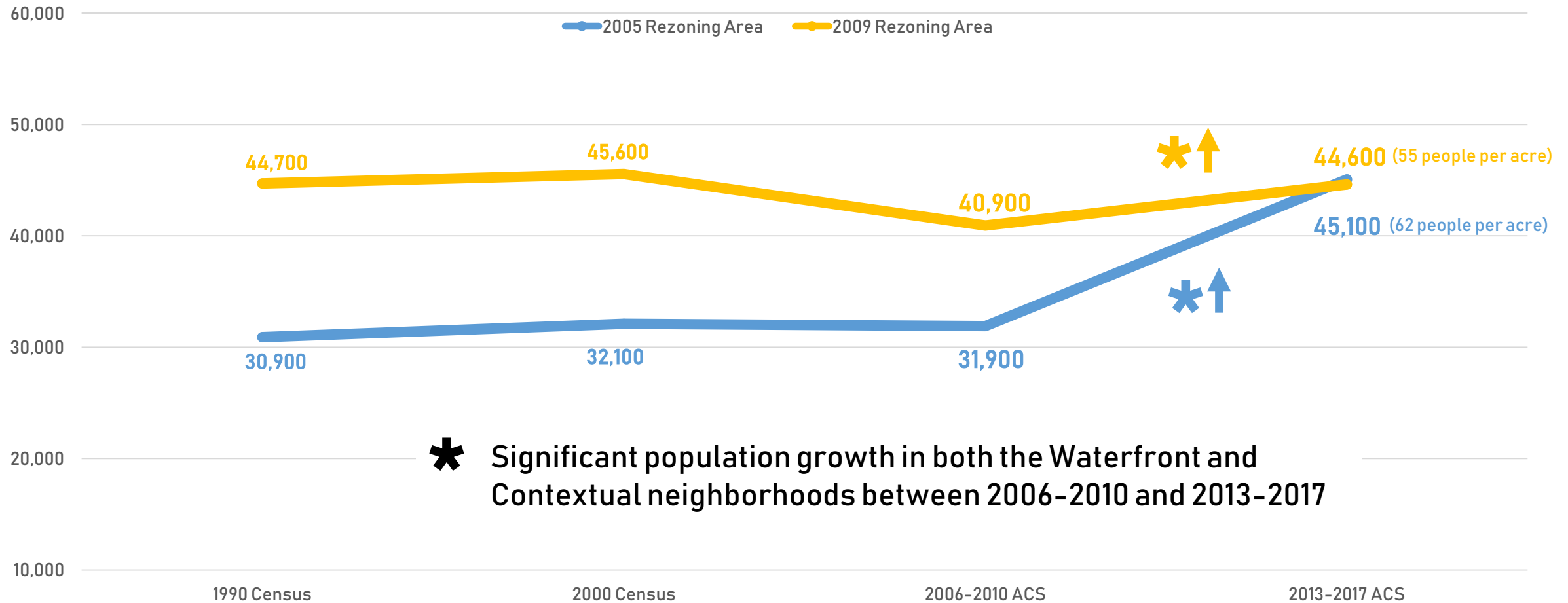
Note: Housing production data reflect more recent updates than the data available for population and demographics through the ACS (see 'Housing production' above), therefore there is some discrepancy between completed housing units and population growth in this analysis.



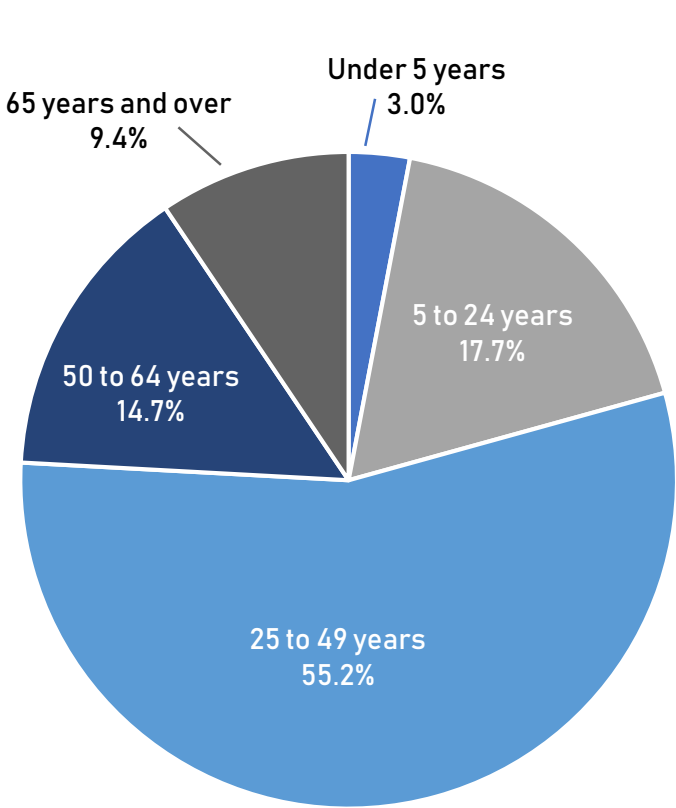


- ACS based on 2.5% annual survey of US Households
- Significance testing may limit what one can confidently report upon:
 - Perhaps can only report that a population group has increased, but not by how much
 - Perhaps cannot even report that a group has increased change is not statistically significant

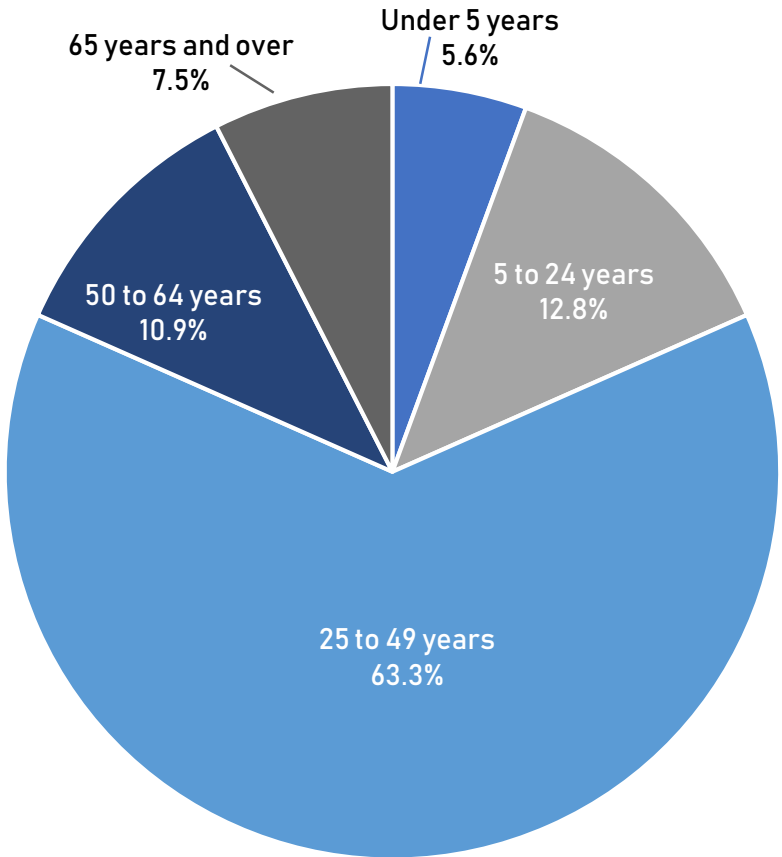
Population Growth



Makeup of the Neighborhood – Distribution of the Population by Age



2006-2010 ACS



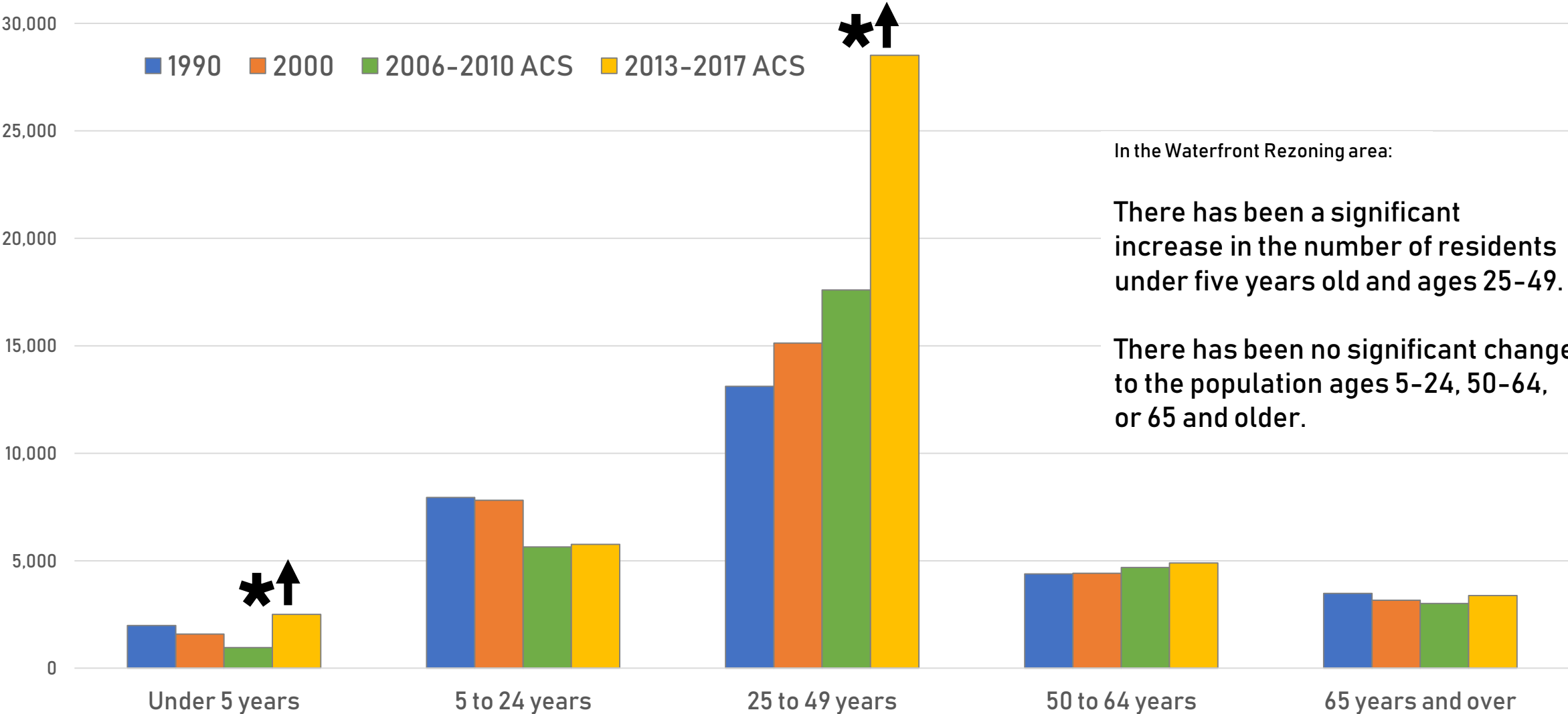
2013-2017 ACS

Total Population:	31,899	45,067
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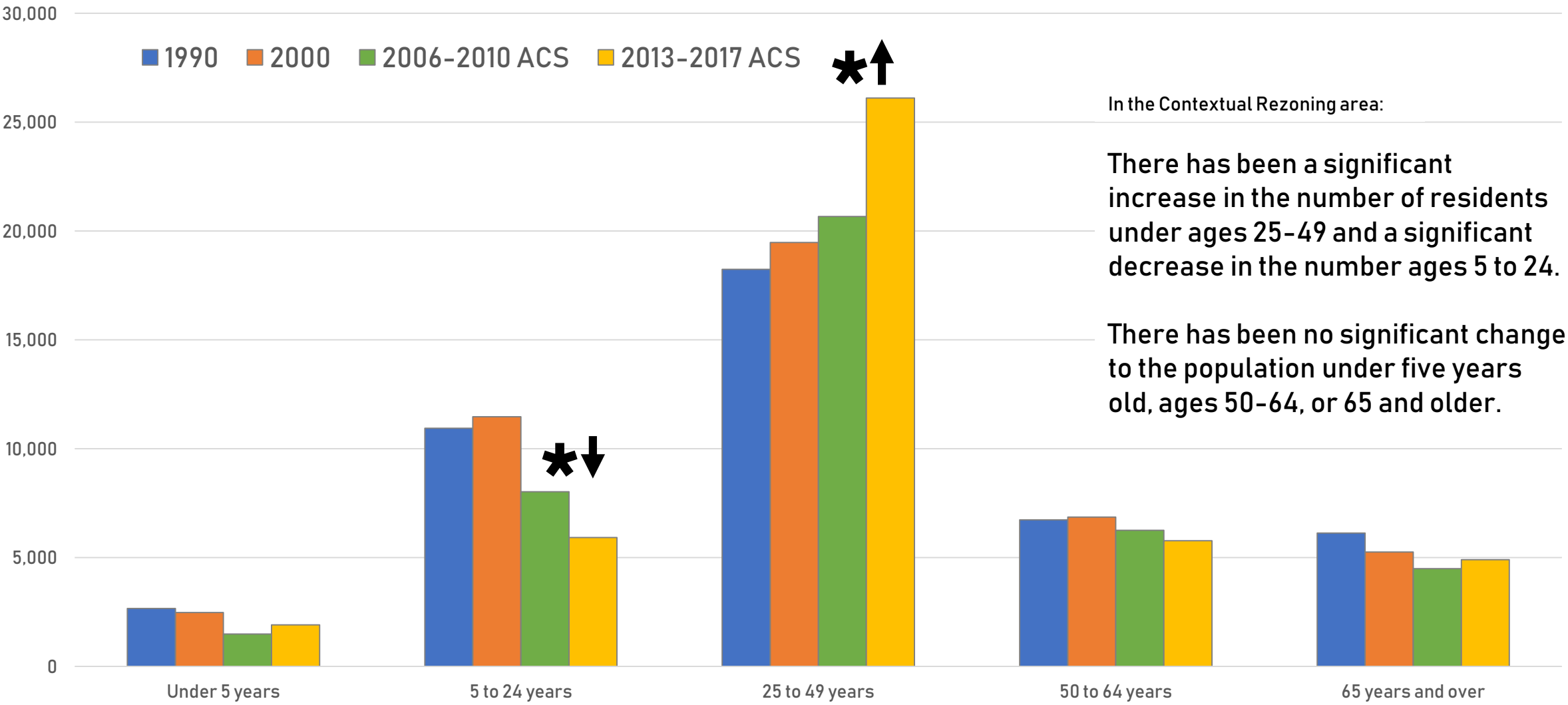
In the Waterfront Rezoning area:

As total population grew, the share of the population ages 25-49 increased, as did the share of children under 5.

Age: Waterfront Rezoning Area



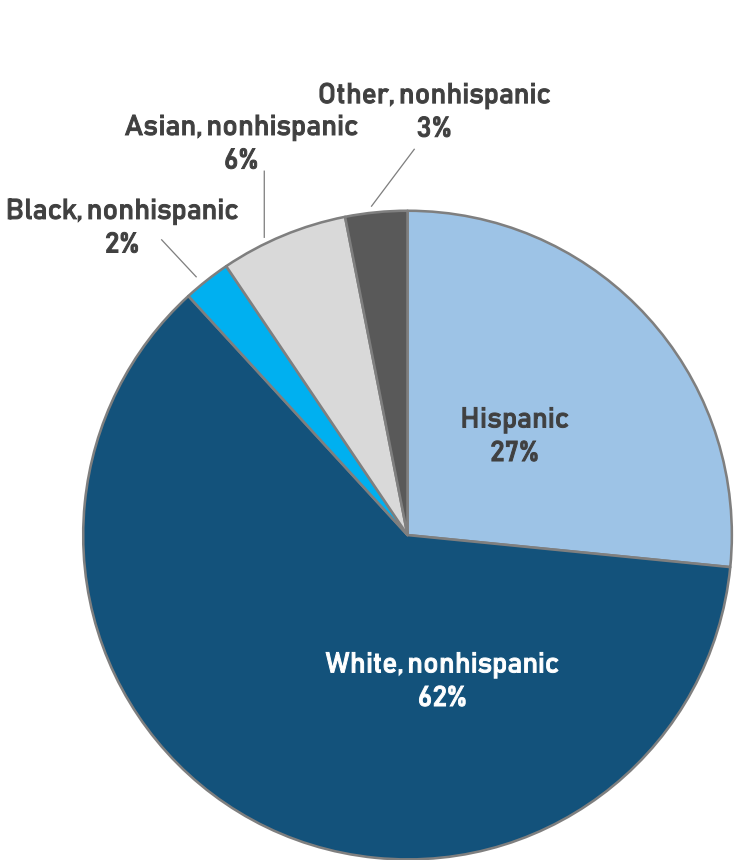
Age: Contextual Rezoning Area



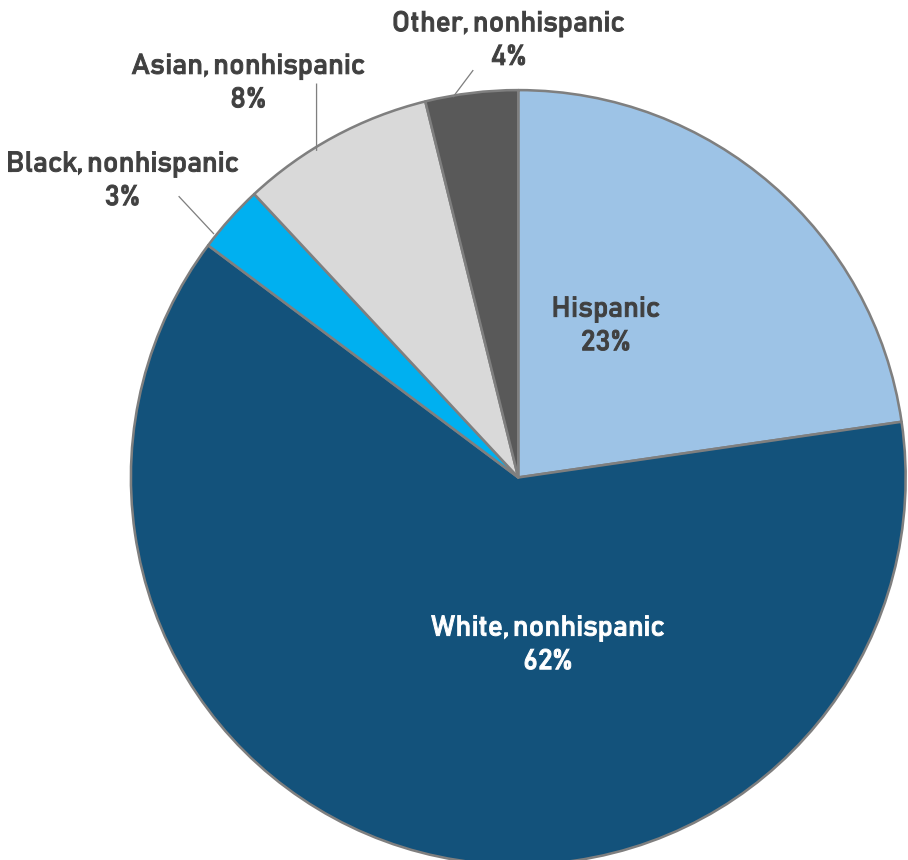
*** Significant change between 2006-2010 and 2013-2017:
5-24 years and 25-49 years**

Mutually Exclusive Race / Hispanic Origin: Waterfront Rezoning Area

Makeup of the Neighborhood – Distribution of the Population by Race/Hispanic Origin



2006-2010 ACS



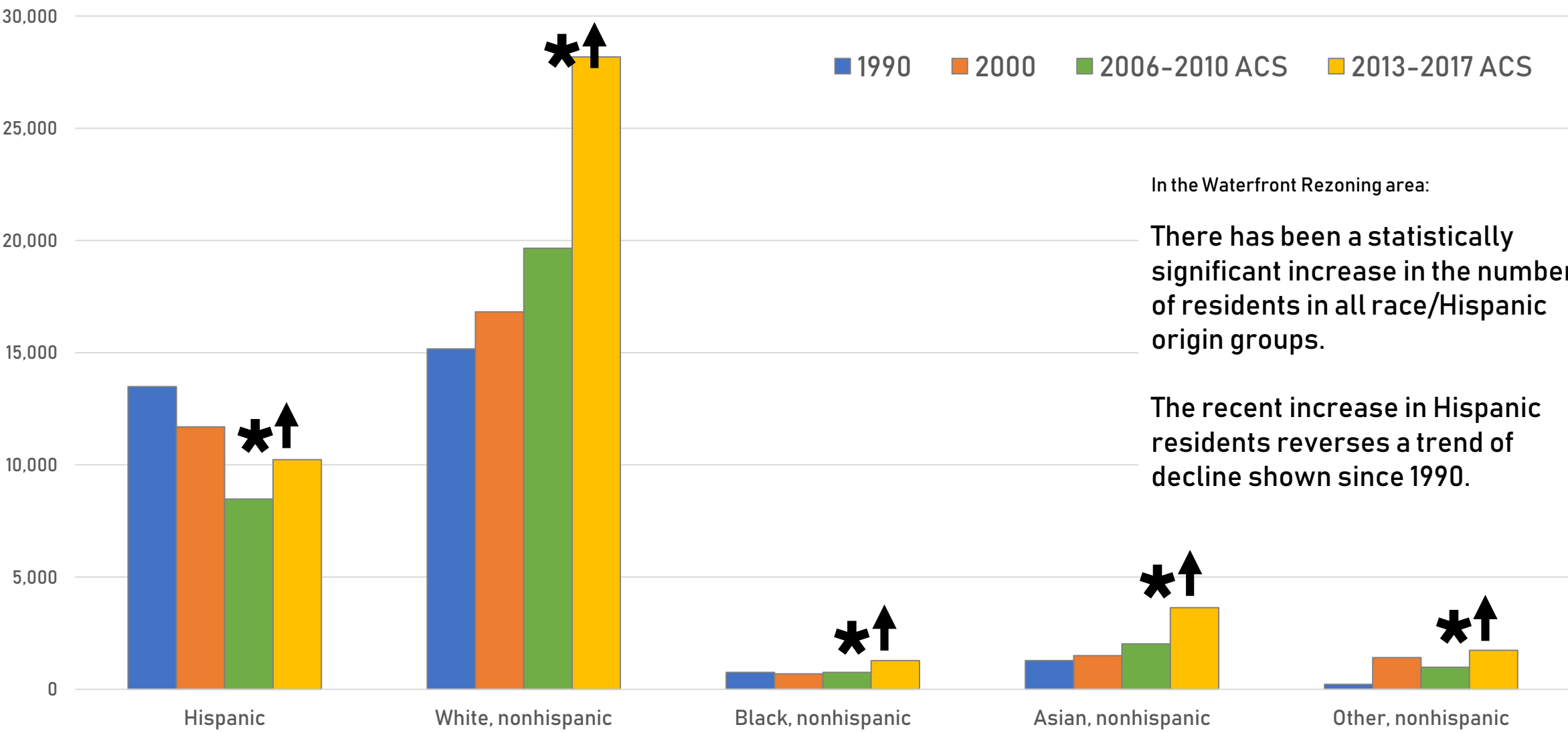
2013-2017 ACS

In the Waterfront Rezoning area:

As total population grew, race/Hispanic origin makeup of the neighborhood remained relatively constant.

Total Population:	31,899	45,067
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Mutually Exclusive Race / Hispanic Origin: Waterfront Rezoning Area



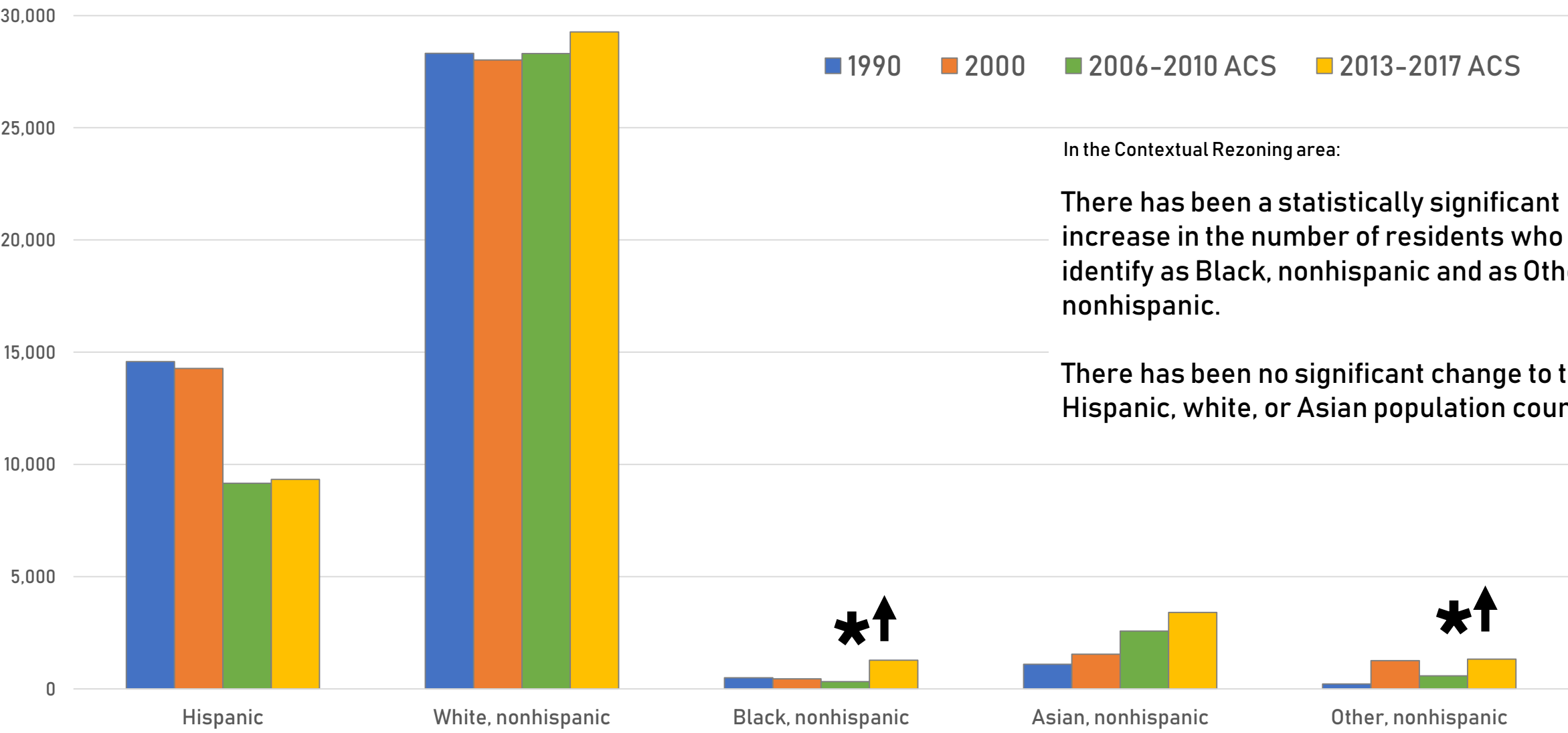
In the Waterfront Rezoning area:

There has been a statistically significant increase in the number of residents in all race/Hispanic origin groups.

The recent increase in Hispanic residents reverses a trend of decline shown since 1990.

*** Significant change between 2006-2010 and 2013-2017:
All race groups**

Mutually Exclusive Race / Hispanic Origin: Contextual Rezoning Area



In the Contextual Rezoning area:

There has been a statistically significant increase in the number of residents who identify as Black, nonhispanic and as Other, nonhispanic.

There has been no significant change to the Hispanic, white, or Asian population counts.

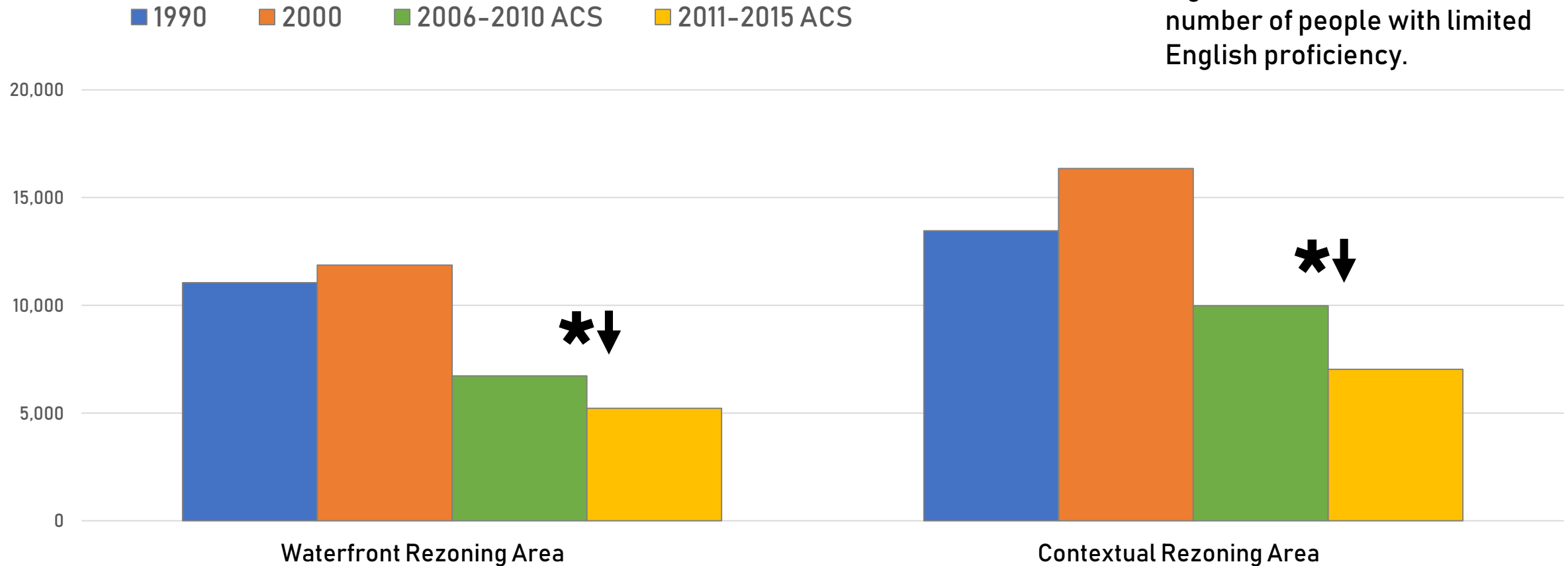
* Significant change between 2006-2010 and 2013-2017:
Black, nonhispanic; and Other, nonhispanic

Limited English-Speaking Population



In both the Waterfront and Contextual Rezoning areas:

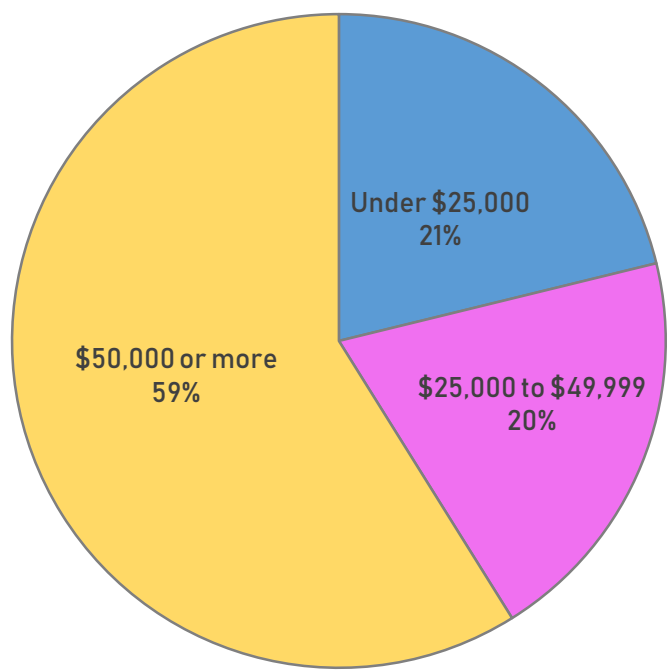
There was a statistically significant decrease in the number of people with limited English proficiency.



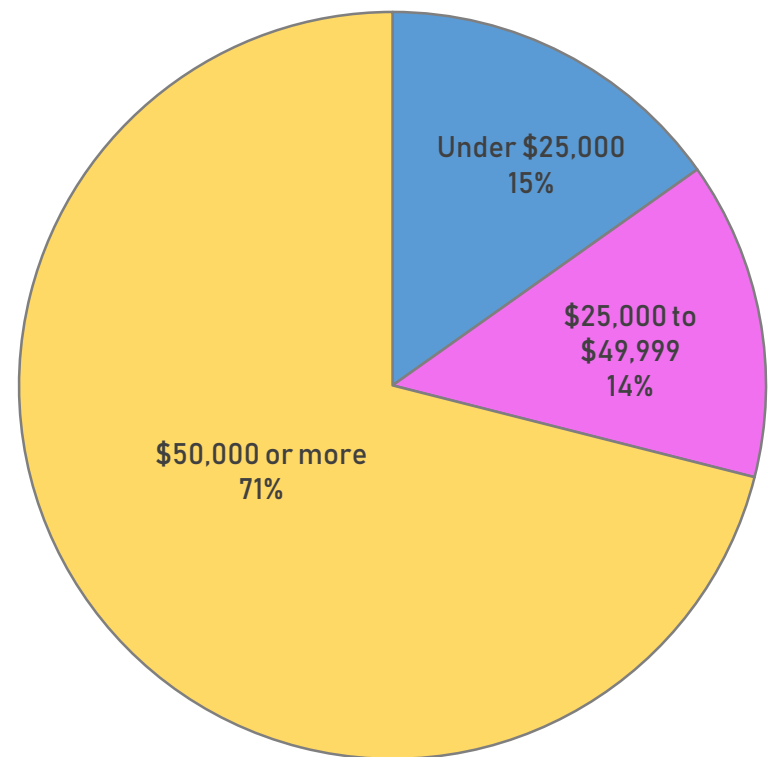
* Significant change between 2006-2010 and 2011-2015:
Both rezoning areas



Makeup of the Neighborhood – Distribution of Households by Income



2006-2010 ACS



2013-2017 ACS

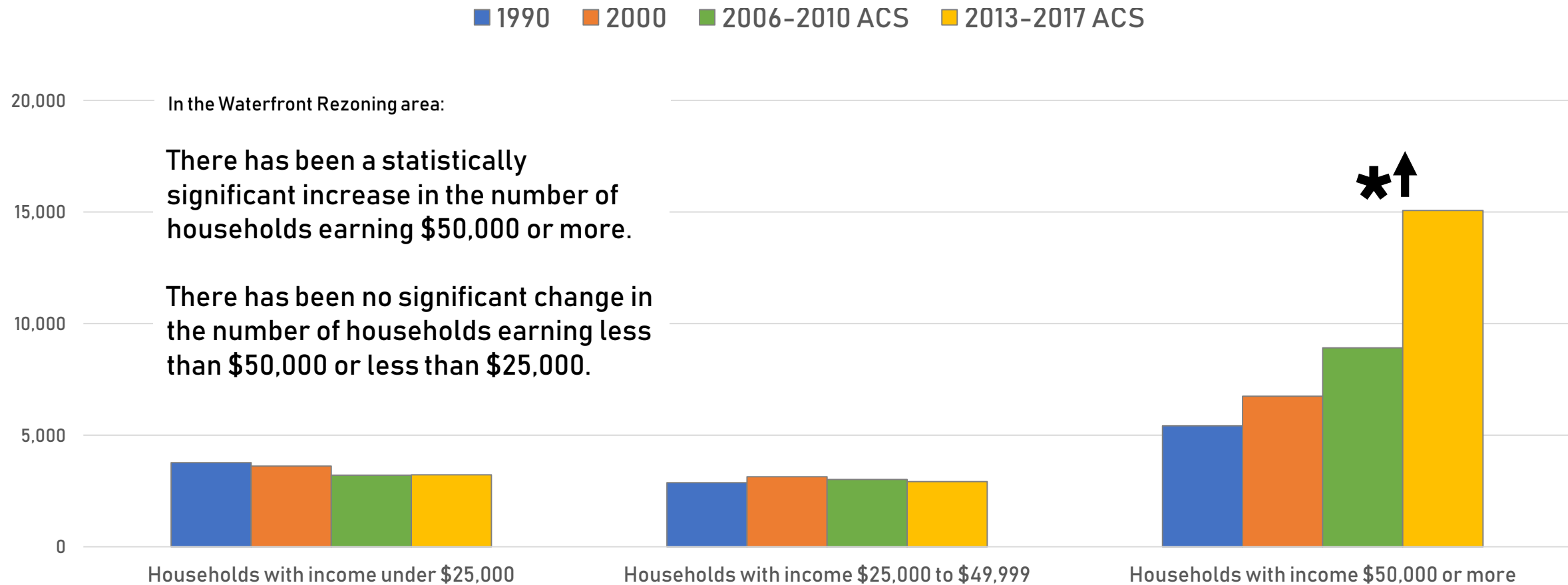
Total Households:	15,132	21,214
Median Income:	\$63,997	\$96,825

In the Waterfront Rezoning area:

As total population grew, the share of households making \$50,000 or more increased.

Median household income has increased.

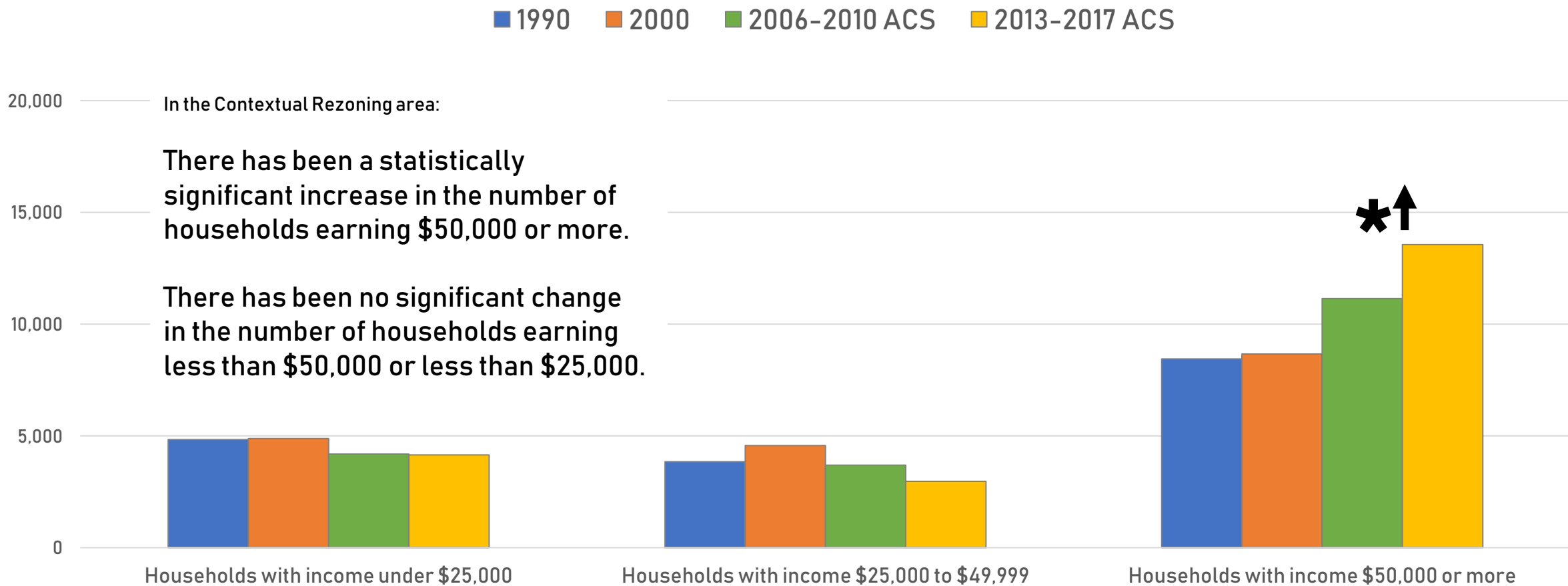
Household Income: Waterfront Rezoning Area



*** Significant change between 2006-2010 and 2013-2017:
Households with income \$50,000 or more**

Median Income:	2006-2010: \$63,997	2013-2017: \$96,825
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Household Income: Contextual Rezoning Area



*** Significant change between 2006-2010 and 2013-2017:
Households with income \$50,000 or more**

Median Income:	2006-2010: \$64,445	2013-2017: \$77,212
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Open Space

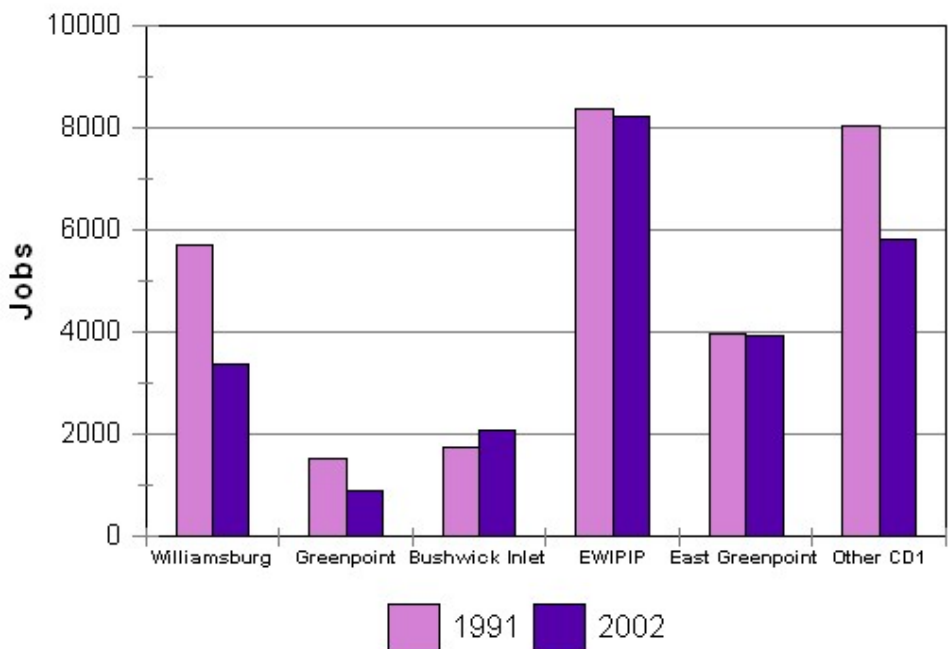
Ongoing City Investments



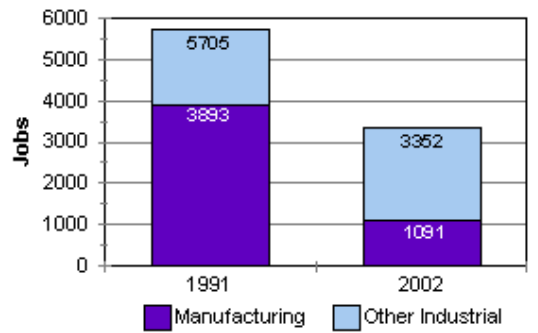
- Longitudinal Employer-Household Dynamics (LEHD) is the data source for employment analysis. LEHD allows us to analyze employment at the Census block level from 2002 to 2017, but this source is not available for years before or after this period.
- The Study Area, except where noted, includes the 2005 Greenpoint-Williamsburg Rezoning area and 2009 Contextual Rezoning area, inclusive of the Greenpoint-Williamsburg IBZ. The North Brooklyn IBZ is not included.

JOBS DATA – BACKGROUND

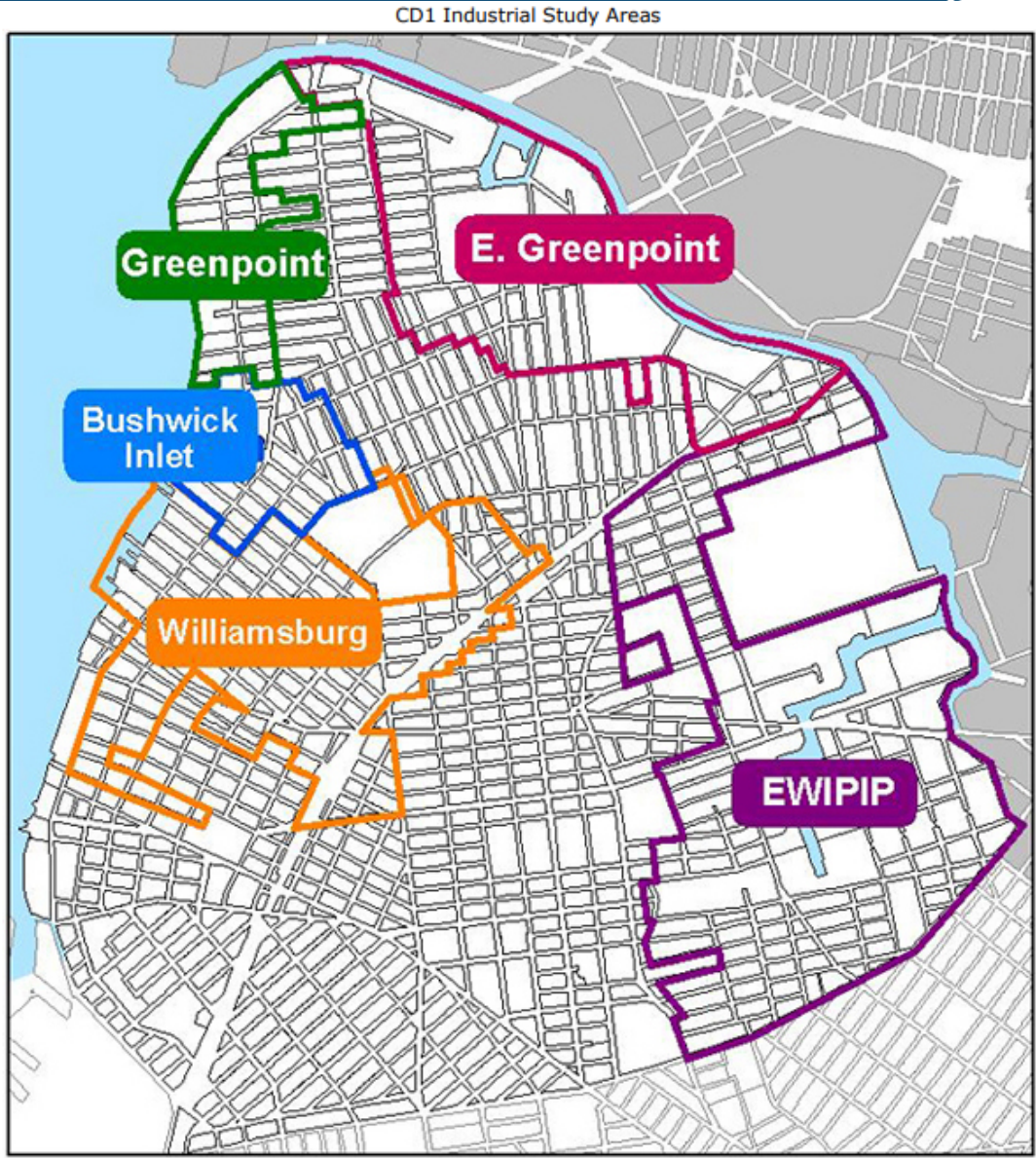
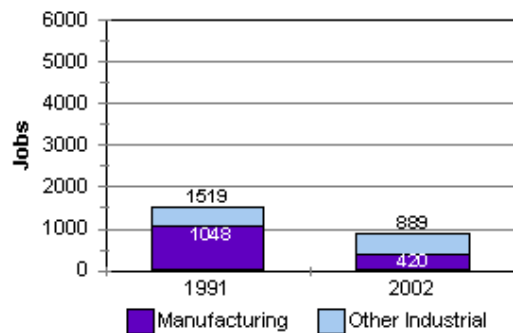
CD 1 Industrial Jobs by Area
1991-2002



Industrial Employment
Williamsburg Study Area, 1991-2002



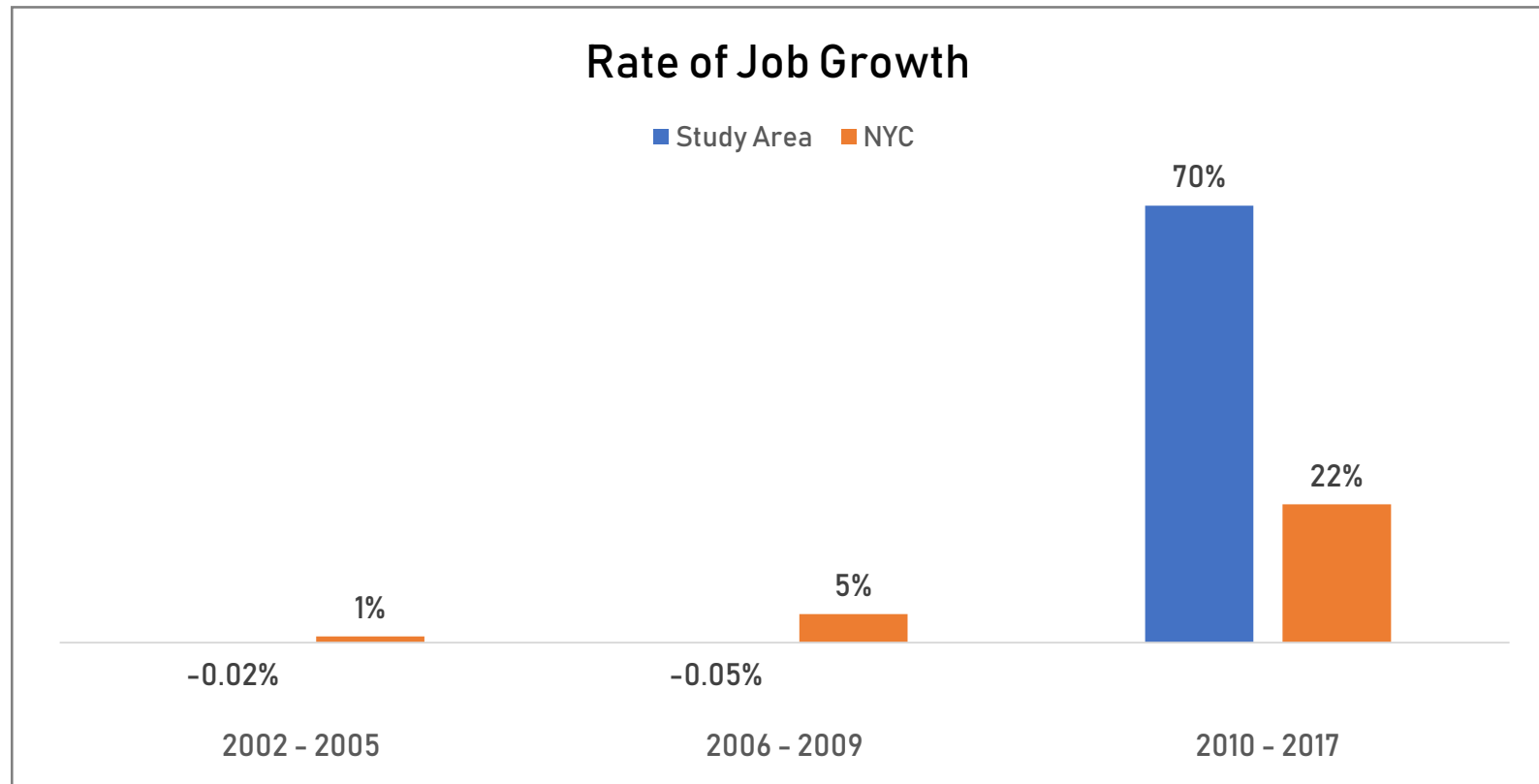
Industrial Employment
Greenpoint Study Area, 1991-2002



Sources: New York State Department of Labor, 2002 and DCP field surveys

Recent private sector job growth in Greenpoint-Williamsburg outpaces NYC.

From 2010 to 2017, jobs in the Study Area grew nearly 50% faster than jobs across NYC.

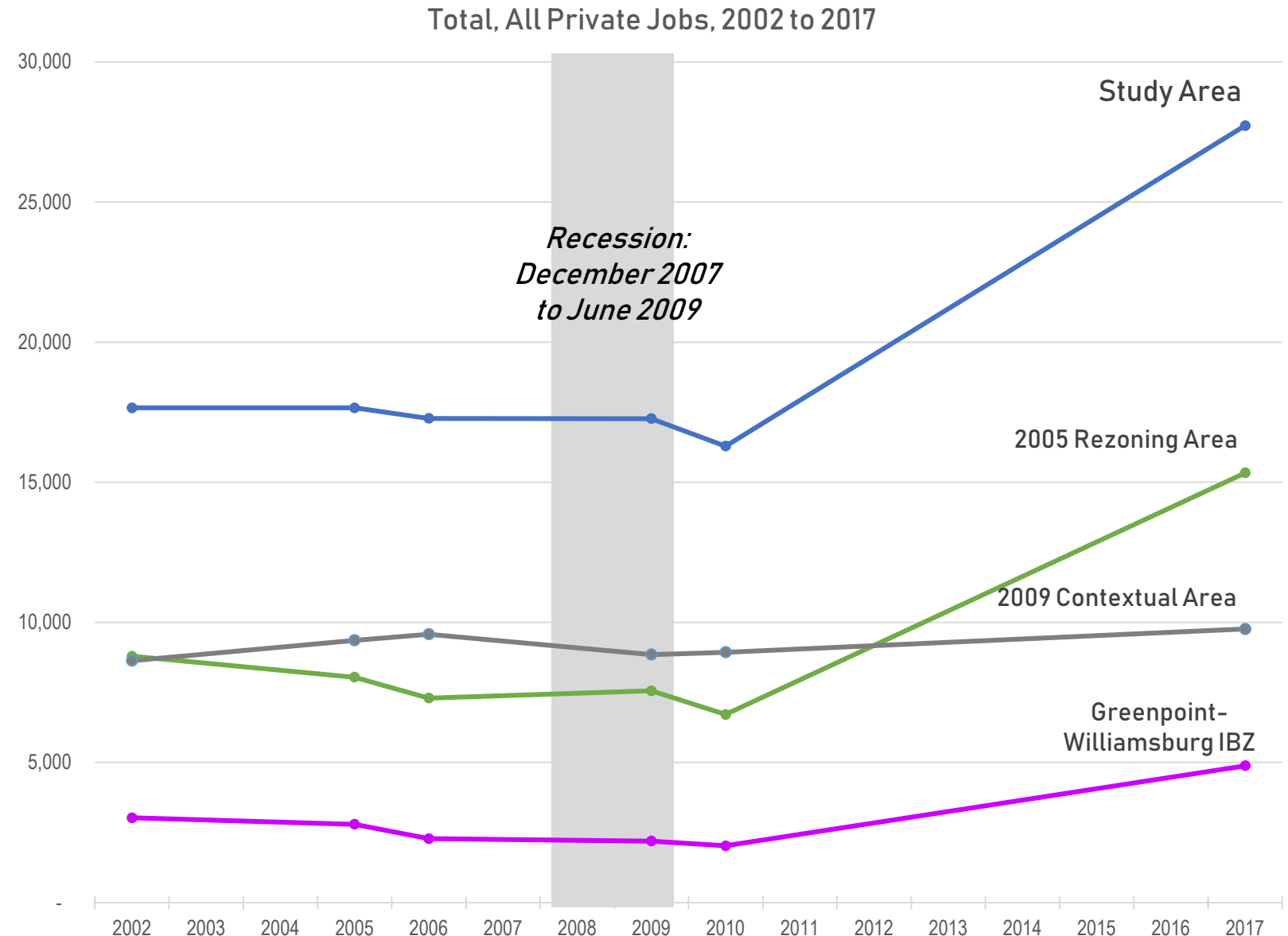


* Study Area for employment analyses includes Census blocks associated with 2005 Greenpoint-Williamsburg rezoning and 2009 Contextual Rezoning except where otherwise noted.

Total private sector jobs by geography, 2002 to 2017

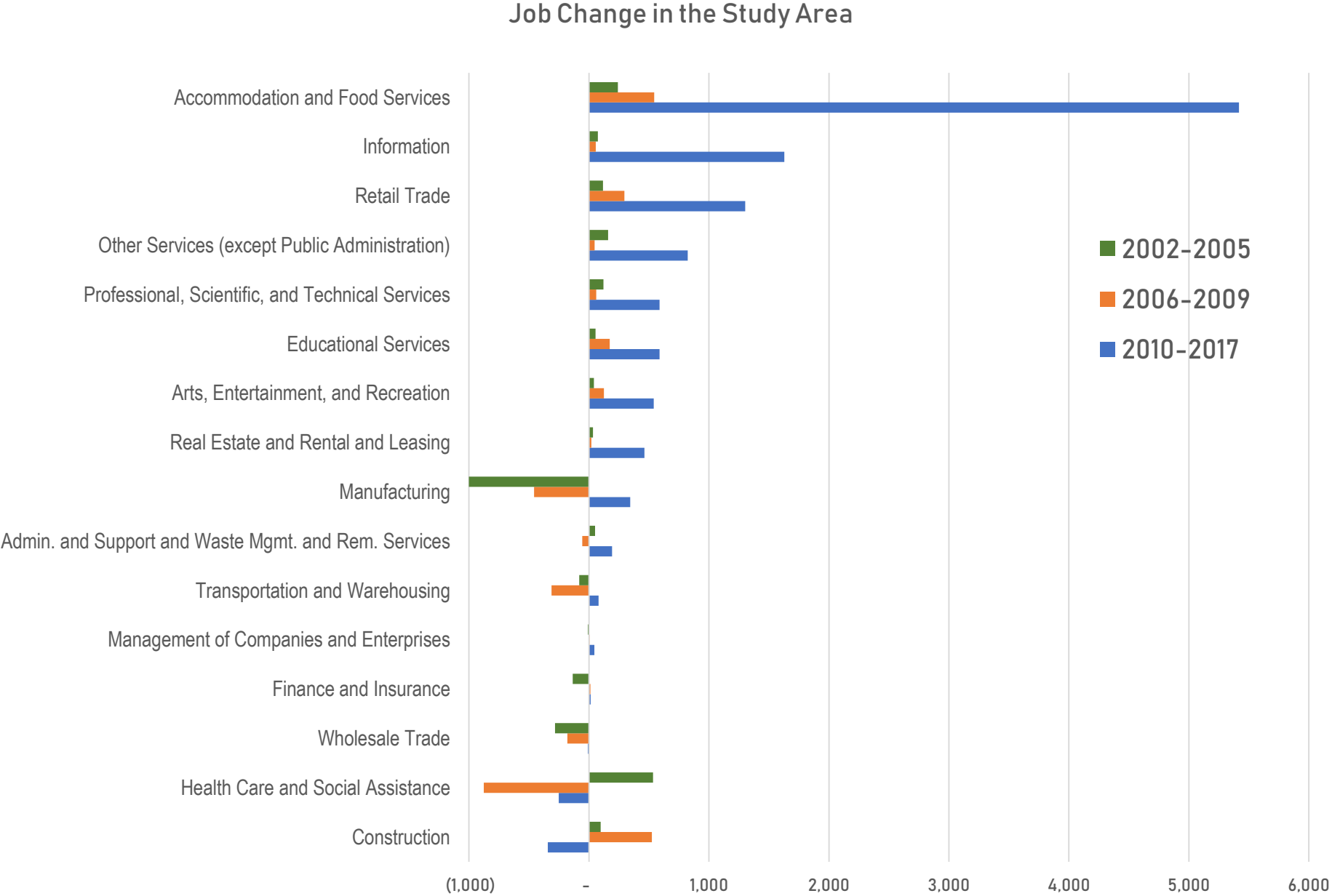


- Total private employment was essentially flat across all study areas 2002–2010.
- Post-recession, approximately 11,500 jobs were added across the study area (70% increase), including approximately 8,600 jobs added within the 2005 Rezoning (waterfront) area (129% increase).



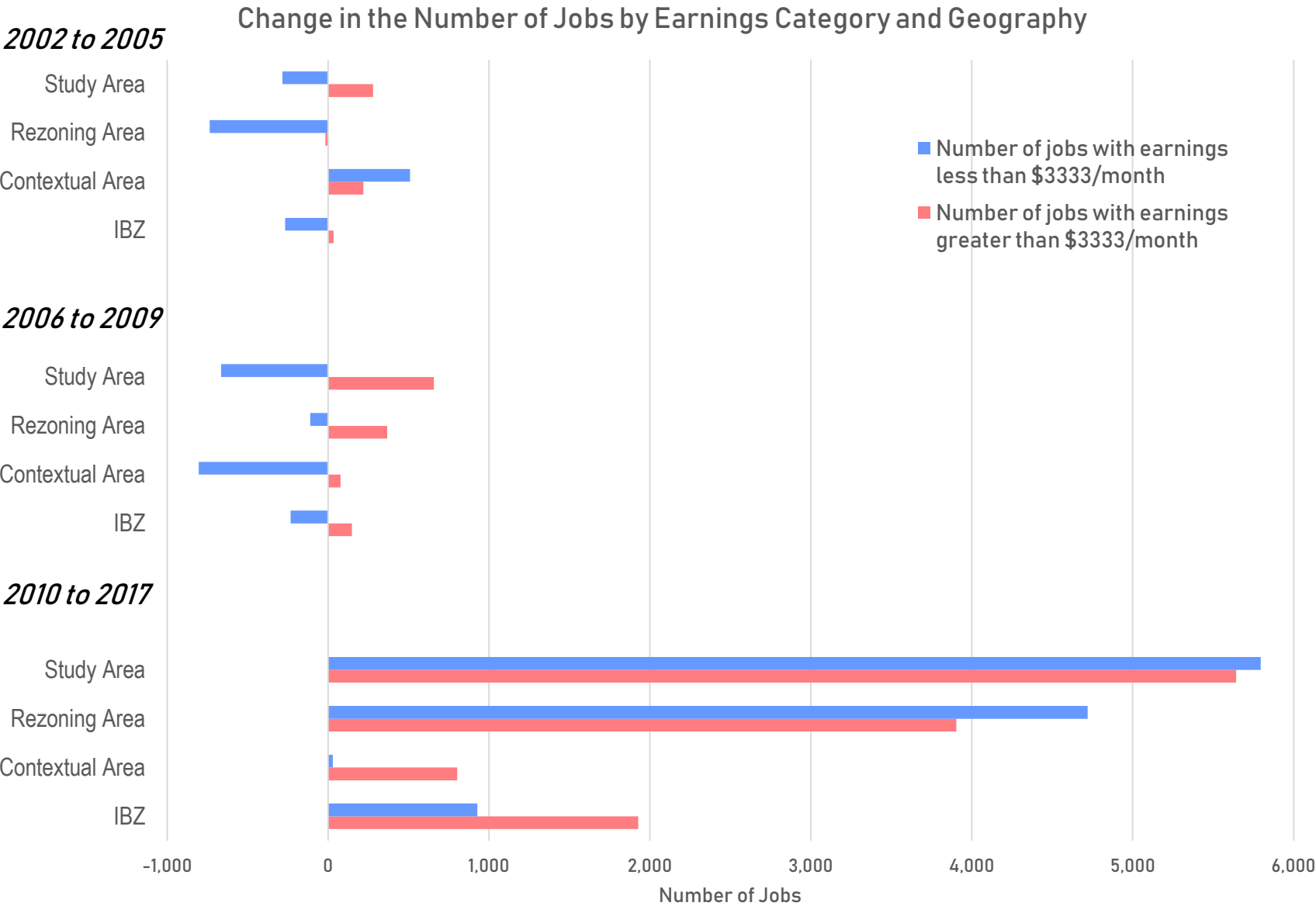
Change in jobs by sector in the study area

- Manufacturing, wholesale trade, and healthcare and social assistance jobs declined across the study area prior to 2010, while other sectors showed some growth.
- Post-recession, jobs grew substantially in service- and office-based sectors.



Change in jobs by earnings*

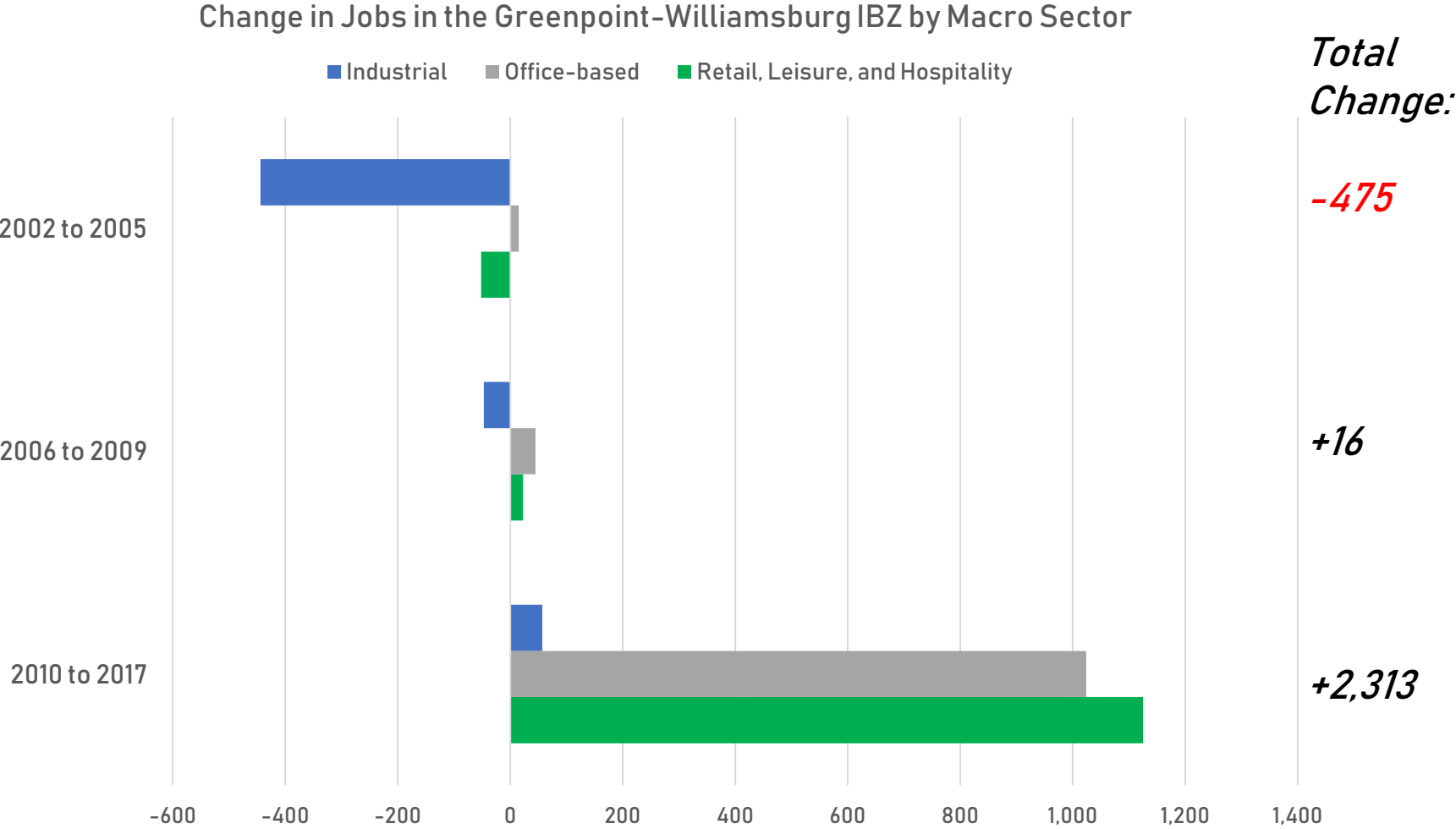
- Prior to 2010, job losses occurred across the study area, primarily reducing lower-earning positions while higher-earning positions increased.
- From 2010 to 2017, jobs increased substantially in all earnings categories and geographies.
- From 2010 to 2017, the 2005 Rezoning (waterfront) area experienced similar growth in both higher-earning and lower-earning jobs.



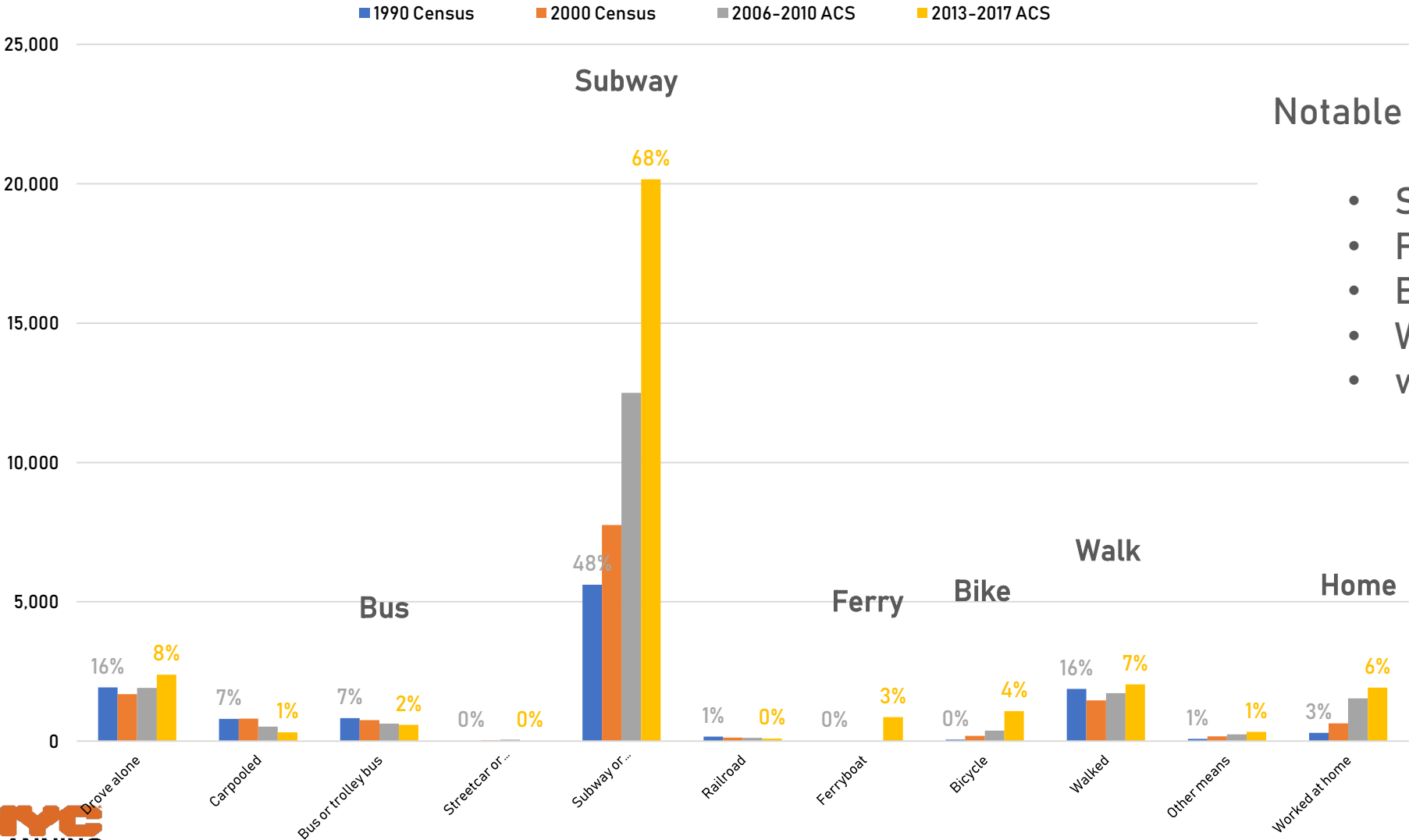
*Note: Values are not adjusted for inflation



- Total jobs in Greenpoint-Williamsburg IBZ doubled since 2002.
- Since 2010, over 2,300 jobs were added in this IBZ. The majority of jobs are in non-industrial sectors.
- The IBZ has experienced a large increase in office-based and service-based jobs.



Number of Workers by Means of Transportation to Work
2005 Greenpoint-Williamsburg (Waterfront) Rezoning Area



Notable increases in commute by:

- Subway,
- Ferry,
- Bicycle,
- Walking, and
- working from home

2005 Waterfront and 2009 Contextual Rezoning

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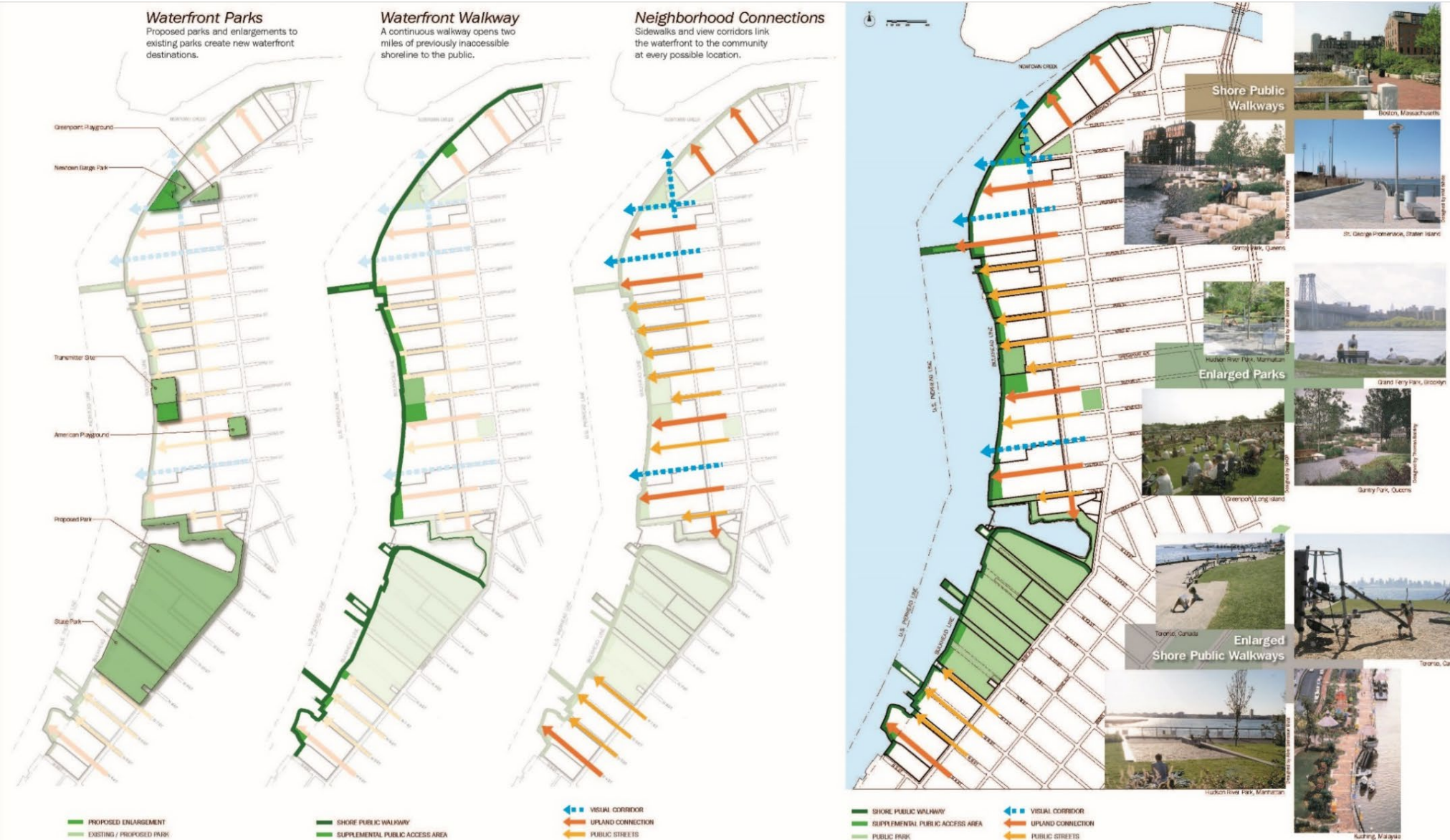
Ongoing City Investments

OPEN SPACE



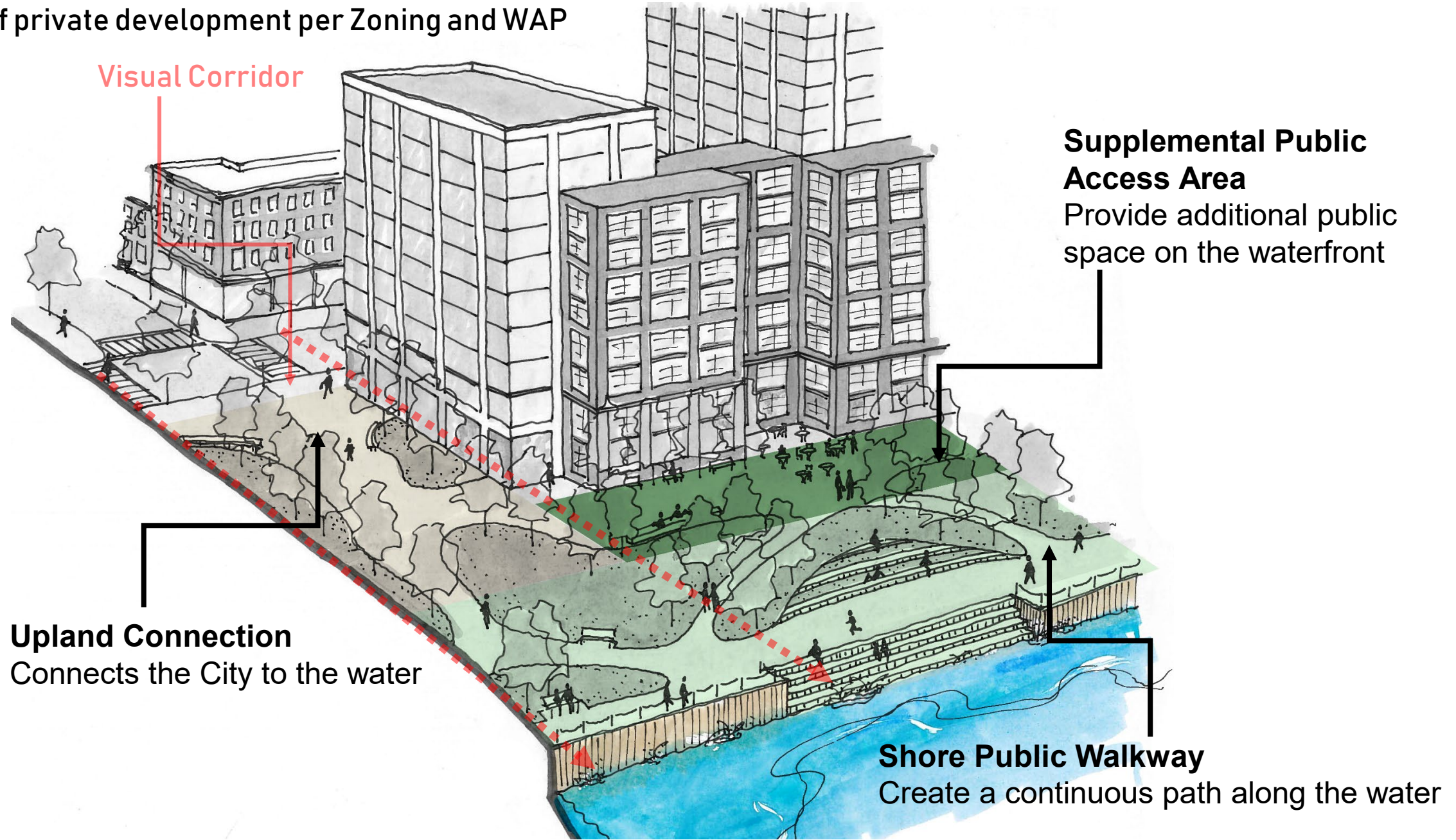
WATERFRONT ACCESS PLAN

Create a continuous waterfront walkway and maximize public access and neighborhood connectivity to the waterfront



Waterfront Public Access Areas

Required of private development per Zoning and WAP



Waterfront Public Access Areas – Greenpoint-Williamsburg WAP

Acres shown represents publicly accessible shore public walkway and any supplemental public access



* 'Future WPAA' sites are included in the Greenpoint-Williamsburg Waterfront Access Plan, but not currently under redevelopment.



155 West Street Waterfront Public Access Area
Opened 2019

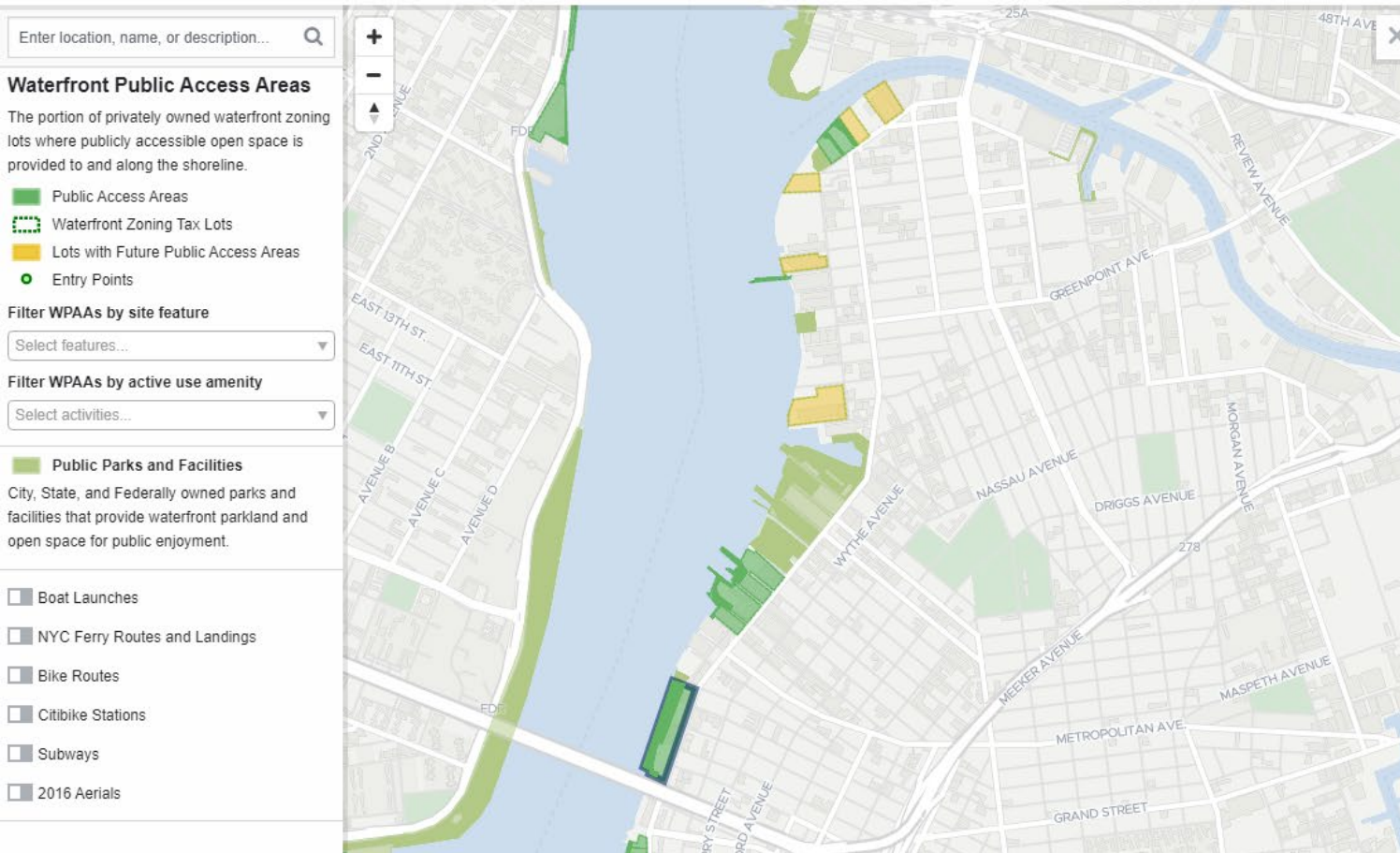


Waterfront Public Access Areas – Waterfront Access Map

waterfrontaccess.planning.nyc.gov/

NYC PLANNING Waterfront Access Map

About Waterfront Zoning Data



Discover NYC's 520 Miles of Waterfront

This interactive map is designed to help NYC residents and visitors locate and learn more about the diverse mix of publicly-accessible waterfront space available throughout the City. You can also learn where specific amenities are available, locate boating and in-water recreation opportunities, and get more information on how these spaces are created and maintained.

Recent Map Updates:



Waterfront Public Access Areas (WPAA's)





Since **waterfront zoning** introduced public access requirements 25 years ago, over 1.25 million square feet of WPAA's have been constructed through the City's coordination with private property owners, including the new **Domino Park** and **Pier 17**. Additionally, 5.4 million square feet of publicly accessible space has been approved by the City to be constructed.

Waterfront Parks – Greenpoint-Williamsburg WAP



* 'Future WPAA' sites are included in the Greenpoint-Williamsburg Waterfront Access Plan, but not currently under redevelopment.



-  Denotes area mapped as parkland on 03/14/05
-  Denotes area under the jurisdiction of Parks and improved as parkland
-  Denotes area under the jurisdiction of Parks but not yet improved.
-  Denotes proposed site for the Greenpoint Monitor Museum. *The City has no plans to acquire this site.*

To date, the City has invested **\$384.2 million** in Bushwick Inlet Park.

An additional **\$39.6 million** is currently allocated to advance work at the 50 Kent, Bayside and Motiva parcels.



2009 Master Plan Concept

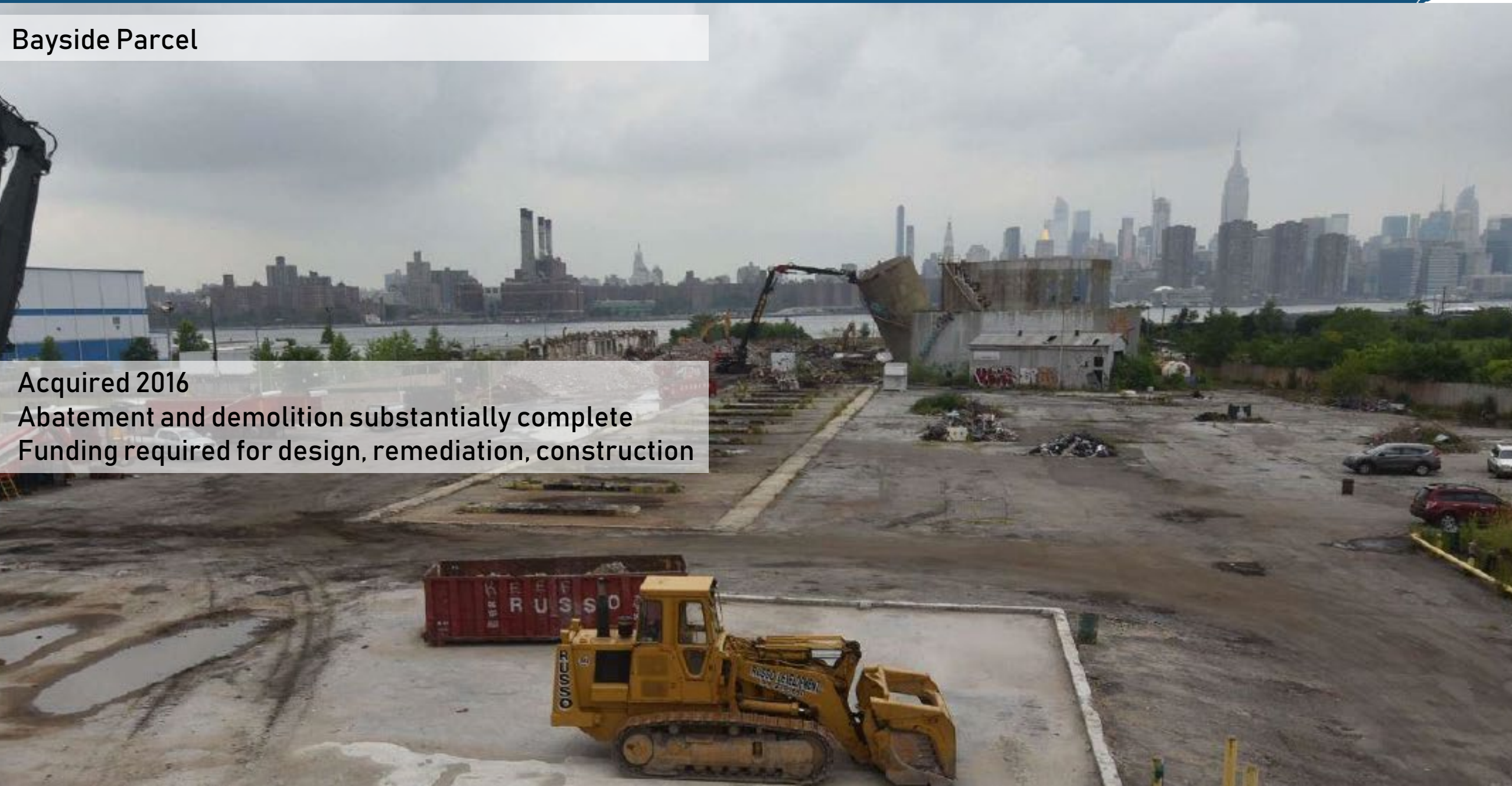


Bushwick Inlet Park – Recent Updates



Bayside Parcel

Acquired 2016
Abatement and demolition substantially complete
Funding required for design, remediation, construction



Newtown Barge Park

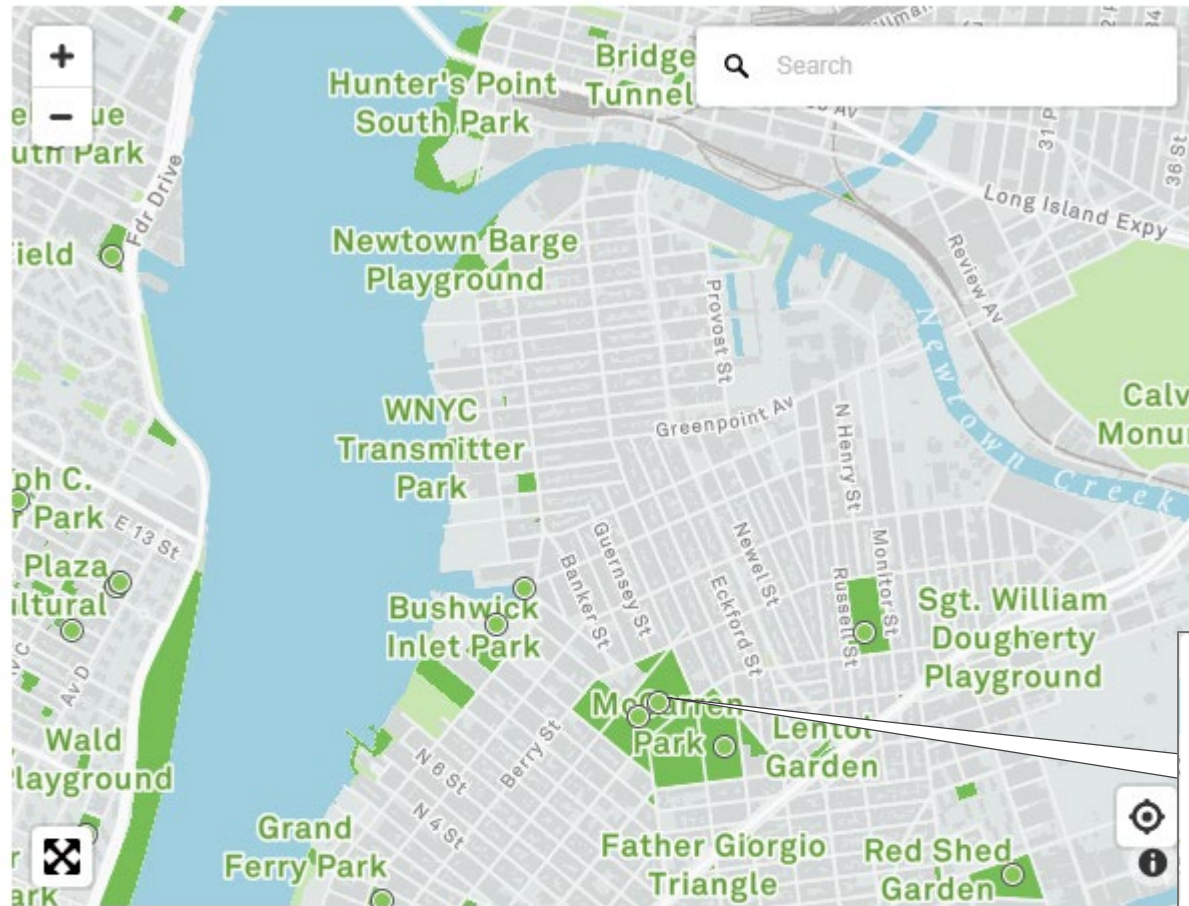
Re-opened summer 2019

Expanded to waterfront –
new esplanade

New synthetic turf field



Open Space Investments – DPR Capital Project Tracker



Learn more about park projects taking place near you, and find out the current status of a project:

www.nycgovparks.org/planning-and-building/capital-project-tracker

McCarren Park Ballfield 3 Reconstruction

Park: McCarren Park

Location: Lorimer Street, Driggs Avenue, North 12th Street and Bedford Avenue

Phase: Design

[View Project Details](#)

[View Active Projects](#)

[View Proposed Projects](#)

[View Partner Projects](#)

[View Completed Projects](#)

Active Projects [View only projects nearing completion](#)

[Bronx](#)

[Brooklyn](#)

[Manhattan](#)

[Queens](#)

[Staten Island](#)

[Citywide](#)

Brooklyn Projects

Park	Project	Phase
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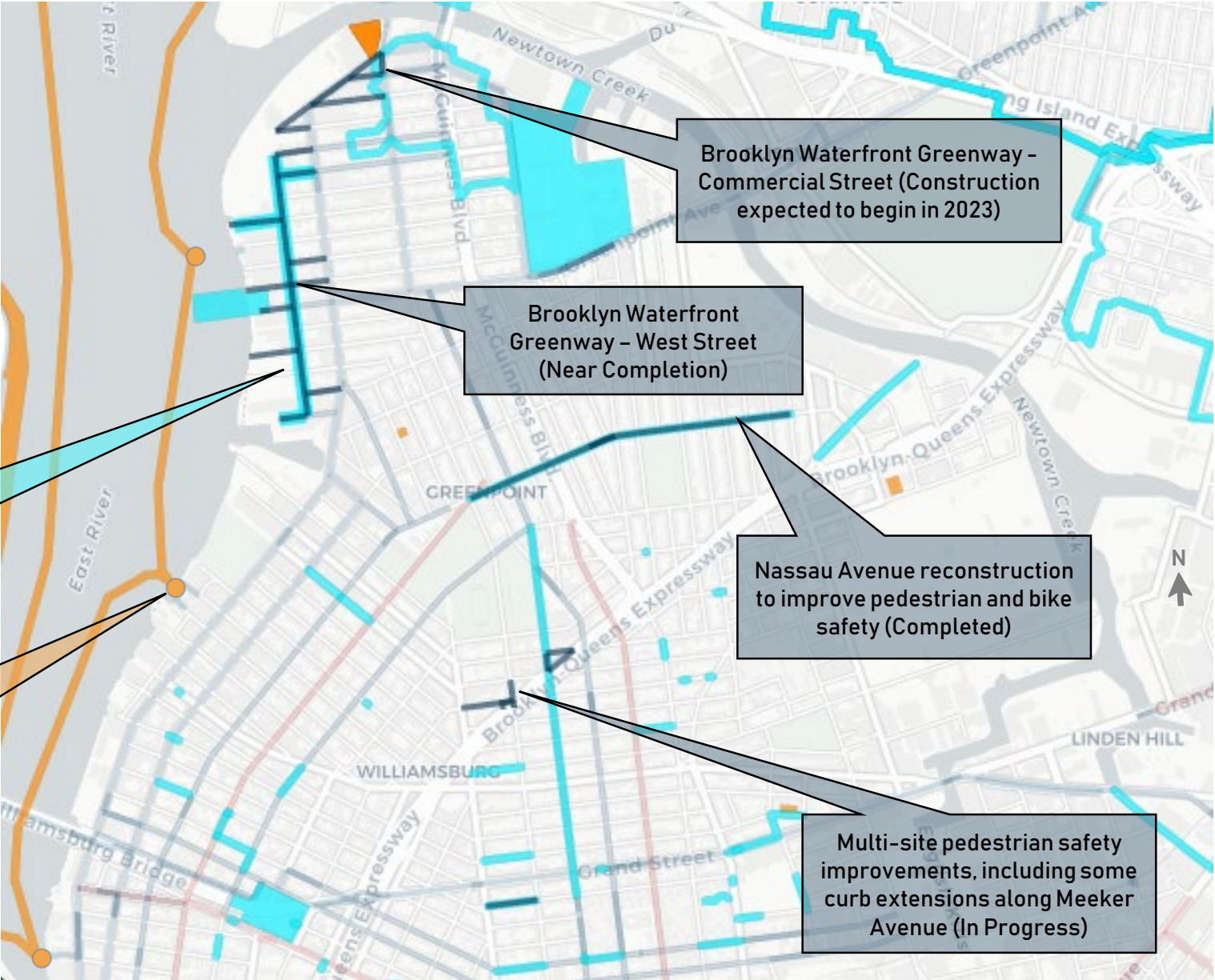
Select Recent and Planned City Investments

Funded Capital Projects (April 2019)

- DOT
- DEP
- EDC
- Bike Routes
- Vision Zero Priority Corridors

Sewer and water main upgrades to alleviate street flooding, reduce sewer back-ups, and improve water distribution (Near Completion)

3 Ferry stops added along shoreline, serving 21,758 passengers per week (Completed)



New schools will be constructed through development along the waterfront

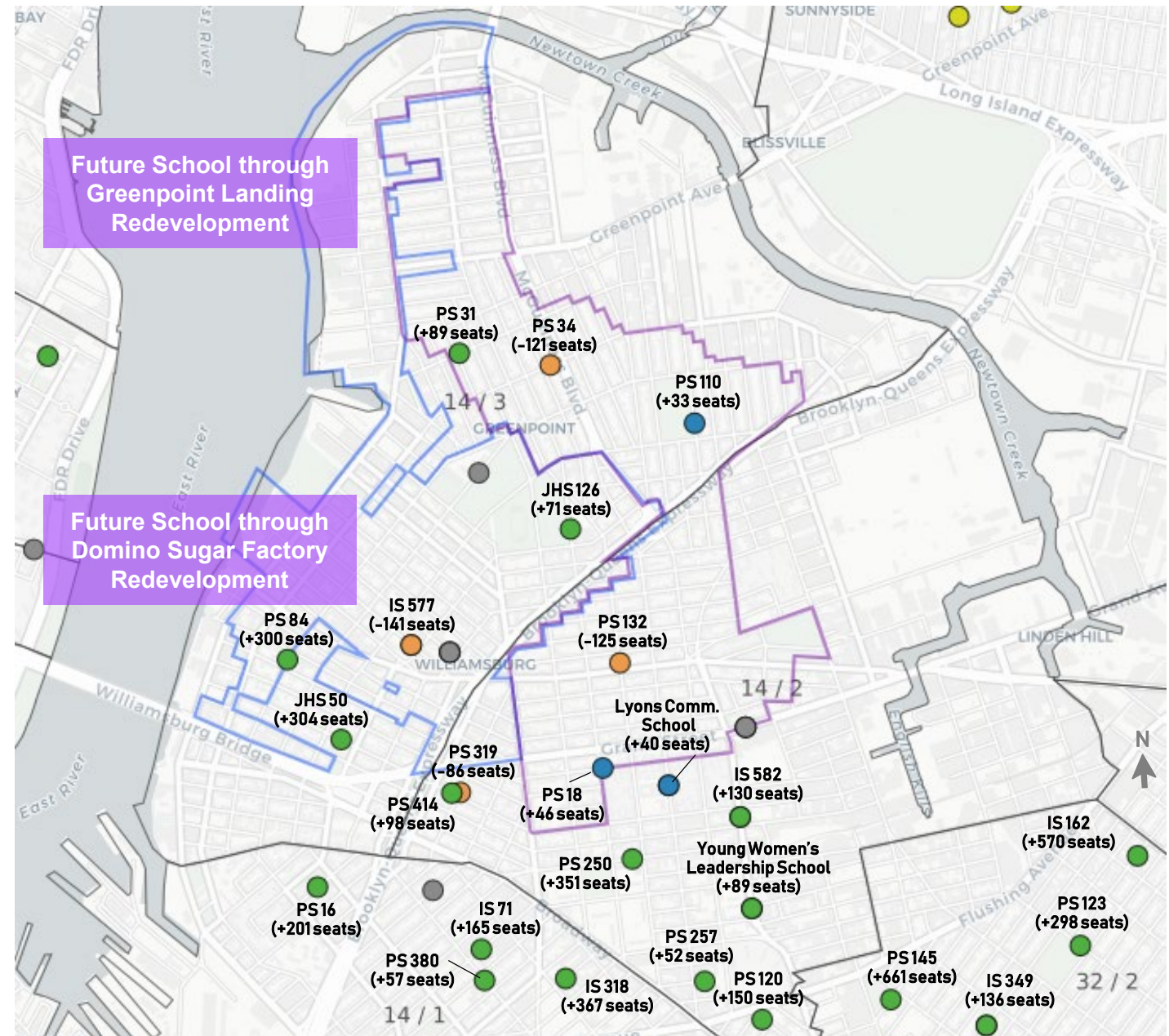
Elementary and Middle School seats available:

- Over 150 seat deficit
- 50 – 150 seat deficit
- 0 – 50 seat deficit
- 0 – 50 seats available
- Over 50 seats available
- High School (for reference)

 2005 Greenpoint-Williamsburg Waterfront Rezoning

 2009 Contextual Rezoning

 DOE School Subdistrict Boundaries



Sources: SCA Capital Plan FY 2020-24 (February 2019), School Utilization: SCA Blue Book SCA 2017-18. **Map does not include non-capacity annex projects or secondary sites, and does not contain projects yet to be sited.**



Our new website includes the same information as the current FY 20-29 Ten Year Capital Strategy in a more easy-to-use and accessible design.

Visit <https://tycs.planning.nyc.gov/>.

Statements of Community District Needs and Community Board Budget Requests

- Tools for describing district's top issues, needs, and budget priorities to inform City decision-making
- Reviewed annually by City agencies responsible for program and service delivery

<http://communityprofiles.planning.nyc.gov/brooklyn/1>





Select Findings and Highlights

Data on housing, population, and jobs:

- There has been significant housing and population growth in the 2005 Waterfront rezoning area of Greenpoint-Williamsburg that well outpaced development and growth in surrounding neighborhoods, with over 12,000 new homes added to the Waterfront neighborhood since 2007.
- New housing across the Greenpoint-Williamsburg neighborhood includes over 2,000 new income-restricted units created and over 1,000 affordable homes preserved through various programs since 2007.
- The total number of residents in all race and Hispanic origin groups in the 2005 Waterfront rezoning area has increased in the years since the rezoning. This includes reversal of a previous trend of decline in the area's Hispanic population.
- There has not been a significant change in the number of households at lower incomes in the Waterfront area in the years since the rezoning.
- Over 11,000 new jobs have been added across the Waterfront area, surrounding neighborhood, and Greenpoint-Williamsburg IBZ since the end the recession, significantly outpacing citywide job growth. The growth has included both lower- and higher-wage positions across sectors including retail and hospitality, industrial, and office-based work. This includes reversal of a previous trend of decline in the area's manufacturing jobs.

City investments and planning of future projects:

- Over four acres of new publicly accessible waterfront space has been completed through private development in the Waterfront rezoning area, along with significant ongoing City investment in waterfront parks.
- Future development is projected to add more housing, affordable housing, jobs, open space, and people to the Greenpoint-Williamsburg neighborhood, and the City continues to plan for the area's growth through capital investment, design standards for a resilient public waterfront, and guidance on private development. DCP continues to encourage developers to engage with the community board in early stages of project planning and waterfront design.