



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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Department of City Planning

February 6, 2009

**PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 09DCP015K)**

Notice is hereby given that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) AND 6 NYCRR 617.8 (State Environmental Quality Review) that the New York City Department of City Planning, acting on behalf of the City Planning Commission as CEQR lead agency, has determined that a draft environmental impact statement is to be prepared for the proposed actions related to the redevelopment of Gowanus Rezoning and Related Actions, CEQR No. 09DCP015K. The SEQRA classification for this proposal is Type I.

A public scoping meeting has been scheduled for March 10, 2009 and will be held at the Brooklyn Borough Hall, 209 Joralemon Street, Brooklyn, New York 11201. The meeting will be held in two sessions, with one beginning at 3:00 pm and the other beginning at 6:00 pm. Written comments will be accepted by the lead agency through March 20, 2009.

The applicant, New York City Department of City Planning (DCP), proposes zoning text and map amendments that would affect 25 blocks located in the Gowanus Canal corridor of Brooklyn Community District 6. The area affected by the proposed zoning map changes and related zoning text amendments is generally bounded by Bond Street, Baltic Street, Gowanus Canal, Sackett Street, 4th Avenue, 1st Street, 3rd Avenue and 3rd Street. Zoning text amendments regarding streetscape on 4th Avenue and the applicability of waterfront zoning to the Gowanus Canal are also proposed and would apply to other limited areas of Community District 6, Brooklyn, as described below.

The proposal includes the following actions:

Zoning Map Amendment

- Change approximately 25 blocks currently zoned M1-2 and M2-1 to a new Special Gowanus Mixed Use District with M1-4/R6B, M1-4/R7A, and M1-4/R6 districts, and R8A/C2-4 along 4th Avenue.

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Zoning Text Amendments

- Modify the definition of “waterfront area” to specifically include the Gowanus Canal north of Hamilton Avenue in Zoning Resolution (ZR) 12-10, for the purposes of applying the waterfront zoning regulations of ZR 62-00.
- Establish a Special Gowanus Mixed Use District extending over all or portions of 25 blocks in an area generally bounded by Bond Street to the west, 100 feet west of 4th Avenue to the east, Baltic Street and Sackett Street to the North, and 3rd Street and 1st Street to the South. Regulations within the special district would include:
 - Application of Special Mixed Use District use regulations of ZR 123-00, combining an M1 manufacturing district with a residential zoning district;
 - Establishment of height and setback regulations for all buildings in the district, including:
 - Modifications to underlying bulk regulations for blocks along the Gowanus Canal to encourage varied building forms and heights that consider the scale of the adjacent neighborhood. Building heights would be limited to 55 feet at the streetwall along Bond and Nevins Streets, 65 feet along other narrow streets, 85 feet after a setback and 125 feet for limited portions of larger sites south of Carroll Street. Active ground floor uses or planted screening would be required for a portion of a site’s frontage.
 - Streetscape regulations requiring a percentage of the street frontage to be used for active, non-residential uses on portions of identified corridors of 3rd Avenue, 3rd Street and Union Street;
 - Modifications to accessory residential off-street parking requirements to address the physical conditions of sites in the district and possible limitations on below-grade parking.
- Establishment of a Waterfront Access Plan (WAP) for blocks adjacent to the Gowanus Canal. The WAP would modify the underlying requirements for waterfront public access on waterfront zoning lots, identifying specific locations for required public walkways along the Canal, upland connections, supplemental public access areas and visual corridors, and modify the zoning’s design standards to suit the unique character of the Canal.
- Make the New York City Inclusionary Housing program applicable within portions of the proposed rezoning area.
- Apply streetscape regulations of ZR 37-01 to commercial overlay districts within R8A zoning districts in Community District 6, Brooklyn. The proposed text amendment would require retail continuity on blocks zoned R8A/C2-4, including a portion of 4th Avenue that is within the rezoning area.

The proposed actions are intended to build upon the existing mixed-use character of the area. The proposed actions would allow for a mix of uses, including residential, in certain areas currently zoned for manufacturing uses; maintain areas for continued industrial as well as commercial uses; encourage the redevelopment of the waterfront and provide public access opportunities at the Gowanus Canal's edge; enliven the streetscape with pedestrian friendly ground-floor uses; promote new housing production, including affordable housing through the Inclusionary Housing program and establish height and density limits in consideration of neighborhood context and other shared goals.

The proposed actions are projected to result in redevelopment on 26 projected development sites, resulting in a net increase of 3,211 dwelling units (572 of which would be affordable under the Inclusionary Housing program), 34,681 square feet of retail space, 32,032 square feet of community facility space, and 1,081 accessory parking spaces to the rezoning area. Moreover, the proposed actions are projected to yield a net decrease of 543,716 square feet of industrial space and 184,757 square feet of commercial space. In addition, there are 40 potential development sites considered less likely to be developed in the foreseeable future.

The analysis year for the proposed action is 2018.

Public comments are requested with respect to issues to be addressed in the Draft Environmental Impact Statement.

Copies of the Draft Scope of Work and the Environmental Assessment Statement may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 22 Reade Street, 4E, New York, New York 10007, Robert Dobruskin, AICP, Director (212) 720-3423; or from the Office of Environmental Coordination, 253 Broadway, 14th Floor, New York, New York 10007, Robert Kulikowski, Ph.D., Director (212) 788-2937. The Draft Scope of Work and scoping protocol will also be made available for download at http://www.nyc.gov/html/dcp/html/env_review/scope.shtml.