

DISTRICT 34 LAND USE POLICY



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City Council Member District 34

For the past decade, District 34 experienced some of the most extensive residential, commercial, and manufacturing displacement in New York City. Real estate speculation, rising rents, loss of rent-stabilized housing, and new developments with out-of-reach “affordable housing” have left families that have called Bushwick, Williamsburg, and Ridgewood home for decades with no other option than to pack up and relocate. The district is also home to a historic industrial business zone, with long-standing manufacturing businesses that provide good-paying and local jobs to thousands of New Yorkers, which are being pushed out by nonindustrial uses such as nightlife venues, tech office developments, last mile warehouses, and self-storage facilities. Small businesses that have been central to the community are priced out by rising rents, only to be replaced by vacant storefronts.

As your City Council Member, I am working to ensure that future development in the district is inclusive and balanced, with truly affordable housing, preservation of our industrial sector, community-serving uses, and opportunities for jobs and entrepreneurship that are open to all. This document serves as a guide for any future rezoning and construction in District 34, grounded in an understanding that we will only consider equitable developments that strengthen the existing community. We expect developers and city agencies to work collaboratively with us and the local community to craft proposals that are reflective of these values and principles prior to commencing the formal ULURP review process.



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DISTRICT WIDE

- This policy seeks to ensure that any potential development proposals minimize direct or indirect displacement of existing affordable housing units
- The values and ideals outlined in the Bushwick Community Plan are a helpful land use framework for potential proposals
- Until the City fully implements the North Brooklyn Industry and Innovation Plan, we discourage private applications other than those with a very clear industrial economic development rationale, with priority given to long-term industrial residents looking to expand
- Any proposed projects should consider and address impacts on local infrastructures, such as creating new publicly accessible open spaces, including bike parking or capital improvements to surrounding bike infrastructure, maximizing green building and sustainability infrastructure (e.g. passive house, on-site wastewater retention, and treatment, adherence to the NYC 2021 Unified Stormwater Rule for lots smaller than 20,000 square feet, etc).
- All proposals should include a willingness to meaningfully work with the community to identify the needs of the district and the local area and design a proposal that will reflect and incorporate those needs
 - This includes ensuring language access, doing proactive outreach and surveys as well as meeting with local CBOs.

HOUSING

- Proposals should not incur any net loss of existing affordable housing or rent-stabilized units
- Maximize deeply affordable housing at 50% AMI and below in order to create opportunities for those with the greatest need, who have been increasingly displaced in District 34
- Proposals to develop 100% affordable housing with HPD subsidies and maximize deeply affordable housing (especially with dedicated units for unhoused and senior individuals) are encouraged and provide a stronger rationale for residential use and a potential increase in density.
 - This should include building community partnerships with established mission-driven CBO’s to better ensure long-term affordability and units that meet the needs of local residents.

LAND USE & ZONING

- Within Bushwick, all proposals should follow the land use framework of the Bushwick Community Plan
- Any proposals for increased density will only be considered on corridors such as Broadway and Myrtle Avenue where endorsed by the BCP.
- Within the North Brooklyn IBZ, please reference the North Brooklyn Industry and Innovation Plan.
- Within other areas of the district, the office is open to considering proposals for updated zoning that brings deeply affordable housing or affordable economic development space where it does not currently exist.
- Proposals that address local infrastructure and community needs - beyond those that are narrowly identified as “adverse impacts” in the environmental review process - will be given greater consideration

MANUFACTURING

- Until the City fully implements the North Brooklyn Industry and Innovation Plan, we discourage private applications other than those with a very clear industrial economic development rationale.
 - The “Core Industrial District” must be protected for essential industrial and infrastructure uses and until that is implemented, any proposal for commercial development in the “Growth District” must also include an industrial set-aside.
- No residential rezonings in any of the IBZ.
- If a proposal includes rezoning for Manufacturing to Residential anywhere outside of an IBZ, there must be a significant public benefit for any consideration
- These public benefits could include local capital investments, deeply affordable housing options, and/or low-rent commercial commitments driven by community need

INCLUSIVE ECONOMIC AND WORKFORCE DEVELOPMENT

- Any mixed-use development proposals, including commercial space, should be broadly inclusive of the local community and include elements such as:
- Retail space that serves a community need (e.g. laundry, grocery)
- Community facility space that serves a community need (e.g. daycare)
- Workforce development or small business incubator space
- Commitment to affordable commercial space for local small businesses
- Commitments to local small businesses and hiring practices, explicitly working with MWBE groups

LABOR

- Encourage using a significant percentage of union labor in all developments and construction
- Developers should partner with a local group on construction hiring and job training
- Consider union labor for future building maintenance

Projects should include the below features to address District 34 needs and priorities when possible:

- Public space
- Schools
- Public transit improvements
- Daycare and childcare
- Green infrastructure and flood prevention
- Primary healthcare
- Community facilities (with local CBOs)
- Industrial use space