

# CYPRESS HILLS NEIGHBORHOOD STUDY

## PHASE I: PHYSICAL FABRIC

### PL653: LAND USE STUDIO

#### SPRING 2007



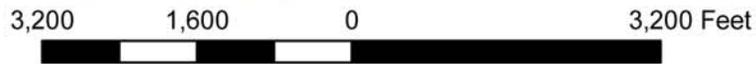
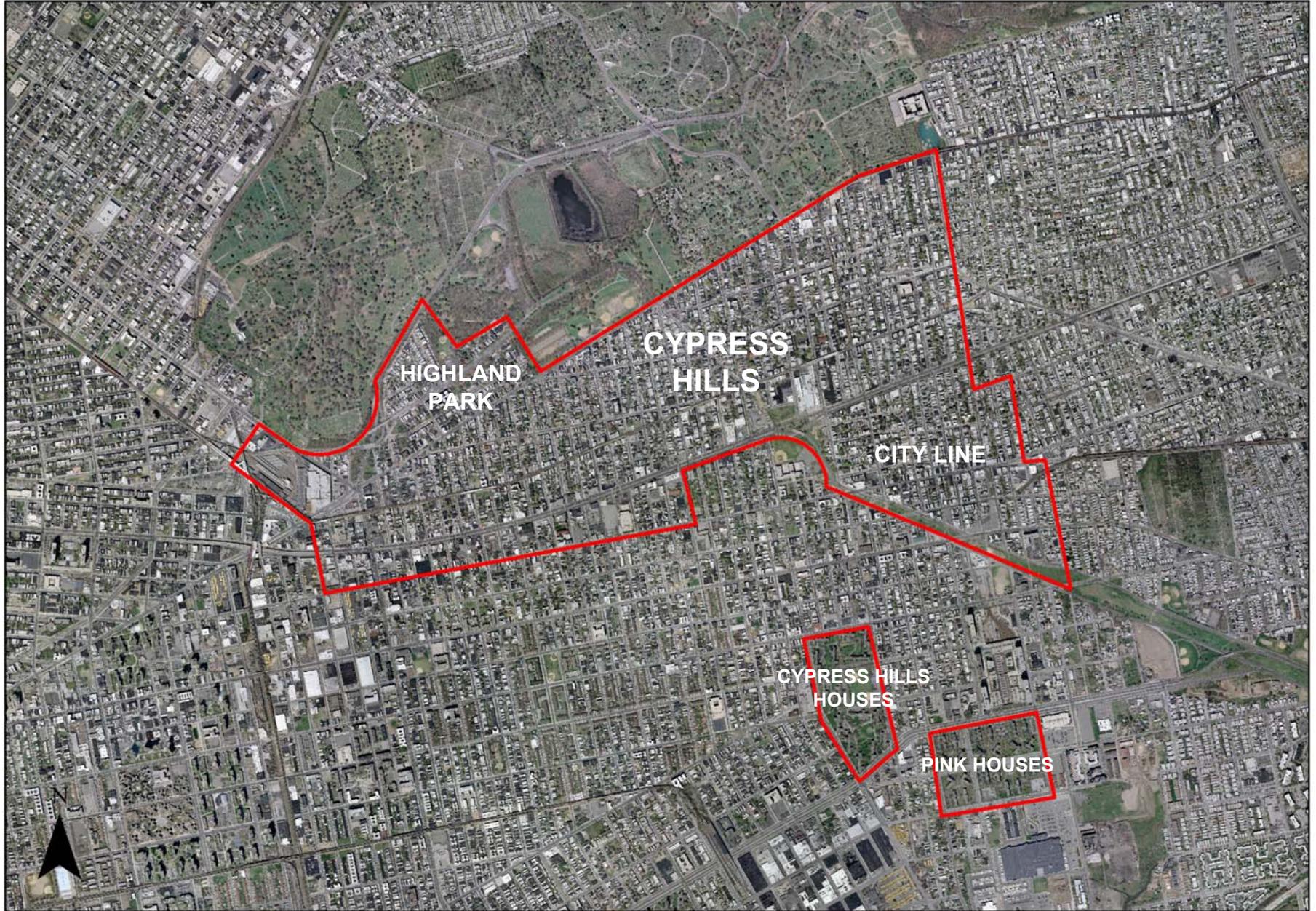
Ana Barretto • Kokutona Kaijage • Ege Yildirim

# I) Context



# I) Context

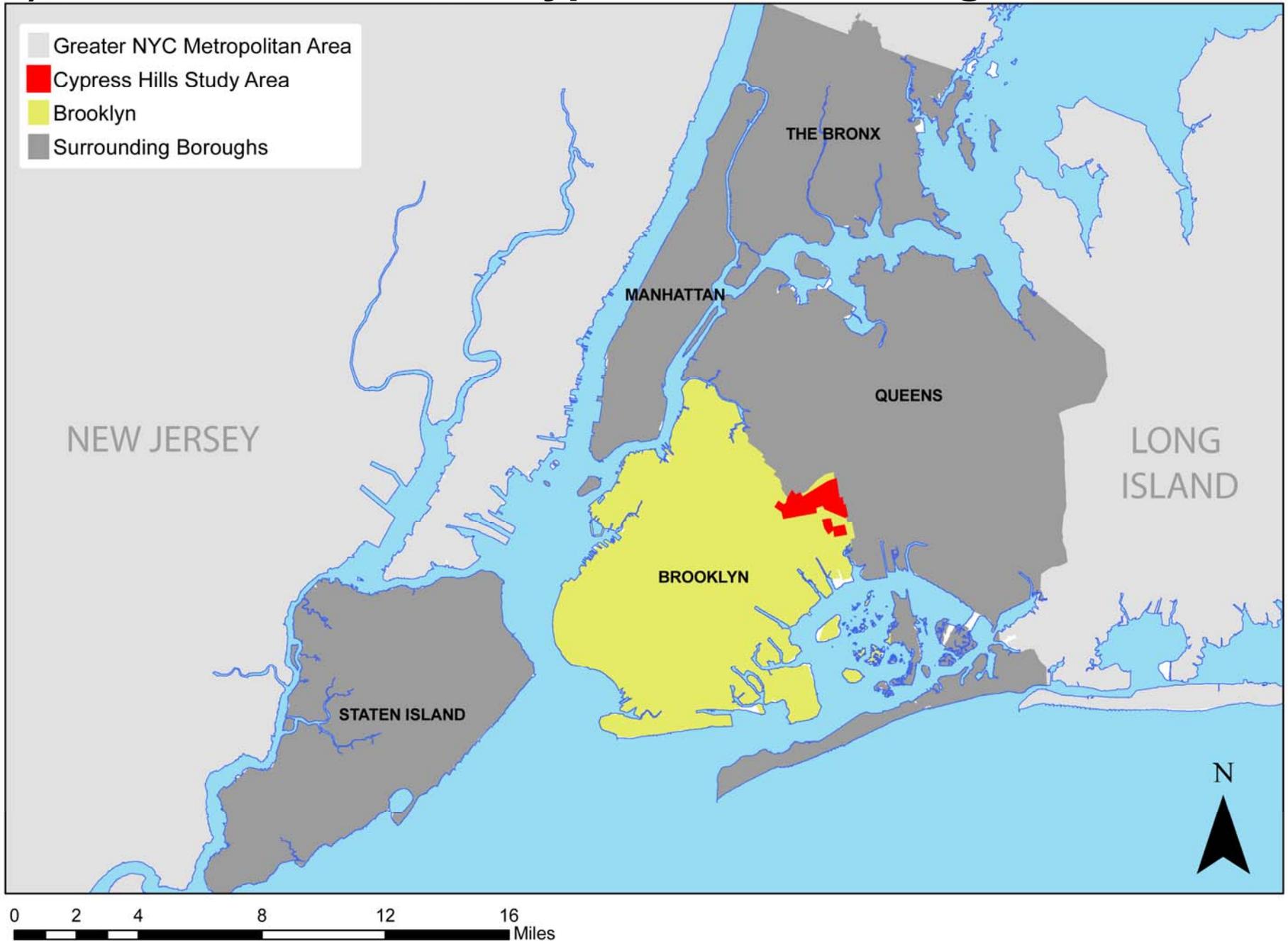
# Cypress Hills Aerial View



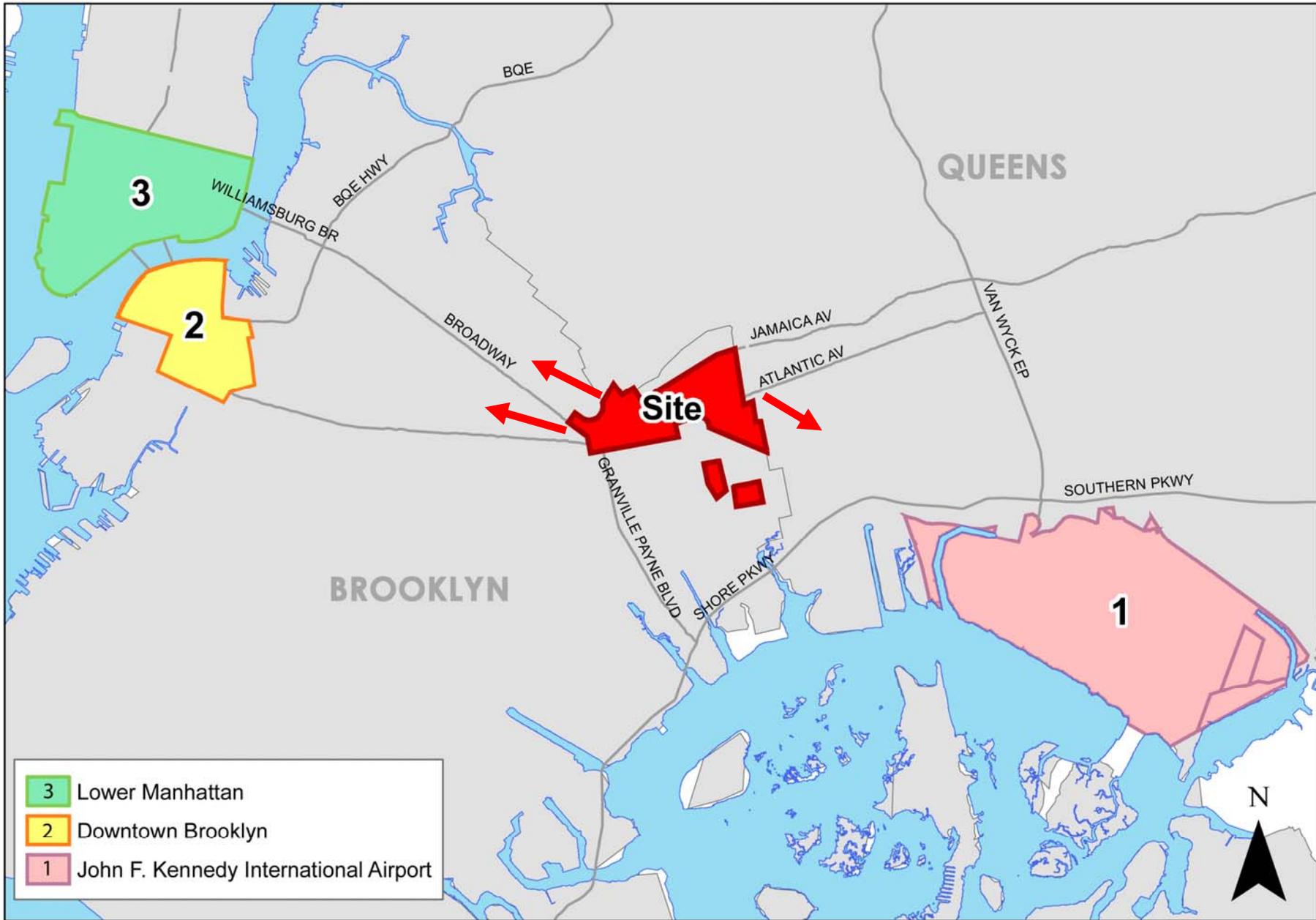
*Cypress Hills Study Area*

# I) Context

# Cypress Hills in a Regional Context



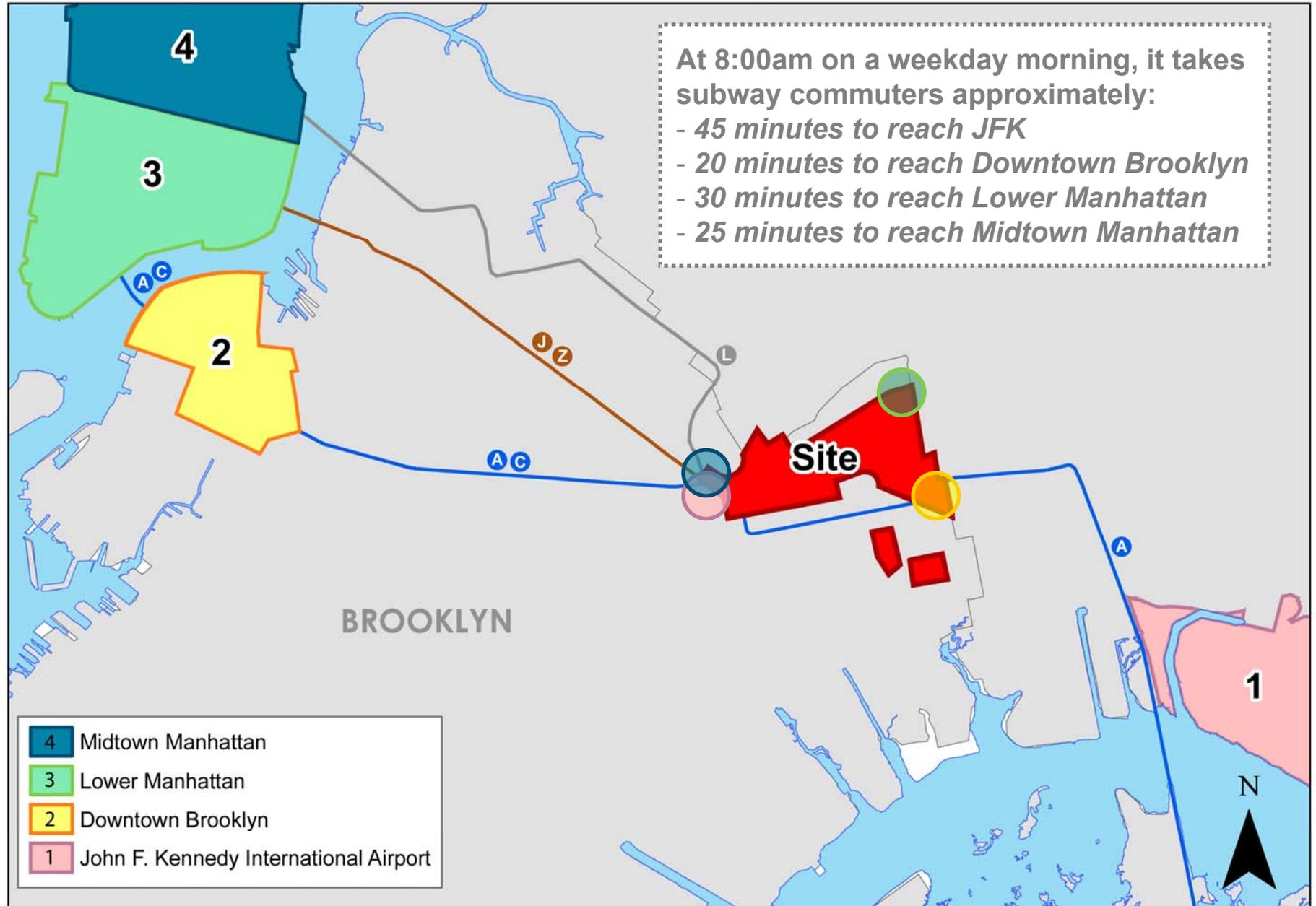
# Proximity to JFK, Downtown Brooklyn and Lower Manhattan



0 0.5 1 2 3 4 Miles

**Vehicle Transportation Network**

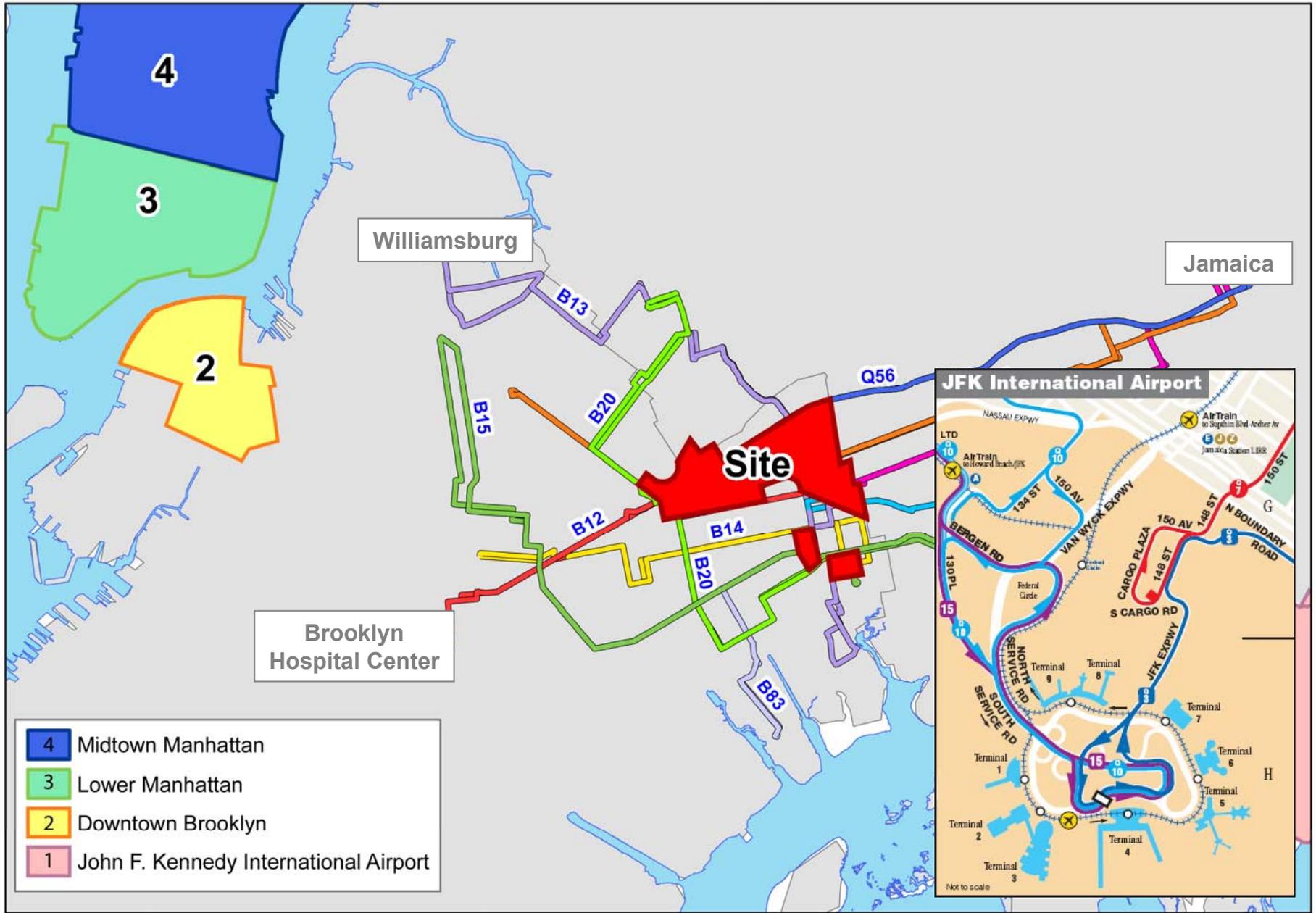
# Proximity to JFK, Downtown Brooklyn and Manhattan



0 0.5 1 2 3 4 Miles

**Public Transportation Network**

# Proximity to JFK, Downtown Brooklyn and Manhattan



0 0.5 1 2 3 4 Miles

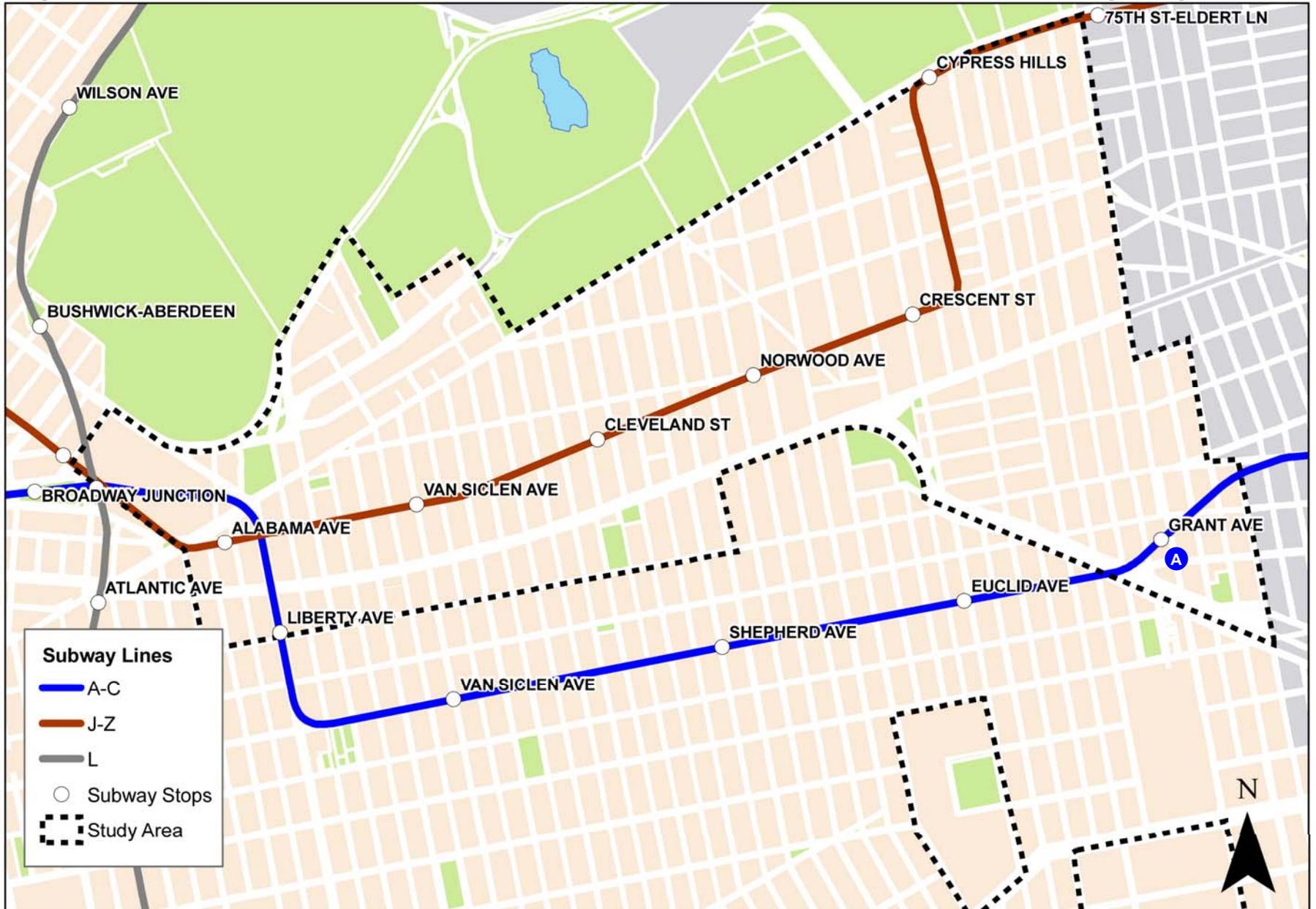
**Public Transportation Network**

# II) Transportation



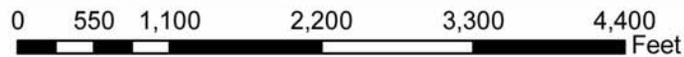
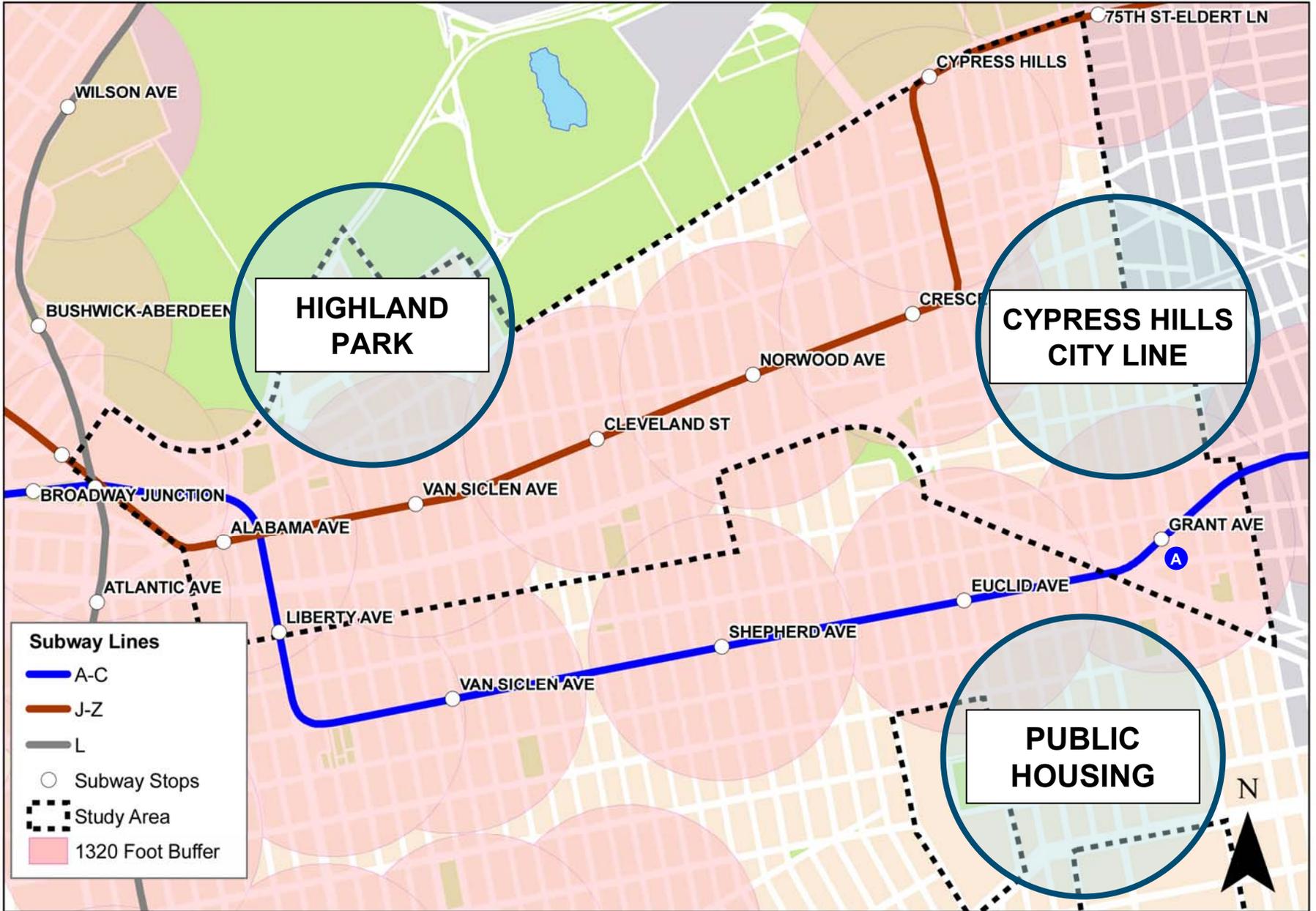
# II) Transportation

# Subway System



# II) Transportation

# Subway System



*Public Transportation Network*



# III) Urban Form



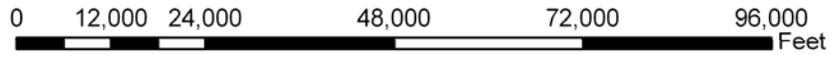
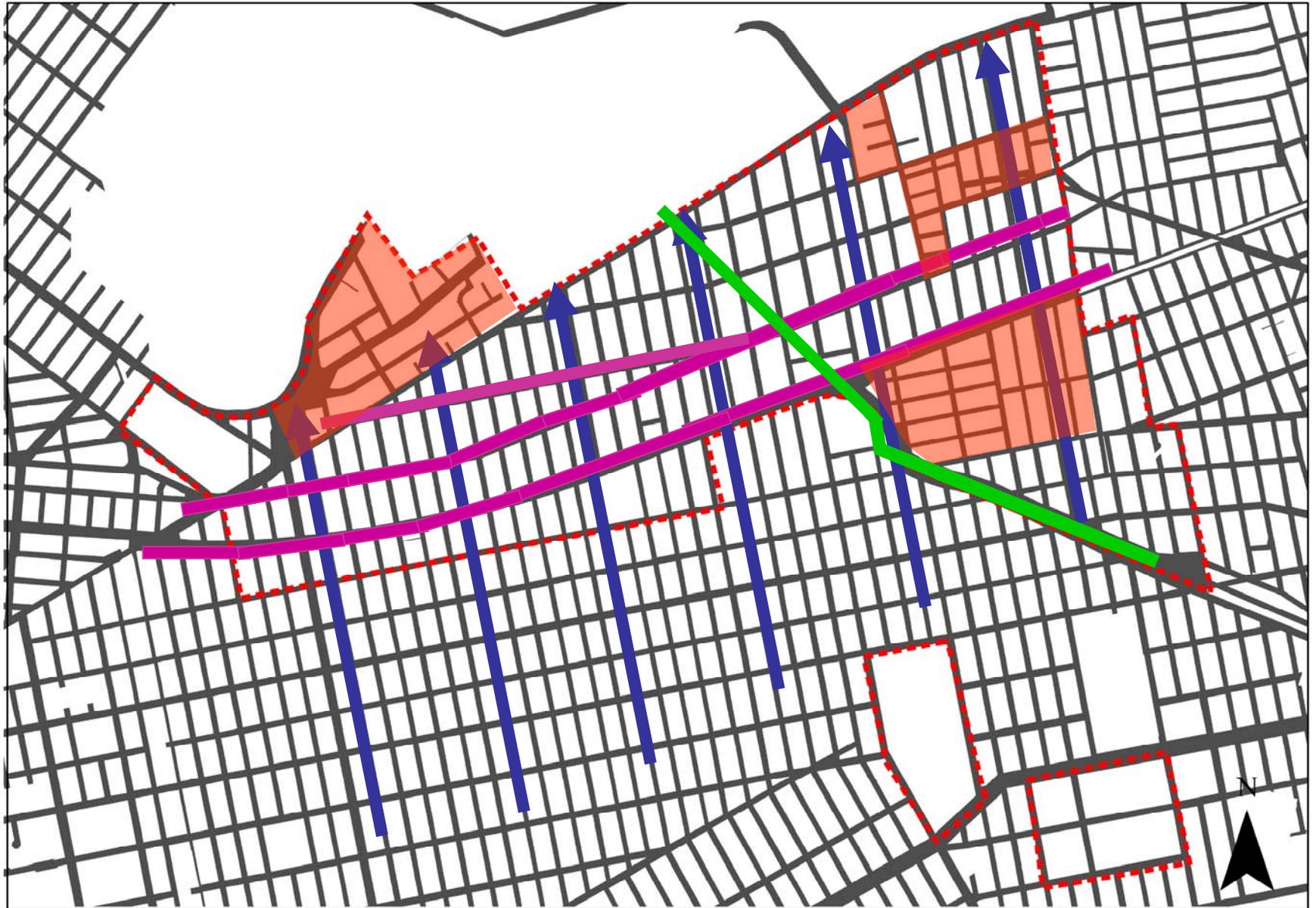
# III) Urban Form

# Street and Block Network



# III) Urban Form

# Grid



# III) Urban Form

# Figure Ground



0 12,000 24,000 48,000 72,000 96,000 Feet

# III) Urban Form

# Comparison other neighborhoods

***Downtown  
Brooklyn***



***Midtown  
Manhattan***



***Cypress  
Hills***

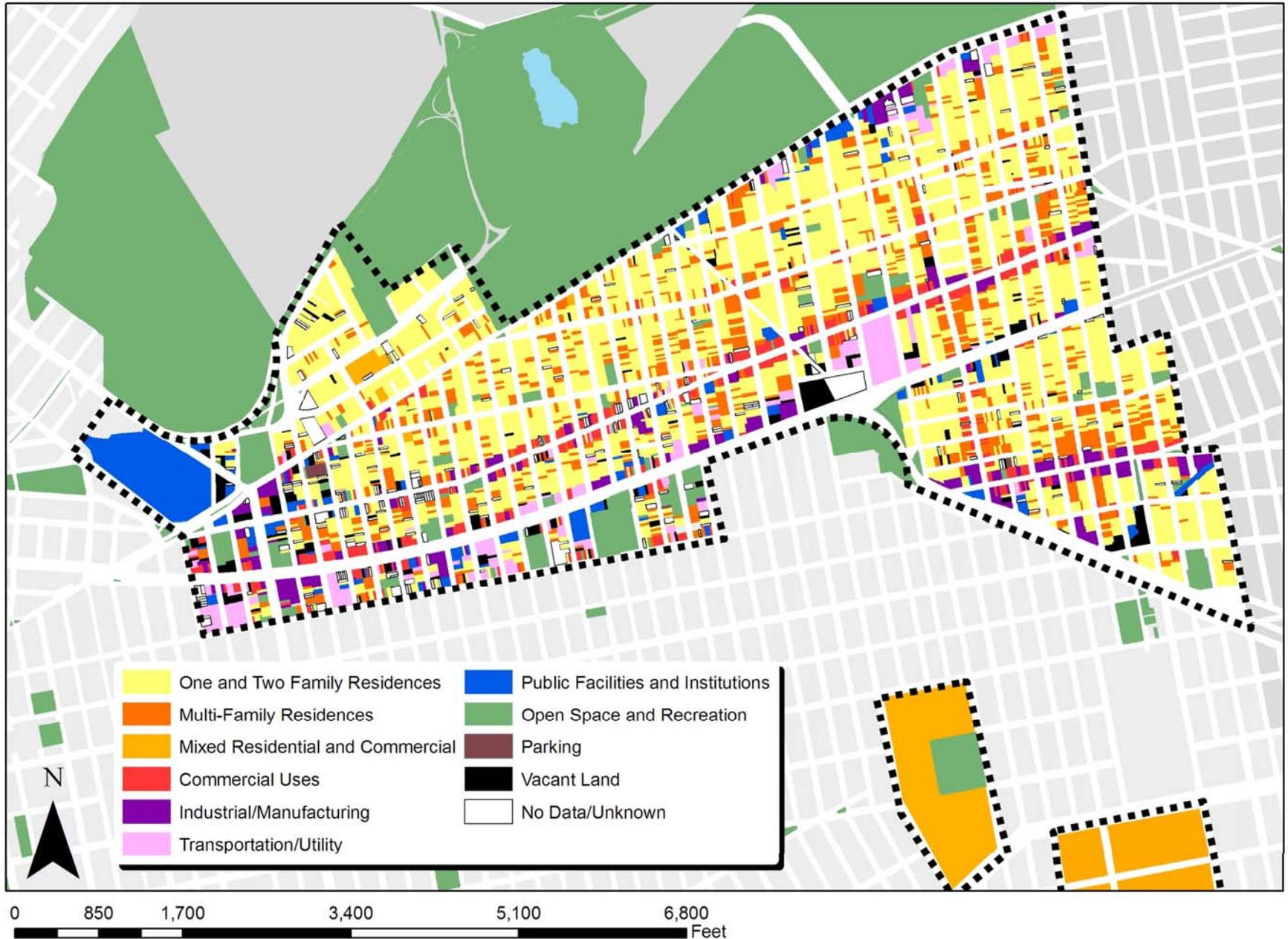


# IV) Land Use

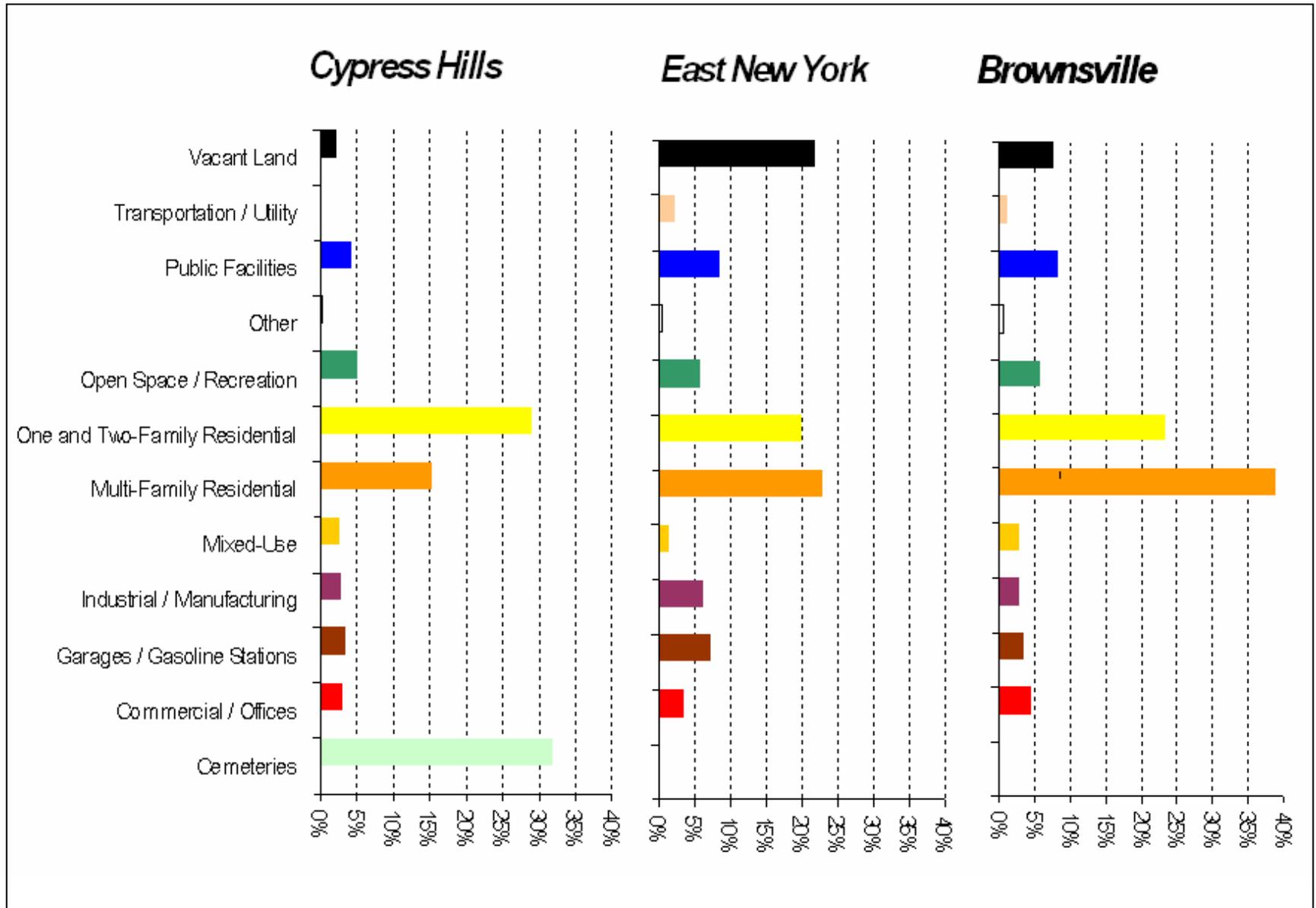


# IV) Land Use

# Land Use Pattern



# IV) Land Use Comparison with other neighborhoods



Source: Primary Land Use Tax Lot Output (PLUTO), New York City Department of City Planning, 2004

# IV) Land Use

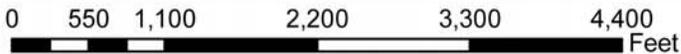
# Open Space



## *Parks, Recreation, & Open Space*

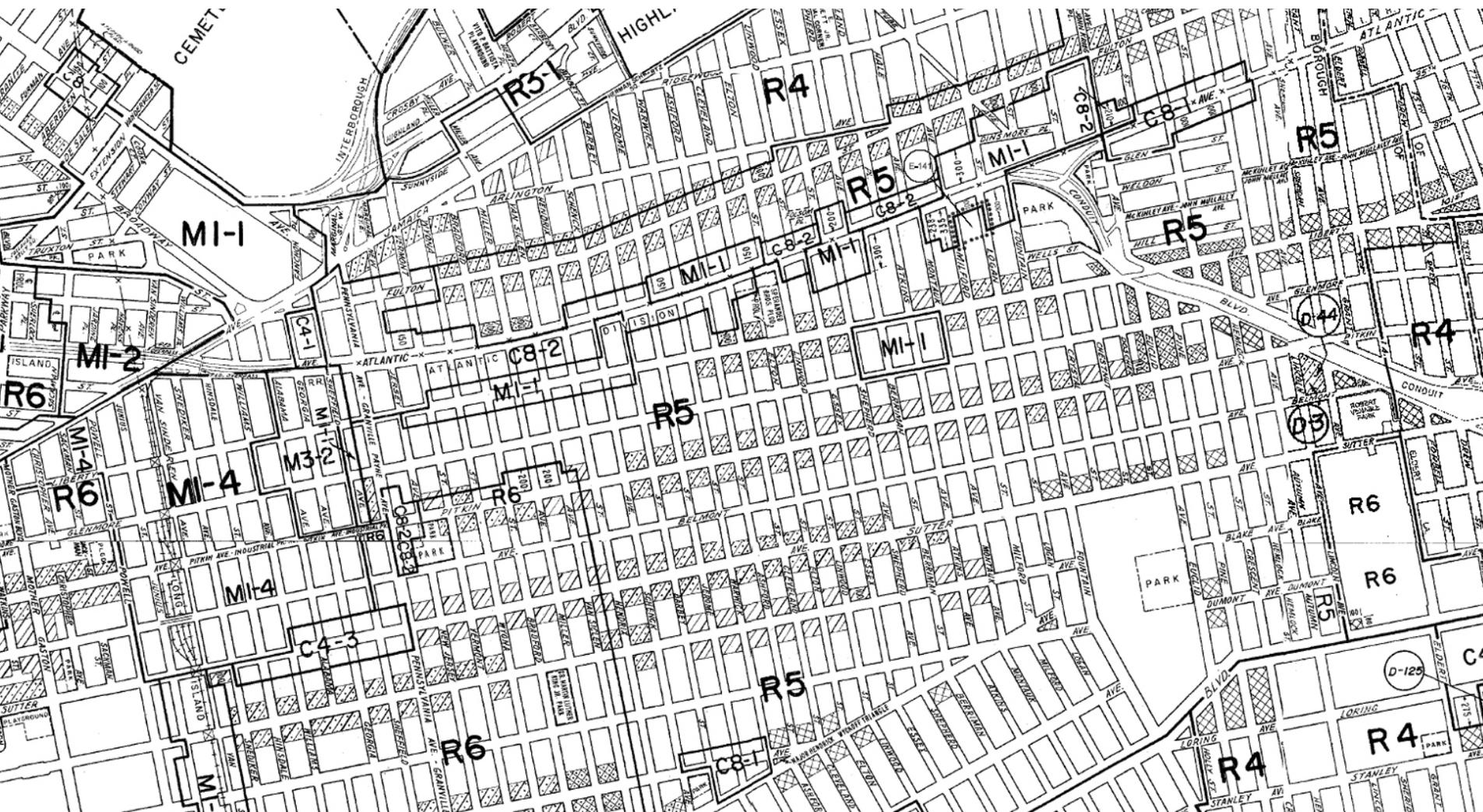
# IV) Land Use

# Open Space



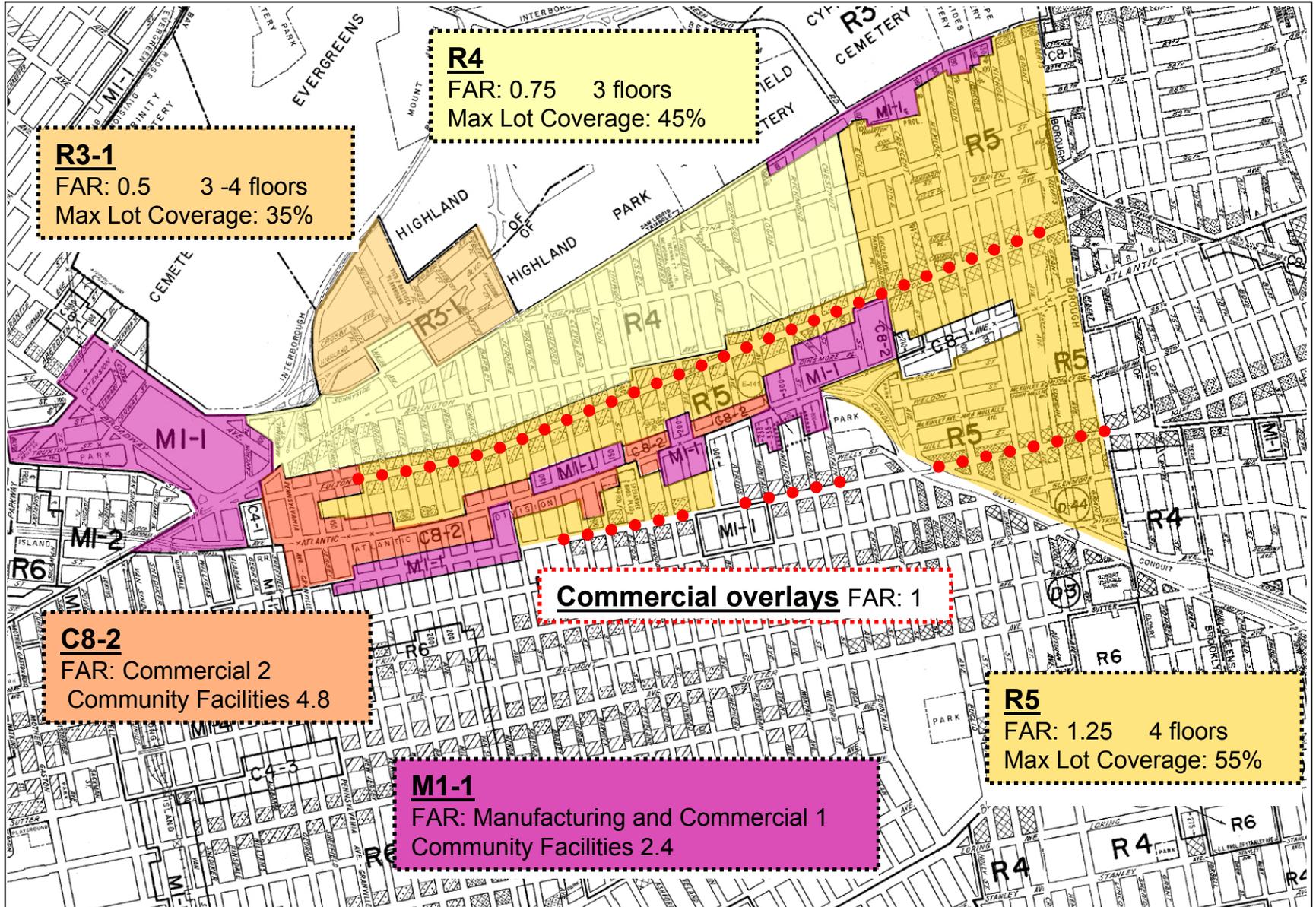
## Parks, Recreation, & Open Space

# V) Regulatory Framework



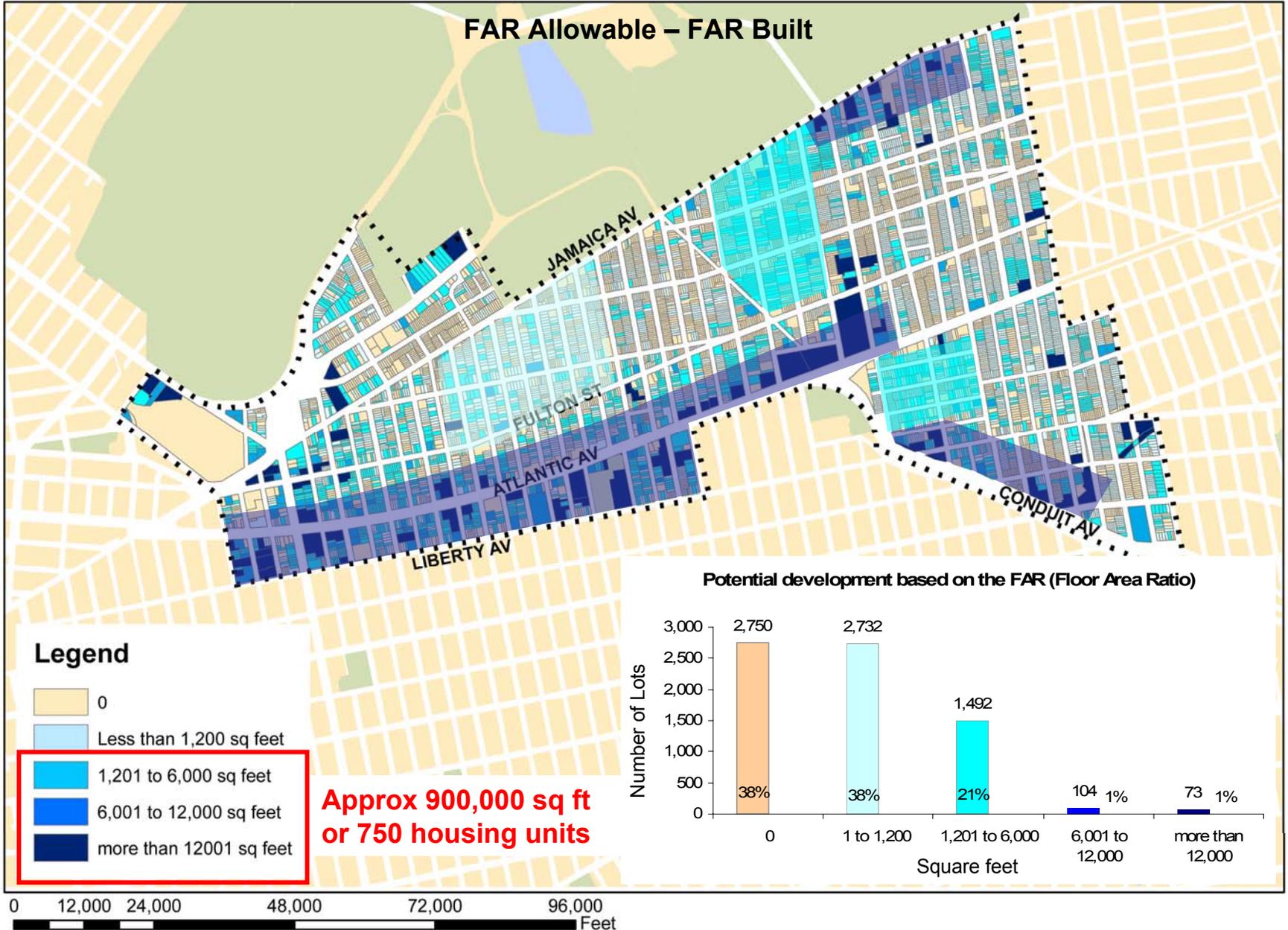
# V) Regulatory Framework

# Current Zoning



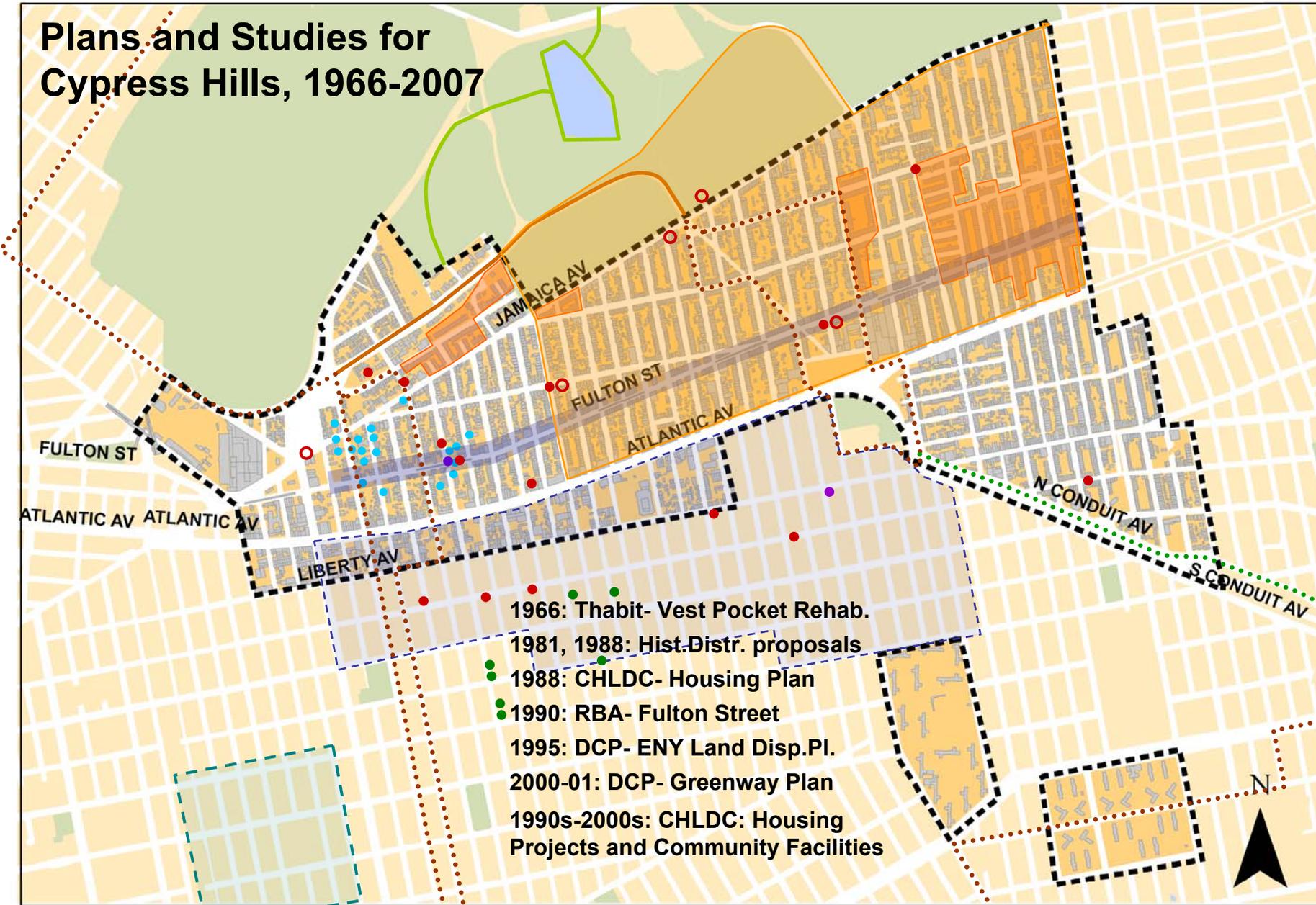
# V) Regulatory Framework

# Potential Development



# VI) Plan Analysis

## Plans and Studies for Cypress Hills, 1966-2007

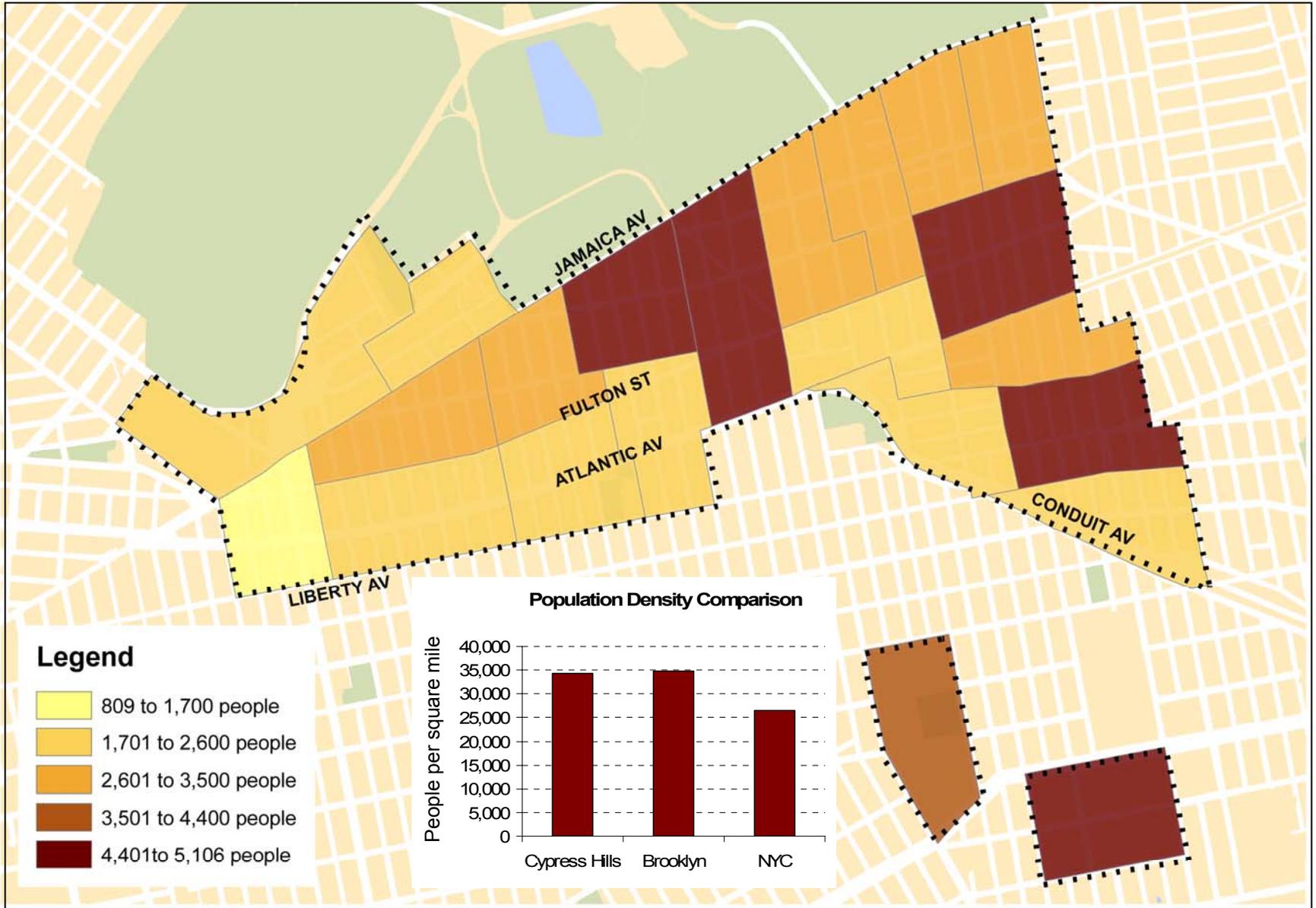


# VII) Height and Density



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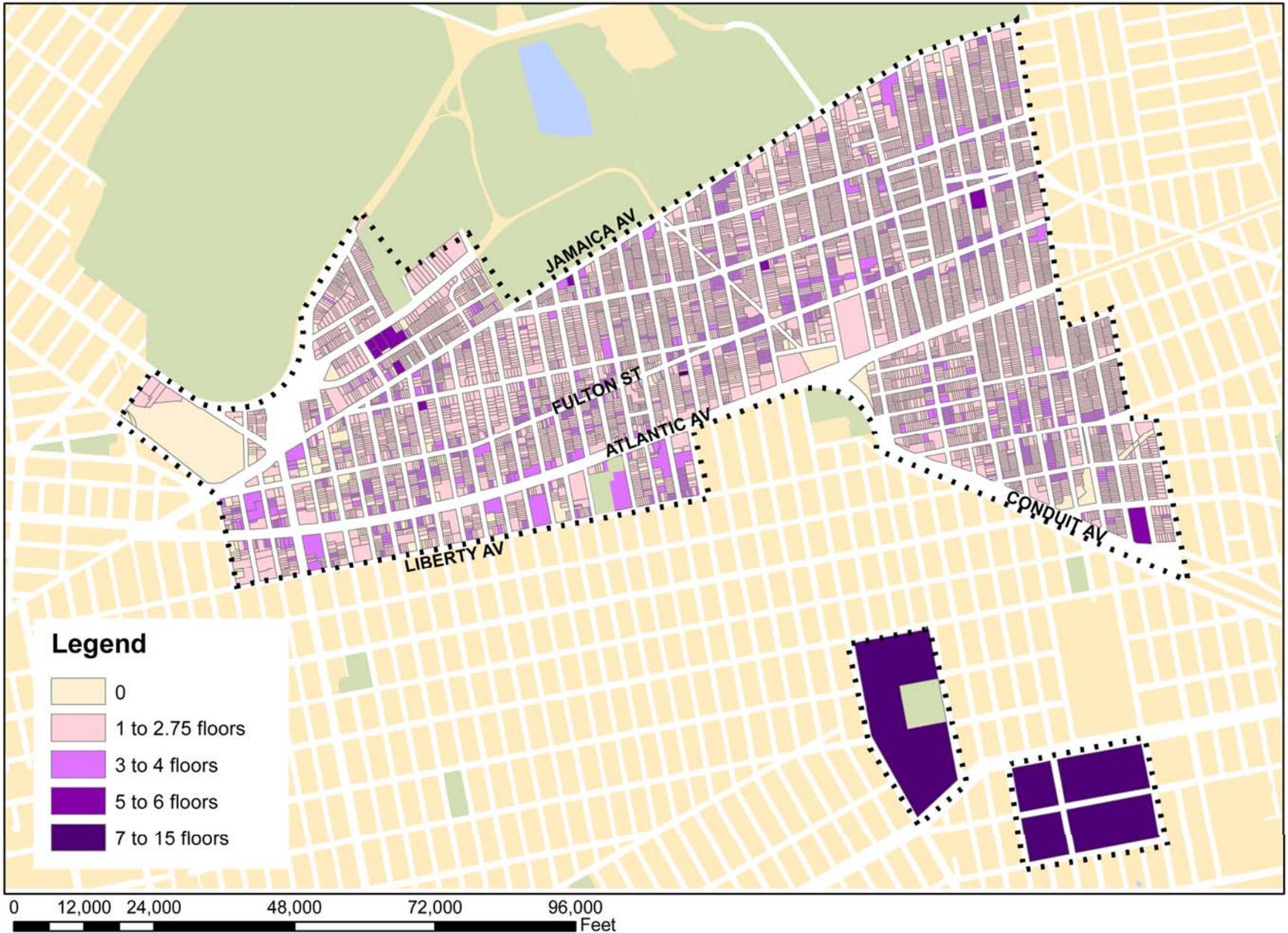
# Population and Density



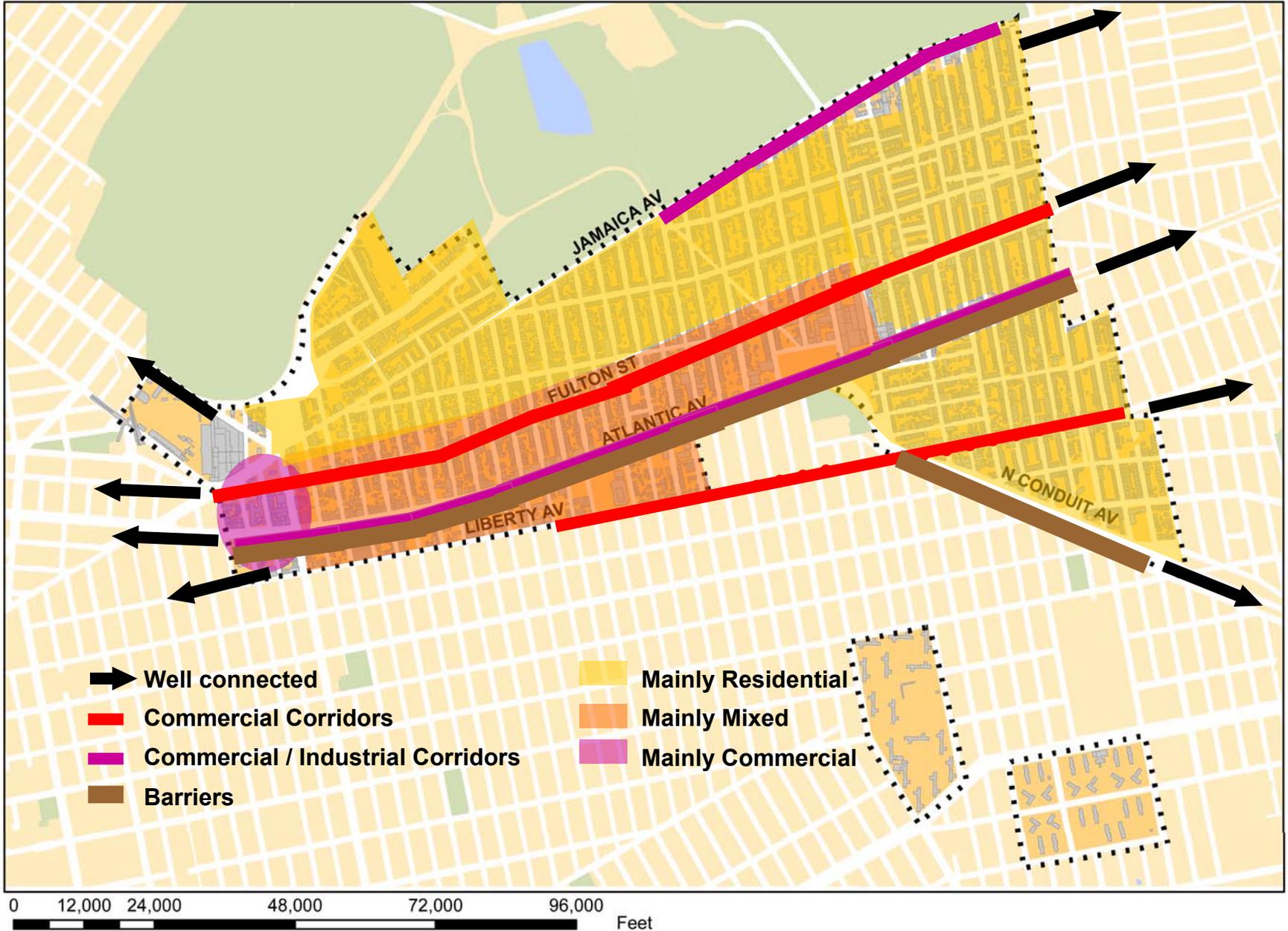
0 800 1,600 3,200 4,800 6,400 Feet

# VII) Height and Density

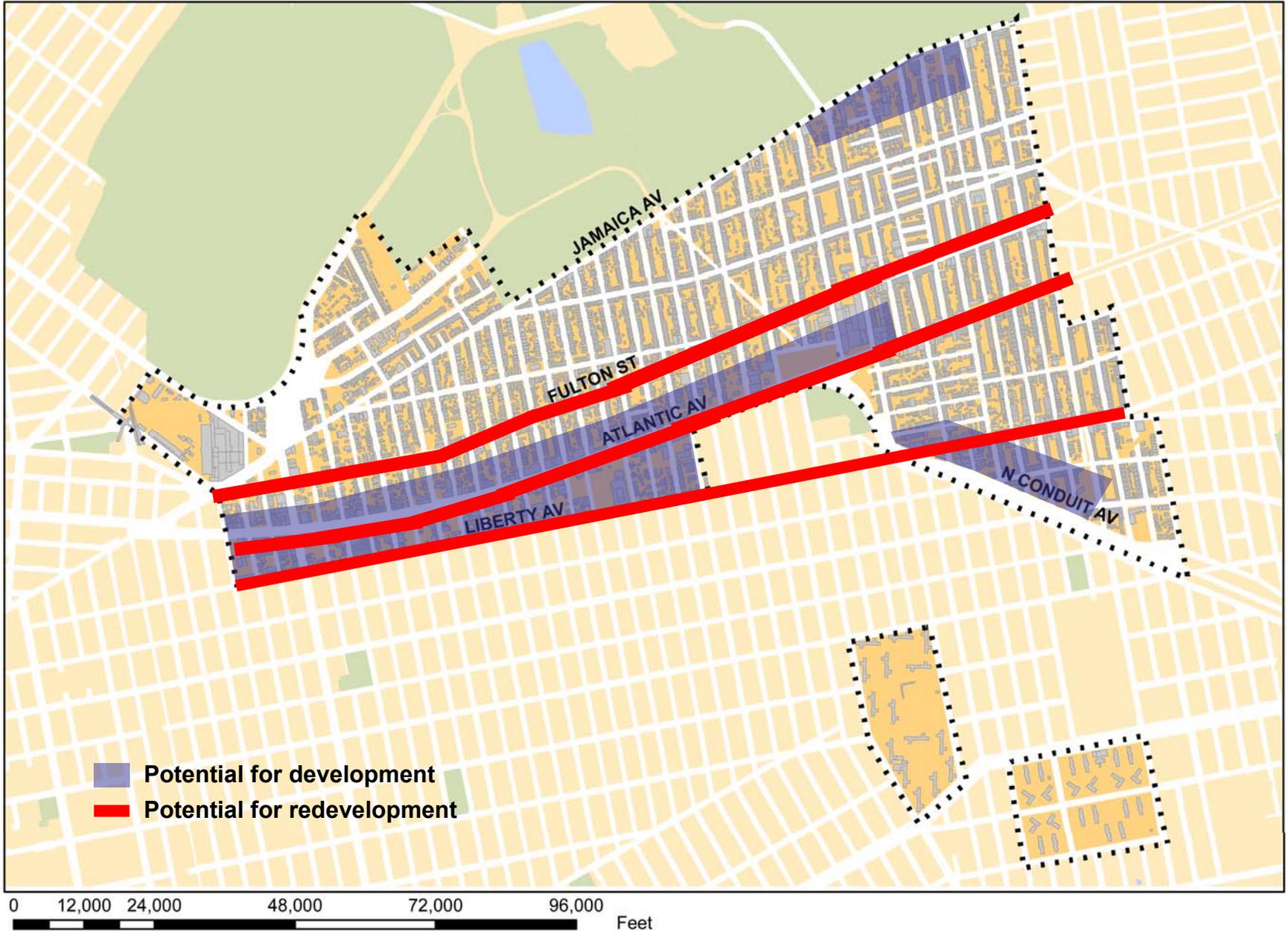
# Number of Floors



# VIII) Neighborhood Character



# IX) Opportunities



## X) Main Findings

Cypress Hills is well connected to the rest of the city

The residents have access in a walkable distance to open space

Low-rise consolidated neighborhood

Unavailability of vacant land

Potential for development along Atlantic Ave, Conduit Ave  
Liberty Ave and the east portion of Jamaica Ave

Atlantic Avenue and Conduit Ave are barriers



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