

East New York Planning Framework March 2013

Image: NYC DCP



NEW YORK & CONNECTICUT
SUSTAINABLE COMMUNITIES

NYCPLANNING
DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

WHAT IS NY-CT SUSTAINABLE COMMUNITIES?

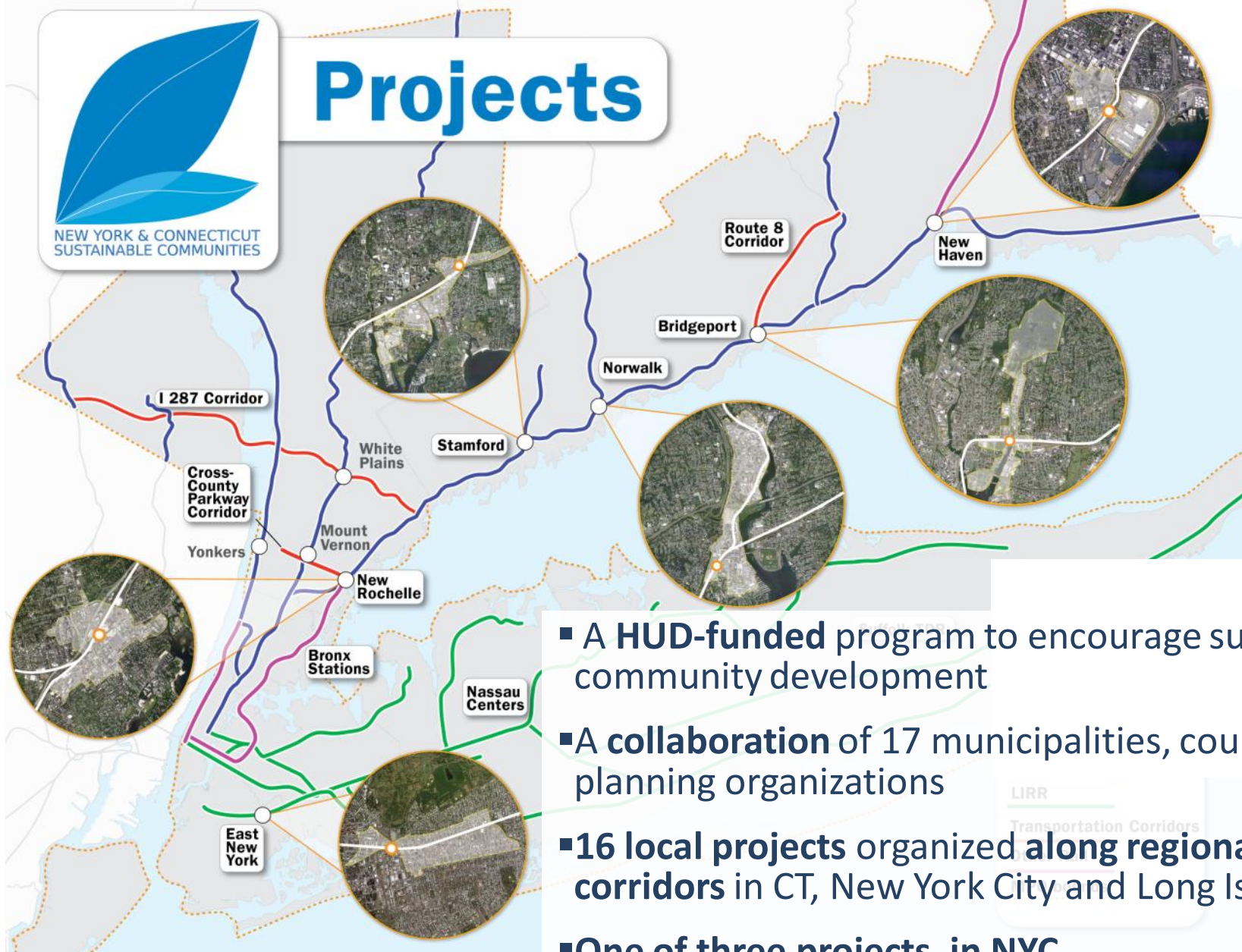


Image: NY-CT Sustainable Communities Consortium
<http://www.sustainablenyct.org/resources/>

WHAT IS SUSTAINABLE EAST NEW YORK?

- Access to 5 **subway** lines, **buses** and the **Long Island Railroad**
- Led by strong **community organizations**
- Enjoys the support of **elected officials**
- Builds on **City initiatives** to promote affordable housing, access to healthy food and retail vitality



SCENY PRINCIPLES

COORDINATE:

**NEIGHBORHOOD
PLANNING
+
TRANSPORTATION
+
SUSTAINABILITY**



Facilitate
new **housing**
opportunities



Improve access
to **fresh food &**
retail services



Improve
the **physical**
environment

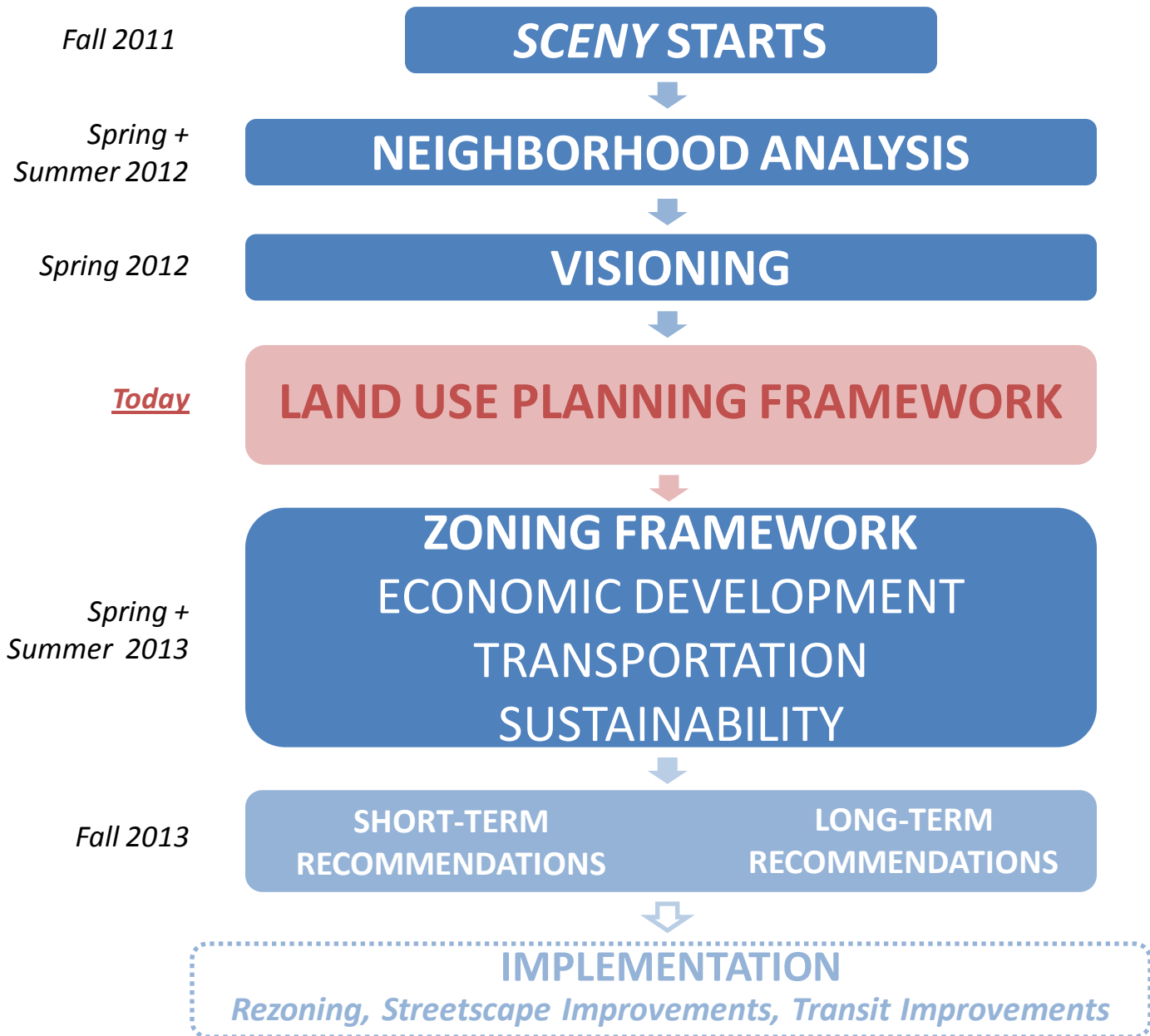


Improve access
to **job centers**

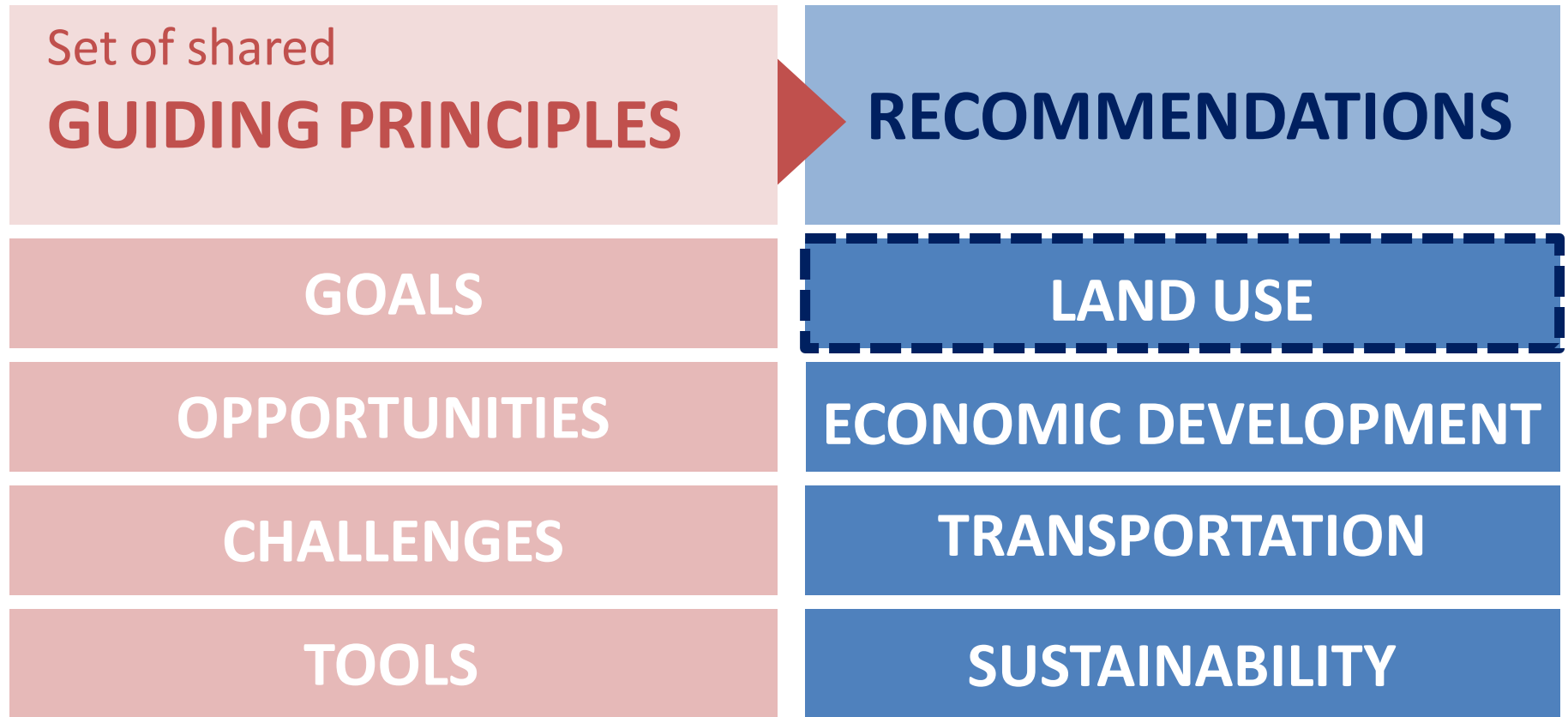


Improve the area's
environmental
performance

SUSTAINABLE EAST NEW YORK – THE WORK SO FAR



WHAT IS A PLANNING FRAMEWORK?



The *Planning Framework* will guide implementation actions.

PLANNING FRAMEWORK - OVERVIEW

- **EXISTING CONDITIONS**
 - Neighborhood Analysis
 - Current Zoning and Land Use
- **COMMUNITY VISIONING**
- **PLANNING FRAMEWORK**
 - Long-term recommendations
 - Short-term recommendations

NEIGHBORHOOD ANALYSIS

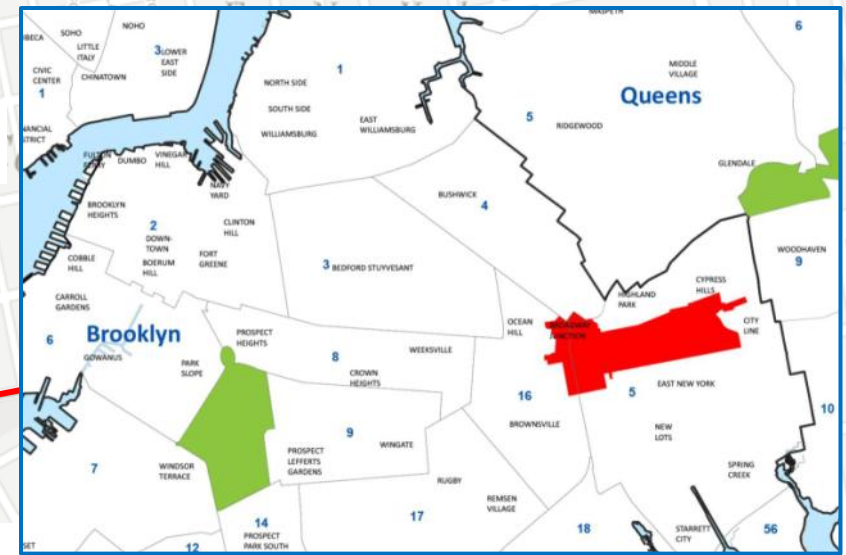
BUSHWICK

CYPRESS HILLS

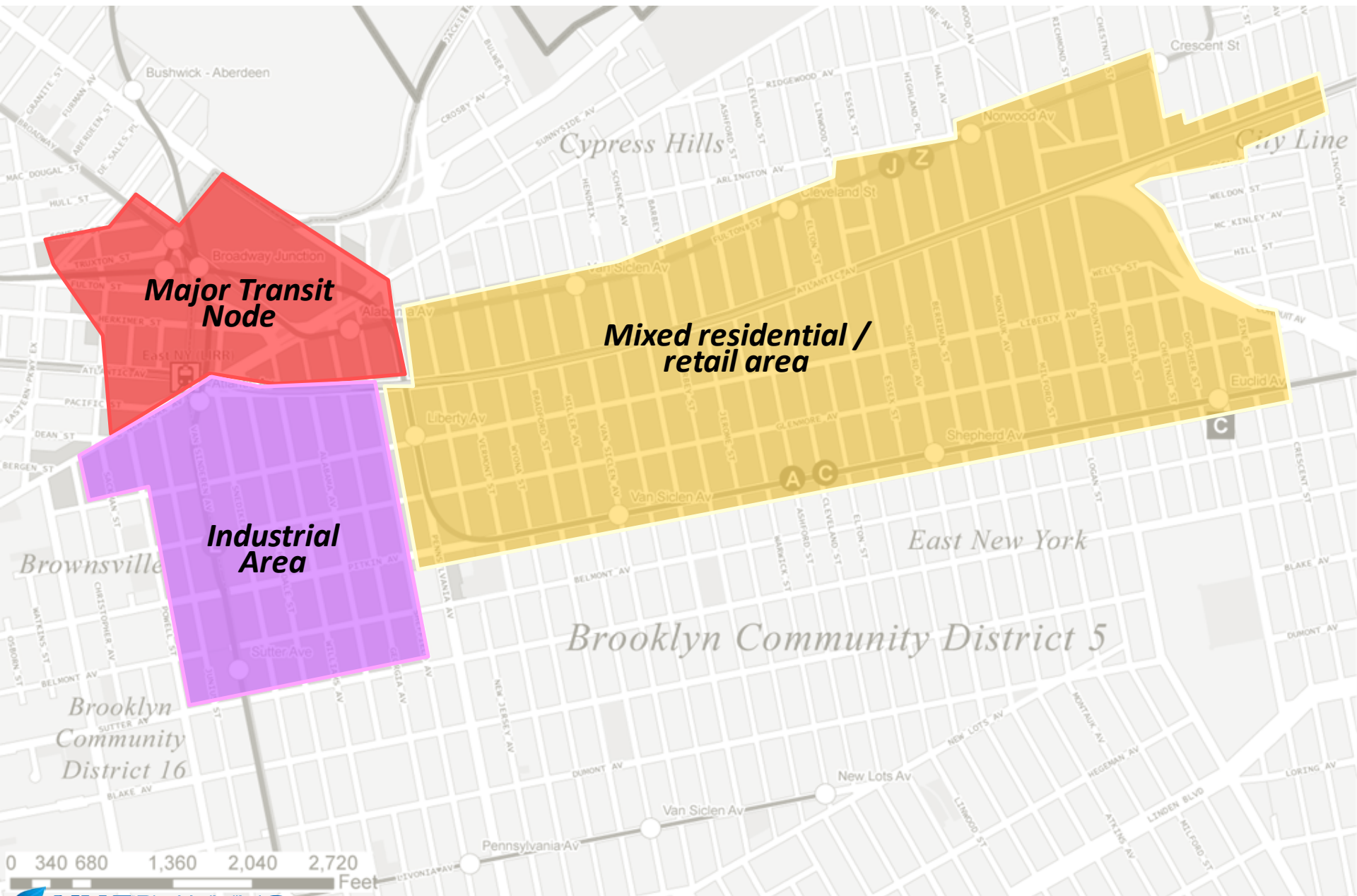
CITY LINE

EAST NEW YORK

BROWNSVILLE



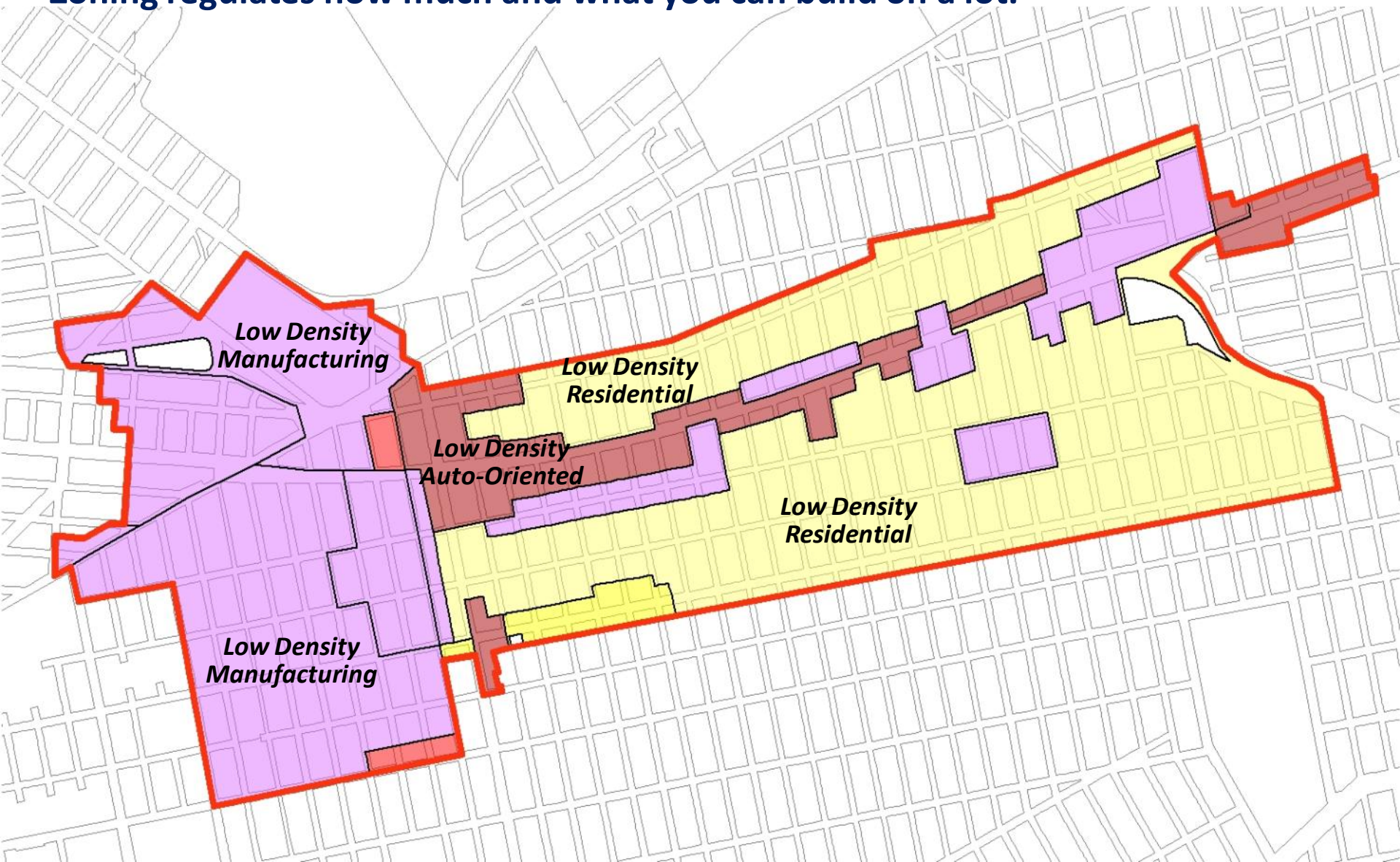
SUB-AREAS



EXISTING ZONING

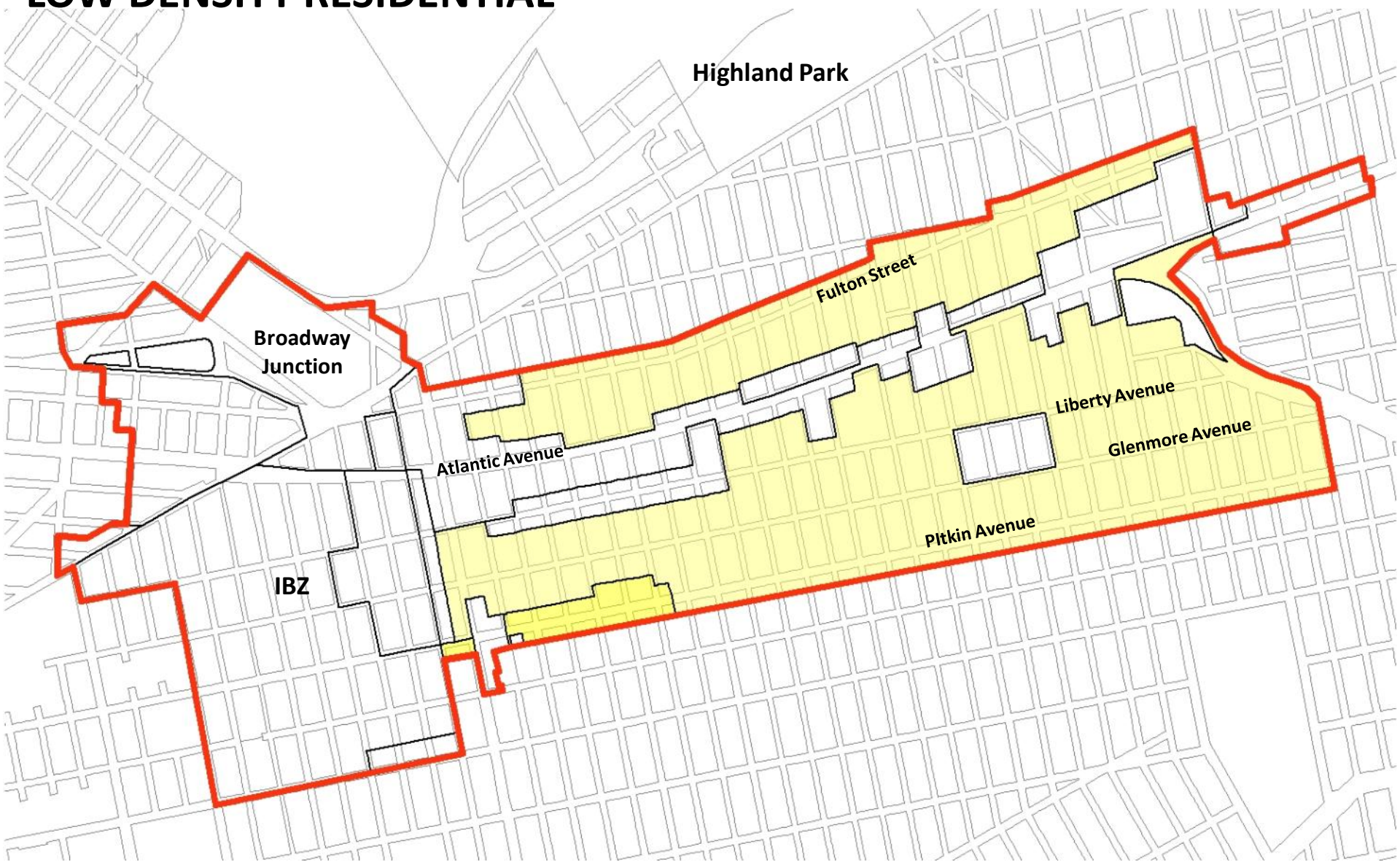
EXISTING ZONING

Zoning regulates how much and what you can build on a lot.



EXISTING ZONING

LOW DENSITY RESIDENTIAL

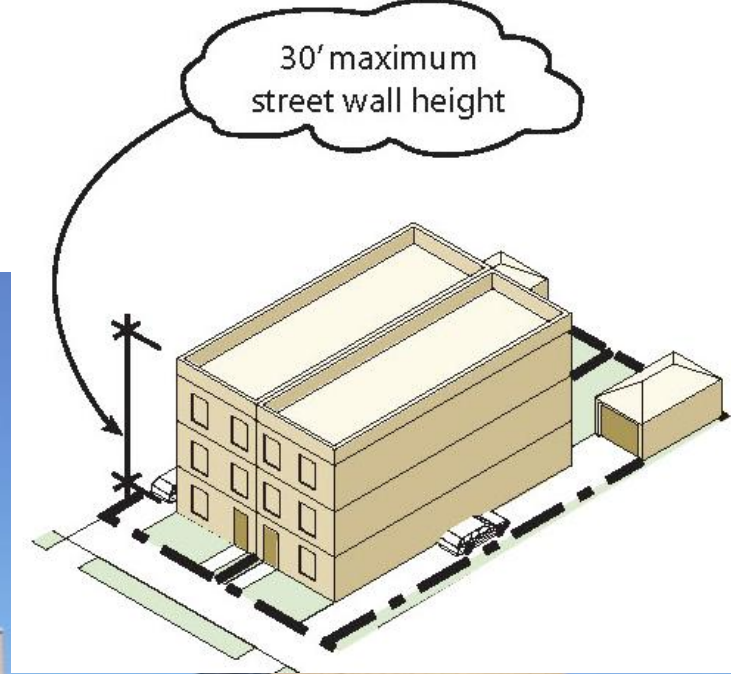


RECENT CONSTRUCTION

LOW DENSITY RESIDENTIAL (R5)

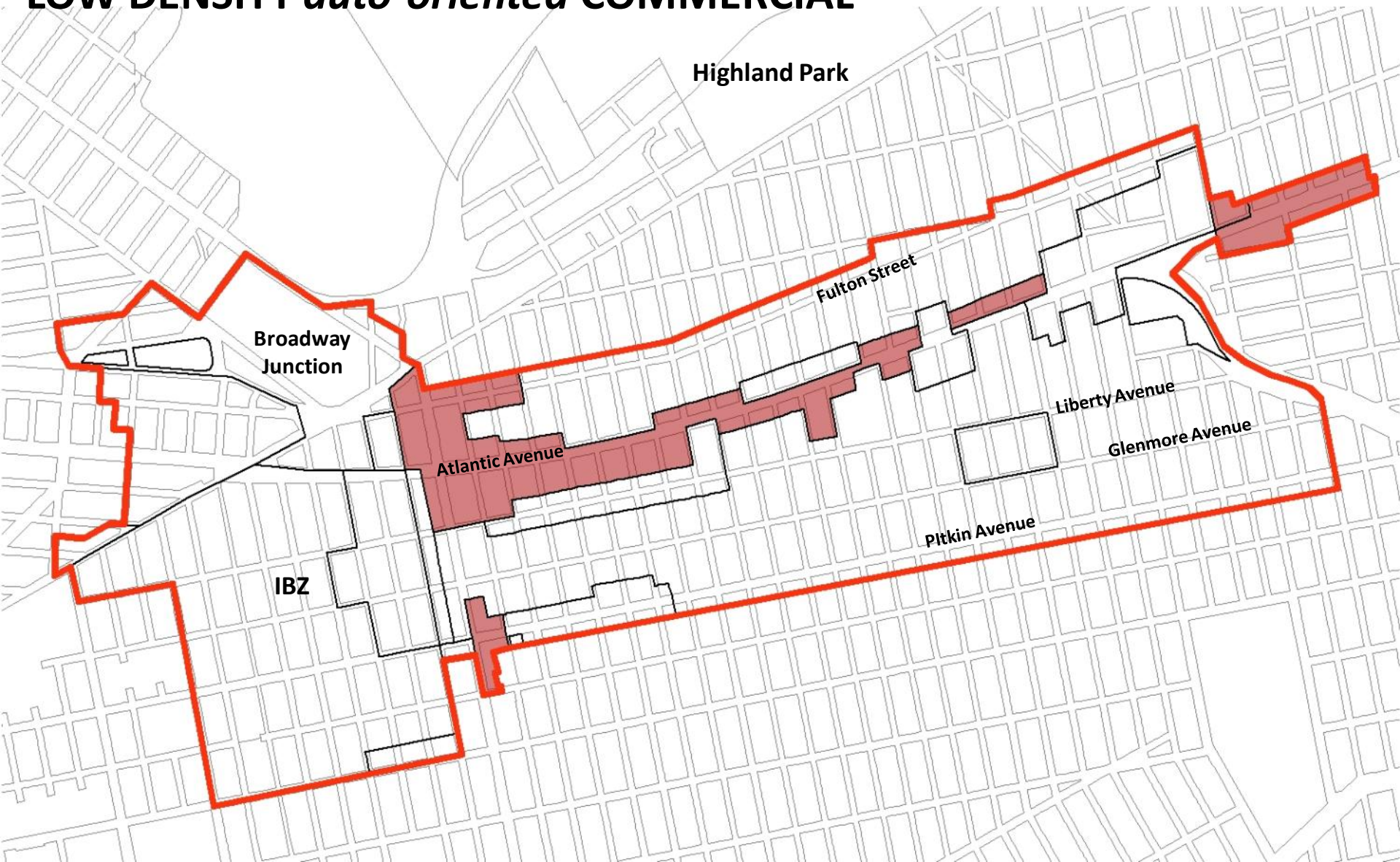
2-3 story rowhouses

Image: NYC DCP



EXISTING ZONING

LOW DENSITY *auto-oriented* COMMERCIAL

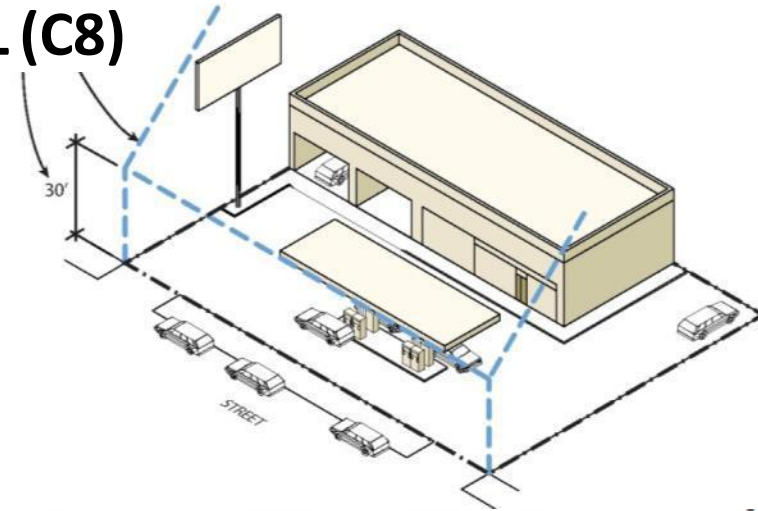


RECENT CONSTRUCTION

LOW DENSITY *auto-oriented* COMMERCIAL (C8)

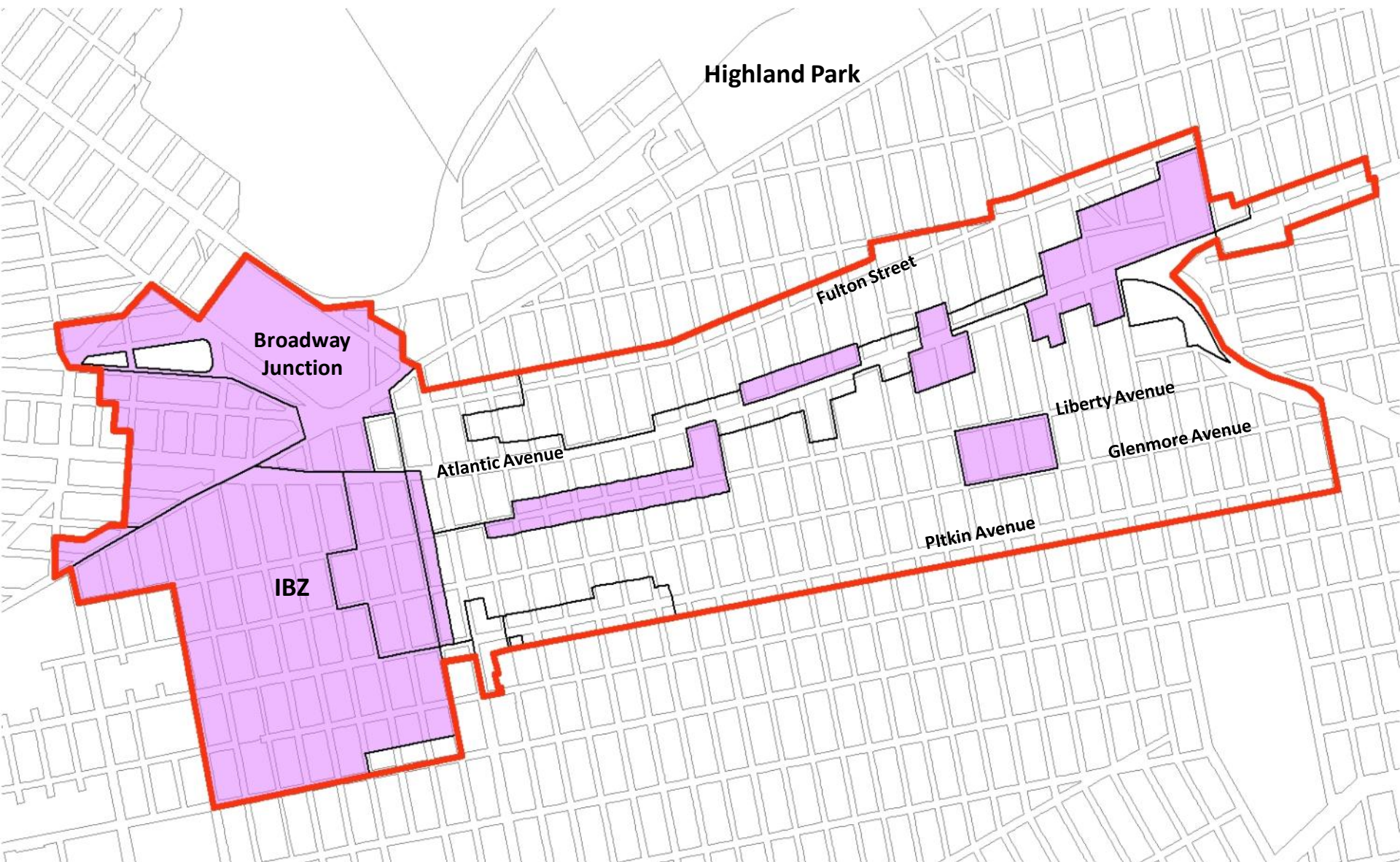
Residential *NOT* allowed

Image: NYC DCP



EXISTING ZONING

LOW DENSITY MANUFACTURING

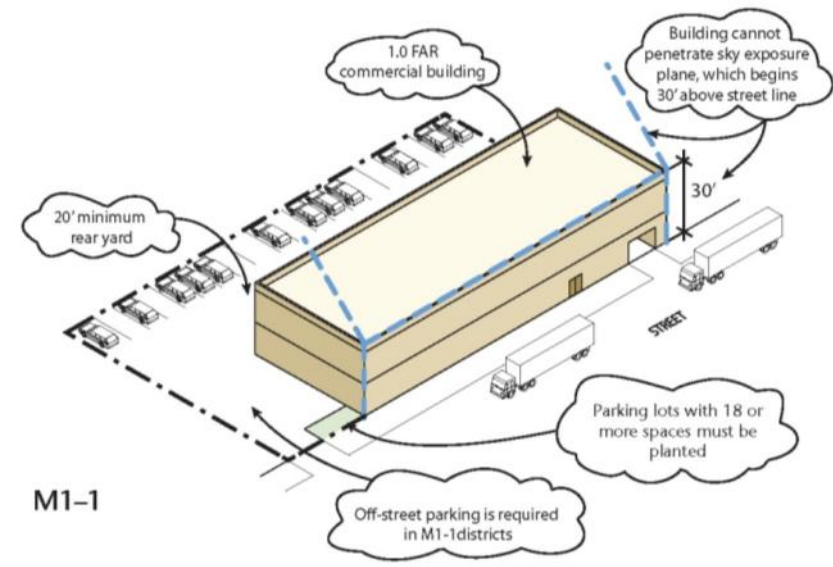


RECENT CONSTRUCTION

LOW DENSITY MANUFACTURING

Zoning limits uses and density
Lack of active frontages at street level
produces bleak streetscape

Image: NYC DCP



RECENT CONSTRUCTION

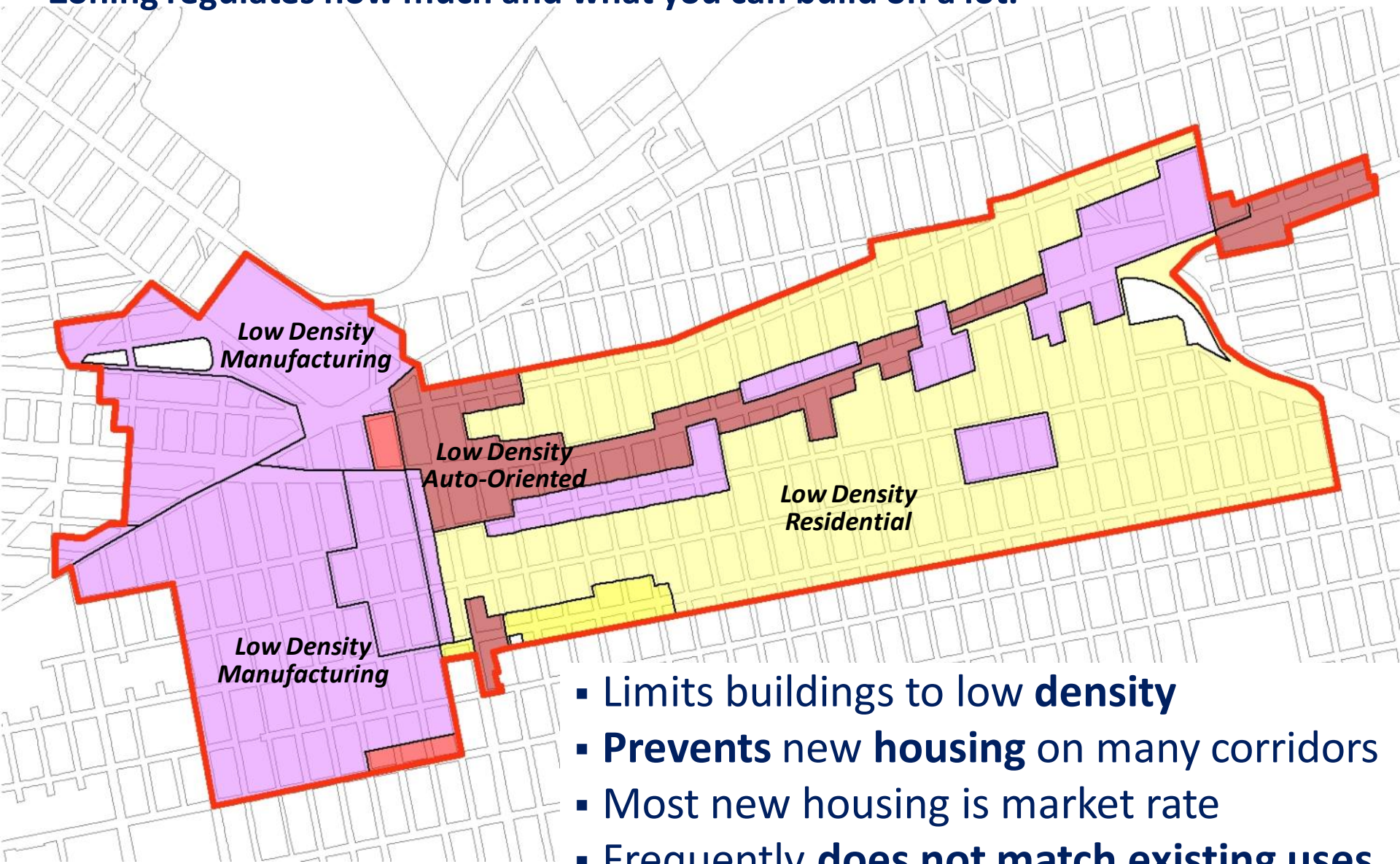
LOW DENSITY MANUFACTURING

Residential *NOT* allowed
Zoning not reflective of current needs
in the neighborhood



EXISTING ZONING

Zoning regulates how much and what you can build on a lot.



- Limits buildings to low **density**
- **Prevents** new **housing** on many corridors
- Most new housing is market rate
- Frequently **does not match existing uses**

COMMUNITY VISIONING

COMMUNITY VISIONING EVENTS

Image: NYC DCP

October 21, 2011 **Verde I Summit**
Neighborhood Strengths/Challenges

February 9, 2012 **East New York Town Hall**
Jobs Access/Housing/Community Safety

March 3, 2012 **Broadway Junction Visioning**
Transportation/IBZ/Streetscapes/Retail

May 10, 2012 **East New York Visioning**
Good/bad places & solutions

October 27, 2012 **Verde II Summit**
Density/Streetscapes/Retail Corridors

Today **Cypress Hills & East New York**
Planning Framework/Preliminary Recommendations

WHAT YOU TOLD US: ASSETS



All Images: NYC DCP

WHAT YOU TOLD US: PRIORITIES

TRANSIT ACCESS
SAFE STREETS
PERSONAL
SAFETY



Image: NYC DOT

Image: NYC DCP



HOUSING



JOBS

Image: flickr via user: christiana care

Image: NYC DCP



COMMUNITY
SERVICES

Image: NYC DCP



RETAIL

Image: NYC DCP



SUSTAINABILITY

PLANNING FRAMEWORK

PLANNING FRAMEWORK

LAND USE

**ECONOMIC
DEVELOPMENT**

TRANSPORTATION

SUSTAINABILITY



DENSITY

*More people living
in ENY*

USE

Variety of uses

DESIGN

*Aesthetically pleasing
neighborhood*



HOUSING

*More housing, including
affordable housing*

RETAIL

*More shopping
options, more jobs*

STREETScape

*Attractive street design
and pedestrian amenities*



SUSTAINABLE NEIGHBORHOOD

PLANNING FRAMEWORK - HOUSING

YOU
TOLD US

“Provide more housing, including affordable housing”

Image: NYC DCP



Image: Copyright © Google 2013



AREA OPPORTUNITIES

- Intact neighborhood streets
- Vacant lots offer opportunities for new development

AREA CHALLENGES

- Zoning limits housing to low density
- Zoning prevents housing on many corridors

PRINCIPLES - HOUSING



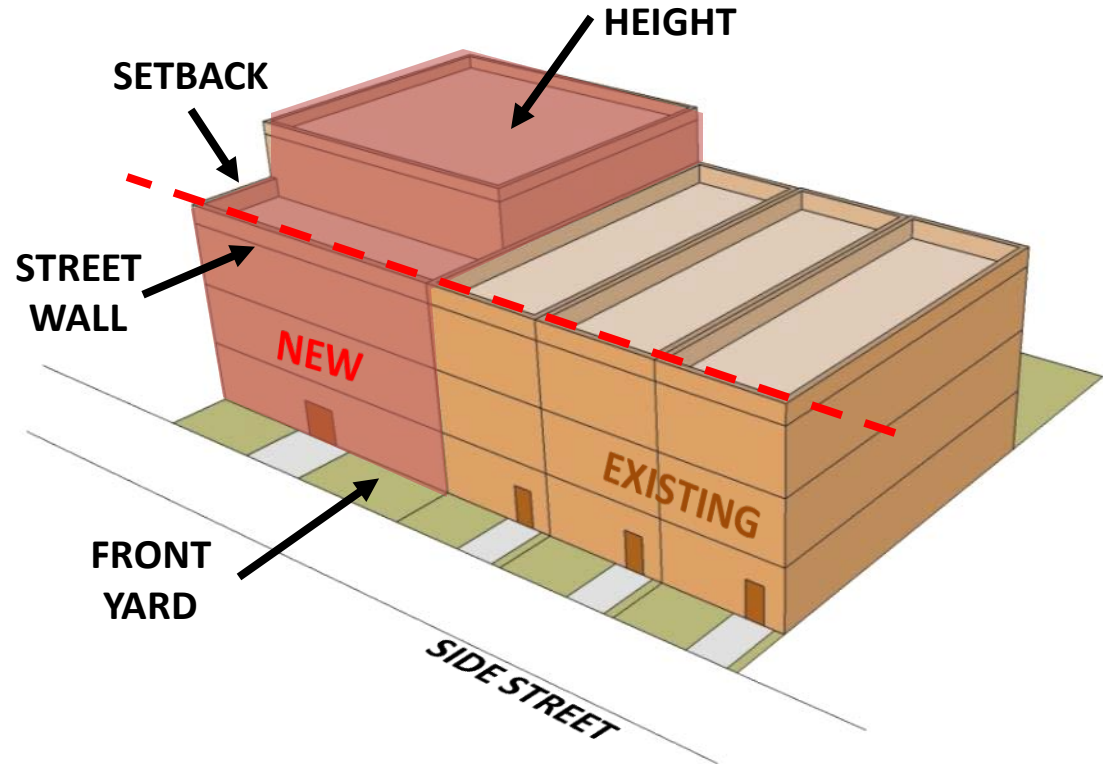
Preserve neighborhood streets



Encourage more housing, including affordable housing, along major corridors

All Images: NYC DCP

OUR TOOLS – PRESERVE NEIGHBORHOOD STREETS



Street wall, max. height, setback, and front yard regulations are tailored to maintain the character of existing building typologies.

CONTEXTUAL ZONING ENCOURAGES DEVELOPMENT CONSISTENT WITH THE **CHARACTER** OF THE NEIGHBORHOOD.

OUR TOOLS – ENCOURAGE AFFORDABLE HOUSING

Fulton Street



Image: NYC DCP

Atlantic Avenue

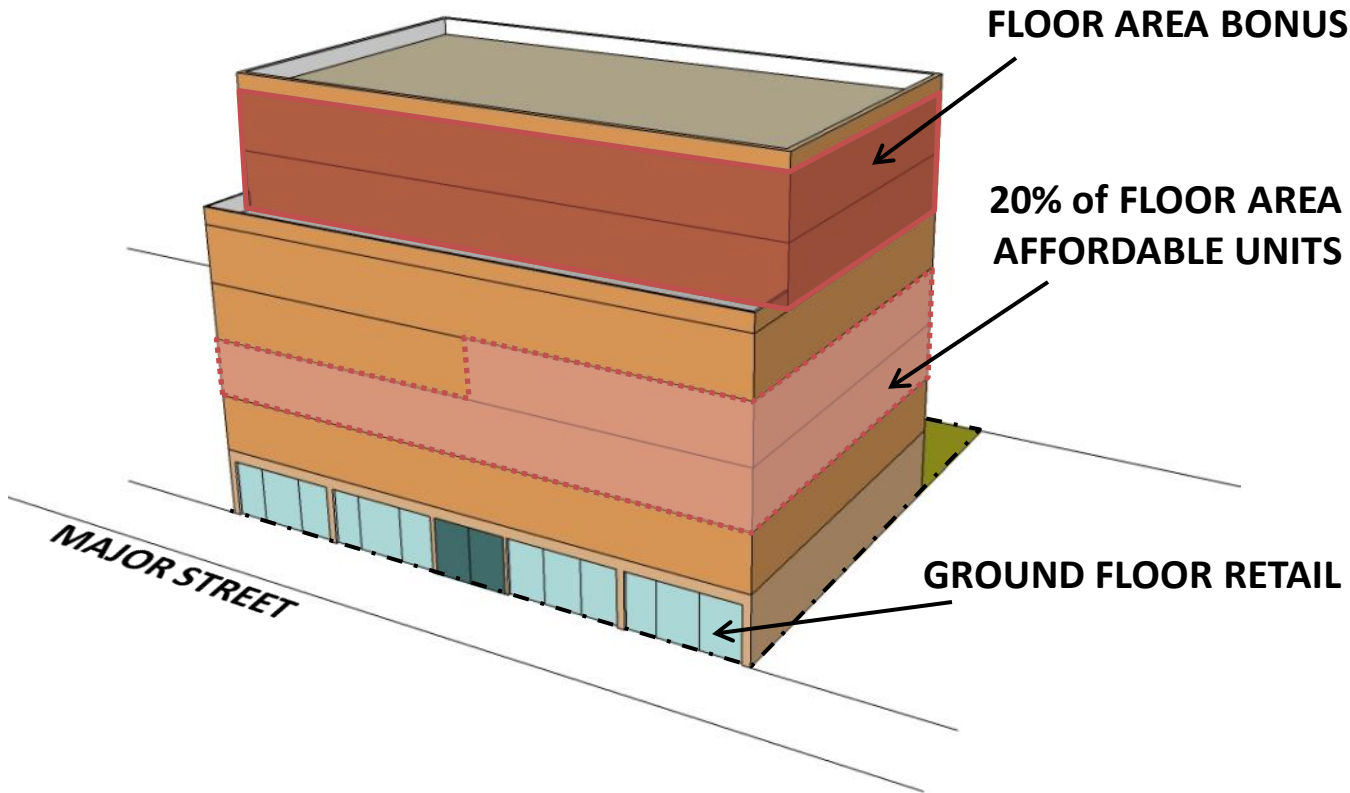


Image: Copyright © Google 2013

Pitkin Avenue



Image: NYC DCP



The Inclusionary Housing program provides an incentive for affordable housing developments, but requires mapping of designated areas in *medium to high density districts*.

REZONING TO HIGHER DENSITIES WITH INCENTIVES FOR AFFORDABLE HOUSING ALONG MAJOR CORRIDORS AND AROUND THE BROADWAY JUNCTION TRANSIT HUB WOULD ENCOURAGE NEW HOUSING DEVELOPMENTS

PLANNING FRAMEWORK - RETAIL

YOU
TOLD US

“Increase access to goods and healthy food and overall improve health of this community.”



Fulton street

AREA OPPORTUNITIES

- Fulton Street active local commercial street
- Commercial corridors are close to residential areas
- Opportunity for small business startups



Pitkin Avenue

AREA CHALLENGES

- Limited and poor retail mix
- Stores don't have enough customers to support business
- Housing on ground floors disrupts retail continuity
- Residents shop outside of community

PRINCIPLES - RETAIL

Image: NYC DCP



Strengthen local retail by encouraging active uses on ground floors. Encourage new stores and restaurants to open along major corridors and increase density to support businesses.

PLANNING FRAMEWORK – DESIGN & STREETScape

YOU
TOLD US

“Improve pedestrian safety and help the community become more aesthetically pleasing”



AREA OPPORTUNITIES

- City programs encourage pedestrian safety
- Active retail corridors are safer
- High pedestrian activity to transit

AREA CHALLENGES

- Pedestrian crossing of major streets is dangerous
- Lack of pedestrian amenities discourages walking
- Lack of activities at the street level makes walking in East New York feel unsafe

PRINCIPLES – DESIGN & STREETScape

Image: Copyright © Google 2013



PLANNING FRAMEWORK

LAND USE

ECONOMIC
DEVELOPMENT

TRANSPORTATION

SUSTAINABILITY



DENSITY

*More people living
in ENY*

USE

Variety of uses

DESIGN

*Aesthetically pleasing
neighborhood*



HOUSING

*More housing, including
affordable housing*

RETAIL

*More shopping
options, more jobs*

STREETSCAPE

*Attractive street design
and pedestrian amenities*



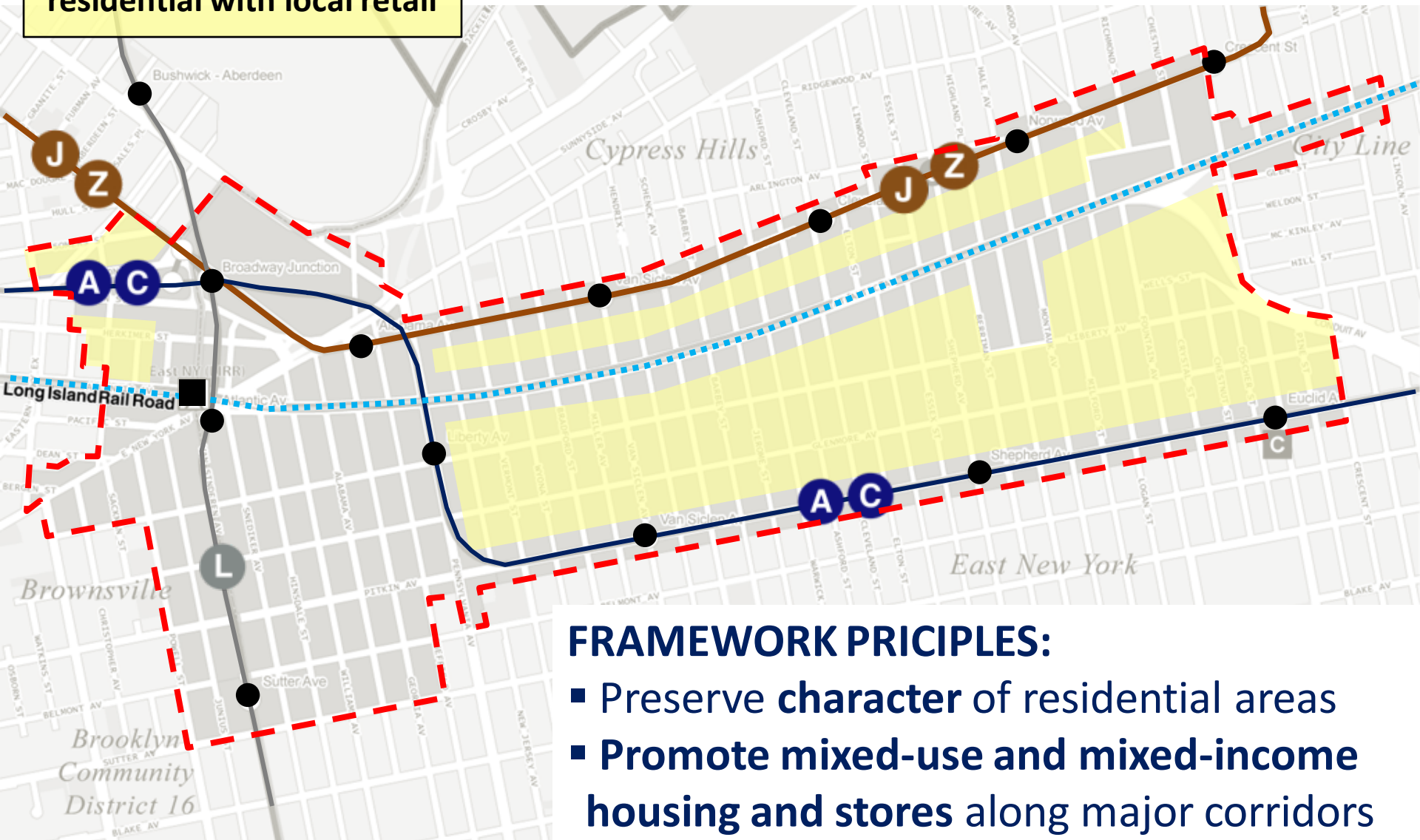
SUSTAINABLE NEIGHBORHOOD

PLANNING FRAMEWORK – SUSTAINABLE NEIGHBORHOOD



PLANNING FRAMEWORK

PRESERVATION
residential with local retail



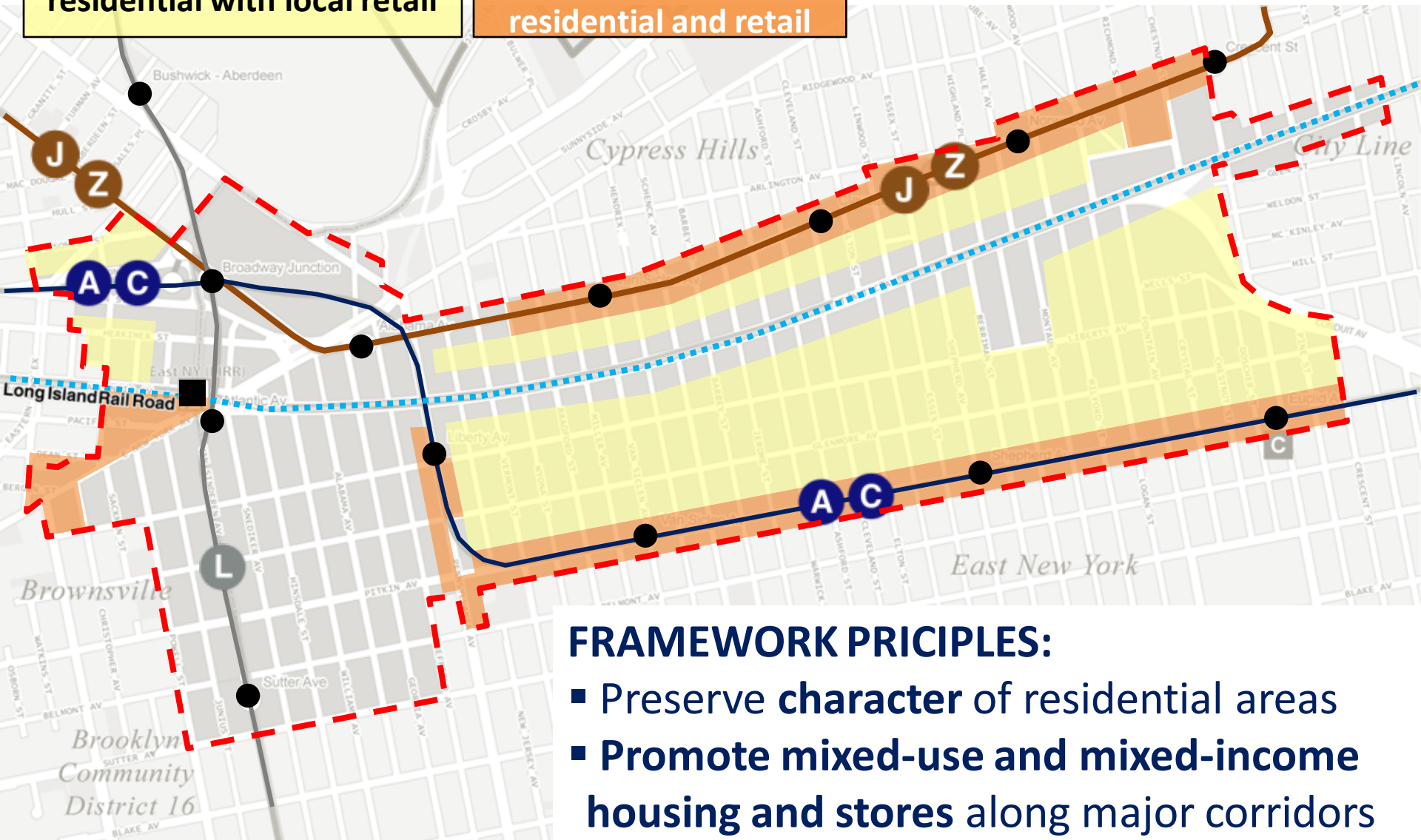
FRAMEWORK PRICIPLES:

- Preserve **character** of residential areas
- Promote **mixed-use and mixed-income** housing and stores along major corridors

PLANNING FRAMEWORK

PRESERVATION
residential with local retail

MODEST GROWTH
mixed-use:
residential and retail



FRAMEWORK PRICIPLES:

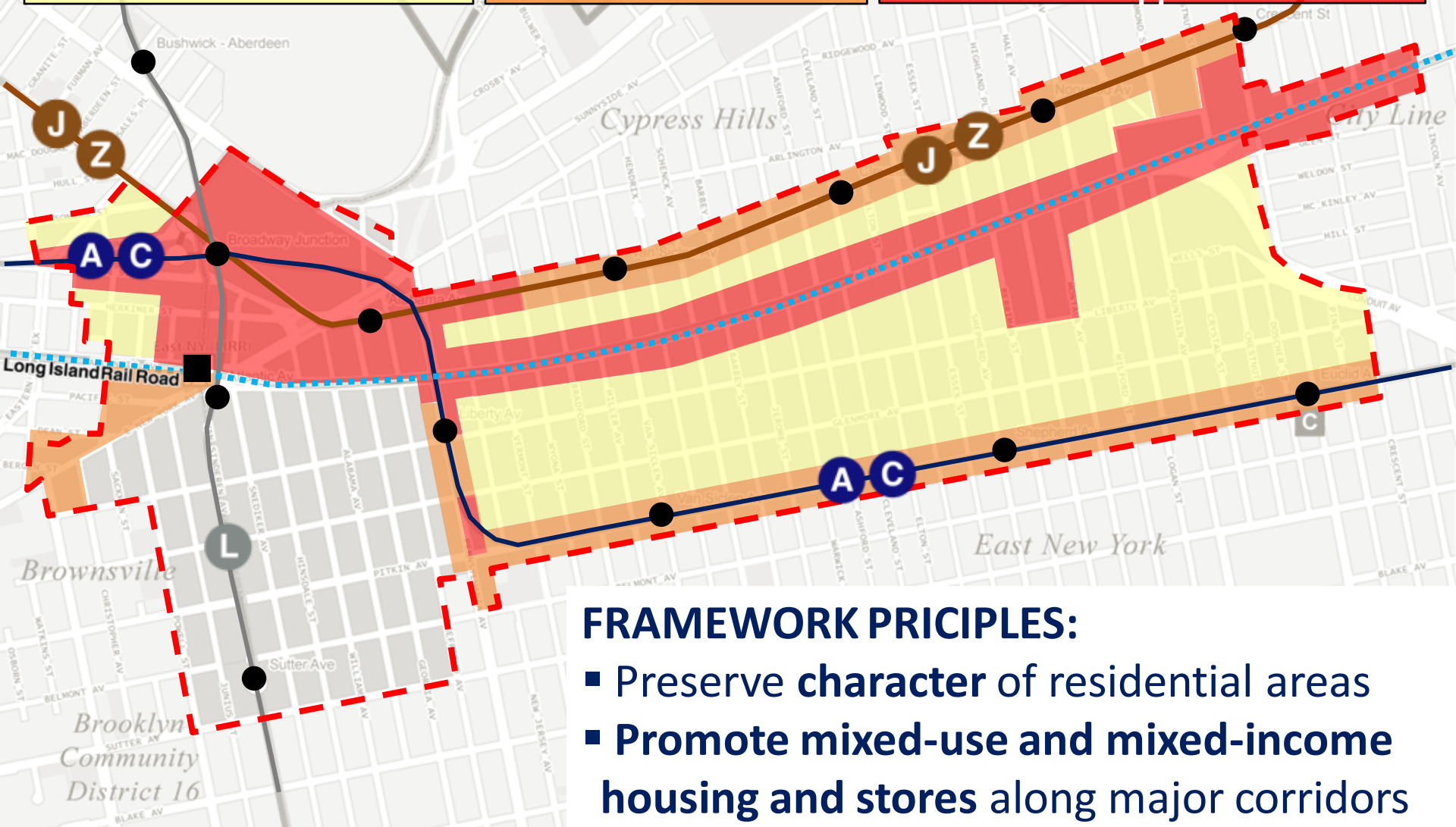
- Preserve **character** of residential areas
- **Promote mixed-use and mixed-income housing and stores** along major corridors

PLANNING FRAMEWORK

PRESERVATION
residential with local retail

MODEST GROWTH
mixed-use:
residential and retail

GROWTH
mixed-use : residential, retail and
business opportunities



FRAMEWORK PRICIPLES:

- Preserve **character** of residential areas
- Promote **mixed-use and mixed-income** housing and stores along major corridors

PLANNING FRAMEWORK

Image: Copyright © Google 2013



Atlantic Avenue at Warwick Street

PLANNING FRAMEWORK – SUSTAINABLE NEIGHBORHOOD



Atlantic Avenue at Warwick Street

SHORT TERM RECOMMENDATIONS

IMPROVE STREETSCAPE and SAFETY

Image: NYC DOT



Design safe streets, improve sidewalk with bus shelters, wayfinding, safe crossings, street trees and create pedestrian plazas.

BUILD ON DOT STREETSCAPE IMPROVEMENT PROJECTS

All Images: NYC DCP



New Lots Avenue Plaza

before



after

OUR TOOLS – IMPROVE STREETScape

Image: NYC DCP

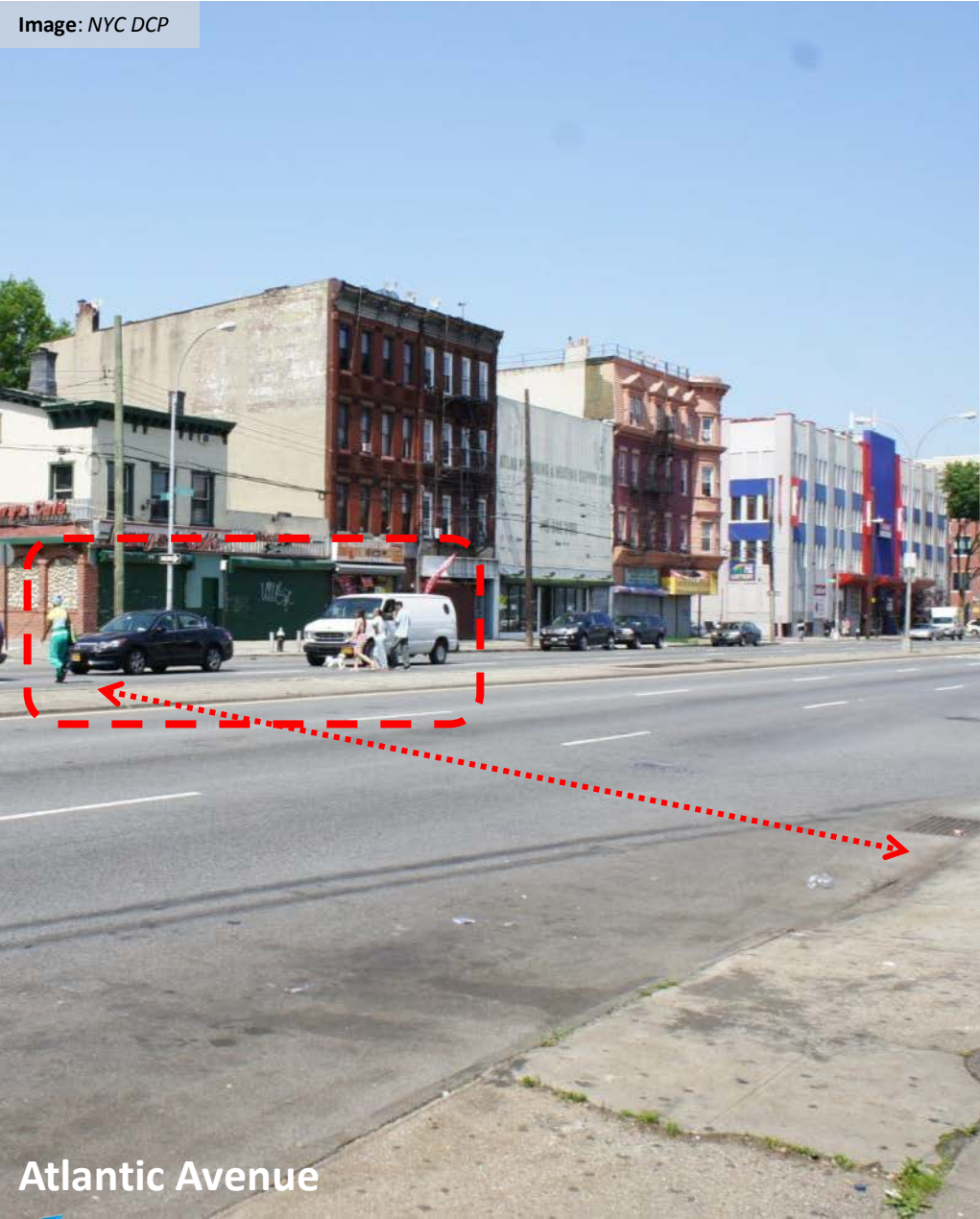
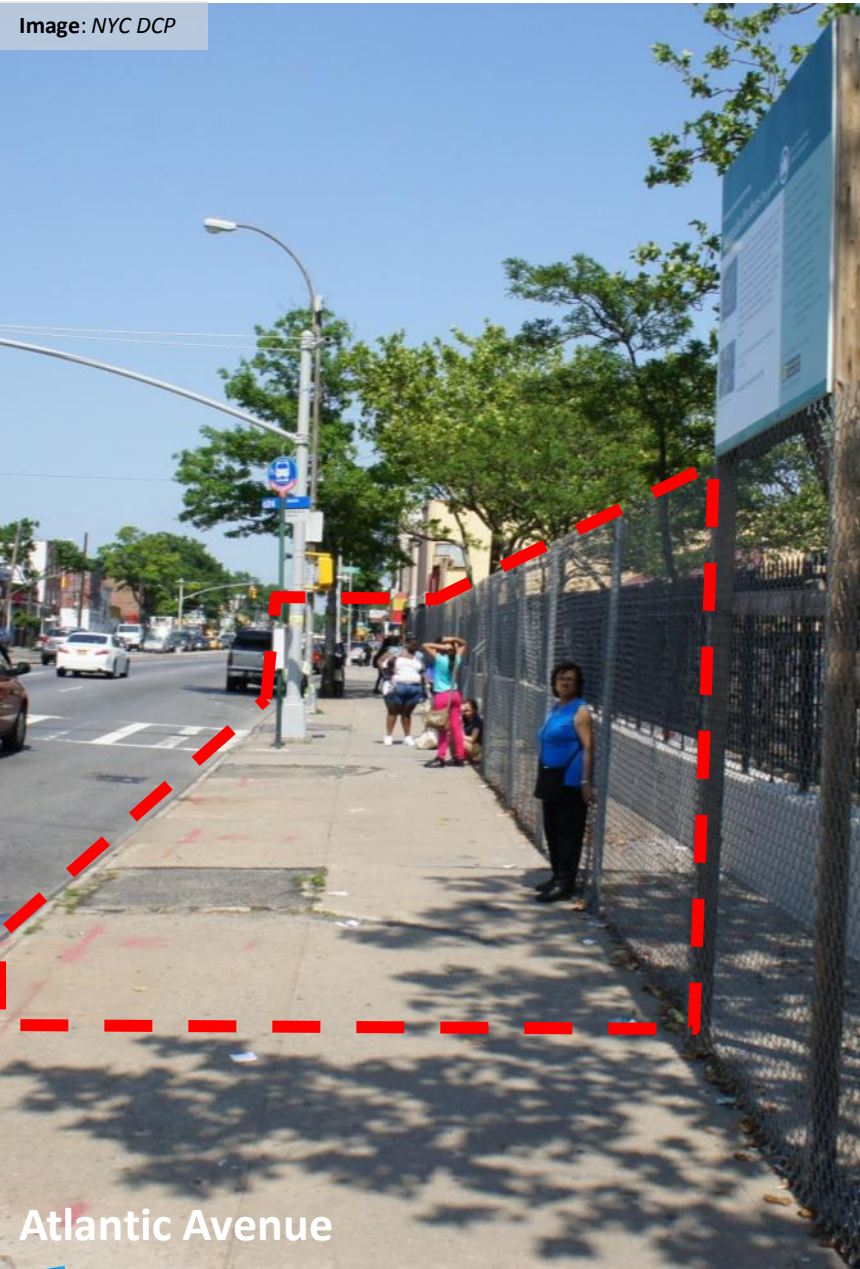


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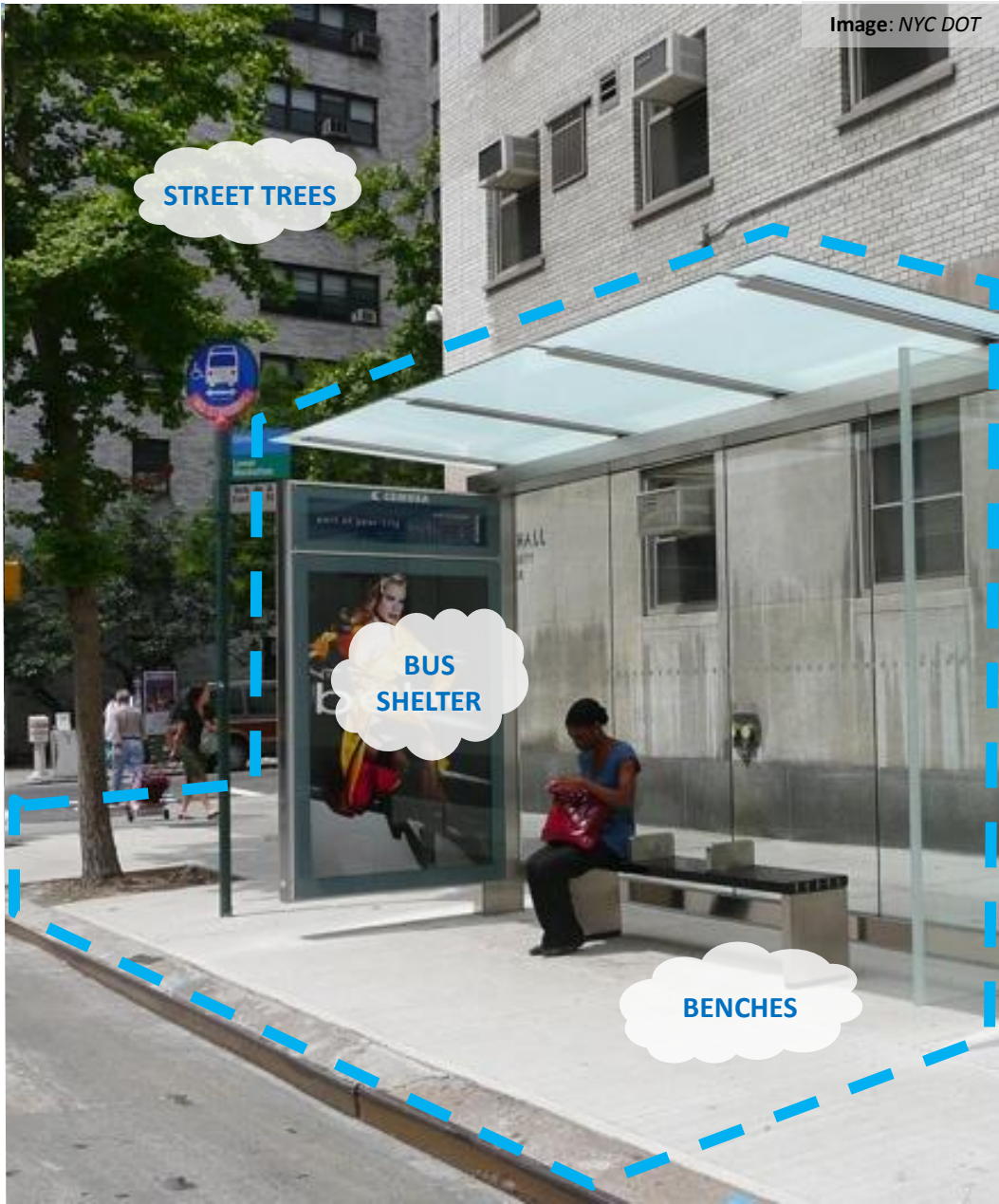
OUR TOOLS – IMPROVE STREETScape

Image: NYC DCP



Atlantic Avenue

Image: NYC DOT



STREET TREES

BUS
SHELTER

BENCHES

OUR TOOLS – IMPROVE STREETScape

All Images: NYC DCP



Broadway Junction



EAST NEW YORK - TODAY



Image: NYC DCP

Pitkin Avenue at Berriman Street

SHORT-TERM: IMPROVED STREETScape



Pitkin Avenue at Berriman Street

LONG-TERM: SUSTAINABLE NEIGHBORHOOD



Pitkin Avenue at Berriman Street

EAST NEW YORK - TODAY



Van Sinderen Avenue

SHORT-TERM: IMPROVED STREETScape



Van Sinderen Avenue

LONG-TERM: SUSTAINABLE NEIGHBORHOOD



Van Sinderen Avenue

FEEDBACK, QUESTIONS and COMMENTS:

DCP Brooklyn Borough Office

16 Court Street, Suite 705

Brooklyn, NY 11241

Telephone: 718.780.8280

Email: **SCENY_DL@planning.nyc.gov**

Website: **www.nyc.gov/sceny**