

**GOWANUS CANAL  
BROWNFIELD OPPORTUNITY AREA  
NOMINATION STUDY**

**APPENDICES**

A stylized illustration featuring a dark silhouette of a building with a water tower on its roof. Below the building, a canal is depicted with a boat and some foliage. The background is a solid light blue color.

Friends of  
BROOKLYN  
COMMUNITY  
BOARD 6



STARR WHITEHOUSE  
Landscape Architects  
and Planners PLLC

appleseed 



This report and all BOA materials were prepared for Friends of Brooklyn Community Board 6 and the New York State Department of State with state funds provided through the Brownfield Opportunity Areas Program.

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# Appendix A: Public Outreach

Located in Brooklyn's politically active Community District 6, the Gowanus Canal and Gowanus neighborhood are important to a wide range of individuals: indigenous property and business owners, local area residents, residents of adjacent neighborhoods, community organizations, elected officials, government agencies, and the general public. In order to engage all interested parties while maintaining the BOA's focus on as-of-right business use and prioritizing the input of those most directly affected by developments in Gowanus, the team conducted outreach on a number of levels, described below. Detailed outreach materials and results follow this summary.

## Stakeholder Group

An invitation-only stakeholder group comprising representatives from community organizations whose missions specifically focused on Gowanus formed the core group for community input. Study area business and strategic site owners, once identified, were invited to join this group for its second meeting in April 2013.

At its first meeting in September 2012, the stakeholder group helped to refine the BOA goals and the study area boundary, and contributed invaluable information about physical and business conditions in the study area. Interactive exercises elicited some of the earliest ideas for recommendations and helped the study team identify strengths, weaknesses, opportunities, and threats to the business community.

At its second meeting, in April 2013, the expanded group reviewed the BOA team's inventory and analysis work, prioritized neighborhood-wide strategies, and discussed strategic sites and project outcomes.

## Business Owners

80 industrial businesses were individually interviewed as part of the door-to-door business survey process. Surveys solicited basic business information as well as information about city services, business outlook, and advantages and disadvantages of the neighborhood. All

80 businesses were invited to join the stakeholder group for its second meeting. Three industrial businesses and three non-industrial (non-surveyed) businesses were contacted for supplementary in-depth interviews about working in Gowanus.

## Property Owners (individual outreach; added to stakeholder group)

Owners of potential strategic sites were contacted by mail, email, and telephone for discussion of their sites and potential opportunities available through the BOA program. All owners of potential strategic sites were invited to join the stakeholder group for its second meeting.

## Steering Committee

Work on the BOA was overseen by a steering committee made up of representatives from:

- New York State Department of State (DOS)
- New York State Department of Environmental Conservation (DEC)
- NYC Department of City Planning (DCP)
- NYC Economic Development Corporation (EDC)
- Mayor's Office of Environmental Resources (OER)
- US Environmental Protection Agency (EPA)
- Brooklyn Community Board 6
- Friends of Brooklyn Community Board 6
- Friends and Residents of Greater Gowanus (FROGG)
- Gowanus Canal Community Development Corporation (GCCDC)

The five meetings of the steering committee represented opportunities to discuss general project trajectory and findings, but also to foster inter-agency communication about issues central to the evolution of the area. Inclusion of neighborhood, city, state, and federal agents allowed collaboration and informed discussion on a range of topics.



## **General Public**

Two public presentations and the project website served to keep the general public up-to-date on project progress. The presentations, held at meetings of Brooklyn Community Board 6's Economic/Waterfront/Community Development and Housing Committee, offered project updates and incorporated opportunities for questions and answers.

The project website, hosted by Friends of Brooklyn Community Board 6, was updated throughout the project process with information, copies of presentations, and useful links. Readers were invited to contact the project team with comments or questions via email.

Friends of Community Board 6 publicized the website and public presentations through its monthly e-newsletter, The Sixth Sense, which reaches over 5,000 subscribers in the Community District 6 area.

## **Local Officials**

The BOA team worked to keep local officials up to date on project progress and to integrate the BOA's recommendations with other local recommendations where appropriate. This involved individual meetings with elected officials and their staff, as well as presentations before the Economic/Waterfront/Community Development and Housing Committee and Executive Committee of Brooklyn Community Board 6.

## **Other Outreach**

Friends of Community Board 6 and the BOA team worked to conduct supplemental outreach where beneficial. The team collaborated with the Mayor's post-Sandy Special Initiative for Rebuilding and Resiliency to discuss flood susceptibility in Gowanus, with the Department of City Planning about observed land use, with the Department of Environmental Conservation regarding remediation of the Fulton MGP site. The team also conducted outreach to local commercial real estate brokers, developing materials to help brokers connect prospective tenants and buyers with incentive programs, explaining the BOA program, and soliciting input on real estate conditions in the study area.

## **Partnership with OER**

Finally, as part of a BOA grant given to the Mayor's Office of Environmental Remediation (OER), the South Bronx Overall Economic Development Corporation (SoBRO) has been providing follow-up real estate advisory services to the Gowanus BOA. The result of SoBRO's additional outreach services will be an implementation plan to guide work on redevelopment of the BOA's three key strategic sites.

# Stakeholder Meeting 1: Summary

**STARR WHITEHOUSE**  
Landscape Architects  
and Planners PLLC  
  
80 Maiden Lane, Suite 1901  
New York, New York 10038  
212.487.3272, Fax 212.487.5273  
www.starrwhitehouse.com

## Memorandum

Date: 10/3/12  
Project Name: Gowanus BOA Nomination  
Project No.: 12007.10  
Subject: 9/27 Stakeholder Workshop Summary

14 stakeholders and two Community Board members attended the September 27<sup>th</sup> stakeholder group meeting, as well as representatives of the project team and the Department of City Planning. On the whole, attendees represented a range of interests in Gowanus, from business advocacy, to environmental concerns, to quality-of-life proponents.

Upon entering the space, participants were invited to share knowledge of properties in the area through a wall exercise. A brief presentation introduced them to the BOA program, the project and the study areas, and provided an overview of existing land-use and zoning in the area. Three interactive exercises asked attendees to map important features of the study areas, confirm and add to project goals, and help target necessary changes by identifying local strengths, weaknesses, opportunities, and threats.

### Exercise 1: Mapping Gowanus

In four small groups, participants were asked to annotate maps of the study areas with information relevant to the area's potential for business investment and retention.

- Map annotations clearly and consistently identified MGP sites, CSOs, areas of flooding, and high traffic corridors.
- Some maps also identified road conditions, unusual clusters of activity (athletics/physical culture in the north area, entertainment/restaurant in the south area), transit stops/routes, planned EPA cleanup areas, bulkheads in need of repair, and current barge users of the canal.
- One table expressed interest in potentially expanding the study area boundaries to include the west side of the canal to Bond Street and to connect the north and south areas in a corridor centered on the canal between Bond and 2<sup>nd</sup> Avenue, particularly to include the Power Station/Gowanus Village site.
- The area bordered by 2<sup>nd</sup> Avenue, 7<sup>th</sup> Street, 3<sup>rd</sup> Avenue, and 15<sup>th</sup> Street was identified by multiple tables as an area of concern that houses both grandfathered

**STARR WHITEHOUSE**  
Landscape Architects  
and Planners PLLC

## Gowanus BOA Stakeholder Meeting 1 Summary

10/03/12

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residential properties and a concentration of manufacturing/contracting businesses, leading to conflicts of interest and development pressures.

- The Salt Lot in the south area, currently used as a DSNY storage lot and by Gowanus Canal Conservancy as a staging area for various projects including composting, was identified as a good location for continued public access and education.
- Several tables commented that the infilled section of the 4<sup>th</sup> Street turning basin is not considered part of the Superfund, and is therefore a significant brownfield site.
- Representatives of business and environmental interests both expressed interest in developing targeted flood mitigation projects and green landscaping that can address storm-water issues, respect business's needs for loading and parking areas, and mitigate conflicts between pedestrian and truck traffic.
- Several specific remediation ideas included: adjusting M zoning regulations and/or offering incentives to allow greater FAR in M zones; relocating a sanitation garage at 11<sup>th</sup> Street and 2<sup>nd</sup> Avenue, and replacing it with stormwater infrastructure and open space; encouraging transportation use of the canal as a way to mitigate truck traffic.

### Exercise 2: Project Goals

Participants were invited to comment on a list of goals extracted from the project Work Plan and RFP (see attached).

- None of the participants objected to any of the stated project goals.
- The majority of suggestions spoke to preservation of the character of Gowanus, with infrastructure improvements, preservation of the architecture, and incentivizing commercial/industrial development.
- One proffered goal, to provide community facilities like daycare or schools, illustrated the competing demands of serving the area's residents and families.

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10/03/12  
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Exercise 3: SWOT

Participants brainstormed a list of strengths, weaknesses, opportunities and threats in Gowanus in relation to the project goals.

- Location-specific factors of Gowanus were seen equally as strengths and weaknesses
- Policy, zoning, and a lack of comprehensive planning were seen as the largest threats to successful retention and development of businesses
- Participants thought the study areas provided opportunities for environmental improvements and policy changes

General Take-Aways

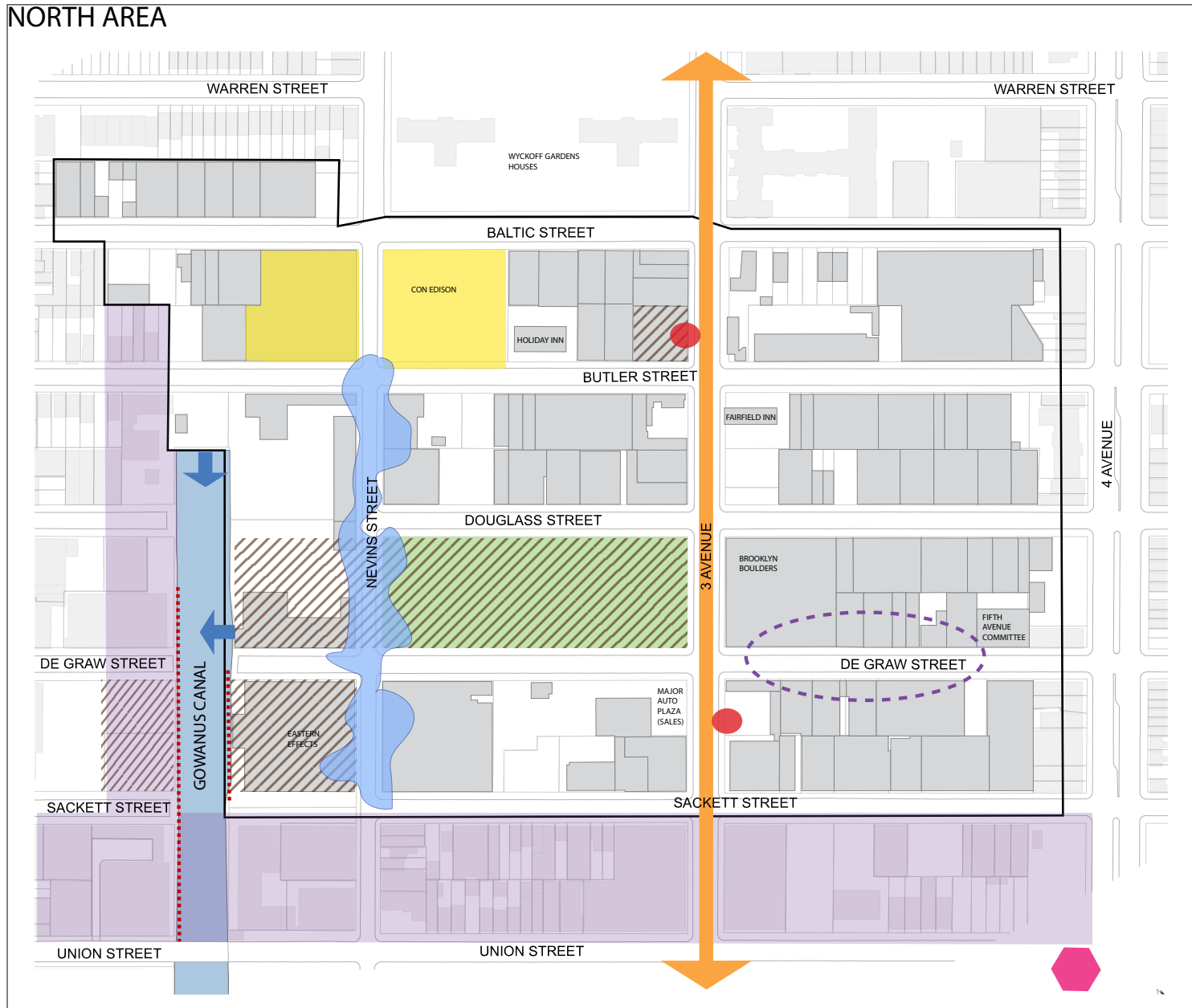
- The pressure of residential conversion manifested in multiple ways during the meeting: in sincerely offered advice that the area should include school or daycare facilities; in adamant pleas that the M-zones not be “strangled” (i.e. cut off from transportation routes, parking areas, or opportunities to grow) by preferences of residential neighbors; in complaints about lack of zoning enforcement, unpredictability of rents from building to building; and in concern that open/green spaces entice a greater flow of pedestrians into the area, introducing conflicts with industrial uses/needs.
- Prominent challenges to businesses include poor telecommunications, recurrent flooding, lack of parking, unpredictable space costs, and growth restrictions arising from lack of space/zoning restrictions.
- There is interest from all quarters in pursuing green infrastructure solutions as a way to mitigate flooding, but it was generally noted that implementation requires carefully considering the potential for increasing recreational/industrial conflicts.
- Ideas about how the canal should be used are potentially conflicting, including both industrial goods transportation (barging) and public waterfront access (esplanades, recreational boating). Waterfront development requirements triggered by building use can prove prohibitive to business investment.

Stakeholder Workshop 1



# Stakeholder Meeting 1: Mapping Exercise

## NORTH AREA

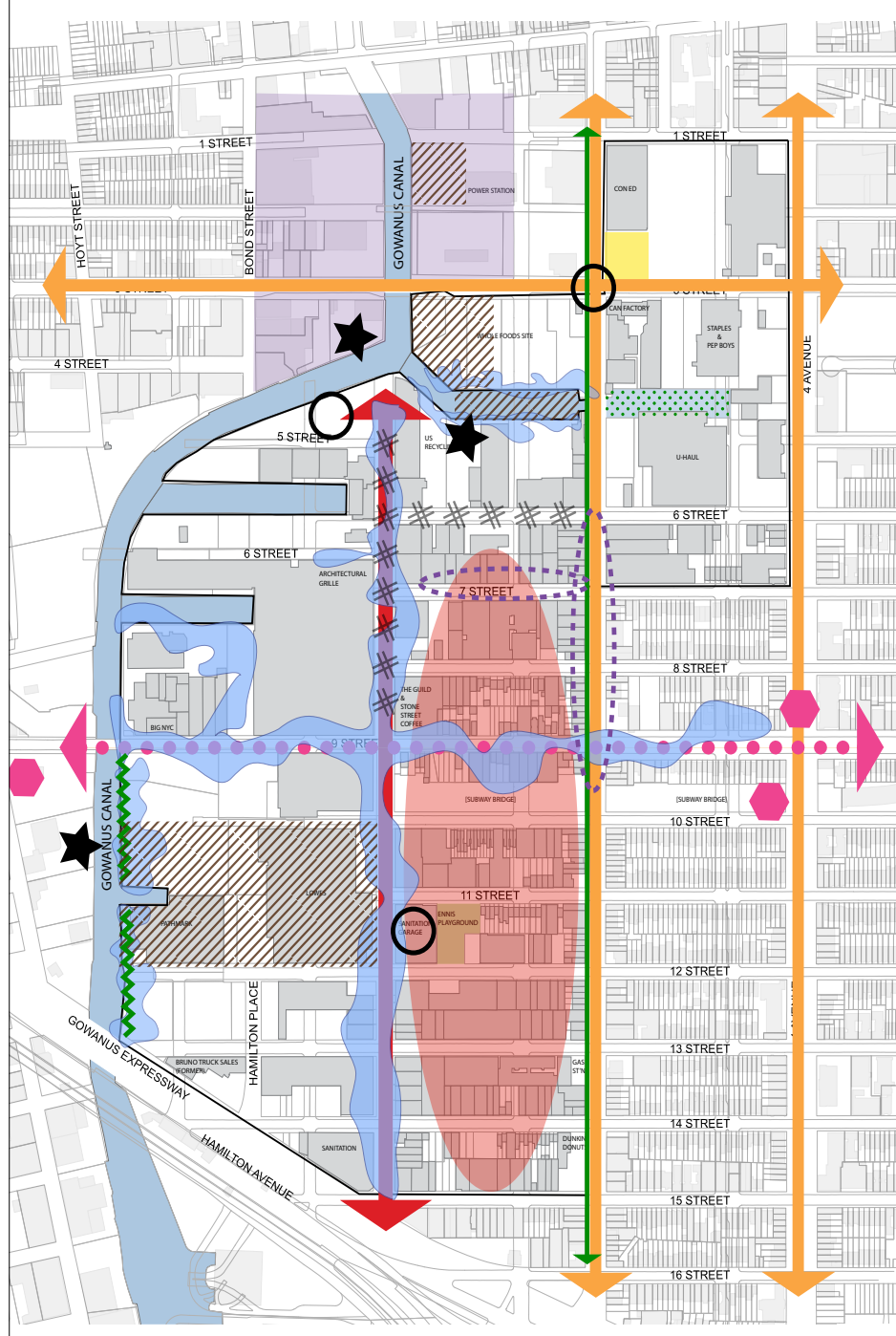


## SUMMARY NOTES:

- Heavy car traffic on 3rd Ave, particularly headed north in the AM
- Real estate potential at Butler and Nevins
- Flooding on Nevins
- Bulkhead issues on both sides of canal
- Desire to expand study areas (purple shading)
- Unique athletics cluster along Degraw Street
- Noxious smells and possible contamination reported from building at corner of Butler and 3rd (possibly mis-identified? note indicates former silk-screen use - could be building at Douglass & 3rd)
- Sex worker activity along 3rd Ave at Butler and Degraw/Sackett
- CSOs indicated in two locations on canal
- Subway stop at Union & 4th

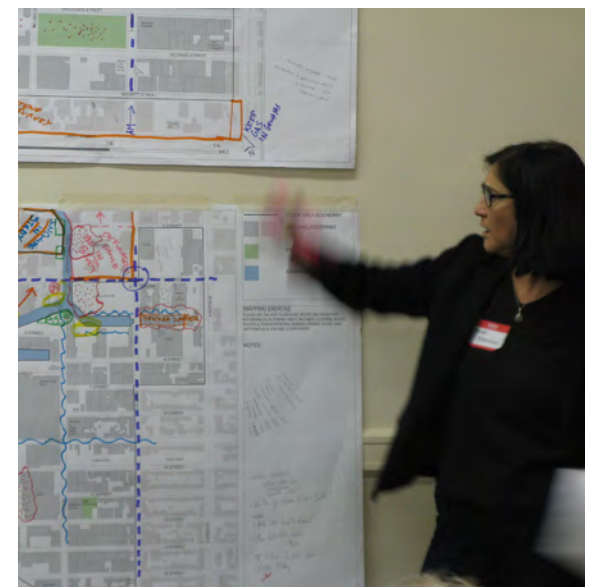


## SOUTH AREA



## SUMMARY NOTES:

- Car traffic on 3rd Street, 3rd & 4th Aves
- Intersection of 3rd and 3rd noted as busy, scary, and fast
- Real estate interest in Con Ed vacant site across from Can Factory
- Interest in expanding study area north along both sides of the canal
- Barging sites noted (black stars)
- 4th Ave turning basin noted as polluted and not part of the Superfund study
- Filled-in end of 4th Ave basin elicited interest as possible open water, possible retention feature, etc.
- Truck route along 2nd Avenue
- Flooding along 2nd Avenue and 9th streets, and in vicinity of 9th Street bridge and 4th Street basin
- Road condition poor on 2nd avenue north of 9th Street and 6th street west of 3rd Ave
- Entertainment/restaurant district along 7th Street and 3rd Avenue from 6th to 10th Streets
- Bike lane on 3rd presents conflict with truck and car traffic
- Transit access is primarily on 9th street, with subways at Smith Street and 4th Ave, as well as busses
- Sanitation garage at 11th and 2nd noted as being under-capacity and presenting a smell and safety conflict with neighboring park
- Area between 2nd and 3rd Avenues and 7th and 10th Streets noted as a "delicate balance" area of businesses (perceived as a design district) and residences
- Green space along Lowes/Pathmark parking lots is both unknown (noted as "should be green") and fragmented.
- Salt lot indicated as community access point/education location



## Stakeholder Meeting 1: SWOT Exercise



	Strengths	Weaknesses	Opportunities	Threats
Social	Local work force Involved community Entrepreneurial community	Public safety (isolated at night) Illegal dumping	Impetus for change/transition Entrepreneurial, organic growth Local workforce (development)	Residential Conversion Political climate
Locational	Access to Manhattan Working canal Affordable space Minimal residential conflicts	Telecommunications undependable Flooding Lack of parking Traffic		
Environmental	Push to improve water quality		Improve water quality Superfund designation Create green, high-performing open space Climate change/sea level rise Re-use/remediation of contaminated canal sediments	Superfund/brownfields Climate change/sea level rise
Policy	Industrial uses allowed as-of-right	Lack of comprehensive plan	Reconceptualize mixed-use as vertical/per building Rethink M zoning to increase FAR	Uncertainty about zoning Lack of zoning enforcement Unstable/uneven property values arising from zoning uncertainty Poor past planning Spot zoning Lack of comprehensive plan

# Stakeholder Meeting 2: Summary

**STARR WHITEHOUSE**  
Landscape Architects  
and Planners PLLC

## Memorandum

Date: 4/4/13  
Project Name: Gowanus BOA Nomination Study  
Project No.: 12007.10  
Subject: 4/3/13 Stakeholder Workshop Summary

10 stakeholders and two Community Board members attended the April 3<sup>rd</sup> stakeholder group meeting, as well as representatives of the project team and the Department of City Planning, the NYC Law Department, the Department of Parks and Recreation, The Mayor's Special Initiative for Rebuilding and Resiliency, New York State Department of State, and the US Environmental Protection Agency. Stakeholders comprised representatives from Gowanus-focused community groups, property owners, and business owners.

Since the last stakeholder meeting in September, the study team has analyzed many factors that are believed to influence business investment in the neighborhood. The team presented their work interactively, setting aside half an hour at the start of the meeting for attendees to circulate among 6 posters and discuss findings with team members.



A brief presentation recapped the details of the BOA program and goals, the Gowanus project area, and conditions and trends observed in the area. Following the presentation, stakeholders evaluated the project goals, and worked on interactive exercises to craft neighborhood-wide recommendations for the study area and evaluate possible strategic sites.

**STARR WHITEHOUSE**  
Landscape Architects  
and Planners PLLC

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### Exercise 1: Neighborhood Recommendations

Participants worked in four teams to evaluate the study team's proposed recommendations for the neighborhood and add their own. Recommendations were ranked from most to least important.

Top-ranked recommendations (received 3 votes declaring them "essential") were:

- Enforcement of existing/manufacturing zoning;
  - One table wrote in that it is necessary to clarify the City's policy on manufacturing in Gowanus looking toward the future (i.e. affirm that the district will remain zoned for manufacturing).
- Investments in green infrastructure and sewer improvements; and
- Provision of broadband solutions for the neighborhood (original text said "installation of fiber-optic," but one team objected since fiber-optic is supplied by only one vendor, whereas there are a range of dependable broadband technologies that could be employed to fill the gap).

Second-ranked recommendations (2 votes of "essential") were:

- Allow FAR increases to stimulate development;
  - Conversation and co-occurrence with votes for zoning enforcement indicate that these increases should promote higher density industrial rather than move the neighborhood toward residential conversion.
- Restore 3<sup>rd</sup> Avenue bus service to reduce parking demand:
  - 3 tables wrote in additional recommendations to do with transit and transportation access:
    - Additional public transit options
    - Bike lane connections
    - Union Street bus
  - While the 3<sup>rd</sup> Avenue bus may not be seen as the ultimate solution to transit/parking issues in Gowanus, transit and alternative modal access is seen as important.
- Create funding instruments to support building resiliency;
- Reward property owners for on-site storm water management;
- Create & distribute database of government incentives for business development; and
- Establish a street hierarchy to minimize traffic conflicts.
  - One team who voted this "unimportant" later indicated that after discussion of the specifics involved (more than greening and traffic calming), they would change their vote.

Seen as less important (1 vote of "essential") were:

- Start a year-round series of business-to-business network events;



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- This was modified variously:
  - Include government agencies
  - Discuss BOA topics at other existing meetings
- Improve street conditions where deteriorated.
  - Some participants felt that deteriorated streets worked in their favor to deter traffic and non-business use.

The teams also wrote in recommendations for waterfront access and amenities; food trucks and restaurants; incubators for food manufacturing or green technology; and film/media attraction.

Exercise 2: Strategic Sites

Participants were given a worksheet showing the 18 preliminary sites selected by the project team, and the criteria by which they were selected. Participants were asked to evaluate and add criteria, rate the properties according to those criteria, and work in teams to select 3-5 sites that they thought would stimulate investment in the neighborhood.

**CRITERIA:**

Participants added three criteria for evaluation, with no overlap between teams. The criteria were: potential for public use and programming, suitability for temporary uses, and “good bones” – meaning that the building in place was suited to re-use.

**CLUSTERS:**

In general, participants were drawn to the idea of property clusters, and identified three such clusters: at the northwest corner, 255 Baltic Street and the vacant Con Ed site; along 3<sup>rd</sup> Street near the new Whole Foods (Verizon lots & Con Ed site; only one team identified the Coignet Stone building as a strategic site); and along 9<sup>th</sup> Street at 2<sup>nd</sup> Avenue (Kentile building, Roulston grocery complex, and 2 underused sites along the Lowes’ 9<sup>th</sup> Street frontage).

**ADDITIONAL SITES:**

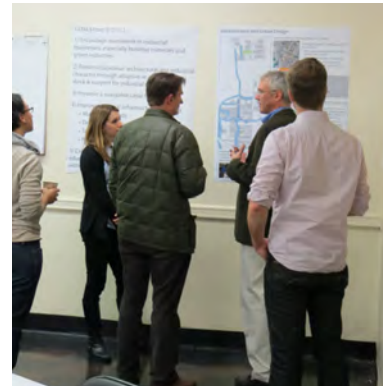
Other sites of popular interest included the Under the Tracks playground (the area beneath the Culver Viaduct between 2<sup>nd</sup> and 3<sup>rd</sup> Avenues), underused lots along 9<sup>th</sup> street below the viaduct, and 260 Butler Street, a manufacturing complex of 5 buildings with an owner who has expressed interest in the BOA program.

**REASONING:**

Among the reasons named for nominating popular sites, some themes emerged:

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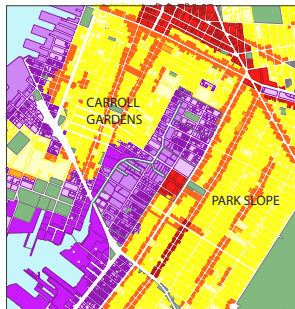
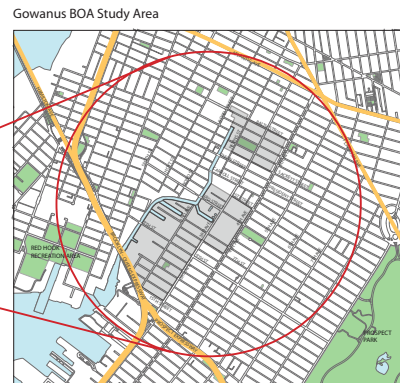
- Location was the most consistently cited factor, mentioned for 60% of the sites
- Size of property/cluster, potential for development, and potential for open space, public access, or other community benefits were each factors in 50% of the sites’ selection
- 40% of the sites were identified on the basis of being underutilized and/or good for industry and jobs.
- Historic value and owner interest featured less prominently in stakeholder selections.



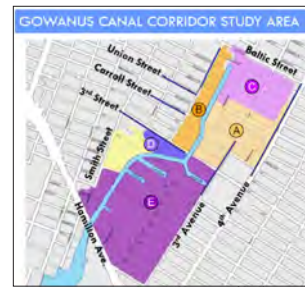
# Stakeholder Meeting 2: Posters of Interim Findings

## Gowanus BOA Basics

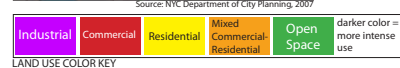
- The BOA (Brownfield Opportunity Area) Program seeks to create economic development in areas where investment has been curtailed by fear of contamination.
- The Gowanus BOA focuses on developing strategies to encourage investment and business development in manufacturing-zoned areas abutting the Gowanus Canal.
- This Nomination Study (Step 2 of the BOA Program) will result in: a comprehensive understanding of physical, economic, environmental, policy, and social factors that influence local investment; a list of neighborhood-scale recommendations to improve the climate for local businesses; and a list of strategic sites where targeted redevelopment could stimulate investment into nearby properties.
- Properties in Brownfield Opportunity Areas that seek State or City aid in completing projects that are in accordance with BOA plans may receive priority or preferred status for assistance.



Gowanus' manufacturing space makes it valuable as a job center between the highly desirable residential neighborhoods of Park Slope, Carroll Gardens, Boerum Hill, and Cobble Hill.



DCP's 2007 proposal to re-zone part of Gowanus specified that the study areas would retain existing manufacturing zoning. No zoning changes are planned for the study areas (C and E on map).



## What Are "Strategic Sites"?

Strategic sites are key catalysts in the revitalization plan for the study area.

Redevelopment of strategic sites

- is likely to stimulate additional nearby investments
- advances key goals for the study area
- creates needed public amenities

Initial site selection is based on:

- underuse / vacancy
- contamination or proximity to brownfields
- location / visibility / iconic status
- property size and potential for redevelopment
- known availability or known plans

Sites should advance project goals. Gowanus BOA goals from September 2012 Stakeholder meeting:

- Encourage investment in manufacturing/industrial businesses, building-related businesses, and green industries and technologies
- Preserve Gowanus' architectural and industrial legacy through adaptive re-use of building stock and support for industrial uses
- Preserve a navigable canal for all users
- Improve essential infrastructure (marine bulkheads, drainage infrastructure, telecommunications, parking & transit)
- Create opportunities for environmental education, open space, and waterfront access without conflicting with existing and future industry

Benefits to strategic sites include:

- Advanced standing in state and local brownfield cleanup programs
- Documentation of redevelopment plans in a state-level planning document
- Opportunity to receive technical assistance and funding for planning and marketing through Step 3 of the BOA program

### Example from past BOA: Newtown Creek

Step 1) Identify Potential Sites  
Strategic sites were identified based on criteria for development and green infrastructure opportunities.

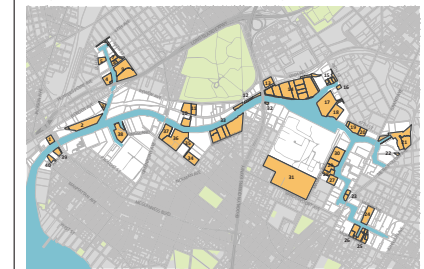


FIGURE 46 STRATEGIC SITES

### Step 2) Determine if sites advance project goals

#	NAME	DESCRIPTION	#	NAME	DESCRIPTION
1	CLARK SITE	Formerly vacant building and parking lot.	21	1st LINDEN	Overgrown business, prime for re-development.
2	CLARK DEVELOPMENT	Large, vacant, mostly paved lot with some buildings.	22	2nd 3RD AVENUE	Formerly vacant, partially paved lot.
3	CLARK DEVELOPMENT	Large, vacant, mostly paved lot with some buildings.	23	3RD AVENUE	Formerly vacant, partially paved lot.
4	CLARK DEVELOPMENT	Large, vacant, mostly paved lot with some buildings.	24	4TH AVENUE	Formerly vacant, partially paved lot.
5	CLARK DEVELOPMENT	Large, vacant, mostly paved lot with some buildings.	25	5TH AVENUE	Formerly vacant, partially paved lot.
6	CLARK DEVELOPMENT	Large, vacant, mostly paved lot with some buildings.	26	6TH AVENUE	Formerly vacant, partially paved lot.
7	CLARK DEVELOPMENT	Large, vacant, mostly paved lot with some buildings.	27	7TH AVENUE	Formerly vacant, partially paved lot.
8	CLARK DEVELOPMENT	Large, vacant, mostly paved lot with some buildings.	28	8TH AVENUE	Formerly vacant, partially paved lot.
9	CLARK DEVELOPMENT	Large, vacant, mostly paved lot with some buildings.	29	9TH AVENUE	Formerly vacant, partially paved lot.
10	CLARK DEVELOPMENT	Large, vacant, mostly paved lot with some buildings.	30	10TH AVENUE	Formerly vacant, partially paved lot.
11	CLARK DEVELOPMENT	Large, vacant, mostly paved lot with some buildings.	31	11TH AVENUE	Formerly vacant, partially paved lot.
12	CLARK DEVELOPMENT	Large, vacant, mostly paved lot with some buildings.	32	12TH AVENUE	Formerly vacant, partially paved lot.
13	CLARK DEVELOPMENT	Large, vacant, mostly paved lot with some buildings.	33	13TH AVENUE	Formerly vacant, partially paved lot.
14	CLARK DEVELOPMENT	Large, vacant, mostly paved lot with some buildings.	34	14TH AVENUE	Formerly vacant, partially paved lot.
15	CLARK DEVELOPMENT	Large, vacant, mostly paved lot with some buildings.	35	15TH AVENUE	Formerly vacant, partially paved lot.
16	CLARK DEVELOPMENT	Large, vacant, mostly paved lot with some buildings.	36	16TH AVENUE	Formerly vacant, partially paved lot.
17	CLARK DEVELOPMENT	Large, vacant, mostly paved lot with some buildings.	37	17TH AVENUE	Formerly vacant, partially paved lot.
18	CLARK DEVELOPMENT	Large, vacant, mostly paved lot with some buildings.	38	18TH AVENUE	Formerly vacant, partially paved lot.
19	CLARK DEVELOPMENT	Large, vacant, mostly paved lot with some buildings.	39	19TH AVENUE	Formerly vacant, partially paved lot.
20	CLARK DEVELOPMENT	Large, vacant, mostly paved lot with some buildings.	40	20TH AVENUE	Formerly vacant, partially paved lot.
21	CLARK DEVELOPMENT	Large, vacant, mostly paved lot with some buildings.	41	21ST AVENUE	Formerly vacant, partially paved lot.
22	CLARK DEVELOPMENT	Large, vacant, mostly paved lot with some buildings.	42	22ND AVENUE	Formerly vacant, partially paved lot.

### Step 3) Envision site-based change

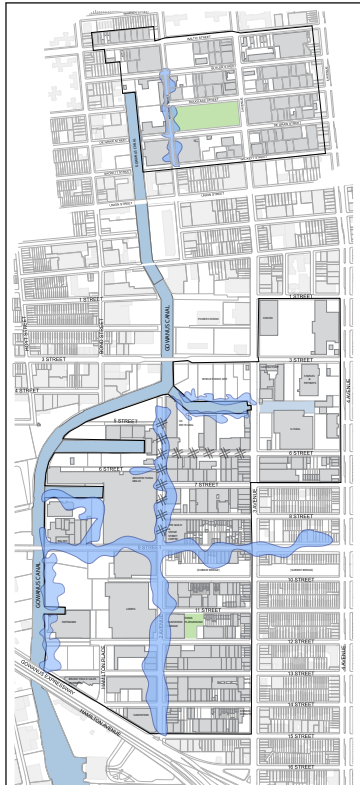


Source: Newtown Creek Brownfield Opportunity Area Step 2 Nomination Report, pgs. 124-126



# Stakeholder Meeting 2: Posters of Interim Findings

## Infrastructure and Urban Design



Stakeholders' maps of poor street conditions and flooding, above, closely presaged areas of inundation in Hurricane Sandy. Flooding is a major concern in the study area.



### GREEN INFRASTRUCTURE SOLUTIONS FOR FLOODING



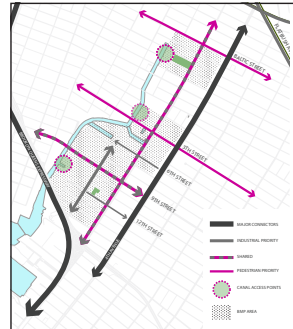
Flooding in Gowanus is being approached at several levels:

- DEP is investigating separated and high-capacity storm sewers
- DEP is investing in green infrastructure
- The Gowanus Canal Conservancy is investing in streetside swales and rain gardens

### GOWANUS INFRASTRUCTURE ISSUES

- Persistent flooding
- Inadequate telecommunications systems
- Insufficient parking / transit access
- Conflicts between truck and pedestrian/bike traffic
- Poor street and sidewalk conditions

### STREET HIERARCHY TO ACCOMMODATE VARIED USERS

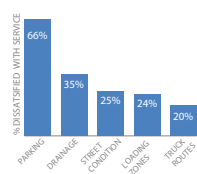


Integrating pedestrian access with an active industrial district can create conflicts between trucks and pedestrians. Urban design elements can help designate a hierarchy of streets:

- major truck connections
- industrial priority streets
- shared streets
- pedestrian priority streets

Pedestrian routes connect to strategic canal access points.

### PARKING AND TRANSIT



Businesses in Gowanus are vocal about parking shortages.

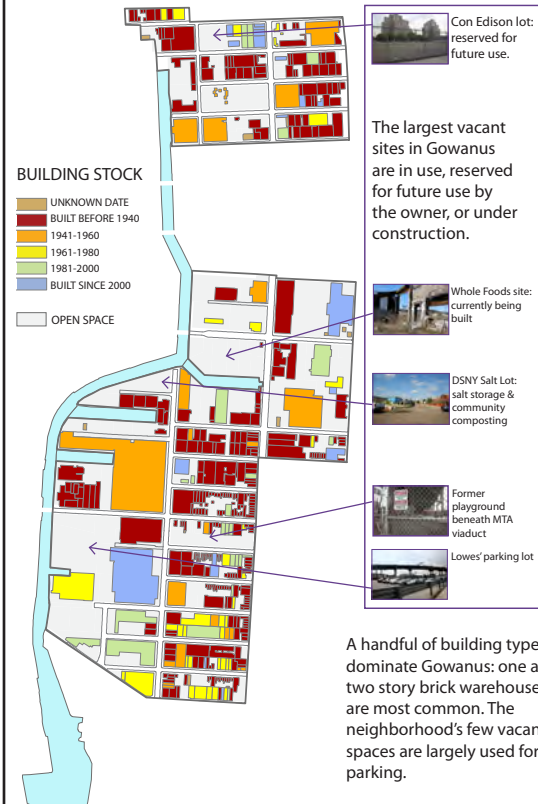
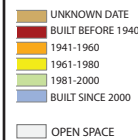
Restoration of 3rd Avenue bus service could alleviate parking demand by improving transit access for workers and visitors.

## Physical Character

- Gowanus is highly built out: 427 of 480 lots are built, with 506 total buildings
- 77% of the buildings were built before 1940
- Only 15% (71 buildings) have been renovated since 1980
- 82% of buildings are not modernized according to 1984 building code (for flood and fire resistance)

Older building stock increases vulnerability to storms and costs to new occupants.

### BUILDING STOCK



The largest vacant sites in Gowanus are in use, reserved for future use by the owner, or under construction.

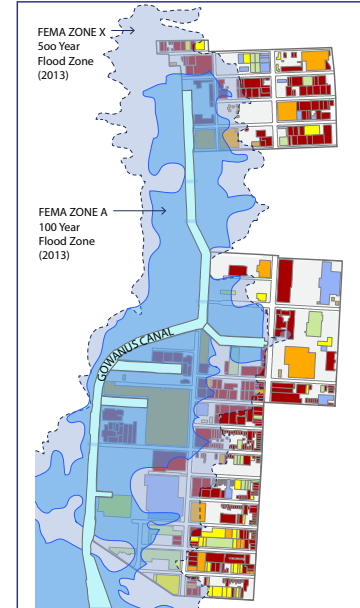
Whole Foods site: currently being built

DSNY Salt Lot: salt storage & community composting

Former playground beneath MTA viaduct

Lowe's parking lot

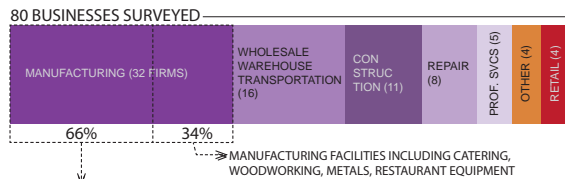
A handful of building types dominate Gowanus: one and two story brick warehouses are most common. The neighborhood's few vacant spaces are largely used for parking.



Revised flood risk maps from FEMA make clear how older structures in the Gowanus are vulnerable to storms.



# Survey of Industrial Businesses



**ARTISAN MANUFACTURING**

- Produce one-of-a-kind, customized products in limited runs
- Have in-house design and production capabilities
- Smaller size; fewer employees

**JEWELRY PRODUCTION**  
APPAREL  
CERAMICS & GLASS  
SPECIALIZED PRINTING  
SKIN CARE

- 21 manufacturing businesses
- 58% arrived in the last 5 years
- 31% in business for less than 5 years
- 50% have only 1 full time employee
- Average full time hourly wage: \$19.28
- 71% located in American Can Factory

AMERICAN CAN FACTORY

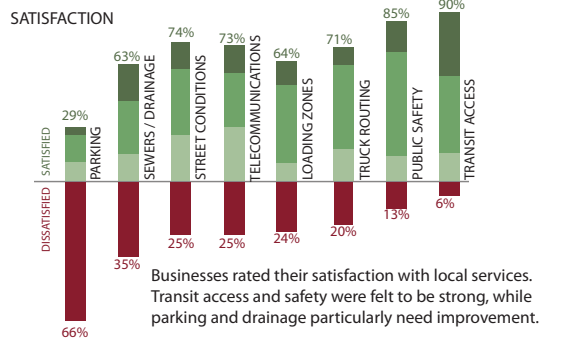
**DOING BUSINESS IN GOWANUS**

**Pros**

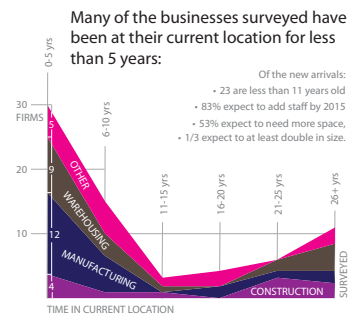
- Transportation access (proximity to highways)
- Proximity to complementary businesses
- Strong business community and potential for business-to-business relationships
- Proximity to markets & customers

**Cons**

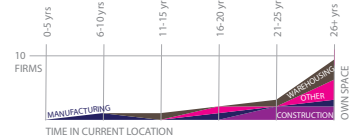
- Rising cost of real estate
- Cost of doing business
- Increasing presence of non-industrial uses



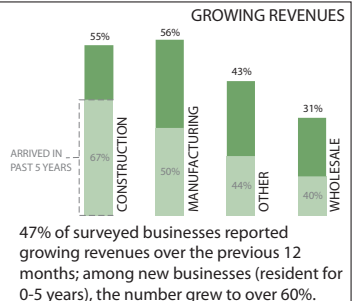
## TENURE & OWNERSHIP



Only 20% of businesses own their space; ownership is more common among businesses that have been at their current location for more than 20 years.

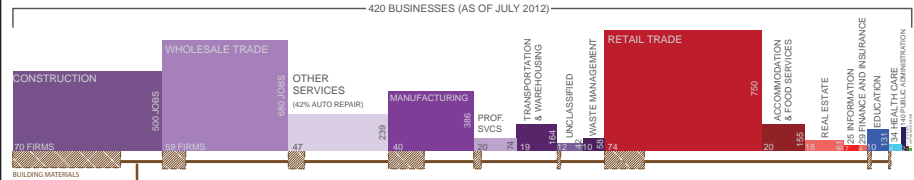


Among renters, 87% of reported lease terms were for 5 years or less. 35% were for one year.



# Economics

## Who does business in Gowanus?



**BUILDING MATERIALS & TRADES CLUSTER**

- 105 Businesses spanning many sectors: Construction, Wholesaling, Retail, Manufacturing, Furniture restoration, Architecture
- Density of local business-to-business purchasing
- Growing number of "green" businesses and products
- Linked to construction cycles & demand

Clusters create opportunities for local business-to-business transactions, and foster webs of suppliers and customers. Clustering activity in Gowanus is new but promising in several areas:

**FOOD CLUSTER**

- 41 Businesses in Wholesale, Warehousing, Manufacturing, Retail, and Food Services
- Local and international markets

**AUTOMOTIVE**

- 33 Businesses ranging from a charter bus company to numerous parts & supply stores.
- Spans Services, Wholesale, Warehousing, Transportation, Retail, Rental & Leasing

**FILM & MEDIA**

- 27 Businesses, including 5 film companies, equipment and stage rentals, sound studios, graphic design and printing services
- Businesses span a wide range of sectors.

**LOCATIONAL ASSETS**

Gowanus affords easy access to markets and customers.

Adjacent neighborhoods supply a diverse potential workforce.

**GOWANUS AS A BUSINESS LOCATION**

**Advantages**

- Low cost of industrial space compared to other Brooklyn locations
- Access to markets and customers
- Access to a diverse workforce

**Disadvantages**

- High cost / low quality of space compared to NJ or Nassau County
- Few sites for new development
- Age and poor quality of buildings
- Flood risk
- Real estate pressures & market uncertainty

## SITE TYPES TO ATTRACT BUSINESS

Only 13% of the sites in Gowanus are fully built out to allowable FAR. Underbuilding can result in ground-level open space suitable for construction yards or parking, or offer an interested business room to expand.

Across Gowanus there are few sites available for new construction; reuse of existing structures is essential.

**1. SMALLER LOTS WITH LITTLE OPEN SPACE**

- Potential to attract small manufacturing, ambulatory health care, or retail uses
- Little to no on-site parking; better for walk-up traffic.

**2. MID-SIZED LOTS WITH PARKING SPACE**

- Ideal for wholesale trade, film and media production, technology and media companies.

**3. LARGER LOTS WITH SIGNIFICANT OPEN SPACE**

- Appropriate for smaller contractors, passenger transportation fleets, wholesale, and film.

Legend: 0-25% FAR, 25-50% FAR, 50-75% FAR, 75-100% FAR, OVER 100% FAR

# Neighborhood-Scale Recommendations

Neighborhood-level recommendations should address the challenges facing businesses in the study area, and advance the study’s goals. Improvements in these areas will benefit all businesses operating in Gowanus.

**INSTRUCTIONS:**

1 = essential

As a table, rate the recommendations based on their importance: 2 = moderately important

3 = not important

Something missing? Have a great idea? Use the space at the bottom to add your own recommendations.

<u>ENCOURAGE</u>	IMPORTANCE	<u>CONNECT</u>	IMPORTANCE	<u>BUILD</u>	IMPORTANCE
1. Enforce zoning to stabilize market		1. Start a year-round series of business-to-business networking events		1. Invest in green infrastructure and sewer investments	
2. Allow FAR increases to stimulate investment		2. Restore 3rd Avenue bus service to reduce parking demand		2. Improve street conditions where deteriorated	
3. Create funding instruments to support building resiliency		3. Create & distribute database of government incentives for business development		3. Install fiber-optic network for neighborhood	
4. Reward property owners for on-site storm water management				4. Create street hierarchy to minimize traffic conflicts	

# Stakeholder Meeting 2: Strategic Site Worksheet

## Potential Strategic Sites

Strategic sites should embody the project goals and have the potential to stimulate nearby investment in the neighborhood. The study team has created a preliminary list of sites, detailed below. Your input is essential in determining the final list of sites to act as catalysts for economic development in Gowanus.

Gowanus BOA Nomination Study:  
Potential Strategic Sites

### STRATEGIC SITES

- PROPERTIES WHOSE REDEVELOPMENT IS LIKELY TO SPUR ADDITIONAL LOCAL INVESTMENT

### SELECTION CRITERIA:

- UNDERUSED OR VACANT
- SIZE
- LOCATION
- BUILDING / PROPERTY TYPE
- OWNER / OCCUPANT INTEREST



### INSTRUCTIONS:

- 1) Evaluate and modify criteria
- 2) Add sites, if desired
- 3) Use criteria to evaluate sites
- 4) Choose your sites! Select 3-5 strategic sites and tell us why you picked them.

		VACANT/UNDERUSED	POSSIBLE BROWNFIELD	OWNER OR BUSINESS INTEREST	LOCAL SIGNIFICANCE / INTEREST	DEVELOPMENT POTENTIAL	WRITE IN (OPTIONAL)	WRITE IN (OPTIONAL)	ADVANCES PROJECT GOALS
1	255 BUTLER STREET  • Built 1914 • Renovated 1966 • 4 stories; fully built out • 99,500 of building • 1,500 of open space • FEMA flood zone X • Possible brownfield • No known tenants	●	●						
2	223 NEVINS STREET  • Vacant lot • 45,000 square feet • Fenced, gravel • FEMA flood zone X • Suspected brownfield • Con Edison owns • Possible future use as a power substation	●	●						
3	269 DOUGLASS STREET  • 4 Buildings • Oldest built 1931 • Up to 4 stories • Multiple tenant space • 6,000 of open space • Building of unknown • Not in flood zone • Largely unoccupied • Artists' studio spaces	●	●						
4	FULTON MGP SITES  • 5 zoning lots • MGP cleanup sites • 3 mostly vacant lots • Used car dealer • Auto parts yard • Adams Book Co. • Industrial building • FEMA zone A	●	●						
5	BRT POWER STATION  • Multi-story building • 77,000 of building • Built 1931 • 88,100 of open space • Known brownfield • Not in flood zone • Recently purchased • Being remediated • Future cultural center	●	●	●					
6	201-225 3RD STREET  • 2 zoning lots • Leased by Verizon • 122,000 of open space • Primarily parking • 3 buildings • 13,400 of built • FEMA zone A • Suspected brownfield • Abuts 3rd Street bridge	●	●	●					
7	323 3RD AVENUE (section)  • Vacant lot • 170,000 of fenced, gravel • Owned by Con Ed • Suspected brownfield • Not in flood zone • Con Ed intends to retain for future use	●	●						
8	COIGNET STONE BUILDING  • 2 story building • Built 1872 • For sale • 1st known concrete building in NYC • FEMA zone X • NYC Landmark	●	●						
9	DSNY SALT LOT  • Vacant lot • City-owned (DSNY) • Road salt storage • GCC Community compost program • GCC has 30-year plan • Waterfront open space • FEMA zone A • Suspected brownfield	●	●	●					
WRITE IN (OPTIONAL)									

		VACANT/UNDERUSED	POSSIBLE BROWNFIELD	OWNER OR BUSINESS INTEREST	LOCAL SIGNIFICANCE / INTEREST	DEVELOPMENT POTENTIAL	WRITE IN (OPTIONAL)	WRITE IN (OPTIONAL)	ADVANCES PROJECT GOALS
10	153-157 9TH STREET  • 3 vacant lots • Paved, used as parking • Single owner • Not brownfield • FEMA zone X • On 9th Street	●							
11	144-150 9TH STREET  • 5 vacant lots • 3 lots licensed as parking lot • 2 owners • 2 used informally for parking • Not brownfield • FEMA zone X • On 9th Street	●							
12	128 9TH STREET  • Single vacant lot • Corner of 9th Street and 2nd Avenue • FEMA zone A • Not brownfield	●							
13	UNDER THE TRACKS PLAYGROUND  • Vacant area under MTA Culver Viaduct • City-owned • Small electric substation on lot • Former playground • Building space limited by trees	●							
14	34-70 9TH STREET  • 2 lots below Culver Viaduct • About 9th Street bridge • Marginal uses in place • Basements for viaduct footings • Lowes driveway • FEMA zone A • Suspected brownfield	●	●	●					
15	DSNY DISTRICT 6 GARAGE  • Garage building • 166,000 of high ceilings • Built 1950 • Houses CD6 trucks • Parking overflows to sidewalk • City owned • Suspected brownfield • FEMA zone X	●	●	●					
16	KENTLE FLOORS BUILDING  • 2 story warehouse • Multiple tenants • 370,000 of building • 40,000 of open space • In use; multiple tenants • On 9th St near bridge • Suspected brownfield • FEMA zone A	●	●	●					
17	ROULSTON GROCERY COMPLEX  • 5 multi story buildings • Built 1910 • 167,000 of building • 16,000 of open space • Partially under viaduct • In use; multiple tenants • Artists' studios • FEMA zone A • Suspected brownfield	●	●	●					
18	260 BUTLER STREET  • 5 lots with 5 buildings • Built 1930 • Renovated 1970s • 1-2 story buildings • 27,500 of buildings • 700 of open space • FEMA zone X • Not a brownfield	●	●	●					
WRITE IN (OPTIONAL)									

CHOOSE 3-5 STRATEGIC SITES EXPLAIN WHY YOU CHOSE THEM

SITE NUMBER: REASONS:	SITE NUMBER: REASONS:	SITE NUMBER: REASONS:	SITE NUMBER: REASONS:	SITE NUMBER: REASONS:
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# Industrial Business Survey

Survey ID# \_\_\_\_\_ Date \_\_\_\_\_ Surveyor Initials \_\_\_\_\_  
 NAICS Code \_\_\_\_\_

## Gowanus Industrial Business Survey, 2012

Company Name: \_\_\_\_\_ Interviewee: \_\_\_\_\_ Title: \_\_\_\_\_  
 Address: \_\_\_\_\_ Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

### Basic Company Information

1. How do you describe your business? \_\_\_\_\_
2. How long has your company been in business? \_\_\_\_\_ years / months (circle one)
3. How long has your company been at its current location? \_\_\_\_\_ years/months (circle one)
  - 3A. If you had a previous location, what was the address? (fill in)  
 Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Neighborhood \_\_\_\_\_  N/A
4. How many square feet do you currently occupy? \_\_\_\_\_ sq ft
5. Do you  rent or  own your space? (Check one)
6. If you rent, what is the length of your current lease? \_\_\_\_\_ years / months (circle one)  N/A
  - 6A. How much is your rent? \$ \_\_\_\_\_ yearly / monthly (circle one)  N/A
7. If you rent, do you sub-lease a portion of your space to other businesses?  Yes  No  N/A
  - 7A. If yes, how much? \_\_\_\_\_ sq ft  N/A
8. If you own, do you lease a portion of your space to other businesses?  Yes  No  N/A
  - 8A. If yes, how much? \_\_\_\_\_ sq ft  N/A

### Doing Business in the Gowanus

9. In the last five years, what is the total amount that you have invested in your current location? (cap/equip) \$ \_\_\_\_\_
10. How did you finance your investment? (Check all that apply)
  - Government program  Bank loan  Business Revenue
  - Personal Assets  Friends/Family  Other \_\_\_\_\_
11. What are the benefits of being located in Gowanus? (Check all that apply)
  - Proximity to market  Highway access  Proximity to complementary businesses
  - Proximity to workforce  Waterway access  Other \_\_\_\_\_
12. What are the challenges of being located in Gowanus? (Check all that apply)
  - High cost of real estate  High costs of doing business  Increasing presence of non-industrial businesses
  - Illegal dumping  Close proximity to residential neighborhoods  Other \_\_\_\_\_
13. How much total space will you need in the next three years? \_\_\_\_\_ sq ft (fill in)
14. If you were to look for a different space, where would you look? (Check all that apply)
  - Gowanus  Elsewhere in Brooklyn  Bronx  Manhattan  Queens
  - Staten Island  Outside of New York City

### 15. Please rate your level of satisfaction with the following conditions and/or city services.

Condition/ Service	Very Satisfied	Satisfied	Somewhat Satisfied	Not Satisfied	N/A
Loading zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking availability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Safety	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Transit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recycling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street condition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street sewer/drainage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Telecommunications	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Truck routing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Market Information

16. Who are your main customers? (check all that apply)
  - Contractors  Designers  Manufacturers  Individual Customers
  - Retailers  Wholesalers / Distributors  Other \_\_\_\_\_
17. Which of the following reflects your company's revenues over the past 12 months?
  - Growing  Staying the same  Declining
18. Where do you sell your products and/or services? (check all that apply)
  - New York City  NJ, CT, and NYS  Nationally  Internationally
19. Do you use Gowanus-based designers for your products / services?
  - Yes  No  No, but I would like to  I do not require design services
20. If you purchase or sell products and/or services from other businesses in Gowanus, please list the company names, product/service, and annual expenditure amount.

Product or Service	Company Name	Annual Dollar Value Estimate
<input type="checkbox"/> Buy <input type="checkbox"/> Sell		
<input type="checkbox"/> Buy <input type="checkbox"/> Sell		
<input type="checkbox"/> Buy <input type="checkbox"/> Sell		
<input type="checkbox"/> Buy <input type="checkbox"/> Sell		

21. What industrial business or service would you like to see locate into Gowanus? \_\_\_\_\_ (fill in)
22. How many people does your company (including yourself) currently employ? Full-time \_\_\_\_\_ Part-time \_\_\_\_\_ (fill in)
  - 22A. What is the average hourly wage for non-management employees? \$ \_\_\_\_\_ (fill in)
23. How many employees do you foresee adding to your staff in the next 3 years?
  - 1-5  6-10  11-15  16 or more  None
24. Where do your employees live? (Check all that apply)
  - Gowanus  Red Hook  Sunset Park  Park Slope  Cobble Hill/Carroll Gardens  Other part of BK
  - Bronx  Manhattan  Staten Island  Queens  Outside of New York City
25. Do you believe a significant portion of your staff walks or bikes to work?  Yes  No  I don't know



**Your Company and the Environment**

**26. Has your company brought new products/services to market that are designed to be greener and/or more energy efficient than their predecessors?**  Yes  No  Does not apply to my products/services

**26A. If yes, what prompted the change? (Check all that apply)**

- Customer demand  Compliance with industry standards  To keep up with competitors  
 Available incentives  Desire to be a greener company  Other \_\_\_\_\_  N/A

**27. Do you market your company as green or environmentally sustainable?**

- Yes  No  Does not apply to my products/services

**27A. If yes, do you think this approach helps increase sales?**

- Yes  No  Not sure  N/A

**28. What "green" practices does your company currently do? (Check all that apply)**

- Recycle (paper, plastic, etc)  Re-use materials  Use energy-efficient devices (lighting / equip)  
 Undertaken an energy audit  Purchase environmentally-friendly products  Use non-toxic materials in products  
 Other \_\_\_\_\_  None

**29. Is there anything else that you think we should know about doing business in the Gowanus?**

Yes, \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Appendix B: Historic and Archaeologically Significant Areas

*This material was provided by Melissa Umberger, whose work was made possible by the Community Planning Fellowship Program administered by the Fund for the City of New York.*

### Background History

The Gowanus Canal Corridor has a rich history of industry and manufacturing along the canal's banks. The canal stretches 2.5 miles long and 100 feet wide and is located in the Gowanus neighborhood and surrounded by Carroll Gardens to the west, Cobble Hill to the northwest, Red Hook to the southwest and Park Slope to the east. The architecture of the buildings surrounding the canal relates to the industrial nature of this important water route in Brooklyn. Therefore, buildings in the study areas tend to be low-scale warehouse and factory type buildings.

The Gowanus Canal area was originally marshland, inhabited by the Canarsie tribes who used the creek for fishing. The area was sold to Dutch settlers who dredged areas of the creek and set up tidal mills and farms. It was not until the mid-19th Century that the Gowanus Canal was constructed in accordance with Daniel Richards Plan for Brooklyn. Soon after industrial development flourished because the canal facilitated water transport of industrial materials as part of the Brooklyn working waterfront. Many of the industries manufactured building materials for the brownstones built in Park Slope and were integral to the proliferation of 'Brownstone Brooklyn.' By 1880, there were 31 firms operating along the canal and include the following industries oil refineries, cement manufacturers, coal yards and paint and ink factories. The peak of industrialization in the Gowanus Canal occurred from 1900 to 1930, when it was reported that 25,000 vessels traveled the canal per year serving 50 manufacturing firms.

It was assumed the natural tide would facilitate drainage of toxic materials into the Buttermilk channel; however the canal lay stagnate as more and more toxic materials were dumped in the waters. In 1911,

an underground tunnel equipped with a propeller was constructed to help flush the canal of toxic materials. The pump broke in the 1960s and was not fixed until 1999 by the New York City Department of Environmental Protection (DEP).

By the 1950s, major highway construction including the Brooklyn Queens Expressway encouraged freight transportation of goods rather than barge or water transport. The Gowanus Expressway, constructed in 1965 also contributed to the decline use of the canal for water transportation. In addition, the US Army Corps of Engineers decided to stop the continual dredging of the canal. By the 1970s, the area began to decline as established industrial businesses left the area while cement and oil operators moved in. This in turn led to job loss and subsequent population decline. However, within the past 20 years the area has shown signs of revitalization as the neighborhoods of Carroll Gardens and Park Slope have been growing. Furthermore, industrial development has grown since the late 1990s. From 1997 to 2007 industrial businesses have grown by 25%. The canal continues to be used for shipping activity and include eight water dependant businesses (cement manufacturers, scrap metal, oil terminals, and municipal operators). Accordingly, around 2,530,000 tons of construction products are barged on the Canal annually.

The following description will detail remaining archaeological sites and historic architecture located in the Gowanus Corridor. Most of the remaining resources speak to the industrial heritage of the canal. The first section will reveal archaeological and Historic sites that are either listed or deemed eligible by the New York City Landmarks Preservation Commission (LPC), State and Federal National Register of Historic Places (NRHP). The last section will reveal key buildings that were deemed significant historically or architecturally but had not been previously identified as a local, state or federal historic landmark.

### Archaeologically Significant Areas

#### *Possible Revolutionary War Burial Ground Site*

The alleged revolutionary war burial ground site is located in the vicinity of 7th Street , 8th Street and 3rd Avenue. According to an archaeological survey form (04701.014947), there is a potential

Revolutionary War Burial site located near Third Ave at 7th Street, approximately 500 ft south of the 4th Street Basin. The form had very little information pertaining to the site. Nevertheless, according to an article published in the Brooklyn Daily Eagle in 1891, the site was described as a “sort of island rising from the marsh . . . . This place was but an acre in extent and is now enclosed by the lines of 3rd Avenue, 7th and 8th Street and used as a negro burial ground.” According to Bob Furman, Brooklyn Historian and president of the Brooklyn Preservation Council, this burial ground is the final resting spot for the First Maryland Regiment under Colonel William Smallwood. This regiment served an important role in the Battle of Brooklyn during the Revolutionary War. It was reported that after the battle, 256 Maryland soldiers were killed during this battle, and that the British army had ordered that the soldiers be buried near the area of the Gowanus Canal. Historians argue that the burial has yet been identified due to the geography of the area. During the Revolutionary War, the area was marshland with few high points suitable for a burial ground and that over time as the area became industrialized as the areas surrounding the canal was made level for development.

The area currently sits vacant with a concrete slab foundation. An Environmental Impact Statement (EIS) report for the 363-365 Bond Street project, suggests that based on historic maps showing the location of the Gowanus Canal and marshland areas, it is unlikely that there are any burials located the site.

### **Former Mill Sites**

#### *Denton’s Mill*

Based on a previous Stage I archaeological survey conducted in 1977 by Ralph Solecki, there are two former mill sites: one is located in Subsection C and the other site is located in close proximity to the study area. Nevertheless, these mill sites were demolished before the construction of the Gowanus Canal. Denton’s Mill site is located east of the Gowanus Canal about mid-block on the south side of Carroll Street, based on historic 18th and 19th Century maps. According to the National Register of Historic Places Eligibility Evaluation and Cultural Resources Assessment for the Gowanus Canal Denton’s Mill was still

in operation as late as 1849. Today a modern, three story metal sided building sits on the former mill site. According to the report, the area was occupied by Watson and Pittinger Lumber Yard and the “Philip” Paper Mill in 1886. Because of industrial activity on the site, little to no traces was found of the former mill building.

#### *Freeke’s Mill*

In addition, Freeke’s Mill was once situated adjacent to the canal, west of Nevins Street, on the north side of Sackett Street in the North Sub-area. According to the National Register assessment report by Hunter Research, Inc Freeke’s Mill was last observed at this location in 1850. By 1886, Adams’ Lime, Brick and Lath Yard occupied the site and the Sanborn map from this year shows no indication of buildings at the site. In 1904, there were some buildings located on the site but they were set back from the canal. A packing case manufacturer was listed on a 1915 Sanborn map, and by 1950 there was a Beverage warehouse located on the site. Today a two-story brick building with a band of steel framed windows now occupies the site. The report indicated that no traces of the former mill building currently exist on the site today.

### **Native American Village Sites**

According to a New York State Archaeological Bulletin dated from September – October, 1920, a former Native American camp site was once located northwest of the Gowanus Canal. The bulletin describes the site as a “barren sandhill in Brooklyn in 1826 . . . . covered with vitrified and decomposed stones.” Accordingly, four feet below the surface archaeologists uncovered broken clay pipes, coarse pottery sherds and arrowheads. Based on Ralph Solecki’s Stage I archaeological survey, the village camp was discovered at Hoyt St between Butler and Warren St the current location of the Gowanus Houses. This report referred to the site as the “Village of the Werpes.”

### **Gowanus Canal Historic District (State and National Register Eligible) (2004-2008)**

Prior to December 2013, the Gowanus Canal Historic District consisted of twelve contributing historic resources located throughout the Gowanus neighborhood including the canal waterway and bulkheads.

Eight of these resources are located within the North and South subarea. The district is not geographically contiguous but consists of resources dispersed throughout the neighborhood surrounding the canal linked thematically to the industrial period of the canal's history. The Gowanus Canal Historic District has been determined eligible for the State and National Register but has yet to be listed to National Register of Historic Places (NRHP) list. Six of the sites including the Burns Brothers Coal Pockets, the Third Avenue Bridge, Carroll Street Bridge, BRT Powerhouse, the NY/LI Coignet Stone Co. Building Brooklyn Improvement Building, and the Pumping Station were first identified as contributing resources to the State and National Register of Historic Places (S/NR) Gowanus Historic District in 2004 by the United States Army Corps of Engineers (ACOE) National Register of Historic Places Eligibility Evaluation and Cultural Resources Assessment for the Gowanus Canal. More recently, as part of the EIS report prepared by AKRF for the 363 – 365 Bond Street Project, five additional historic resources were identified as S/NR resources contributing to the Gowanus Canal Historic District: R.G. Dun & Co. Building, American Can Company, Ice House/Brewery, former Thomas Roulston Grocery Warehouse, and Kentile Building and Sign. In addition, there are two New York City landmarks in the Gowanus Historic District. One of the sites, NY LI Coignet Stone Company Building (Brooklyn Improvement Company) is located in the northern part of the South subarea and the second site is the Carroll Street Bridge, which is located between the two subsections and over the Gowanus Canal.

*Bulkheads (archaeological component)*

The bulkheads were constructed to help stabilize the walls of the canal and extend to the length of the waterway (1.5 miles). There are three types of canal bulkheads: timber cribwork, concrete bulkheads, and sheet piling timber or steel. Timber cribwork was the preferred bulkhead type from the colonial period to 1930 for the construction of New York ports. Furthermore, it comprises of 70 percent of the remaining bulkheads in the Gowanus Canal. Timber was relatively inexpensive and the cribwork technique was a cheaper form of bulkhead construction. By the mid-19th century standardization of cribwork design became more prevalent. This consisted of

**Historic Assets**



Site Name	Historic Status
1 Former ASPCA Shelter	SNRE (2008)
2 R.G. Dun & Company Building	SNRE (2008), GCHD Eligible (2008)
3 Brooklyn Rapid Transit Power House	SNRE (2004), GCHD
4 Coignet Stone Building (Brooklyn Improvement Company)	SNRE (2004), NYCL, GCHD
5 Old American Can Factory	SNRE (2008), GCHD Eligible (2008)
6 3rd Avenue Bridge	SNRE (2004), GCHD
7 5th Street Turning Basin	SNRE (2004), GCHD
8 Burns Brothers Coal Pockets	SNRE (2004), GCHD
9 Kentile Building & Sign	SNRE (2008), GCHD Eligible (2008)
10 Former Roulston Grocery Complex	SNRE (2008), GCHD Eligible (2008)

SNRE = State/National Historic Register Eligible  
 NYCL = New York City Landmark  
 (2008) = Identified by State Office of Historic Preservation

GCHD = Gowanus Canal Historic District  
 (2004) = Identified by Army Corps of Engineers



perpendicular logs spiked together to form alternating rows of square and rectangular cells. In addition, there are also concrete and steel bulkheads also known as relieving platform designs that are located in the Gowanus Canal. This bulkhead type was first developed in the early 1900s. The concrete bulkheads found in the Gowanus and had the advantage of being fire resistant. The steel sheet piling technique later used in the canal's history, consisted of steel sheet metal piling tied to concrete blocks and was often used to replace former timber pile supports. This bulkhead type was used more frequently after World War II. The bulkhead component of the Gowanus Canal Historic District was determined eligible under Criterion D, for its contribution to engineering history according to the ACOE National Register Resource Assessment (2004).

#### *Brooklyn Rapid Transit Power House (South Sub-Area)*

This five story Romanesque Revival-style building is located at 2nd Street and 3rd Avenue on the east side of the canal. The building was constructed in 1902 as part of a larger complex of structures owned by the Brooklyn Rapid Transit Corporation (BRT). According to a 1904 Sanborn map, the BRT building was identified as a dynamo room with four galleries. Also present on the map were the location of three boiler buildings, smaller dynamo building, smokestack, coal elevator and cement coal pit. In 1896, the Brooklyn Rapid Transit Corporation was established and owned nearly all railroads both steam powered and elevated trains as well as street car lines in Brooklyn. One of its main functions was consolidating rail lines and providing electricity for train service. In 1923, the Brooklyn Rapid Transit Corp was integrated with the Brooklyn-Manhattan Transit Corp and later became part of the New York City subway system in 1940. The property was sold in 1938, and by 1969, all buildings were demolished except for the BRT powerhouse. The building is currently vacant. It is nine bays wide on the third street façade, and five bays wide on the side facing the canal. Some of its architectural features are distinguished by corbelled round headed arches, and corbelled quoins located on the corners of the building. Of all the historic resources located in the Gowanus neighborhood, it is one of the most architecturally distinctive buildings

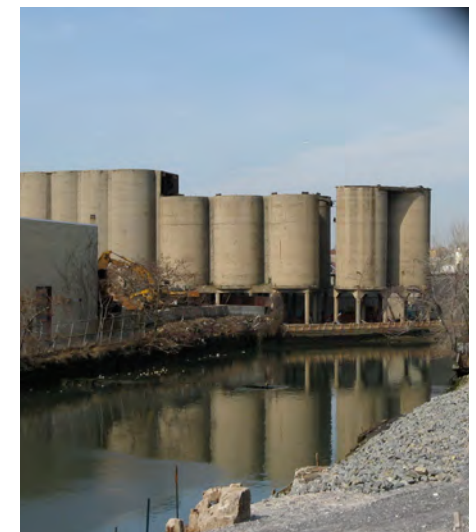
in the district. It is significant for its relation bulk shipment and coal handling aspects of the Gowanus Canal's industrial history.

#### *Gowanus Canal Waterway (Both Sections)*

The canal is significant for its role in transporting goods, facilitating industrial development, and influencing residential development of the Carroll Gardens and Park Slope neighborhoods. Originally used as a tidal creek and mill site, by the 1830s, there was discussion about the creation of a canal to eradicate sewage from surrounding neighborhoods and providing better navigational access to the southern neighborhoods of Brooklyn. Edward C. Litchfield, lawyer and local landowner established the Gowanus Canal Improvement Commission and the Brooklyn Improvement company. Both groups were influential for aiding in the development of the canal in the 1860s – 1870s. The city took over the maintenance of the canal and bridges in 1870. Nevertheless, by mid-20th century, the canal's importance as a navigable waterway to transport materials began to decline as a result of highway construction and truck transportation of goods. Although a flushing system was constructed in 1905-1911 to flush the canal of chemicals and toxins, the system broke in 1960 leading to poor sanitation conditions. The flushing system was reconstructed in the 1999 by the NYC Department of Environmental Protection (DEP).

#### *Burns Brothers Coal Pockets (South Sub-area)*

The Burns Brothers Coal Pockets consists of 18 coal storage silos located west of the canal at 2nd Ave and 6th Street, south of the 4th Street Basin. These structures are cylindrical in shape, composed of concrete, and supported by 15ft high concrete legs. The silos were built over two periods: eight were built from 1915-1924 and ten were constructed from 1932-1938. Although not as architecturally distinctive as some of the other



resources, the coal pockets are significant for their association with the transport of coal which led to the development of many Brooklyn neighborhoods. Note: demolition of the coal pockets began in April 2014.

#### *Carroll Street Bridge and Operator's House (not in project area)*

The Carroll Street Bridge, constructed in 1888-89, is a contributing resource to the Gowanus Canal Historic District and a designated New York City Landmark (1987). It represents one of the oldest bridges in New York City and one of four known retractile bridges from late 19th century/early 20th century in the United States. The bridge consists of steel wheels on steel rails and operates by rolling back horizontally, providing access for barge vehicles to pass through the canal. Robert Van Buren, Chief Engineer and George Ingram, Engineer-in-Charge of the Brooklyn Department of City Works helped design the bridge for its construction by the New Jersey Steel and Iron Company. It is trapezoidal in shape and 107 feet long. In 1907-08, the bridge which was once powered by steam engine was replaced by an electric motor. It was restored in 1989. Later restored in 1989, it has continued to serve its original function. In addition, there is a brick operator's house situated at the southwest corner of the bridge. This one-story building has a polygonal shape and round arch windows.

#### *Third Avenue Bridge (South Sub-Area)*

The Third Avenue Bridge located at 3rd Ave at 5th Street was originally constructed in 1870 but was rebuilt in 1889. It originally separated the 4th and 5th Street basin, which was filled in 1953-1965. The roadway and deck supports have been altered since 1889; however it is likely that the abutments date from 1889. The bridge contributes to the Gowanus Canal Historic District because it played an important role in the water transport of goods.

#### *NY/LI Coignet Stone Co. Building (Brooklyn Improvement Company Office) (South Sub-Area)*

The NY/LI Coignet Stone Co. Building also known as the Brooklyn Improvement Company Office is located at 360 3rd Avenue at the intersection of 3rd Street and 3rd Avenue. This designated New York City Landmark was designed in 1872 by William Field and Son. It

served the dual function of being the office of Edwin C. Litchfield and to showcase Beton Coignet concrete. This unique type of concrete was patented by Francois Coignet in the mid-1800s and manufactured at the site. At two stories in height, this Romanesque Revival style building features a three bay façade, brick and cast stone exterior. The façade is distinguished by classical details that include a pedimented entryway supported by Ionic columns. Designated a NYC landmark in 2006, the building is significant because it may be one of the earliest buildings composed of concrete in New York City. Furthermore, the firm NY and LI Coignet Stone Company was the first in the nation to manufacture concrete.



#### *Pumping Station (North Sub-Area)*

The pumping station was built between the years of 1905 to 1911 in order to flush out the Gowanus Canal of toxins and pollutants discharged from the industrial activity along the canal and also the storm water drainage from residences in Carroll Gardens and Park Slope. It is located at the head of the canal with a tunnel under



Butler, Hoyt and Degraw Street. In the 1960s, the pump house stopped working causing sanitary conditions to worsen. It was not until 1999 that the Department of Environmental Protection (DEP) executed plans to reconstruct and fix the system. Despite DEP's interventions, the pump house – red brick gambrel roofed building – remains intact.

### *R.G. Dun & Company Building (North Sub-Area)*

The R.G. Dun & Company Building, located at Butler and Nevins Street was the former publishing department for the company. The building first appears on a 1904 Sanborn map. According to a book by author, James D. Norris – R.G. Dun & Co.: 1841-1900: The Development of Credit Reporting in the 19th Century, R.G. Dunn & Company was established in 1859 and by the 1880s there were “hundreds of thousands of subscribers.” According to the book, the company was on the forefront for developing the credit reporting system that had profound impacts on the U.S. economic system. By the 1930s, the Sanborn map shows that R.G. Dun & Co. changed to Dun & Bradstreet but the building at Nevins and Butler remained a publishing department. Given the industrial nature of the structure it is likely that printing operations occurred in the building.

The building stands four-stories high and has a parged face. It is topped with a flat roof, mostly hidden by a stepped parapet with rounded sections. The façade features large rectangular windows placed in groups of three for the first three levels of the building. However, the top story features large segmental arched windows, some have been sealed while others consist of 3/3 double hung sash. An interesting element to the building is the blue colored terra cotta tiles that distinguish the façade with its chevrons, diamonds and geometric shapes.

### *American Can Factory (South Sub-Area)*

The American Can Factory is located at the east side of the intersection of 3rd Avenue and 3rd Street. It consists of two buildings: a four-story building is situated at the street corner with two right angle wings facing 3rd Avenue and 3rd Street and a five-story building is attached to the south end of the complex. The main section of the complex (four-story building) was constructed in 1885/1886 and used by the Somers Bros. Decorated Tinware Company as shown on the Sanborn map dated from this period. By the 1920s, the complex



was occupied by the American Can Factory, and the five-story building to the south was added to the complex. At this time the 5th Street Basin extended to the complex and may have been used to transport items from the can factory.

This Renaissance Revival building features many distinguishing elements including a decorative corbelled brick cornice, punctuated by large diamond shaped windows on the upper story. In addition, the facades facing 3rd Avenue and 3rd Street feature pilasters and rounded arch windows, with stone bands located between the windows. The foundation of the building is composed of masonry faced basement.

### *Ice House Brewery (not in project area)*

The Ice House Brewery complex is located on the west side of the canal on the east side of Bond Street between 3rd and 4th Street. The complex consists of four sections that are interconnected. All buildings are clad in brick exterior and vary in height between one to six stories. The buildings style can be described as Romanesque Revival particularly the two tallest structures. The tallest structure is located in the northern area of the complex and is six bays wide topped with a flat roof hidden from view by a stepped parapet. The top story features a corbelled cornice, with a series of round-arch windows beneath. A majority of the windows have been sealed, although some windows feature a wooden sash. To the south of this structure, is a one-story garage clad in brick, adorned with cast stone trim resembling the Art Deco style. Further south of this building, is a three-story structure topped with a side gable roof. The first story features round-arch windows while the upper floors consist of rectangular framed windows. Similar to the other structures many of the windows have been sealed. Interestingly, this structure consists of decorative brickwork that may indicate quoins and voussoirs.

As early as 1904, the three story side-gabled roof structure was located on the present site. Old historic Sanborn maps from this time indicate that the site was occupied by the Empire City Hygeia Ice Company. The building consisted of condensers, filter rooms, engines and a coal shed. Two years later the six-story building appears on the Sanborn map and labeled as the Leonhard Michel Brewing Co. The building



contained a brew house, ice storage and freezing tanks. According to a 1939 Sanborn map the complex changed ownership by Ebling Brewing Company, and the rest of the complex (four structures facing Bond Street) are identified at the site. The one-story building located in the northern section was identified as a racking room and cooperage, whereas the southern section of the complex was labeled as lockers. Due to the proximity to the canal, it is very likely that goods including coal and ice were transported from the site using the canal. By 1950, the brewery ceased operating on the site; a Sanborn map from this time identifies the complex as Municipal Haulage Inc.

#### *Former Thomas Roulston Grocery Warehouse (South Sub-Area)*

The former Thomas Roulston Grocery Warehouse located at 94-110 9th Street between 2nd Avenue and the Gowanus Canal consists of three interconnected buildings that face 9th Street. On the eastern side is a two-story, three bay wide building, in the midsection of the complex is a single story brick clad smokestack, the western side of the complex consists of a four story, five bay wide building. All buildings were constructed contemporaneously and feature the same Renaissance Revival style. The exterior of the three structures are clad in red brick punctuated with a corbelled brick cornice, and feature segmental arch windows. Most of the windows have been replaced since the original construction; however some of the windows contain multi-light metal sashes.



The Thomas Roulston Grocery company represented one of the largest grocery chains in Brooklyn before the turn of the 20th century. Thomas Roulston was an Irish immigrant who established the grocery store chain as early as the 1880s and ran the business with his two sons: Thomas H and Henry Roulston. At the time of his death in 1918, he had established 230 stores in Brooklyn and Long Island combined. Several New York Times articles mention the Gowanus location as the main warehouse and offices. The company's process consisted of buying goods from suppliers, and then storing the goods in the

warehouse. Grocery items were then sent to various Thomas Roulston grocery store locations. Due to the location of the warehouse near the Gowanus Canal it is highly likely that the canal was used to transport goods.

#### *Kentile Building and Sign (South Sub-Area)*

The Kentile Building is located at the northwest corner of 9th Street and 2nd Avenue. Despite its large building floor plate (312,567 sq ft) the building only stands one-story tall. Nevertheless, the iconic neon purple sign displaying the words "Kentile Floors" stands eight stories high and has become a symbol of the industrial heritage of the Gowanus neighborhood. The sign is supported by a metal support system. According to historic Sanborn maps, the northeastern section of the building was located on the site as early as the 1930s. Nonetheless, it was not until the 1940s that the entire complex was constructed including the sign. The building has several facades that have been altered over the years; the exterior is clad in red brick, devoid of architectural details. However, the 9th Street façade features some Neoclassical elements including a pedimented entryway.



The company was first established by David E. Kennedy in the late 19th century as "Kentile Inc." It was not until 1964 that the company changed names to Kentile Floors, Inc. The company was responsible for producing floor tiles that were made easy to assemble by the consumer. These materials included resilient asphalt, vinyl, cork, rubber and vinyl asbestos, tile flooring and special adhesives. The floor tiles

were also available in different colors and patterns. Due to the ease of putting the floor tiles together and the proliferation of suburban housing developments during the post war economic boom, it was very popular among consumers. By the 1960s, the Kentile Floor, Inc. employed 400 people at the Gowanus location. However, towards the late 20th century, Kentile Floors, Inc. ran into legal trouble because the asbestos caused health problems. Numerous lawsuits were filed that eventually put the company out of business. However, according to the U.S. Interstates Commerce Commission (1972, vol. 344), Kentile Floors, Inc were among some of the last companies who depended on the Gowanus Canal for transporting materials in the late 1960s.

### **Gowanus Canal Historic District (State and National Register Eligible) (2013)**

In December, 2013, FROGG formally applied for recognition in the State National Register for the Gowanus Canal Historic District, redefined to include 53 blocks and 369 properties.

### **Historic Resources in Study Area (not in Gowanus Historic District)**

#### *IND 9th and 10th St Subway Viaduct*

The IND 9th and 10th St Subway viaduct was built in 1933 for carrying the F and G lines across the canal. It is 4,400 ft long, composed of a steel trestle and brick piers, and stands at 87.5 feet above the canal making it the tallest subway viaduct in the city. This elevated portion of the subway train becomes elevated after the Carroll Street stop and continues to Smith and 9th Street stop and passes over the Gowanus Canal, above the vehicular traffic lane bridge and then along the north side 10th Street as it passes over the buildings, the train line slopes somewhat from 3rd Avenue to 4th Avenue. There are three trusses on the subway viaduct that are located over the canal, west of 2nd Avenue, and over 3rd Avenue. From 3rd to 4th Avenue, there are concrete and brick piers topped with a stepped parapet, featuring patterned brickwork. Located near the top portion



of the piers are a series of fixed windows that consist of light metal sashes.

The steel truss section viaduct over 4th Avenue is adorned with Art Deco style patterns enscenced on the metal panels. Surrounding the steel truss, are large brick piers that feature Art Deco style decorative brickwork. This section of the viaduct contains the 4th Avenue Subway station, which is currently listed to the State and National Register of Historic Places.

#### *American Society for the Prevention of Cruelty to Animals Shelter (ASPCA)*

The American Society for the Prevention of Cruelty to Animals Shelter was first established in 1866 by Henry Berg, with a branch office in Brooklyn. Nevertheless, this facility located in the basement of a building at 114 Lawrence Street was considered outdated and in need of modern improvements.



After numerous donations were raised for a new facility, in 1913, the northern portion of the building that currently sits at 233 Butler Street was constructed to be used as the new animal shelter. Nine years later the building was extended further south which may have contained the offices of the ASPCA. Moreover, an article that appeared in the New York Times on June 19, 1922 described the ASPCA to include an animal shelter, executive offices of the Brooklyn branch, and an ambulance and garage.

By 1979 the society stopped using the building due to high operating costs and relocated to Linden Boulevard. Subsequently, the building bought and converted to a musical repair shop by Lawrence Trupiano.

Today the building stands two stories high, with a flat roof. Below the roofline is a brick corbelled cornice that is distinguished by terra-cotta tile detailing. The first floor entrance is surrounded by stone pilasters

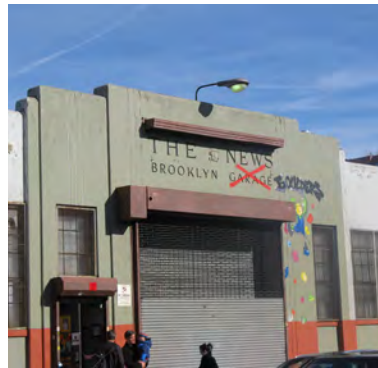
and above the doorway is a stone entablature that has the following words etched in stone – “THE ROGERS MEMORIAL.” The ASPCA seal and logo is located above the entablature. Two rounded arch doorways surround both sides of the front entrance.

### **Key Buildings**

The following section is a description of key buildings that exhibits either architectural or historic value to the neighborhood. These buildings have not been identified as eligible for local, state or national historic landmark status. The buildings were identified by Historic Preservation students at Pratt Institute during two planning studios (2005 and 2007), Historic Preservation students at Columbia University (2008), Historic District Council (2012), and during the consultant’s team land use survey (Fall 2012).

#### *Brooklyn News Building*

The Brooklyn News Building constructed in 1919, is located at 209-215 3rd Avenue between Degraw and Douglass St. The building housed the printing and distribution of the The Daily News also referred to as “New Yorks Picture Paper.” The building continued to function for printing until it was closed in the 1970s. This Art Moderne style building is one story tall, and features an etched symbol of a camera between the words “The” and “News.” The Brooklyn Boulders currently use the building as a rock climbing gym.



#### *Buchanan & Lyall Plant Mills Factory*

The Buchanan & Lyall Plant Mills Factory was originally constructed in 1899 at 391 President Street. The building has been the home to numerous manufacturing industries including twin manufacturing, furniture manufacturing, and light bulb manufacturing. Currently, the building is used for residential uses when it was later converted to condos.

#### *Eureka Garages*

The Eureka Garages located at 638-44 Degraw St symbolize the prevalence of the auto industry in the Gowanus neighborhood in the early to mid-20th Century. The structure was built in 1923, and features a marble etched sign displaying the name “Eureka” – an auto repair shop chain. In 1956, it was converted to a woodworking shop, and a large dust collector was installed on the roof. This company moved out in the 1970s and sold the building to Bush Wholesalers who continue to operate at this location.

#### *National Packing Box Factory*

The building at 543 Union St was once home to the National Packing Box Factory. It was designed by architect Robert Dixon at the request of James Dykeman, National Packing Box company owner. This austere brick building was once adorned with the company name on both sides of the building and eventually the complex grew to five buildings. In 1903, due to a decline in business, Dykeman leased the other buildings to the following industries “Brass Goods Manufacturing Company” and “Nightingale Cabinet Company.” The building caught fire in 1932, and by 1936 company declared bankruptcy. 1980s building sub-divided into artist studio spaces. The building now houses Proteus Gowanus, a gallery and research facility that also contains the Gowanus Hall (Gowanus History Museum).

#### *New York Vitrified Tile Works*

The New York Vitrified Tile Works (later known as the International Tile Co.) started operations in 1880. This company manufactured ceiling and floor tiles (also known as ‘low tiles’). Low tiles were particularly challenging to make because it was made of a thicker material with a colored glaze applied to the surface of the tile. The art deco style industrial building located at 130 3rd Street and features a terra cotta exterior and was built in 1934.

#### *Carroll Street Row Houses and Tenement*

These row houses and tenement were originally built in 1872 at a time when the neighborhood as home to working and middle class Italian families. These unadorned styled buildings were home to three



families consisting of the following set up: one family on the first floor and two families on the second floor. In 1900, the first house on the left was home to five families and a total of 13 children. The buildings are currently divided into townhouses for two tenants.

#### *Historic Residence of Owen Nolan, Distance Measuring Company*

The building at 215 Butler Street was constructed by real estate developer Owen Nolan in 1878. The structure also had a stable behind the building but by 1926 it was turned into a furniture store and a storefront widow was added to the façade. The area was rezoned in 1969 by the Department of City Planning and subsequently sold to Eugene Wada. The building was then converted to a machine shop.

#### *Scranton and Lehigh Coal Co.*

The Gowanus neighborhood was once home to numerous coal yards and coal shipping facilities during the late 19th to early 20th Century. The lot at 233 Nevins St was originally the home to the Scranton and Lehigh Coal Co -coal shipping industry facility. The building was constructed in the early 20th Century and is present on a 1915 Sanborn map. Today the building still retains the title of the company, which is etched in marble on the front of the building's exterior above the front garages. A Brooklyn Genealogy transcription identifies this prominence of this once prosperous coal company: "Lehigh and Scranton coals have no rivals as powerful heat producers and sustain combustion in a manner that insures the greatest economy as household and manufacturing fuels."

#### *The Green Building*

The building at 450-460 Union Street, known by neighborhood residents today as the "Green Building," was built in 1948. Various industries operated on this lot but the most noted was the Thomas Paulson & Son brass foundry. Plans were made in 2002 for its demolition in order to pave the way for new residential luxury developments. The community organized and fought these plans and eventually the city did not rezone to allow for residential. The building is currently used for hosting events and stands as a testament to the industrial history of Gowanus.

#### *William H. Mobray Building*

The William H. Mobray Building is located at 400-04 3rd Avenue across the street from the Eagle Clothing sign. This industrial building was constructed in 1910 and used for many different functions. Of particular note are the ocular shaped windows that have keystones.

#### *2nd Street Rowhouses*

These brick rowhouses located at 57-97 2nd street are most interesting due to the preservation of original architectural details including wood cornices, sandstone lintels and sills. In addition, the front areaway of the rowhouses consists of elaborate cast iron gates. The buildings, constructed sometime in the 1880s, stand two stories in height distinguishing them from the surrounding 3 and a half story rowhouses.

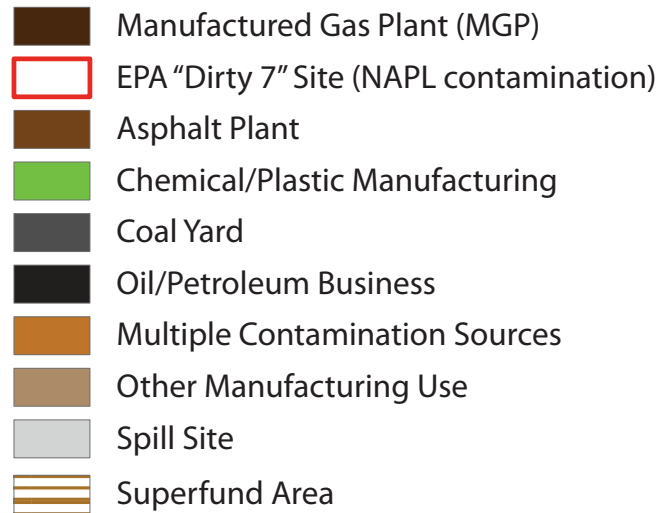
#### *333 Carroll Street*

The building at 333 Carroll Street was originally built in the early 19th century as a shoe factory. Most recently, the building has been under threat of a non-contextual conversion to residential use and a illegal rooftop extension. Nevertheless, neighborhood residents rallied to preserve the integrity of the building's architectural elements. In September of 2006, the city issued a stop work order on the building. This preservation battle also motivated recent demands for a downzoning.

# Appendix C: Brownfield Site Profiles

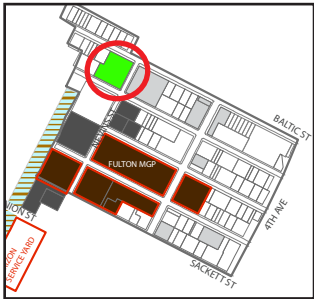
Following are complete records of likely contaminating uses or incidents at the 99 brownfield lots in and around the study area. Research sources included:

- GEI Consultants, Inc. "Draft Historical Study of the Gowanus Canal," prepared for Keyspan Energy, March 14 2003
- Sanborn fire insurance maps, years including: 1886, 888, 1904, 1908, 1915, 1933, 1969, 1979
- NYC SPEED Database
- DEC SPDES records



SITE 1

**ULANO CORP**



**BROWNFIELD SITE INFORMATION**

TAX MAP INFORMATION: Block 405, Lot 27  
 NAME: Ulano Corp  
 ADDRESS: 255 Butler Street  
 OWNER: Benjamin Akkad  
 MUNICIPALITY: Kings County  
 PUBLICLY OWNED: Tax Exempt  
 SIZE (ACRES): 0.86  
 EXISTING BUILDINGS: 1  
 BUILDING SF: 99,500  
 ZONING: M1-2

*SITE STATUS:* Built-out, unoccupied

*PROPERTY DESCRIPTION:* This 99,500sf factory building stands 4 stories tall along Butler Street and has a 1 story extension that fronts on Baltic. Used for plastics manufacturing from 1962-1982, the building currently stands vacant. After many failed development scenarios, the property was recently leased to a developer who hopes to transform it into a hotel. The structure was deemed eligible for inclusion on the State and National Registers of Historic Places by the State Office of Historic Preservation in a 2008 addendum to Toll Brothers' EIS for a development on Bond Street.

*DESCRIPTION OF ADJACENT LAND USES:* Located at the north end of the study area, the site is surrounded by a mix of industrial and residential uses. It sits diagonally southwest of the Wyckoff Gardens public housing complex. Across the street Con Ed maintains a vacant, gravel-covered lot. To the west, the historic ASPCA shelter is used by a musical instrument refurbishment company. Other nearby businesses include Sanitation Repair, a heavy industrial site that services sanitation equipment (dumpsters, trucks, etc.).

**ZONE AND/OR DISTRICT STATUS**

- NYS Empire Zone
- NYS Environmental Zone
- Urban Renewal Area
- Federal Empowerment Zone
- Industrial Business Zone
- Special Assessment District
- Historic District
- Archeologically Significant Area

**UTILITIES**

- Municipal Water
- Municipal Sewer
- Natural Gas
- Electrical Service
- Telecom. Service

**ACCESS**

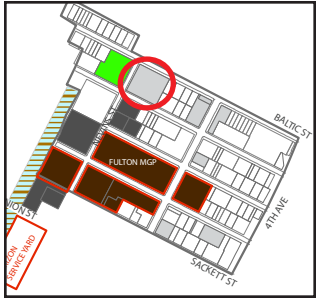
Closest Highway	BQE	Miles to Interchange	1.5
Miles to Highway	1.5	Public Transit Service	B65 bus
Closest Interstate	I-278	Closest Airport	LaGuardia - 10 mi

*USE AND ENVIRONMENTAL HISTORY:* The site was used for 20 years by the Ulano Corporation, which specializes in the manufacture of stencil-making products and chemicals for screen process printing. On-site contamination is not confirmed. GEI Consultants identified the site as a possible contributor to contamination of the canal through disposal of organic and inorganic chemicals.

*STATUS OF REMEDIAL INVESTIGATION:* Unknown

*USE POTENTIAL AND REDEVELOPMENT OPPORTUNITIES:* With room for multiple tenants on multiple floors and extensive first-floor, truck-accessible factory space, this structure is ideal for filling some of the real estate gaps observed by the BOA. It has been leased to a developer and appears to be slated for conversion to a hotel.

# CON ED NORTH



## BROWNFIELD SITE INFORMATION

TAX MAP INFORMATION: Block 406, Lot 1  
 NAME: Con Ed North  
 ADDRESS: 223 Nevins Street  
 OWNER: Consolidated Edison  
 MUNICIPALITY: Kings County  
 PUBLICLY OWNED: No  
 SIZE (ACRES): 1.03  
 EXISTING BUILDINGS: 0  
 BUILDING SF: -  
 ZONING: M1-2

*SITE STATUS:* Vacant

*PROPERTY DESCRIPTION:* This roughly 1-acre, gravel-covered vacant lot is owned by Con Edison. The site is not presently used, although Con Ed has indicated that it might be used as a substation in the future.

*DESCRIPTION OF ADJACENT LAND USES:* Located at the north end of the study area, the site is surrounded by a mix of industrial and residential uses. Across the street to the north, the Wyckoff Gardens public housing complex is home to over 1,200 people. Bordering the site on Baltic Street is a trucking company and several industrial uses. Adjacent to the site on Butler street is a Holiday Inn Express hotel.

*USE AND ENVIRONMENTAL HISTORY:* Two spills of petroleum products, from 2007-2008 were reported in the NYS DEC Spill Incident Database.

*STATUS OF REMEDIAL INVESTIGATION:* Unknown

*USE POTENTIAL AND REDEVELOPMENT OPPORTUNITIES:* This large, vacant site has high development potential, either for a permanent use or for a temporary use while still under Con Edison's control.

## ZONE AND/OR DISTRICT STATUS

- NYS Empire Zone
- NYS Environmental Zone
- Urban Renewal Area
- Federal Empowerment Zone
- Industrial Business Zone
- Special Assessment District
- Historic District
- Archeologically Significant Area

## UTILITIES

- Municipal Water
- Municipal Sewer
- Natural Gas
- Electrical Service
- Telecom. Service

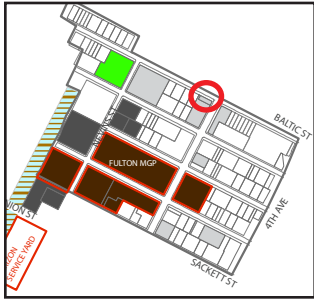
## ACCESS

Closest Highway	BQE	Miles to Interchange	1.5
Miles to Highway	1.5	Public Transit Service	B65 Bus
Closest Interstate	I-278	Closest Airport	LaGuardia - 10 mi



SITE 3

# 156 3<sup>RD</sup> AVENUE



## BROWNFIELD SITE INFORMATION

TAX MAP INFORMATION: Block 406, Lot 50  
 NAME: 156 3rd Avenue  
 ADDRESS: 156 3rd Avenue  
 OWNER: George Rigas  
 MUNICIPALITY: Kings County  
 PUBLICLY OWNED: No  
 SIZE (ACRES): 0.06  
 EXISTING BUILDINGS: 1  
 BUILDING SF: 2,871  
 ZONING: M1-2

*SITE STATUS:* Built-out, occupied

*PROPERTY DESCRIPTION:* This is a fully built-out, 1.5-story cinderblock structure used by Exotic Auto Boutique for parts and service. The building has vehicle access Baltic Street and a storefront entrance on 3rd Avenue. The site is within 1/4 mile of the Union Street stop of the R train.

*DESCRIPTION OF ADJACENT LAND USES:* This site is directly south and diagonally southwest of the Wyckoff Gardens public housing complex. It is across 3rd Avenue from a car wash and gas station; the rest of its block along 3rd Avenue houses similar industrial buildings.

*USE AND ENVIRONMENTAL HISTORY:* 156-170 3rd Avenue were formerly used as a gas station. An unknown amount of gasoline was reported spilled in 1996.

*STATUS OF REMEDIAL INVESTIGATION:* Unknown

*USE POTENTIAL AND REDEVELOPMENT OPPORTUNITIES:* This structure appears to be in good repair and is currently used.

### ZONE AND/OR DISTRICT STATUS

- NYS Empire Zone
- NYS Environmental Zone
- Urban Renewal Area
- Federal Empowerment Zone
- Industrial Business Zone
- Special Assessment District
- Historic District
- Archeologically Significant Area

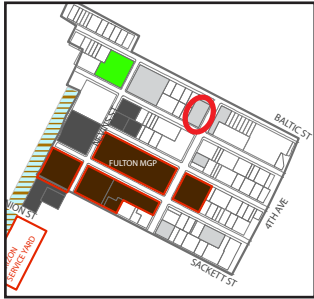
### UTILITIES

- Municipal Water
- Municipal Sewer
- Natural Gas
- Electrical Service
- Telecom. Service

### ACCESS

Closest Highway	BQE	Miles to Interchange	1.5
Miles to Highway	1.5	Public Transit Service	R subway, B65
Closest Interstate	I-278	Closest Airport	LaGuardia - 10 mi

# 158 3<sup>RD</sup> AVENUE



## BROWNFIELD SITE INFORMATION

**TAX MAP INFORMATION:** Block 406, Lot 52  
**NAME:** 158 3rd Avenue  
**ADDRESS:** 158 3rd Avenue  
**OWNER:** George Rigas  
**MUNICIPALITY:** Kings County  
**PUBLICLY OWNED:** No  
**SIZE (ACRES):** 0.40  
**EXISTING BUILDINGS:** 3  
**BUILDING SF:** 17,100  
**ZONING:** M1-2

**SITE STATUS:** Built-out, occupied

**PROPERTY DESCRIPTION:** This tax lot houses three adjoining 1.5-story warehouse buildings owned and used by Industrial Tempered Glass for glass manufacturing. The site is within 1/4 mile of the Union Street stop of the R train.

**DESCRIPTION OF ADJACENT LAND USES:** This site is immediately south of Brownfield Site 3, across 3rd Avenue from a gas station, and diagonally northwest of Fairfield Inn & Suites hotel. To the south across Butler Street is a junkyard and several more industrial warehouse buildings. To the west along Butler Street is the Holiday Inn Express.

**USE AND ENVIRONMENTAL HISTORY:** Listed as a NYS Petroleum Bulk Storage Site.

**STATUS OF REMEDIAL INVESTIGATION:** Unknown

## ZONE AND/OR DISTRICT STATUS

- NYS Empire Zone
- NYS Environmental Zone
- Urban Renewal Area
- Federal Empowerment Zone
- Industrial Business Zone
- Special Assessment District
- Historic District
- Archeologically Significant Area

## UTILITIES

- Municipal Water
- Municipal Sewer
- Natural Gas
- Electrical Service
- Telecom. Service

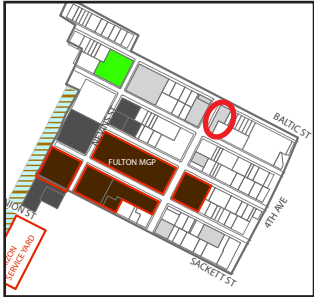
**USE POTENTIAL AND REDEVELOPMENT OPPORTUNITIES:** This structure appears to be in good repair and is currently used. If the existing tenant vacates, the large conjoined warehouse spaces have excellent potential to house other industrial activities.

## ACCESS

Closest Highway	BQE	Miles to Interchange	1.5
Miles to Highway	1.5	Public Transit Service	R subway, B63
Closest Interstate	I-278	Closest Airport	LaGuardia - 10 mi

SITE 5

# 159 3<sup>RD</sup> AVENUE



## BROWNFIELD SITE INFORMATION

TAX MAP INFORMATION: Block 407, Lot 1  
 NAME: 159 3rd Avenue  
 ADDRESS: 159 3rd Avenue  
 OWNER: George Macchia  
 MUNICIPALITY: Kings County  
 PUBLICLY OWNED: No  
 SIZE (ACRES): 0.27  
 EXISTING BUILDINGS: 3  
 BUILDING SF: 2,325  
 ZONING: M1-2

SITE STATUS: In-Use

PROPERTY DESCRIPTION: This houses a Citgo gas station and car wash. The site is within 1/4 mile of the Union Street stop of the R train.

DESCRIPTION OF ADJACENT LAND USES: This site is located south and southeast of the Wyckoff Gardens public housing complex, and is directly east of Brownfield Sites 3 and 4. Other properties on this block are predominantly used for manufacturing and parking, with four lots on the north face used as residences.

USE AND ENVIRONMENTAL HISTORY: This site is currently a gas station and car wash. It has an open listing for a spill of an unknown amount of gasoline, dating to 1995

STATUS OF REMEDIAL INVESTIGATION: N/A

### ZONE AND/OR DISTRICT STATUS

- NYS Empire Zone
- NYS Environmental Zone
- Urban Renewal Area
- Federal Empowerment Zone
- Industrial Business Zone
- Special Assessment District
- Historic District
- Archeologically Significant Area

### UTILITIES

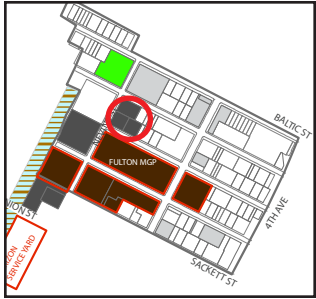
- Municipal Water
- Municipal Sewer
- Natural Gas
- Electrical Service
- Telecom. Service

### ACCESS

Closest Highway	BQE	Miles to Interchange	1.5
Miles to Highway	1.5	Public Transit Service	R subway, B63, B65
Closest Interstate	I-278	Closest Airport	LaGuardia - 10 mi

USE POTENTIAL AND REDEVELOPMENT OPPORTUNITIES: The site is proximate to transit and a residential population, and has a through-block location on 3rd Avenue which gives it moderate visibility; however, any new construction would require site remediation.

# SCRANTON & LEHIGH COAL COMPANY



## BROWNFIELD SITE INFORMATION

**TAX MAP INFORMATION:** Block 412, Lot 1; Block 412, Lot 6; Block 412, Lot 51  
**NAME:** Scranton & Lehigh Coal Company  
**ADDRESS:** 239 Nevins St; 233 Nevins St; Douglass St  
**OWNER:** Leopold Lara; Anthony Lara; Ruth Russo  
**MUNICIPALITY:** Kings County  
**PUBLICLY OWNED:** No  
**SIZE (ACRES):** 0.78  
**EXISTING BUILDINGS:** 3  
**BUILDING SF:** 22,000  
**ZONING:** M2-1

**SITE STATUS:** Partially built out and occupied; partially vacant.

**PROPERTY DESCRIPTION:** These three sites were historically used by the Scranton & Lehigh Coal Company for coal storage and transportation. Today there are three buildings and a vacant lot on the site. The northernmost building, at the corner of Nevins and Butler, houses Petroleum Tank Cleaners, while the southern building, at the corner of Douglass and Nevins, is used for warehousing. The vacant lot, on Douglass Street, is fenced, paved with deteriorating pavement, and used for storage.

**DESCRIPTION OF ADJACENT LAND USES:** To the south across Douglass Street is Thomas Greene Park, a full-block public park with swimming, skateboarding, and a children’s playground. To the west across Nevins Street is Sanitation Repairs, which services sanitation equipments (dumpsters and trucks). To the north, across Butler Street, is Brownfield Site 2 (Con Ed’s vacant lot). Other uses on this block are predominantly industrial.

**USE AND ENVIRONMENTAL HISTORY:** The site was used as a coal yard for Scranton and Lehigh from 1915-1938. Coal yards are associated with high levels of PAHs and heavy metals. Petroleum Tank Cleaners is also a listed NYS Petroleum Bulk Storage Site.

**STATUS OF REMEDIAL INVESTIGATION:** Unknown

**USE POTENTIAL AND REDEVELOPMENT OPPORTUNITIES:** Buildings on the site are in varying states of repair; the southern building (at Douglass/Nevins) is original to Scranton & Lehigh, and bears their name. Concrete paving in the vacant yard shows signs of deterioration. The structures are suitable for reuse/continuing industrial use.

### ZONE AND/OR DISTRICT STATUS

- NYS Empire Zone
- NYS Environmental Zone
- Urban Renewal Area
- Federal Empowerment Zone
- Industrial Business Zone
- Special Assessment District
- Historic District
- Archeologically Significant Area

### UTILITIES

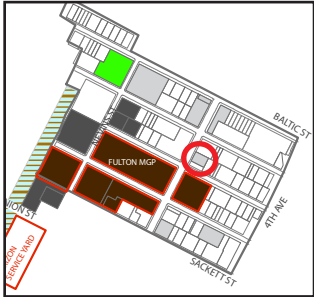
- Municipal Water
- Municipal Sewer
- Natural Gas
- Electrical Service
- Telecom. Service

### ACCESS

Closest Highway	BQE	Miles to Interchange	1.5
Miles to Highway	1.5	Public Transit Service	R subway, B63
Closest Interstate	I-278	Closest Airport	LaGuardia - 10 mi



# FAIRFIELD INN PARKING LOT



## BROWNFIELD SITE INFORMATION

**TAX MAP INFORMATION:** Block 413, Lot 2  
**NAME:** Fairfield Inn  
**ADDRESS:** 183 3rd Avenue  
**OWNER:** Freud Third Avenue Properties LLC  
**MUNICIPALITY:** Kings County  
**PUBLICLY OWNED:** No  
**SIZE (ACRES):** 0.15  
**EXISTING BUILDINGS:** 0  
**BUILDING SF:** -  
**ZONING:** M1-2

**SITE STATUS:** Parking Lot

**PROPERTY DESCRIPTION:** This is a fully paved parking lot used by Fairfield Inn & Suites (a Marriott hotel).

**DESCRIPTION OF ADJACENT LAND USES:** This block and the block to the west are predominantly used for manufacturing. The site is diagonally northeast of Thomas Greene Park.

**USE AND ENVIRONMENTAL HISTORY:** This site was part of the Electric Switchboard Company's manufacturing facility. It is listed in EPA's FINDS database as a hazardous waste generating site.

**STATUS OF REMEDIAL INVESTIGATION:** Unknown

**USE POTENTIAL AND REDEVELOPMENT OPPORTUNITIES:** The site is in use as a parking lot for a newly-erected hotel.

### ZONE AND/OR DISTRICT STATUS

- NYS Empire Zone
- NYS Environmental Zone
- Urban Renewal Area
- Federal Empowerment Zone
- Industrial Business Zone
- Special Assessment District
- Historic District
- Archeologically Significant Area

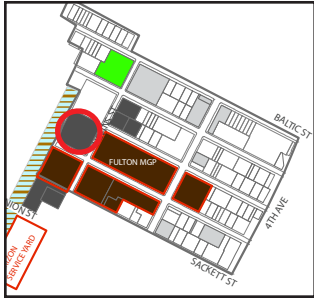
### UTILITIES

- Municipal Water
- Municipal Sewer
- Natural Gas
- Electrical Service
- Telecom. Service

### ACCESS

Closest Highway	BQE	Miles to Interchange	1.5
Miles to Highway	1.5	Public Transit Service	R subway, B63, B65
Closest Interstate	I-278	Closest Airport	LaGuardia - 10 mi

# 242 NEVINS STREET



## BROWNFIELD SITE INFORMATION

TAX MAP INFORMATION: Block 418, Lot 1  
 NAME: 242 Nevins Street  
 ADDRESS: 242 Nevins Street  
 OWNER: Marino Mazzei  
 MUNICIPALITY: Kings County  
 PUBLICLY OWNED: No  
 SIZE (ACRES): 1.19  
 EXISTING BUILDINGS: 2  
 BUILDING SF: 31,292  
 ZONING: M2-1

*SITE STATUS:* Partially built, occupied

*PROPERTY DESCRIPTION:* This site includes a brick-walled yard and an adjoining 1-story industrial building used for truck repair and auto services. At the west end of the site is a second, 2-story building used for repair of semi trucks. The auto service facility has a storefront on Degraw Street and several vehicle bays fronting on Nevins Street.

*DESCRIPTION OF ADJACENT LAND USES:* This waterfront block is used entirely for repair and service of trucks, cars, and sanitation equipment. It is directly west of Thomas Greene Park, and north of a fully built-out industrial building.

*USE AND ENVIRONMENTAL HISTORY:* The site was used as a coal yard from 1880-1950. Coal yards are associated with high levels of PAHs and heavy metals. Sanitation Repairs, on the north end of the block, is a Bulk Petroleum Storage Site. The site is also adjacent to the Gowanus Canal and across Nevins Street from the former Fulton MGP site.

*STATUS OF REMEDIAL INVESTIGATION:* Unknown

*USE POTENTIAL AND REDEVELOPMENT OPPORTUNITIES:* The site is productively used for heavier industrial purposes. Redevelopment for a different use would likely require extensive site remediation.

### ZONE AND/OR DISTRICT STATUS

- NYS Empire Zone
- NYS Environmental Zone
- Urban Renewal Area
- Federal Empowerment Zone
- Industrial Business Zone
- Special Assessment District
- Historic District
- Archeologically Significant Area

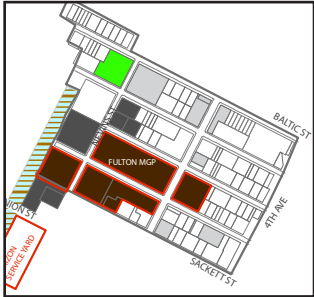
### UTILITIES

- Municipal Water
- Municipal Sewer
- Natural Gas
- Electrical Service
- Telecom. Service

### ACCESS

Closest Highway	BQE	Miles to Interchange	1.5
Miles to Highway	1.5	Public Transit Service	R subway, B63
Closest Interstate	I-278	Closest Airport	LaGuardia - 10 mi

# FULTON MGP



## BROWNFIELD SITE INFORMATION

**TAX MAP INFORMATION:** Block 419, Lot 1; Block 420, Lot 1; Block 425, Lot 1; Block 426, Lot 1; Block 426, Lot 17; Block 426, Lot 49

**NAME:** Fulton MGP

**ADDRESS:** 225 & 270 Nevins St; 560 & 575 Degraw St; 537 & 553 Sackett St

**OWNERS:** Multiple

**MUNICIPALITY:** Kings County

**PUBLICLY OWNED:** Partial

**SIZE (ACRES):** 6.63

**EXISTING BUILDINGS:** 9

**BUILDINGS SF:** 129,000

**ZONING:** Park; M1-2; M2-1

**SITE STATUS:** The majority of lots are built and used for a range of activities.

**PROPERTY DESCRIPTION:** The site of the former Fulton Manufactured Gas plant spans six tax lots between the canal, Douglass Street, Sackett Street, and 4th Avenue. The site is a State Superfund site and a remediation plan is being developed by NYS DEC. The majority of involved lots are built out, although the site also underlies the western end of Thomas Greene Park and includes at least one lot being used as a junkyard by an auto parts and service place.

**DESCRIPTION OF ADJACENT LAND USES:** The surrounding uses are almost exclusively industrial, with a number of vehicle-centered uses (repair and parts).

**USE AND ENVIRONMENTAL HISTORY:** The Fulton Manufactured Gas Plant formerly occupied parts or all of the properties included. On site activities focused on transforming coal and other raw materials into gas for heating and electricity. Coal tar, a non-aqueous phase liquid by-product of the coal gasification process, is the primary contaminant in the Superfund designation of the Gowanus Canal, and is found in high concentrations in local soils and groundwater. Individual lots were also used for storage of coal, gas, naphtha, hydrogen, and fuel oil.

**STATUS OF REMEDIAL INVESTIGATION:** Pre-design investigation was completed by GEI for DEC in April 2013. DEC is designing the remedy for the site, including cutoff walls blocking subsurface flows to the canal.

**USE POTENTIAL AND REDEVELOPMENT OPPORTUNITIES:** Built-out sites are available for reuse without site remediation; building demolition or on-site groundwork triggers cleanup by NYS DEC. As part of the Superfund remedy, US EPA is considering locating a CSO detention tank beneath the western end of Thomas Greene Park.

### ZONE AND/OR DISTRICT STATUS

- NYS Empire Zone
- NYS Environmental Zone
- Urban Renewal Area
- Federal Empowerment Zone
- Industrial Business Zone
- Special Assessment District
- Historic District
- Archeologically Significant Area

### UTILITIES

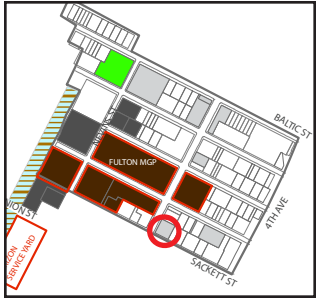
- Municipal Water
- Municipal Sewer
- Natural Gas
- Electrical Service
- Telecom. Service

### ACCESS

Closest Highway	BQE	Miles to Interchange	1.5
Miles to Highway	1.5	Public Transit Service	R subway, B63
Closest Interstate	I-278	Closest Airport	LaGuardia - 10 mi

SITE 10

# 215 3<sup>RD</sup> AVENUE



### BROWNFIELD SITE INFORMATION

TAX MAP INFORMATION: Block 427, Lot 1  
 NAME: 215 3rd Avenue  
 ADDRESS: 215 3rd Avenue  
 OWNER: Dolly Williams  
 MUNICIPALITY: Kings County  
 PUBLICLY OWNED: No  
 SIZE (ACRES): 0.22  
 EXISTING BUILDINGS: 1  
 BUILDING SF: 16,200  
 ZONING: M1-2

SITE STATUS: Partially built, occupied

PROPERTY DESCRIPTION: Construction yard and building for A Williams Construction; the site has a 2-story brick-clad building adjoining a fenced and walled open yard with vehicular access to 3rd Avenue and a vehicle storage building to the north.

DESCRIPTION OF ADJACENT LAND USES: Adjacent uses are almost exclusively industrial, with a fuel oil company to the south, a built-out warehouse to the southwest, and an auto service facility to the west.

USE AND ENVIRONMENTAL HISTORY: Listed as an NYS Open Petroleum Spill Location.

STATUS OF REMEDIAL INVESTIGATION: Unknown

USE POTENTIAL AND REDEVELOPMENT OPPORTUNITIES: Buildings on this site appear to be in good repair and could be reused.

### ZONE AND/OR DISTRICT STATUS

- NYS Empire Zone
- NYS Environmental Zone
- Urban Renewal Area
- Federal Empowerment Zone
- Industrial Business Zone
- Special Assessment District
- Historic District
- Archeologically Significant Area

### UTILITIES

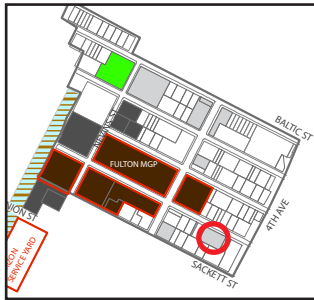
- Municipal Water
- Municipal Sewer
- Natural Gas
- Electrical Service
- Telecom. Service

### ACCESS

Closest Highway	BQE	Miles to Interchange	1.5
Miles to Highway	1.5	Public Transit Service	R subway, B63
Closest Interstate	I-278	Closest Airport	LaGuardia - 10 mi



# 620 DEGRAW STREET



## BROWNFIELD SITE INFORMATION

TAX MAP INFORMATION: Block 427, Lot 21  
 NAME: 620 Degraw Street  
 ADDRESS: 620 Degraw Street  
 OWNER: Jacob Imir  
 MUNICIPALITY: Kings County  
 PUBLICLY OWNED: No  
 SIZE (ACRES): 0.36  
 EXISTING BUILDINGS: 1  
 BUILDING SF: 15,500  
 ZONING: M1-2

*SITE STATUS:* Built-out, occupied

*PROPERTY DESCRIPTION:* This is a built-out industrial structure with some small open space behind a roll-up gate. It houses a seafood warehousing business and a small performance space/nightclub. The structure has two roll-up gates sufficient for vehicular access and curb cuts fronting on Degraw Street.

*DESCRIPTION OF ADJACENT LAND USES:* This block of Degraw Street is undergoing transition from a traditional warehousing street to a mix of uses including a Crossfit gym, an indoor skateboarding facility, a bouldering gym, the offices of the Fifth Avenue Committee (a local nonprofit), law offices, and a boutique hotel.

*USE AND ENVIRONMENTAL HISTORY:* Listed as an NYS Open Petroleum Spill Location.

*STATUS OF REMEDIAL INVESTIGATION:* Unknown

*USE POTENTIAL AND REDEVELOPMENT OPPORTUNITIES:* Buildings are fully occupied and appear to be in reasonably good condition.

## ZONE AND/OR DISTRICT STATUS

- NYS Empire Zone
- NYS Environmental Zone
- Urban Renewal Area
- Federal Empowerment Zone
- Industrial Business Zone
- Special Assessment District
- Historic District
- Archeologically Significant Area

## UTILITIES

- Municipal Water
- Municipal Sewer
- Natural Gas
- Electrical Service
- Telecom. Service

## ACCESS

Closest Highway	BQE	Miles to Interchange	1.5
Miles to Highway	1.5	Public Transit Service	R subway, B63
Closest Interstate	I-278	Closest Airport	LaGuardia - 10 mi

# BROOKLYN RAPID TRANSIT



## BROWNFIELD SITE INFORMATION

**TAX MAP INFORMATION:** Block 967, Lot 1; Block 967, 24  
**NAME:** Brooklyn Rapid Transit  
**ADDRESS:** 322 3rd Avenue; 300 3rd Avenue  
**OWNER:** Joshua Rechnitz; Storage Deluxe  
**MUNICIPALITY:** Kings County  
**PUBLICLY OWNED:** No  
**SIZE (ACRES):** 2.92  
**EXISTING BUILDINGS:** 2  
**BUILDING SF:** 108,500  
**ZONING:** M2-1

**SITE STATUS:** Partially built; eastern site is occupied, western site is undergoing remediation and redevelopment.

**PROPERTY DESCRIPTION:** The Brooklyn Rapid Transit site encompasses two tax lots with two buildings. To the east, a 4-story self-storage building has storefront and vehicular access on 3rd Avenue. To the west, adjacent to the canal, Brooklyn Rapid Transit's 5-story power generation building is being redeveloped as a publicly accessible arts and cultural center. The site is being remediated through the State's Brownfield Cleanup Program, and will likely include publicly accessible gardens once complete.

**DESCRIPTION OF ADJACENT LAND USES:** The site area shows a mix of uses. To the north, a pocket of housing clusters along Carroll Street. Another self-storage facility sits immediately north, while across 3rd Avenue Con Edison maintains office buildings and vehicle/equipment storage space. South of the site, Verizon rents two fully-paved lots that are also used primarily for storage, and across 3rd Street the new Whole Foods has just opened, attracting significant pedestrian and vehicular traffic.

**USE AND ENVIRONMENTAL HISTORY:** The site was used as a chemical works from 1869-1886, a coal yard and paper warehouse under BRT, and as a water softening facility from 1904-1915.

**STATUS OF REMEDIAL INVESTIGATION:** Site accepted into NYS's Brownfield Cleanup Program. Site preparation work was accepted by DEC and remediation is scheduled to begin in summer 2014.

**USE POTENTIAL AND REDEVELOPMENT OPPORTUNITIES:** Eastern building is newly renovated and occupied; western building and site is undergoing remediation and redevelopment.

## ZONE AND/OR DISTRICT STATUS

- NYS Empire Zone
- NYS Environmental Zone
- Urban Renewal Area
- Federal Empowerment Zone
- Industrial Business Zone
- Special Assessment District
- Historic District
- Archeologically Significant Area

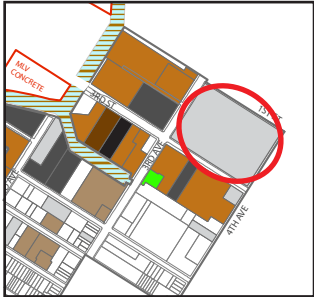
## UTILITIES

- Municipal Water
- Municipal Sewer
- Natural Gas
- Electrical Service
- Telecom. Service

## ACCESS

Closest Highway	BQE	Miles to Interchange	1.5
Miles to Highway	1.5	Public Transit Service	None within 1/4 mi
Closest Interstate	I-278	Closest Airport	LaGuardia - 10 mi

# CON ED SOUTH



## BROWNFIELD SITE INFORMATION

TAX MAP INFORMATION: Block 968, Lot 1  
 NAME: Con Ed South  
 ADDRESS: 323 3rd Avenue  
 OWNER: Con Edison  
 MUNICIPALITY: Kings County  
 PUBLICLY OWNED: No  
 SIZE (ACRES): 6.77  
 EXISTING BUILDINGS: 6  
 BUILDING SF: -  
 ZONING: M1-2

*SITE STATUS:* Partially built and occupied.

*PROPERTY DESCRIPTION:* Con Edison owns this entire block. The eastern end, along 4th Avenue, has office buildings and employee parking. The mid section is an open yard used for vehicle and equipment storage. The northwest corner has a second building, and the western edge is partially marked by the historic wall of the Brooklyn Atlantic's baseball field. The southeast corner is vacant and graveled.

*DESCRIPTION OF ADJACENT LAND USES:* The site area shows a mix of uses. The site is immediately east of Brownfield Site 12. West of the site, Verizon leases two lots that are primarily used for storage. Directly south of the site, the American Can Factory is a multi-tenant site for small industry, artists, and professionals. The new Whole Foods has just opened diagonally across 3rd Street, attracting significant pedestrian and vehicular traffic.

## ZONE AND/OR DISTRICT STATUS

- NYS Empire Zone
- NYS Environmental Zone
- Urban Renewal Area
- Federal Empowerment Zone
- Industrial Business Zone
- Special Assessment District
- Historic District
- Archeologically Significant Area

## UTILITIES

- Municipal Water
- Municipal Sewer
- Natural Gas
- Electrical Service
- Telecom. Service

*USE AND ENVIRONMENTAL HISTORY:* The site is listed as having multiple open petroleum spills.

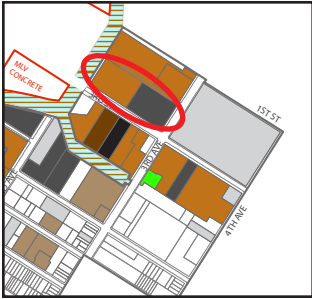
*STATUS OF REMEDIAL INVESTIGATION:* Unknown

*USE POTENTIAL AND REDEVELOPMENT OPPORTUNITIES:* Given the site's size and location, proximate to traffic generators including the Whole Foods and the American Can Factory, it has significant redevelopment potential.

## ACCESS

Closest Highway	BQE	Miles to Interchange	1.5
Miles to Highway	1.5	Public Transit Service	R subway, B63
Closest Interstate	I-278	Closest Airport	LaGuardia - 10 mi

# VERIZON



## BROWNFIELD SITE INFORMATION

**TAX MAP INFORMATION:** Block 972, Lot 43; Block 972, Lot 58  
**NAME:** Verizon  
**ADDRESS:** 201 3rd Street; 225 3rd Street  
**OWNER:** Herbert Chaves  
**MUNICIPALITY:** Kings County  
**PUBLICLY OWNED:** No  
**SIZE (ACRES):** 3.11  
**EXISTING BUILDINGS:** 3  
**BUILDING SF:** 13,420  
**ZONING:** M2-1

**SITE STATUS:** Mostly vacant and paved; small storage sheds. Occupied.

**PROPERTY DESCRIPTION:** Verizon leases these two fully paved lots and uses them for equipment and vehicle storage. The lots are surrounded by a corrugated metal fence, with vehicular access from 3rd Street, and contain two small storage sheds.

**DESCRIPTION OF ADJACENT LAND USES:** This site is immediately south of Brownfield Site 12 and adjacent to the canal. It is directly west of Brownfield Site 13. To the south, the new Whole Foods and associated parking area occupies the entire block across 3rd Street. The American Can Factory sits to the southeast.

**USE AND ENVIRONMENTAL HISTORY:** This site was a coal storage yard for the Brooklyn Rapid Transit company from 1886-1938. One of the tax lots is believed to have a leaking underground storage tank.

### ZONE AND/OR DISTRICT STATUS

- NYS Empire Zone
- NYS Environmental Zone
- Urban Renewal Area
- Federal Empowerment Zone
- Industrial Business Zone
- Special Assessment District
- Historic District
- Archeologically Significant Area

### UTILITIES

- Municipal Water
- Municipal Sewer
- Natural Gas
- Electrical Service
- Telecom. Service

**STATUS OF REMEDIAL INVESTIGATION:** Unknown

**USE POTENTIAL AND REDEVELOPMENT OPPORTUNITIES:** Given the site's size and location, proximate to traffic generators including the Whole Foods and the American Can Factory, it has significant redevelopment potential.

### ACCESS

Closest Highway	BQE	Miles to Interchange	1.5
Miles to Highway	1.5	Public Transit Service	None within 1/4 mi
Closest Interstate	I-278	Closest Airport	LaGuardia - 10 mi



## 2 2ND AVENUE / SALT LOT



### BROWNFIELD SITE INFORMATION

TAX MAP INFORMATION: Block 977, Lot 3  
 NAME: 2 2nd Avenue / SALT LOT  
 ADDRESS: 2 2nd Avenue  
 OWNER: City Of New York  
 MUNICIPALITY: Kings County  
 PUBLICLY OWNED: Yes  
 SIZE (ACRES): 1.47  
 EXISTING BUILDINGS: 0  
 BUILDING SF: -  
 ZONING: M2-1

*SITE STATUS:* Vacant but actively used for salt storage and community composting project.

*PROPERTY DESCRIPTION:* This triangular site bordering the canal is unbuilt but used by the Department of Sanitation for storing road salt and, through a joint management agreement, by the Gowanus Canal Conservancy for their community composting project. The GCC has a 30-year plan for developing open space and public activities on the site.

*DESCRIPTION OF ADJACENT LAND USES:* The north end of 2nd Avenue is a very industrial area. The street end and property immediately south of the site are used for vehicle storage by a charter bus company. Across 2nd Avenue to the east, a new construction building is being built. The area is also home to paper and plastics recycling, metal manufacturing, large-format vehicle printing, and more.

### ZONE AND/OR DISTRICT STATUS

- NYS Empire Zone
- NYS Environmental Zone
- Urban Renewal Area
- Federal Empowerment Zone
- Industrial Business Zone
- Special Assessment District
- Historic District
- Archeologically Significant Area

### UTILITIES

- Municipal Water
- Municipal Sewer
- Natural Gas
- Electrical Service
- Telecom. Service

*USE AND ENVIRONMENTAL HISTORY:* The site was used as a coal yard in the 1930s, and is currently used by DSNY for storage of massive piles of road salt. The site is bounded to the north by the Gowanus Canal.

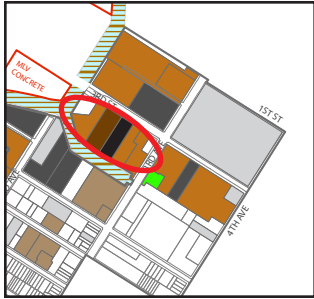
*STATUS OF REMEDIAL INVESTIGATION:* Unknown

*USE POTENTIAL AND REDEVELOPMENT OPPORTUNITIES:* There is a 30-year plan in place and an executed shared management agreement governing the current and future use of this site. As part of the Superfund remedy, US EPA is considering locating a CSO detention tank on this property.

### ACCESS

Closest Highway	BQE	Miles to Interchange	1.5
Miles to Highway	1.5	Public Transit Service	B61 bus
Closest Interstate	I-278	Closest Airport	LaGuardia - 10 mi

# WHOLE FOODS MARKET



## BROWNFIELD SITE INFORMATION

**TAX MAP INFORMATION:** Block 978, Lot 1; Block 978, Lot 16; Block 978, Lot 19; Block 978, Lot 23

**NAME:** Whole Foods Market

**ADDRESS:** 220 3rd St; 212 3rd St; 20 3rd St; 190 3rd St

**OWNER:** Whole Foods Market

**MUNICIPALITY:** Kings County

**PUBLICLY OWNED:** No

**SIZE (ACRES):** 2.88

**EXISTING BUILDINGS:** 1

**BUILDING SF:** -

**ZONING:** M2-1

**SITE STATUS:** Built and occupied by Whole Foods

**PROPERTY DESCRIPTION:** This is the site of the new Whole Foods, completed in December 2013. The site holds the main store facility, a 56,000sf retail structure with roof greenhouse, the fully-paved parking lot, and publicly-accessible waterfront esplanade.

**DESCRIPTION OF ADJACENT LAND USES:** The site is bounded to the south and west by the Gowanus Canal. Brownfield Site 14 is immediately north of the site, across 3rd Street. Across 3rd Avenue is the American Can Factory and an Islamic school. Further south along 3rd Avenue are light manufacturing and warehousing activities, along with a U-Haul truck rental center.

**USE AND ENVIRONMENTAL HISTORY:** Originally the construction yard for the Brooklyn Improvement Company, the site was subsequently used as the Brooklyn Alcatraz Asphalt Works (in 1904) and as a coal yard (1929). An oil company had a 200,000 gallon storage tank on the site, and the site is listed as having a leaking underground storage tank.

**STATUS OF REMEDIAL INVESTIGATION:** Site was voluntarily cleaned up by Whole Foods Markets as part of site development.

**USE POTENTIAL AND REDEVELOPMENT OPPORTUNITIES:** The site was redeveloped in December 2013.

## ZONE AND/OR DISTRICT STATUS

- NYS Empire Zone
- NYS Environmental Zone
- Urban Renewal Area
- Federal Empowerment Zone
- Industrial Business Zone
- Special Assessment District
- Historic District
- Archeologically Significant Area

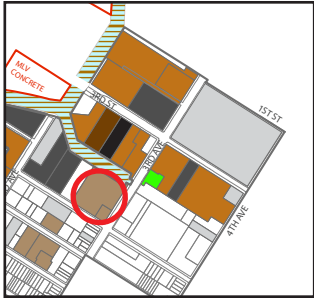
## UTILITIES

- Municipal Water
- Municipal Sewer
- Natural Gas
- Electrical Service
- Telecom. Service

## ACCESS

Closest Highway	BQE	Miles to Interchange	1.5
Miles to Highway	1.5	Public Transit Service	None within 1/4 mi
Closest Interstate	I-278	Closest Airport	LaGuardia - 10 mi

# CUPPLES CORDAGE



## BROWNFIELD SITE INFORMATION

**TAX MAP INFORMATION:** Block 979, Lot 5; Block 979, Lot 1  
**NAME:** Cupples Cordage  
**ADDRESS:** 400 3rd Avenue  
**OWNER:** Martha Berry; 386 3rd Avenue Partners, Limited Partnership  
**MUNICIPALITY:** Kings County  
**PUBLICLY OWNED:** No  
**SIZE (ACRES):** 0.91  
**EXISTING BUILDINGS:** 7  
**BUILDING SF:** 15,420  
**ZONING:** M2-1

**SITE STATUS:** Partially built and occupied.

**PROPERTY DESCRIPTION:** Multiple one-story buildings on these lots create continuous frontage along 6th Street and 3rd Avenue, with an extensive open parking area adjacent to the canal's 4th Street turning basin.

**DESCRIPTION OF ADJACENT LAND USES:** The site is south of Whole Foods, west of U-Haul. 6th Street is primarily occupied by intensive industrial uses (including a paper and plastics recycling facility, a lumber distributor, etc.). South of 6th Street, 3rd Avenue begins to transition to more pedestrian-oriented retail development, with Halyard's bar and Brooklyn Aikikai near the corner of 6th and 3rd.

**USE AND ENVIRONMENTAL HISTORY:** The site was used by a cordage and rope manufacturer from 1915-1950/ The northern site was part of the Brooklyn Alcatraz Asphalt works in 1904, and may also have been used for coal storage.

**STATUS OF REMEDIAL INVESTIGATION:** Unknown

**USE POTENTIAL AND REDEVELOPMENT OPPORTUNITIES:** The site contains five warehouse buildings and an extensive paved parking area that could support redevelopment.

### ZONE AND/OR DISTRICT STATUS

- NYS Empire Zone
- NYS Environmental Zone
- Urban Renewal Area
- Federal Empowerment Zone
- Industrial Business Zone
- Special Assessment District
- Historic District
- Archeologically Significant Area

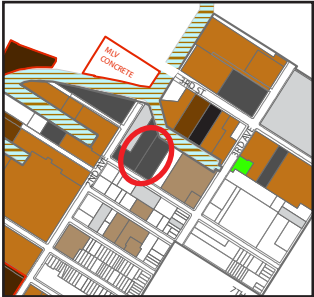
### UTILITIES

- Municipal Water
- Municipal Sewer
- Natural Gas
- Electrical Service
- Telecom. Service

### ACCESS

Closest Highway	BQE	Miles to Interchange	1.5
Miles to Highway	1.5	Public Transit Service	B61 bus
Closest Interstate	I-278	Closest Airport	LaGuardia - 10 mi

# BURNS BROTHERS COAL YARD



## BROWNFIELD SITE INFORMATION

**TAX MAP INFORMATION:** Block 979, Lot 23; Block 979, Lot 18  
**NAME:** Burns Brothers Coal Yard  
**ADDRESS:** 141 6th Street; 163 6th Street  
**OWNER:** Louis Petrosino; Salvatore Sindone, Pasqualina Sindone  
**MUNICIPALITY:** Kings County  
**PUBLICLY OWNED:** No  
**SIZE (ACRES):** 2.67  
**EXISTING BUILDINGS:** 3  
**BUILDING SF:** 46,510  
**ZONING:** M2-1

**SITE STATUS:** Partially built and occupied.

**PROPERTY DESCRIPTION:** Mostly paved, open sites with two small buildings and the historic Burns Brothers Coal Pockets (being demolished in May 2014). This site is used by two businesses, 6th Street Iron and Metal, and U.S. Recycling for heavier industrial processes. Vehicular access from 6th Street.

**DESCRIPTION OF ADJACENT LAND USES:** 6th Street is characterized by heavier industrial uses. The north end of 2nd Avenue, to the west, is used extensively for vehicle storage by a charter bus company. The GCC's Salt Lot draws foot traffic into the area. Paving and sidewalk conditions on 6th Street are exceptionally poor.

**USE AND ENVIRONMENTAL HISTORY:** This site was the Burns Brothers Coal Yard from 1938-1950. Six concrete silos, known as the Burn Brothers Coal Pockets, are on the north end of the site. The sites border the Gowanus Canal to the north.

**STATUS OF REMEDIAL INVESTIGATION:** Unknown

**USE POTENTIAL AND REDEVELOPMENT OPPORTUNITIES:** The site is used for heavier industrial processes and may have lingering subsurface contamination from use as coal yards. Redevelopment would require substantial site work.

## ZONE AND/OR DISTRICT STATUS

- NYS Empire Zone
- NYS Environmental Zone
- Urban Renewal Area
- Federal Empowerment Zone
- Industrial Business Zone
- Special Assessment District
- Historic District
- Archeologically Significant Area

## UTILITIES

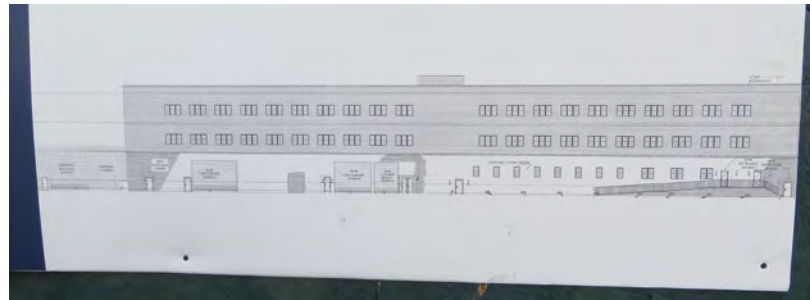
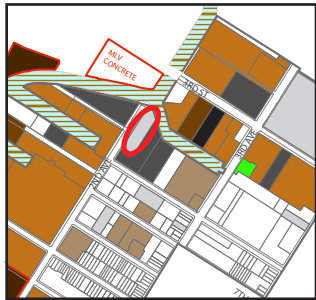
- Municipal Water
- Municipal Sewer
- Natural Gas
- Electrical Service
- Telecom. Service

## ACCESS

Closest Highway	BQE	Miles to Interchange	1.5
Miles to Highway	1.5	Public Transit Service	None within 1/4 mi
Closest Interstate	I-278	Closest Airport	LaGuardia - 10 mi



# 1 2ND AVENUE



## BROWNFIELD SITE INFORMATION

TAX MAP INFORMATION: Block 979, Lot 31  
 NAME: 1 2nd Avenue  
 ADDRESS: 1 2nd Avenue  
 OWNER: Marmurstein  
 MUNICIPALITY: Kings County  
 PUBLICLY OWNED: No  
 SIZE (ACRES): 1.03  
 EXISTING BUILDINGS: 1  
 BUILDING SF: 17,026  
 ZONING: M2-1

*SITE STATUS:* Under construction.

*PROPERTY DESCRIPTION:* This site formerly housed operations and management offices for a charter bus company. The original building has been demolished and construction is underway for a 2-story office building.

*DESCRIPTION OF ADJACENT LAND USES:* 6th Street is characterized by heavier industrial uses. The north end of 2nd Avenue is used extensively for vehicle storage by a charter bus company. The GCC's Salt Lot draws foot traffic into the area. Paving and sidewalk conditions at this end of 2nd Avenue are generally poor.

*USE AND ENVIRONMENTAL HISTORY:* The site is identified variously as the location of a leaking underground storage tank, a hazardous-waste generating site, and the location of an open petroleum spill.

*STATUS OF REMEDIAL INVESTIGATION:* Unknown

*USE POTENTIAL AND REDEVELOPMENT OPPORTUNITIES:* The site is currently being redeveloped.

## ZONE AND/OR DISTRICT STATUS

- NYS Empire Zone
- NYS Environmental Zone
- Urban Renewal Area
- Federal Empowerment Zone
- Industrial Business Zone
- Special Assessment District
- Historic District
- Archeologically Significant Area

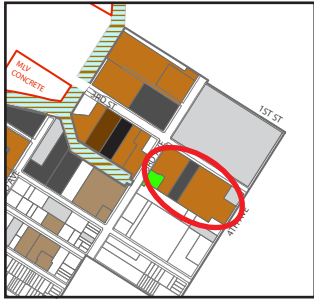
## UTILITIES

- Municipal Water
- Municipal Sewer
- Natural Gas
- Electrical Service
- Telecom. Service

## ACCESS

Closest Highway	BQE	Miles to Interchange	1.5
Miles to Highway	1.5	Public Transit Service	B61 bus
Closest Interstate	I-278	Closest Airport	LaGuardia - 10 mi

# AMERICAN CAN FACTORY



## BROWNFIELD SITE INFORMATION

**TAX MAP INFORMATION:** Block 980, Lot 8; Block 980, Lot 1; Block 980, Lot 23; Block 980, Lot 19; Block 980, Lot 36

**NAME:** American Can Factory

**ADDRESS:** 361 & 383 3rd Avenue; 340 & 356 4th Avenue; 254 3rd St

**OWNERS:** Antonio Ali; Lazar Muller; Staples Plaza; Richard Zirinsky; Yaffa Gindi

**MUNICIPALITY:** Kings County

**PUBLICLY OWNED:** No

**SIZE (ACRES):** 5

**EXISTING BUILDINGS:** 6

**BUILDING SF:** 199,725

**ZONING:** M2-1; C8-2

**SITE STATUS:** Partially built and occupied.

**PROPERTY DESCRIPTION:** This northern half of this block, once the location of the American Can Factory, is now used for multiple purposes. A Staples and Pep Boys development, plus a small vacant lot, front on 4th Avenue. Mid-block is an isolated lot used by Con Edison for Storage. Five buildings of the American Factory complex remain at the corner of 3rd Avenue and 3rd Street, now used as facility space for small manufacturers, artists, and professionals. The Al-Madinah Islamic school sits directly south of the Can Factory.

**DESCRIPTION OF ADJACENT LAND USES:** This site was part of DCP's 2003 rezoning from M1-2 to C8, to reflect the area's existing commercial uses. The superblock that houses this site also encompasses a U-Haul truck rental and storage center, a hotel, a taxi depot, and a free-standing medical clinic. Fourth Avenue is a high-traffic commercial street with new residential condominium buildings being built. 3rd Street is a high-traffic street that provides two-way vehicular, bicycle, and pedestrian connection across the canal.

**USE AND ENVIRONMENTAL HISTORY:** Tinware manufacturing, 1888-1915; also soap manufacturing. The eastern parts of the site were used as a coal yard from 1888-1926.

**STATUS OF REMEDIAL INVESTIGATION:** Unknown

**USE POTENTIAL AND REDEVELOPMENT OPPORTUNITIES:** The site is largely in use.

### ZONE AND/OR DISTRICT STATUS

- NYS Empire Zone
- NYS Environmental Zone
- Urban Renewal Area
- Federal Empowerment Zone
- Industrial Business Zone
- Special Assessment District
- Historic District
- Archeologically Significant Area

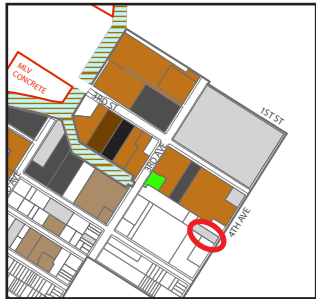
### UTILITIES

- Municipal Water
- Municipal Sewer
- Natural Gas
- Electrical Service
- Telecom. Service

### ACCESS

Closest Highway	BQE	Miles to Interchange	1.5
Miles to Highway	1.5	Public Transit Service	B63 bus
Closest Interstate	I-278	Closest Airport	LaGuardia - 10 mi

# HOTEL LE BLEU



## BROWNFIELD SITE INFORMATION

TAX MAP INFORMATION: Block 980, Lot 75  
 NAME: Hotel Le Bleu  
 ADDRESS: 340 4th Avenue  
 OWNER: Dominick Jonacchio  
 MUNICIPALITY: Kings County  
 PUBLICLY OWNED: No  
 SIZE (ACRES): 0.23  
 EXISTING BUILDINGS: 1  
 BUILDING SF: -  
 ZONING: C8-2

*SITE STATUS:* Partially built; occupied

*PROPERTY DESCRIPTION:* This site holds a 9-story boutique hotel and its parking area.

*DESCRIPTION OF ADJACENT LAND USES:* This site was part of DCP's 2003 rezoning from M1-2 to C8, to reflect the area's existing commercial uses. The superblock that houses this site also encompasses a U-Haul truck rental and storage center, Staples and Pep Boys, the American Can Factory, a taxi depot, and a free-standing medical clinic. Fourth Avenue is a high-traffic commercial street with new residential condominium buildings being built. 3rd Street is a high-traffic street that provides two-way vehicular, bicycle, and pedestrian connection across the canal.

*USE AND ENVIRONMENTAL HISTORY:* The site is listed as having an open petroleum spill.

*STATUS OF REMEDIAL INVESTIGATION:* Unknown

*USE POTENTIAL AND REDEVELOPMENT OPPORTUNITIES:* The site is in use.

### ZONE AND/OR DISTRICT STATUS

- NYS Empire Zone
- NYS Environmental Zone
- Urban Renewal Area
- Federal Empowerment Zone
- Industrial Business Zone
- Special Assessment District
- Historic District
- Archeologically Significant Area

### UTILITIES

- Municipal Water
- Municipal Sewer
- Natural Gas
- Electrical Service
- Telecom. Service

### ACCESS

Closest Highway	BQE	Miles to Interchange	1.5
Miles to Highway	1.5	Public Transit Service	B63, B61
Closest Interstate	I-278	Closest Airport	LaGuardia - 10 mi

# KENTILE



## BROWNFIELD SITE INFORMATION

**TAX MAP INFORMATION:** Block 990, Lot 1; Block 990, Lot 16; Block 990, Lot 21; Block 990, Lot 69; Block 990, Lot 50; Block 990, Lot 153; Block 990, Lot 160; Block 990, Lot 269; Block 990, Lot 369

**NAME:** Kentile

**ADDRESS:** 22, 38, 48 & 56 2nd Ave; 110 & 122 5th St; 97 9th St; 76 6th St

**OWNERS:** Multiple

**MUNICIPALITY:** Kings County

**PUBLICLY OWNED:** No

**SIZE (ACRES):** 14.79

**EXISTING BUILDINGS:** 26

**BUILDING SF:** 679,102

**ZONING:** M2-1

**SITE STATUS:** Partially built; occupied

**PROPERTY DESCRIPTION:** The Kentile site is a large collection of tax lots along the canal between the Salt Lot (Brownfield Site 15) and 9th Street. This site hosts industrial uses including food manufacturing and distribution, warehousing, metal manufacturing, woodworking, and a charter bus company, in addition to an artists' forge, and retailer of recovered building materials.

**DESCRIPTION OF ADJACENT LAND USES:** 2nd Avenue is the industrial spine of the neighborhood, with various manufacturing and warehousing activities happening on either side. The northern terminus of 2nd Avenue is used extensively for bus parking, and also hosts the GCC Salt Lot.

**USE AND ENVIRONMENTAL HISTORY:** The Kentile factory manufactured vinyl, rubber, and asphalt flooring from 1898-1992. Production involved all of the lots included in this site at some time. The site was also used for coal storage, a sulfur works, metal products manufacturing, oil storage, and a chemical works.

**STATUS OF REMEDIAL INVESTIGATION:** Unknown

**USE POTENTIAL AND REDEVELOPMENT OPPORTUNITIES:** There are multiple redevelopment/use opportunities within the site, requiring varying levels of site preparation. Sites to the south are fully built out, while sites to the north tend to have more temporary structures and open space. This area is subject to significant flooding during storms and even small rain events.

## ZONE AND/OR DISTRICT STATUS

NYS Empire Zone	<input type="checkbox"/>
NYS Environmental Zone	<input checked="" type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>
Federal Empowerment Zone	<input type="checkbox"/>
Industrial Business Zone	<input checked="" type="checkbox"/>
Special Assessment District	<input type="checkbox"/>
Historic District	<input checked="" type="checkbox"/>
Archeologically Significant Area	<input type="checkbox"/>

## UTILITIES

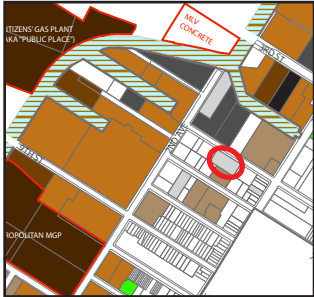
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Municipal Sewer	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>
Electrical Service	<input checked="" type="checkbox"/>
Telecom. Service	<input checked="" type="checkbox"/>

## ACCESS

Closest Highway	BQE	Miles to Interchange	1.5
Miles to Highway	1.5	Public Transit Service	R, F, G subways, B61, B57
Closest Interstate	I-278	Closest Airport	LaGuardia - 10 mi



# DYKES LUMBER



## BROWNFIELD SITE INFORMATION

TAX MAP INFORMATION: Block 991, Lot 19  
 NAME: Dykes Lumber  
 ADDRESS: 186 6th Street  
 OWNER: Charles Kreyer  
 MUNICIPALITY: Kings County  
 PUBLICLY OWNED: No  
 SIZE (ACRES): 0.46  
 EXISTING BUILDINGS: 1  
 BUILDING SF: 11,718  
 ZONING: M2-1

*SITE STATUS:* Partially Built, occupied

*PROPERTY DESCRIPTION:* This is an open-air storage facility and parking lot for Dykes' Lumber, across 6th Street.

*DESCRIPTION OF ADJACENT LAND USES:* 6th Street is characterized by heavier industrial uses. The north end of 2nd Avenue, to the west, is used extensively for vehicle storage by a charter bus company. The GCC's Salt Lot draws foot traffic into the area. Paving and sidewalk conditions on 6th Street are exceptionally poor.

*USE AND ENVIRONMENTAL HISTORY:* The site is listed as a Petroleum Bulk Storage Site.

*STATUS OF REMEDIAL INVESTIGATION:* Unknown

*USE POTENTIAL AND REDEVELOPMENT OPPORTUNITIES:* The site has a temporary structure and a paved parking lot, and would be relatively easy to redevelop should the current tenant vacate.

### ZONE AND/OR DISTRICT STATUS

- NYS Empire Zone
- NYS Environmental Zone
- Urban Renewal Area
- Federal Empowerment Zone
- Industrial Business Zone
- Special Assessment District
- Historic District
- Archeologically Significant Area

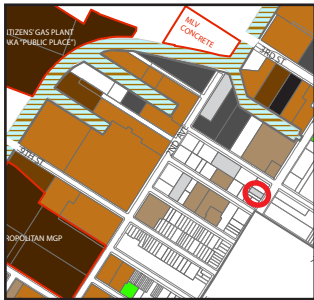
### UTILITIES

- Municipal Water
- Municipal Sewer
- Natural Gas
- Electrical Service
- Telecom. Service

### ACCESS

Closest Highway	BQE	Miles to Interchange	1.5
Miles to Highway	1.5	Public Transit Service	B61
Closest Interstate	I-278	Closest Airport	LaGuardia - 10 mi

# 414 3RD AVENUE



## BROWNFIELD SITE INFORMATION

TAX MAP INFORMATION: Block 991, Lot 41  
 NAME: 414 3rd Avenue  
 ADDRESS: 414 3rd Avenue  
 OWNER: Gordon Rugg  
 MUNICIPALITY: Kings County  
 PUBLICLY OWNED: No  
 SIZE (ACRES): 0.09  
 EXISTING BUILDINGS: 1  
 BUILDING SF: 4,000  
 ZONING: M2-1

*SITE STATUS:* Built out, occupied

*PROPERTY DESCRIPTION:* This is a fully built out, small, 1-story warehouse building with vehicular access on 3rd Avenue.

*DESCRIPTION OF ADJACENT LAND USES:* This part of 3rd Avenue is undergoing a gradual transition from automotive and industrial uses to pedestrian-oriented commercial businesses. An aikido dojo and a bar sit north of the site; south are a vacant building, an auto repair shop, and a defunct nightclub. Across the street are a warehousing building and a florist.

*USE AND ENVIRONMENTAL HISTORY:* This site is listed as a hazardous waste generating site in EPA's FINDS database.

*STATUS OF REMEDIAL INVESTIGATION:* Unknown

*USE POTENTIAL AND REDEVELOPMENT OPPORTUNITIES:* The site is built out and occupied. It is suitable for occupancy by a similar business should the current tenant vacate.

## ZONE AND/OR DISTRICT STATUS

- NYS Empire Zone
- NYS Environmental Zone
- Urban Renewal Area
- Federal Empowerment Zone
- Industrial Business Zone
- Special Assessment District
- Historic District
- Archeologically Significant Area

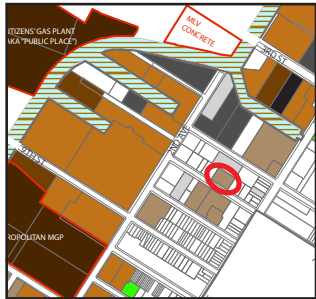
## UTILITIES

- Municipal Water
- Municipal Sewer
- Natural Gas
- Electrical Service
- Telecom. Service

## ACCESS

Closest Highway	BQE	Miles to Interchange	1.5
Miles to Highway	1.5	Public Transit Service	F,G,R subway, B61, B65
Closest Interstate	I-278	Closest Airport	LaGuardia - 10 mi

# VIKING FORGE COMPANY



## BROWNFIELD SITE INFORMATION

TAX MAP INFORMATION: Block 991, Lot 54  
 NAME: Viking Forge Company  
 ADDRESS: 181 7th Street  
 OWNER: Basile  
 MUNICIPALITY: Kings County  
 PUBLICLY OWNED: No  
 SIZE (ACRES): 0.33  
 EXISTING BUILDINGS: 2  
 BUILDING SF: 10,275  
 ZONING: M2-1

*SITE STATUS:* Built out, Occupied

*PROPERTY DESCRIPTION:* This site is built out with a new construction, 1-story warehouse building and associated walled-in parking area for Everwood & Hardware Distribution Corp.

*DESCRIPTION OF ADJACENT LAND USES:* 7th Street is transitioning from a traditional manufacturing and industrial corridor to a mixed street with entertainment, food, and creative industry spaces alongside traditional industry.

*USE AND ENVIRONMENTAL HISTORY:* The site was operated by Viking Forge Company from 1929-1969.

*STATUS OF REMEDIAL INVESTIGATION:* Unknown

## ZONE AND/OR DISTRICT STATUS

- NYS Empire Zone
- NYS Environmental Zone
- Urban Renewal Area
- Federal Empowerment Zone
- Industrial Business Zone
- Special Assessment District
- Historic District
- Archeologically Significant Area

## UTILITIES

- Municipal Water
- Municipal Sewer
- Natural Gas
- Electrical Service
- Telecom. Service

## ACCESS

Closest Highway	BQE	Miles to Interchange	1.5
Miles to Highway	1.5	Public Transit Service	F,G,R subway, B61
Closest Interstate	I-278	Closest Airport	LaGuardia - 10 mi

*USE POTENTIAL AND REDEVELOPMENT OPPORTUNITIES:* The site has been newly improved; the building and paving appear to be in excellent condition, and it is occupied.

# 107 8<sup>TH</sup> STREET



## BROWNFIELD SITE INFORMATION

TAX MAP INFORMATION: Block 996, Lot 11  
 NAME: 107 8th Street  
 ADDRESS: 107 8th Street  
 OWNER: Anthony DiNardi  
 MUNICIPALITY: Kings County  
 PUBLICLY OWNED: No  
 SIZE (ACRES): 0.34  
 EXISTING BUILDINGS: 1  
 BUILDING SF: 750  
 ZONING: M2-1

*SITE STATUS:* Partially built; occupied

*PROPERTY DESCRIPTION:* This through-block lot has a small covered parking and storage area along 8th Street but is primarily an open yard used to park sanitation trucks for D&D Carting. There is vehicular access from 7th and 8th Streets.

*DESCRIPTION OF ADJACENT LAND USES:* 7th Street is transitioning from a traditional manufacturing and industrial corridor to a mixed street with entertainment, food, and creative industry spaces alongside traditional industry. 8th Street is highly mixed, with a significant cluster of 2-story historic residences and a mix of commercial and industrial uses, including artists' studios and a guesthouse.

*USE AND ENVIRONMENTAL HISTORY:* The site is the location of an open petroleum spill.

*STATUS OF REMEDIAL INVESTIGATION:* Unknown

*USE POTENTIAL AND REDEVELOPMENT OPPORTUNITIES:* Given the site's size and the ongoing transition of the streets it borders, it has considerable redevelopment potential. The site will likely require significant remediation from the sanitation use.

## ZONE AND/OR DISTRICT STATUS

- NYS Empire Zone
- NYS Environmental Zone
- Urban Renewal Area
- Federal Empowerment Zone
- Industrial Business Zone
- Special Assessment District
- Historic District
- Archeologically Significant Area

## UTILITIES

- Municipal Water
- Municipal Sewer
- Natural Gas
- Electrical Service
- Telecom. Service

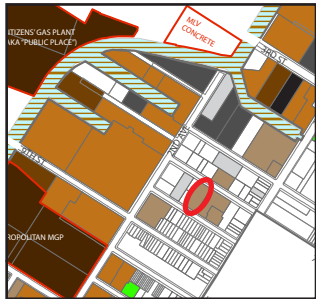
## ACCESS

Closest Highway	BQE	Miles to Interchange	1.5
Miles to Highway	1.5	Public Transit Service	F,G,R subways, B61
Closest Interstate	I-278	Closest Airport	LaGuardia - 10 mi



SITE 27

# 160 7TH STREET



### BROWNFIELD SITE INFORMATION

TAX MAP INFORMATION: Block 996, Lot 17  
 NAME: 160 7th Street  
 ADDRESS: 160 7th Street  
 OWNER: Mitchell Schwartz  
 MUNICIPALITY: Kings County  
 PUBLICLY OWNED: No  
 SIZE (ACRES): 0.46  
 EXISTING BUILDINGS: 1  
 BUILDING SF: 52,010  
 ZONING: M2-1

*SITE STATUS:* Built out, occupied

*PROPERTY DESCRIPTION:* This site is fully built out with a 4-story, 50,000sf office building, owned and occupied by Signature Construction Group.

*DESCRIPTION OF ADJACENT LAND USES:* 7th Street is transitioning from a traditional manufacturing and industrial corridor to a mixed street with entertainment, food, and creative industry spaces alongside traditional industry.

*USE AND ENVIRONMENTAL HISTORY:* The site was used for manufacturing electrical switchboards and their components.

*STATUS OF REMEDIAL INVESTIGATION:* Unknown

*USE POTENTIAL AND REDEVELOPMENT OPPORTUNITIES:* The building appears to be in good condition and occupied. The site has potential for reuse, should the current tenant vacate.

### ZONE AND/OR DISTRICT STATUS

- NYS Empire Zone
- NYS Environmental Zone
- Urban Renewal Area
- Federal Empowerment Zone
- Industrial Business Zone
- Special Assessment District
- Historic District
- Archeologically Significant Area

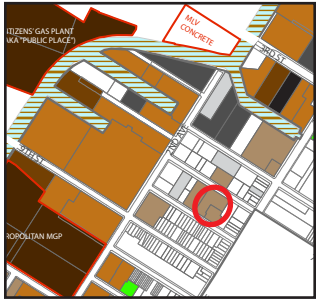
### UTILITIES

- Municipal Water
- Municipal Sewer
- Natural Gas
- Electrical Service
- Telecom. Service

### ACCESS

Closest Highway	BQE	Miles to Interchange	1.5
Miles to Highway	1.5	Public Transit Service	F,G,R subways, B61
Closest Interstate	I-278	Closest Airport	LaGuardia - 10 mi

# ROYAL METAL FURNITURE



## BROWNFIELD SITE INFORMATION

**TAX MAP INFORMATION:** Block 996, Lot 21; Block 996, Lot 49  
**NAME:** Royal Metal Furniture  
**ADDRESS:** 168 7th St; 131 8th St  
**OWNER:** David Sweeny; Issac Gindi, Joseph Gindi  
**MUNICIPALITY:** Kings County  
**PUBLICLY OWNED:** No  
**SIZE (ACRES):** 0.77  
**EXISTING BUILDINGS:** 2  
**BUILDING SF:** 83,780  
**ZONING:** M2-1

**SITE STATUS:** Built out, occupied

**PROPERTY DESCRIPTION:** This site comprises two tax lots and two brick façade buildings. The first, a three-story office building, houses a range of artists, craftspersons, and small manufacturing spaces. The second, a 1-story warehouse, houses a textile designer.

**DESCRIPTION OF ADJACENT LAND USES:** 7th Street is transitioning from a traditional manufacturing and industrial corridor to a mixed street with entertainment, food, and creative industry spaces alongside traditional industry. The current uses on this site reflect the changing dynamic of the street.

**USE AND ENVIRONMENTAL HISTORY:** The site was used as a cooperage and warehouse in 1938.

**STATUS OF REMEDIAL INVESTIGATION:** Unknown

**USE POTENTIAL AND REDEVELOPMENT OPPORTUNITIES:** The site houses creative professional uses that reflect the changing dynamic of the neighborhood. Buildings are in good repair and actively managed.

## ZONE AND/OR DISTRICT STATUS

- NYS Empire Zone
- NYS Environmental Zone
- Urban Renewal Area
- Federal Empowerment Zone
- Industrial Business Zone
- Special Assessment District
- Historic District
- Archeologically Significant Area

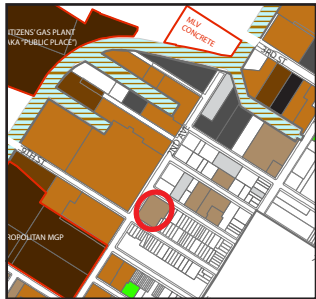
## UTILITIES

- Municipal Water
- Municipal Sewer
- Natural Gas
- Electrical Service
- Telecom. Service

## ACCESS

Closest Highway	BQE	Miles to Interchange	1.5
Miles to Highway	1.5	Public Transit Service	R, F, G subways, B61
Closest Interstate	I-278	Closest Airport	LaGuardia - 10 mi

# THE GUILD



## BROWNFIELD SITE INFORMATION

**TAX MAP INFORMATION:** Block 1002, Lot 1  
**NAME:** The Guild  
**ADDRESS:** 69 2nd Avenue  
**OWNER:** Bamf Associates Co  
**MUNICIPALITY:** Kings County  
**PUBLICLY OWNED:** No  
**SIZE (ACRES):** 0.76  
**EXISTING BUILDINGS:** 1  
**BUILDING SF:** 40,600  
**ZONING:** M2-1

**SITE STATUS:** Built out, occupied

**PROPERTY DESCRIPTION:** This site is a block-end lot with frontage and access on 2nd Avenue, 8th Street, and 9th Street. It is built out with a 40,000sf 2-story factory building used by a coffee distributor and a design-build collective.

**DESCRIPTION OF ADJACENT LAND USES:** The site is at the intersection of 2nd Avenue and 9th Street (a 2-way route over the canal), and has high foot and vehicular traffic for the area. It is across the street to the east from the Kentile building. 9th Street is a mixed-use street, with commercial, historic residential, and some industrial uses. The driveway for Lowe's superstore is across 2nd Ave and slightly south.

**USE AND ENVIRONMENTAL HISTORY:** The site was used for metal manufacturing from 1969-1996.

## ZONE AND/OR DISTRICT STATUS

- NYS Empire Zone
- NYS Environmental Zone
- Urban Renewal Area
- Federal Empowerment Zone
- Industrial Business Zone
- Special Assessment District
- Historic District
- Archeologically Significant Area

## UTILITIES

- Municipal Water
- Municipal Sewer
- Natural Gas
- Electrical Service
- Telecom. Service

**STATUS OF REMEDIAL INVESTIGATION:** Unknown

**USE POTENTIAL AND REDEVELOPMENT OPPORTUNITIES:** The site boasts a large, flexible industrial building that is well-sited for pedestrian or vehicular access. It is very near the Lowes superstore.

## ACCESS

Closest Highway	BQE	Miles to Interchange	1.5
Miles to Highway	1.5	Public Transit Service	F,G subways, B61
Closest Interstate	I-278	Closest Airport	LaGuardia - 10 mi

# METROPOLITAN MGP



## BROWNFIELD SITE INFORMATION

**TAX MAP INFORMATION:** Block 1007, Lots 1, 6, 118, 172, 219, 220  
**NAME:** Metropolitan MGP  
**ADDRESS:** 1 11th St; 34 9th St; 118 2nd Avenue; 1 12th St Extension; 12 St; 73 12th St  
**OWNER:** Forest City Ratner/City of NY; M & L Rosenberg  
**MUNICIPALITY:** Kings County  
**PUBLICLY OWNED:** Partial  
**SIZE (ACRES):** 10.94  
**EXISTING BUILDINGS:** 5  
**BUILDING SF:** 244,625  
**ZONING:** M2-1; M1-2

**SITE STATUS:** Partially remediated. Fully paved site, partially built out and occupied

**PROPERTY DESCRIPTION:** The former Metropolitan Manufactured Gas Plant site includes the majority of lots in block 1007, bounded by 9th Street, 2nd Avenue, 12th Street, and the Gowanus Canal. Parts of the site have been remediated; others are currently under investigation by the State. The block is paved and consists of a commercial shopping area including a Lowe's superstore, a Pathmark grocery store, and additional small strip shopping.

**DESCRIPTION OF ADJACENT LAND USES:** This area, west of 2nd Avenue, south of 9th Street, and north of Hamilton Avenue is a discrete cluster of commercial activity, with several larger retail enterprises, most dealing with construction and building supplies. To the east, across 2nd Avenue, is a complementary corridor of building-related industries and craftspeople. At the 9th Street bridge, north of the site, there are a couple of smaller retailers dealing in home furnishings and recycled building materials.

### ZONE AND/OR DISTRICT STATUS

- NYS Empire Zone
- NYS Environmental Zone
- Urban Renewal Area
- Federal Empowerment Zone
- Industrial Business Zone
- Special Assessment District
- Historic District
- Archeologically Significant Area

### UTILITIES

- Municipal Water
- Municipal Sewer
- Natural Gas
- Electrical Service
- Telecom. Service

### ACCESS

Closest Highway	BQE	Miles to Interchange	1.5
Miles to Highway	1.5	Public Transit Service	F,G subways, B61, B57
Closest Interstate	I-278	Closest Airport	LaGuardia - 10 mi

**USE AND ENVIRONMENTAL HISTORY:** The Metropolitan Manufactured Gas Plant formerly occupied parts or all of the properties included. On site activities focused on transforming coal and other raw materials into gas for heating and electricity. Coal tar, a non-aqueous phase liquid by-product of the coal gasification process, is the primary contaminant in the Superfund designation of the Gowanus Canal, and is found in high concentrations in local soils and groundwater. Lots in this site were also used for asphalt manufacturing by the Brooklyn Alcatraz Asphalt Plant, and for food manufacturing.

**STATUS OF REMEDIAL INVESTIGATION:** MGP was partly cleaned and capped as part of Forest City's site development.

**USE POTENTIAL AND REDEVELOPMENT OPPORTUNITIES:** This is a very large site with excellent transportation connectivity. The site was partially remediated by Forest City in order to build the Lowe's. Other parts of the site are scheduled for future remediation. Groundwork on-site would likely require extensive remediation activity.



# 70 9TH STREET



## BROWNFIELD SITE INFORMATION

TAX MAP INFORMATION: BBlock 1007, Lot 20  
 NAME: 70 9th Street  
 ADDRESS: 70 9th Street  
 OWNER: Charles Devito  
 MUNICIPALITY: Kings County  
 PUBLICLY OWNED: No  
 SIZE (ACRES): 0.52  
 EXISTING BUILDINGS: 1  
 BUILDING SF: 2,700  
 ZONING: M2-1

*SITE STATUS:* Occupied lot below the Culver Viaduct.

*PROPERTY DESCRIPTION:* This unbuilt lot between 9th Street and the Lowe's parking lot is compromised by its position directly below the Culver Viaduct. The site is home to an open-air tile and stone market, some U-Haul self storage space, and other uses that benefit from proximity to Lowe's.

*DESCRIPTION OF ADJACENT LAND USES:* This area, west of 2nd Avenue, south of 9th Street, and north of Hamilton Avenue is a discrete cluster of commercial activity, with several larger retail enterprises, most dealing with construction and building supplies. To the east, across 2nd Avenue, is a complementary corridor of building-related industries and craftspeople. At the 9th Street bridge, north of the site, there are a couple of smaller retailers dealing in home furnishings and recycled building materials.

## ZONE AND/OR DISTRICT STATUS

- NYS Empire Zone
- NYS Environmental Zone
- Urban Renewal Area
- Federal Empowerment Zone
- Industrial Business Zone
- Special Assessment District
- Historic District
- Archeologically Significant Area

## UTILITIES

- Municipal Water
- Municipal Sewer
- Natural Gas
- Electrical Service
- Telecom. Service

*USE AND ENVIRONMENTAL HISTORY:* The site was used by a cabinet maker in 1915 and is identified as having a leaking underground storage tank. It is adjacent to the former Metropolitan MGP site but has not been identified as part of the remediation area.

*STATUS OF REMEDIAL INVESTIGATION:* Unknown

*USE POTENTIAL AND REDEVELOPMENT OPPORTUNITIES:* This site is considerably compromised by its position directly below the Culver Viaduct. It is in use by several open-air concerns. It has excellent street frontage along 9th Street, a relatively high-traffic bi-directional canal crossing. This area floods significantly during storms.

## ACCESS

Closest Highway	BQE	Miles to Interchange	1.5
Miles to Highway	1.5	Public Transit Service	F,G subways, B61
Closest Interstate	I-278	Closest Airport	LaGuardia - 10 mi

# 124 9TH STREET



## BROWNFIELD SITE INFORMATION

TAX MAP INFORMATION: Block 1007, Lot 29  
 NAME: 124 9th Street  
 ADDRESS: 124 9th Street  
 OWNER: Ribellino  
 MUNICIPALITY: Kings County  
 PUBLICLY OWNED: No  
 SIZE (ACRES): 1.97  
 EXISTING BUILDINGS: 1  
 BUILDING SF: 166,950  
 ZONING: M2-1

*SITE STATUS:* Built out and occupied

*PROPERTY DESCRIPTION:* This site, also below the Culver Viaduct, is built out with a four-story warehouse building that was once part of a multi-building complex owned by Thomas Roulston, a grocer. Today the building is rented out to multiple tenants as arts and professional studio space. It is actively managed and enjoys an excellent location along 9th Street, a relatively high-traffic, bi-directional canal crossing street with transit access.

*DESCRIPTION OF ADJACENT LAND USES:* This area, west of 2nd Avenue, south of 9th Street, and north of Hamilton Avenue is a discrete cluster of commercial activity, with several larger retail enterprises, most dealing with construction and building supplies. To the east, across 2nd Avenue, is a complementary corridor of building-related industries and craftspeople. At the 9th Street bridge, north of the site, there are a couple of smaller retailers dealing in home furnishings and recycled building materials.

### ZONE AND/OR DISTRICT STATUS

- NYS Empire Zone
- NYS Environmental Zone
- Urban Renewal Area
- Federal Empowerment Zone
- Industrial Business Zone
- Special Assessment District
- Historic District
- Archeologically Significant Area

### UTILITIES

- Municipal Water
- Municipal Sewer
- Natural Gas
- Electrical Service
- Telecom. Service

*USE AND ENVIRONMENTAL HISTORY:* The site was used as a carpet lining factory in 1886, a paint factory in 1904, and a pitch plant from 1904-1950. It is adjacent to the former Metropolitan MGP site but has not been identified as part of the remediation area.

*STATUS OF REMEDIAL INVESTIGATION:* Unknown

*USE POTENTIAL AND REDEVELOPMENT OPPORTUNITIES:* This site is built out, actively managed, and appears to be in good condition. It has excellent street frontage along 9th Street. This area floods significantly during storms.

### ACCESS

Closest Highway	BQE	Miles to Interchange	1.5
Miles to Highway	1.5	Public Transit Service	F,G subways, B61, B57
Closest Interstate	I-278	Closest Airport	LaGuardia - 10 mi

# COURT MANUFACTURING



## BROWNFIELD SITE INFORMATION

**TAX MAP INFORMATION:** Block 1014, Lots 1, 11, 75  
**NAME:** Court Manufacturing  
**ADDRESS:** 109 2nd Ave; 124 10th St; 123 11th St  
**OWNER:** Armand Vella; Adrienne Milea; Andrew Feinman  
**MUNICIPALITY:** Kings County  
**PUBLICLY OWNED:** No  
**SIZE (ACRES):** 1.14  
**EXISTING BUILDINGS:** 4  
**BUILDING SF:** 60,240  
**ZONING:** M2-1

**SITE STATUS:** Built out and occupied

**PROPERTY DESCRIPTION:** This site encompasses three tax lots that occupy the western end of the block bounded by 2nd Avenue, 10th Street, and 11th Streets. The sites are built out with a one-story warehouse building with vehicular access from 2nd Avenue and 10th Street, and an older 2-story multi-tenant building with warehousing space on the first floor and office space above (accessible from both 10th and 11th Streets), and a smaller 1-story warehouse fronting on 11th Street. These buildings are respectively occupied by a textile manufacturer, multiple music studios, and a kitchen supplies wholesaler.

**DESCRIPTION OF ADJACENT LAND USES:** The site is directly south of the Culver Viaduct on 10th Street, east of the rear of Lowe's property on 2nd Avenue, and north of the DSNY District 6 garage on 10th Street. 2nd Avenue is the industrial spine of this area; however 10th and 11th Streets are quite mixed, with significant clusters of historic residential buildings. There is also a small, through-block playground on 11th Street.

**USE AND ENVIRONMENTAL HISTORY:** The site was used as a foundry in 1915 and for plastics manufacturing from 1969-1987.

**STATUS OF REMEDIAL INVESTIGATION:** Unknown

**USE POTENTIAL AND REDEVELOPMENT OPPORTUNITIES:** The site is built out and occupied. The end building on 2nd Avenue is large and has vehicular access from 2nd Ave and 11th Street.

## ZONE AND/OR DISTRICT STATUS

- NYS Empire Zone
- NYS Environmental Zone
- Urban Renewal Area
- Federal Empowerment Zone
- Industrial Business Zone
- Special Assessment District
- Historic District
- Archeologically Significant Area

## UTILITIES

- Municipal Water
- Municipal Sewer
- Natural Gas
- Electrical Service
- Telecom. Service

## ACCESS

Closest Highway	BQE	Miles to Interchange	1.5
Miles to Highway	1.5	Public Transit Service	F,G subways, B61
Closest Interstate	I-278	Closest Airport	LaGuardia - 10 mi

# 494 3<sup>RD</sup> AVENUE



## BROWNFIELD SITE INFORMATION

TAX MAP INFORMATION: Block 1014, Lot 53  
 NAME: 494 3rd Avenue  
 ADDRESS: 494 3rd Avenue  
 OWNER: David Engelman  
 MUNICIPALITY: Kings County  
 PUBLICLY OWNED: No  
 SIZE (ACRES): 0.08  
 EXISTING BUILDINGS: 1  
 BUILDING SF: 1,632  
 ZONING: M2-1

*SITE STATUS:* Paved lot with small garage. Occupied.

*PROPERTY DESCRIPTION:* This is a small, paved corner lot with an auto repair garage.

*DESCRIPTION OF ADJACENT LAND USES:* This section of 3rd Avenue is lined with three and four story walk-ups with residential uses on top and commercial uses below. Where ground-floor uses have been dominated by automotive and more industrial products (e.g. heating oil, awnings, hardware), different uses have started moving in. Across 3rd Avenue some storefronts are occupied by a new bar, a wine shop, and a small dance academy. Next door is an auto collision repair shop. 11th Street is home to a mix of industrial and historic residential uses.

*USE AND ENVIRONMENTAL HISTORY:* The site is listed as having an open petroleum spill and as a petroleum bulk storage facility.

*STATUS OF REMEDIAL INVESTIGATION:* Unknown

*USE POTENTIAL AND REDEVELOPMENT OPPORTUNITIES:* The site has good visibility and vehicular accessibility on 3rd Avenue, and is reasonably close to transit. It is an actively used auto service station.

## ZONE AND/OR DISTRICT STATUS

- NYS Empire Zone
- NYS Environmental Zone
- Urban Renewal Area
- Federal Empowerment Zone
- Industrial Business Zone
- Special Assessment District
- Historic District
- Archeologically Significant Area

## UTILITIES

- Municipal Water
- Municipal Sewer
- Natural Gas
- Electrical Service
- Telecom. Service

## ACCESS

Closest Highway	BQE	Miles to Interchange	1.5
Miles to Highway	1.5	Public Transit Service	F,G,R subways, B61, B63
Closest Interstate	I-278	Closest Airport	LaGuardia - 10 mi



# HAUCK MANUFACTURING



## BROWNFIELD SITE INFORMATION

**TAX MAP INFORMATION:** Block 1020, Lot 1; Block 1020, Lot 11  
**NAME:** Hauck Manufacturing  
**ADDRESS:** 127 2nd Ave; 124 11th St  
**OWNER:** City of New York  
**MUNICIPALITY:** Kings County  
**PUBLICLY OWNED:** Yes  
**SIZE (ACRES):** 1.31  
**EXISTING BUILDINGS:** 2  
**BUILDING SF:** 66,560  
**ZONING:** Park; M2-1

**SITE STATUS:** Partly built, partly a park.

**PROPERTY DESCRIPTION:** This site comprises two lots at the western end of the block bounded by 2nd Avenue, 11th Street, and 12th Street. A one-story warehouse structure is home to the Department of Sanitation's Brooklyn District 6 garage. The building has three vehicle access bays on 2nd Avenue, as well as access from 11th and 12th Streets. Adjacent to the east is Ennis Playground, a small through-block park with climbing equipment, swings, and games tables.

**DESCRIPTION OF ADJACENT LAND USES:** To the east across 2nd Avenue is the back of the Lowe's superstore; 12th Street continues to provide access to the parking area. 2nd Avenue is the industrial spine of this area, and 12th Street is entirely occupied by industrial uses; however 11th Street is quite mixed, with significant clusters of historic residential buildings.

## ZONE AND/OR DISTRICT STATUS

- NYS Empire Zone
- NYS Environmental Zone
- Urban Renewal Area
- Federal Empowerment Zone
- Industrial Business Zone
- Special Assessment District
- Historic District
- Archeologically Significant Area

## UTILITIES

- Municipal Water
- Municipal Sewer
- Natural Gas
- Electrical Service
- Telecom. Service

**USE AND ENVIRONMENTAL HISTORY:** This site was used for manufacture of oil burners from 1938-1950. The DSNY property is the site of a diesel spill from 1993 and the location of a leaking underground storage tank. Current use by the Department of Sanitation may have site implications as well.

**STATUS OF REMEDIAL INVESTIGATION:** Unknown

**USE POTENTIAL AND REDEVELOPMENT OPPORTUNITIES:** The warehouse building occupied by DSNY does not appear to be in excellent condition and would likely need significant improvement if used for a less intense purpose. Ennis playground sees some use by local residents.

## ACCESS

Closest Highway	BQE	Miles to Interchange	1.5
Miles to Highway	1.5	Public Transit Service	B61
Closest Interstate	I-278	Closest Airport	LaGuardia - 10 mi

# 137 12TH STREET



## BROWNFIELD SITE INFORMATION

TAX MAP INFORMATION: Block 1020, Lot 52  
 NAME: 137 12th Street  
 ADDRESS: 137 12th Street  
 OWNER: Antonio Dimaio  
 MUNICIPALITY: Kings County  
 PUBLICLY OWNED: No  
 SIZE (ACRES): 0.40  
 EXISTING BUILDINGS: 1  
 BUILDING SF: 25,334  
 ZONING: M2-1

*SITE STATUS:* Built out and occupied

*PROPERTY DESCRIPTION:* This site is fully built out with a 2-story factory building significantly improved in 2007. It is occupied by Cameo Metal Products, a manufacturing company. The site has vehicular access and a private driveway for parking.

*DESCRIPTION OF ADJACENT LAND USES:* 12th Street between 2nd and 3rd Avenues is entirely occupied by industrial uses. The street provides direct access to the Lowe's Superstore and Hamilton Plaza shopping area.

*USE AND ENVIRONMENTAL HISTORY:* The site was used as a chemical works in 1886.

*STATUS OF REMEDIAL INVESTIGATION:* Unknown

*USE POTENTIAL AND REDEVELOPMENT OPPORTUNITIES:* The site was recently redeveloped and is occupied; the building is in excellent condition and could be re-occupied should the existing tenant vacate.

## ZONE AND/OR DISTRICT STATUS

- NYS Empire Zone
- NYS Environmental Zone
- Urban Renewal Area
- Federal Empowerment Zone
- Industrial Business Zone
- Special Assessment District
- Historic District
- Archeologically Significant Area

## UTILITIES

- Municipal Water
- Municipal Sewer
- Natural Gas
- Electrical Service
- Telecom. Service

## ACCESS

Closest Highway	BQE	Miles to Interchange	1.5
Miles to Highway	1.5	Public Transit Service	F,G,R subways, B61, B63
Closest Interstate	I-278	Closest Airport	LaGuardia - 10 mi

# BLOCK 1025



## BROWNFIELD SITE INFORMATION

**TAX MAP INFORMATION:** Block 1025, Lots 1, 16, 20, 26, 43, 47, 49, 52, 100  
**NAME:** Block 1025  
**ADDRESS:** 42 12th St; Hamilton Place; 12 12th St; 150 2nd Ave; 168 2nd Ave; 170 2nd Ave; 65 13th St; 12 St  
**OWNER:** Multiple  
**MUNICIPALITY:** Kings County  
**PUBLICLY OWNED:** No  
**SIZE (ACRES):** 3.95  
**EXISTING BUILDINGS:** 5  
**BUILDING SF:** 65,968  
**ZONING:** M1-2; M2-1

**SITE STATUS:** Paved parking lot; multiple occupied buildings + new construction.

**PROPERTY DESCRIPTION:** Block 1025 contains 9 tax lots between 12th Street, 13th Street, 2nd Avenue, and the canal. They include an extensive paved parking lot adjacent to the canal, three newer-construction warehouse buildings (including one in construction), and one older three-story factory building.

**DESCRIPTION OF ADJACENT LAND USES:** This area, west of 2nd Avenue, south of 9th Street, and north of Hamilton Avenue is a discrete cluster of commercial activity, with several larger retail enterprises, most dealing with construction and building supplies. To the east, across 2nd Avenue, is a complementary corridor of building-related industries and craftspeople. At the 9th Street bridge, north of the site, there are a couple of smaller retailers dealing in home furnishings and recycled building materials.

### ZONE AND/OR DISTRICT STATUS

- NYS Empire Zone
- NYS Environmental Zone
- Urban Renewal Area
- Federal Empowerment Zone
- Industrial Business Zone
- Special Assessment District
- Historic District

### UTILITIES

- Municipal Water
- Municipal Sewer
- Natural Gas
- Electrical Service
- Telecom. Service

**USE AND ENVIRONMENTAL HISTORY:** Block 1025 has a long history of contaminating uses. Some portions of the site were part of the Metropolitan MGP site and will require extensive remediation. While contamination from the MGP does not affect all parcels in the block, all were owned and used by Brooklyn Union Gas. In addition, several parcels were occupied by Brooklyn Alcatraz Asphalt Works and used to produce asphalt.

**STATUS OF REMEDIAL INVESTIGATION:** Unknown

**USE POTENTIAL AND REDEVELOPMENT OPPORTUNITIES:** The site includes a fully-paved parking area and several usable manufacturing/warehouse buildings suitable for occupation and continued use. Sections of the site are contaminated from prior use as part of the Metropolitan Manufactured Gas Plant; NYS DEC is in the process of devising a remedy for the site.

### ACCESS

Closest Highway	BQE	Miles to Interchange	1.5
Miles to Highway	1.5	Public Transit Service	F,G subways, B61
Closest Interstate	I-278	Closest Airport	LaGuardia - 10 mi

# TERMINAL ORNAMENTAL IRON WORKS



## BROWNFIELD SITE INFORMATION

**TAX MAP INFORMATION:** Block 1031, Lot 100  
**NAME:** Terminal Ornamental Iron Works  
**ADDRESS:** 455 Hamilton Avenue  
**OWNER:** Adrienne Milea  
**MUNICIPALITY:** Kings County  
**PUBLICLY OWNED:** No  
**SIZE (ACRES):** 0.74  
**EXISTING BUILDINGS:** 1  
**BUILDING SF:** 15,000  
**ZONING:** M1-2

**SITE STATUS:** Site was redeveloped in 2013 and is occupied.

**PROPERTY DESCRIPTION:** This small lot bordered by 13th Street, Hamilton Plaza, and Hamilton Avenue was redeveloped in 2013 to house a hardware store and parking area with rain gardens.

**DESCRIPTION OF ADJACENT LAND USES:** This site is something of an island, but sits directly south of the Hamilton Plaza shopping center. Hamilton Avenue, to the south, is a major arterial connector providing access to local highways.

**USE AND ENVIRONMENTAL HISTORY:** The site was used as an iron works in 1915

**STATUS OF REMEDIAL INVESTIGATION:** Unknown

**USE POTENTIAL AND REDEVELOPMENT OPPORTUNITIES:** The site was recently redeveloped and is occupied; the building is in excellent condition and could be re-occupied should the existing tenant vacate.

## ZONE AND/OR DISTRICT STATUS

- NYS Empire Zone
- NYS Environmental Zone
- Urban Renewal Area
- Federal Empowerment Zone
- Industrial Business Zone
- Special Assessment District
- Historic District
- Archeologically Significant Area

## UTILITIES

- Municipal Water
- Municipal Sewer
- Natural Gas
- Electrical Service
- Telecom. Service

## ACCESS

Closest Highway	BQE	Miles to Interchange	1.5
Miles to Highway	1.5	Public Transit Service	F,G subways, B61, B57
Closest Interstate	I-278	Closest Airport	LaGuardia - 10 mi



# 177 2<sup>ND</sup> AVENUE



## BROWNFIELD SITE INFORMATION

TAX MAP INFORMATION: Block 1032, Lot 1  
 NAME: 177 2nd Avenue  
 ADDRESS: 177 2nd Avenue  
 OWNER: Arden Kaisman  
 MUNICIPALITY: Kings County  
 PUBLICLY OWNED: No  
 SIZE (ACRES): 0.11  
 EXISTING BUILDINGS: 1  
 BUILDING SF: 5,892  
 ZONING: M2-1

### ZONE AND/OR DISTRICT STATUS

- NYS Empire Zone
- NYS Environmental Zone
- Urban Renewal Area
- Federal Empowerment Zone
- Industrial Business Zone
- Special Assessment District
- Historic District
- Archeologically Significant Area

### UTILITIES

- Municipal Water
- Municipal Sewer
- Natural Gas
- Electrical Service
- Telecom. Service

### ACCESS

Closest Highway	BQE	Miles to Interchange	1.5
Miles to Highway	1.5	Public Transit Service	None within 1/4 mi
Closest Interstate	I-278	Closest Airport	LaGuardia - 10 mi

### SITE STATUS:

**PROPERTY DESCRIPTION:** This site is fully built-out with a 6,000sf 2-story commercial building constructed in 1959 and currently occupied by a nightclub/performance venue

**DESCRIPTION OF ADJACENT LAND USES:** The site is at the bottom of 2nd Avenue, the industrial spine of Gowanus. Across 2nd Avenue to the west is Transcare, an ambulance dispatch center. To the southwest is DSNY's Brooklyn District 2 garage. North are a number of industrial uses; to the south, 14th street is predominantly industrial. The site is a block from 2nd Avenue's connection to Hamilton Avenue, a major arterial with connections to local highways.

**USE AND ENVIRONMENTAL HISTORY:** The site is listed as the location of an open petroleum spill.

**STATUS OF REMEDIAL INVESTIGATION:** Unknown

**USE POTENTIAL AND REDEVELOPMENT OPPORTUNITIES:** The site is fully built out and occupied. The building appears to be in fair condition, and could likely be re-occupied should the existing tenant vacate. The site has excellent connectivity to local highways.



# Appendix D: Observed Land Uses

The BOA team conducted a walking survey of the study areas from August to October, 2012. Observations conducted during the survey formed the basis of land use analyses and calculations for this study. Where properties changed uses or underwent development subsequent to the survey, photographs, diagrams, and written details were updated but the table below may not have been.

The table below summarizes the current known owner, year built, year of most recent improvements (based on Department of Finance records of improvements that alter a structure's assessed value), and observed land uses for each of the 481 tax parcels in the study area.

## Sources

**Block, Lot, Address, Year Built, and Year Improved:** PLUTO 11v2

**Current Owner:** combination of PLUTO 11v2, NYC's Automated City Register System (ACRIS), Department of Buildings' Building Information System (BIS); NYS Department of State Corporation & Business Entity Search

**Observed Land Uses & Details:** based on visual observation during walking survey August—October 2012

Block	Lot	Address	Current Owner	Year Built	Year Improved	Observed Land Use	Observed Land Use 2	Business Name	Sub-Area
399	45	483 BALTIC STREET	TERZOULI, DOMINICK	1962	0	manufacturing		Spring Creations Inc.	North
399	47	483 BALTIC STREET	JENSEN, SCOTT	1962	0	manufacturing		Spring Creations Inc.	North
399	49	479 BALTIC STREET	YUEN, KWOK HUNG	1931	0	warehousing	other industrial	H&L Recycling	North
399	51	475 BALTIC STREET	BASILE	1972	0	warehousing	other industrial	Aqua Spring, H&L Recycling	North
399	53	471 BALTIC STREET	LUU, THANH VINH	1931	0	automotive		Auto-service Corp	North
399	55	465 BALTIC STREET	TAMER, ADEL	1931	0	manufacturing		Tamer Fine Furniture Company	North
399	58	463 BALTIC STREET	BASILE	1920	0	residential			North
399	59	461 BALTIC STREET	BASILE	1931	0	warehousing			North
399	60	459 BALTIC STREET	BASILE	1935	0	unknown			North
399	61	457 BALTIC STREET	BAUMRIND, MARTIN	1935	0	unknown			North
399	62	455 BALTIC STREET	Andrea Inc	1931	0	unknown			North
405	16	462 BALTIC STREET	Cosmopolitan Holdings LLC	0	0	vacant	vacant		North
405	19	470 BALTIC STREET	CABBOL, ALBERT	0	0	vacant		Construction Management by Bloc: Builders Group, Inc.	North
405	21	472 BALTIC STREET	MURRAY, RENE	1931	1966	studios			North
405	22	474 BALTIC STREET	BASILE	1931	0	unknown			North
405	23	476 BALTIC STREET	BASILE	1931	0	unknown			North
405	24	478 BALTIC STREET	MCMAHON, MARTIN	1931	0	other industrial			North
405	27	255 BUTLER STREET	AKKAD, BENJAMAN	1914	1966	empty building			North
405	51	233 BUTLER STREET	TRUPIANO / UHRICK, LAWRENCE / STEPHEN	1931	1922	warehousing	manufacturing	NY String Service	North
406	1	223 NEVINS STREET	CON EDISON	0	0	vacant	utility/infrastructure		North
406	18	526 BALTIC STREET	MOORE / PEDOWITZ, LYNNE / SCOTT	2001	0	trucking/freight		Jack Pedowitz Machinery Movers	North
406	25	534 BALTIC STREET	RIGAS, GEORGE	2000	0	manufacturing		Ironwork manufacturing	North
406	27	538 BALTIC STREET	RIGAS, GEORGE	2000	0	manufacturing		Ironwork manufacturing	North
406	50	156 3 AVENUE	RIGAS, GEORGE	2004	0	automotive		Exotic Auto Boutique	North
406	52	158 3 AVENUE	RIGAS, GEORGE	2004	0	manufacturing			North
406	67	279 BUTLER STREET	INDEGLIA, ROBERT	2005	0	hotel		Holiday Inn	North
406	69	291 BUTLER STREET	RIGAS, GEORGE	2000	0	manufacturing	warehousing		North
406	71	295 BUTLER STREET	RIGAS, GEORGE	2000	0	manufacturing		Cosmetic Tools	North
407	1	159 3 AVENUE	MACCHIA, GEORGE	1972	1998	automotive		Citgo Gas Station	North
407	7	560 BALTIC STREET	RABINOVICH, ZIPORA	1931	0	residential			North
407	8	BALTIC STREET	CHAN, MIRIAM	0	0	parking			North
407	9	BALTIC STREET	CHAN, MIRIAM	0	0	parking			North
407	10	566 BALTIC STREET	SHORENSTEIN, DAVID	1931	1965	residential			North
407	11	568 BALTIC STREET	SHORENSTEIN, DAVID	1931	1964	residential			North
407	12	570 BALTIC STREET	CHAN, MIRIAM	0	0	vacant	parking		North
407	13	572 BALTIC STREET	CHAN, MIRIAM	0	0	vacant	parking		North
407	25	596 BALTIC STREET	SANTIAGO, LUIS	1920	1988	residential			North
407	38	355 BUTLER STREET	SCARPINITO, JOHN	1931	2000	contracting		JES Plumbing & Heating	North
407	41	345 BUTLER STREET	CHAN, MIRIAM	1954	1985	warehousing		Garden of Eden	North
407	52	313 BUTLER STREET	RIBELLINO	1931	2011	warehousing	other commercial	K-9 Powerhouse, Arpana Hardware, Sherwin Williams Paint	North
411	24	226 NEVINS STREET	TAGLIAVIA, ALFONSO	1925	0	warehousing	wholesaling	Sanitation Repairs	North
412	1	239 NEVINS STREET	LARA, LEOPOLD	1931	0	warehousing			North

Block	Lot	Address	Current Owner	YearBuilt	Year Improved	Observed Land Use	Observed Land Use 2	Business Name	Sub-Area
412	6	233 NEVINS STREET	LARA, ANTHONY	1931	0	other industrial		Petroleum Tank Cleaners	North
412	15	BUTLER STREET	RUSSO, RUTH	0	0	parking			North
412	18	258 BUTLER STREET	BORRUSO, JOSEPH	1931	0	trucking/freight			North
412	19	260 BUTLER STREET	BORRUSO, JOSEPH	1931	0	warehousing	manufacturing	Quality Woodworking	North
412	20	262 BUTLER STREET	BORRUSO, JOSEPH	1931	1971	warehousing	manufacturing	Quality Woodworking	North
412	21	264 BUTLER STREET	CAPPOLLA, DOMINICK	1920	0	manufacturing		Wafels and Dinges	North
412	29	172 3 AVENUE	ELO, JACK	1931	2011	empty building	studios		North
412	45	261 DOUGLASS STREET	BORRUSO, JOSEPH	1931	0	unknown			North
412	48	255 DOUGLASS STREET	BORRUSO, JOSEPH	1931	0	manufacturing		Quality Woodworking Corp	North
412	50	251 DOUGLASS STREET	RUSSO, RUTH	1931	0	manufacturing		Anchor Bus	North
412	51	DOUGLASS STREET	RUSSO, RUTH	0	0	vacant			North
413	1	189 3 AVENUE	Freud Third Avenue Properties LLC	0	0	parking		Fairfield Inn parking	North
413	2	183 3 AVENUE	Freud Third Avenue Properties LLC	0	0	parking		Fairfield Inn parking	North
413	7	181 3 AVENUE	Freud Third Avenue Properties LLC	2009	0	hotel		Fairfield Inn Hotel	North
413	13	298 BUTLER STREET	FARR, MARSHALL	1931	0	contracting		Goodrich Works	North
413	14	300 BUTLER STREET	CHAN, KENNETH	1931	0	warehousing		Fulton Beverages Corp	North
413	15	302 BUTLER STREET	CHAN, KENNETH	1915	1989	studios	residential		North
413	21	314 BUTLER STREET	CHAN, KENNETH	1989	0	other industrial		Cam Fuel Oil	North
413	26	324 BUTLER STREET	PUMA, FRANK	1931	0	unknown			North
413	27	326 BUTLER STREET	PUMA, FRANK	1931	0	entertainment	automotive	God's Only Demons motorcycle club	North
413	29	328 BUTLER STREET	FRIEDMAN, EVGENY	1931	0	automotive		Taxi Garage	North
413	33	332 BUTLER STREET	FRATESI, JOSEPH	0	0	parking			North
413	45	333 DOUGLASS STREET	LEMBO, ALPHONSE	1931	1964	recreation	office	Studio Yada	North
413	47	331 DOUGLASS STREET	PASQUALE, JOHN	1931	0	other commercial			North
413	50	321 DOUGLASS STREET	MARKU, ARIAN	1931	0	contracting		Big Apple Roofing	North
413	54	315 DOUGLASS STREET	CASTAGLIOLA, PHILIP	1931	0	retail	wholesaling	De Martino's Wholesale & Retail Fish Market	North
413	58	305 DOUGLASS STREET	AMATO, CARLO	1931	0	warehousing		Marble Tile Terrazzo & Granite Corp	North
413	63	303 DOUGLASS STREET	CHUNG, EDDIE	1920	1988	residential			North
413	64	301 DOUGLASS STREET	CHUNG, EDDIE	1931	0	vacant			North
413	65	295 DOUGLASS STREET	STEWART, JONATHAN	1931	0	studios		Gowanus Arts	North
418	1	242 NEVINS STREET	MAZZEI, MARINO	1931	1967	automotive		Brooklyn Truck & Equipment Repair Corp, Auto Magic	North
419	1	225 NEVINS STREET	CITY OF NEW YORK	1950	0	Park		Thomas Greene Playground	North
420	1	575 DE GRAW STREET	ELO, JACK	1950	0	recreation		Brooklyn Boulders	North
420	17	300 DOUGLASS STREET	CASTAGLIOLA, PHILIP	1931	0	recreation		South Brooklyn Weightlifting Club	North
420	19	304 DOUGLASS STREET	SHILLER, ELYSE / LEONARD	1931	0	warehousing			North
420	23	316 DOUGLASS STREET	GEORGIADIS, KOULA	1931	1966	warehousing			North
420	27	324 DOUGLASS STREET	RINALDI, FRANK	1931	1975	unknown			North
420	29	330 DOUGLASS STREET	LORENZUTTI, ROBERTI	1931	0	automotive		Lorenzutti Motors Inc.	North
420	31	332 DOUGLASS STREET	INORISANO / MASCARINI, ROBERT / MIKE	1940	2004	office		Anzalanoe Architecture PLLC	North
420	34	334 DOUGLASS STREET	UCHATEL, ANATOLY	1940	1988	warehousing		Douglas Industries Janitorial Supply Pick Up Station	North
420	45	621 DE GRAW STREET	FAC CENTER LOCAL DEVELOPMENT CORPORATION	1940	2003	office	health facilities	Fifth Avenue Committee, Brooklyn Workforce Development, Brooklyn Vascular Access	North
420	50	615 DE GRAW STREET	TODISCO, MARIE	1931	0	recreation	office	Law Office of Simon Goldenberg PLLC , Homage Brooklyn	North
420	52	611 DE GRAW STREET	SHTROMANDEL, ALEC	2008	0	hotel		Union Hotel Brooklyn	North
420	54	609 DE GRAW STREET	WEISFIELD, RICHARD	1931	2003	manufacturing	studios	Stortz Lighting	North
420	55	607 DE GRAW STREET	PANCHYSHYN, ILONA	1931	0	warehousing		Ubiquity Distributors	North
420	56	605 DE GRAW STREET	HONG, NGUYET THI	1931	0	warehousing		Seasons Soyfood Inc	North
420	58	597 DE GRAW STREET	SARTA, DOMINICK	2009	0	recreation	office	Crossfit South Brooklyn	North
425	1	270 NEVINS STREET	ZUCKER / CHAVES, SUSAN / JANE	1950	0	manufacturing		Admiral Metals, TE Conklin Brass and Copper	North
426	1	537 SACKETT STREET	DAVIDSON, PAUL	1950	0	warehousing		Adams Book Company	North
426	17	560 DE GRAW STREET	MAZZEI, MARINO	1931	0	automotive	other industrial	Major Auto Plaza.com	North
426	36	224 3 AVENUE	ABATEMARCO, GERALD	1930	0	automotive		A&A Brake Service Truck and Auto Parts	North
426	41	573 SACKETT STREET	DEVITO, CHARLES	1931	0	warehousing			North
426	44	563 SACKETT STREET	MAZZEI, MARINO	0	0	other industrial			North
426	49	553 SACKETT STREET	DAVIDSON, PAUL	0	0	vacant	parking		North
427	1	215 3 AVENUE	WILLIAMS, DOLLY	1998	0	contracting		A Williams Construction	North
427	7	213 3 AVENUE	WILLIAMS, DOLLY	0	0	contracting		A Williams Construction	North
427	10	209 3 AVENUE	WILLIAMS, DOLLY	2004	0	contracting		Kiesal Construction Corp	North
427	12	600 DE GRAW STREET	MAZRAHI, CHARLES	1940	0	warehousing		Eshkol Distributors	North
427	15	608 DE GRAW STREET	MAZRAHI, CHARLES	1931	0	warehousing			North
427	17	610 DE GRAW STREET	MACKIN, PATRICK	1931	0	vacant			North
427	18	612 DE GRAW STREET	MACKIN, PATRICK	1920	0	manufacturing	residential	Art Boards	North
427	21	620 DE GRAW STREET	IMIR, JACOB	1971	1971	warehousing	entertainment	Seafood Depot, Brooklyn Hardware Co., Building Supplies, Littlefield NYC	North
427	31	638 DE GRAW STREET	LIGHT, EDWARD	1931	0	warehousing		Bush Wholesalers	North
427	52	623 SACKETT STREET	CATHEY CLEANERS	1931	1954	warehousing			North
427	58	617 SACKETT STREET	LIEBERMAN, MICHAEL	1931	0	unknown			North
427	61	615 SACKETT STREET	VIOLA, ANTHONY	1931	1972	empty building			North



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427	66	601 SACKETT STREET	CITY OF NEW YORK	1931	1988	empty building			North
427	69	597 SACKETT STREET	DI DINO, BIAGIO	1931	0	automotive		Gino's AutoBody	North
967	1	322 3 AVENUE	RECHNITZ, JOSHUA	1931	0	empty building		Power Station Building	South
967	24	300 3 AVENUE	STORAGE DELUXE	1959	2011	warehousing		718 Storage	South
968	1	323 3 AVENUE	CON EDISON	0	0	utility/infrastructure		Con Edison	South
972	1	169 3 STREET		0	0				South
972	43	201 3 STREET	CHAVES, HERBERT	1972	1998	parking	utility/infrastructure	Verizon	South
972	58	225 3 STREET	CHAVES, HERBERT	1973	0	parking	utility/infrastructure	Verizon	South
977	1	5 AVENUE	MARMURSTEIN	0	0	street extension			South
977	3	2 2 AVENUE	CITY OF NEW YORK	0	0	vacant	utility/infrastructure		South
978	1	220 3 STREET	WHOLE FOODS MARKET	0	0	vacant		Whole Foods Market	South
978	7	360 3 AVENUE	WHOLE FOODS MARKET	1887	0	vacant		Whole Foods Market	South
978	16	212 3 STREET	WHOLE FOODS MARKET	2013	0	retail		Whole Foods Market	South
978	19	210 3 STREET	WHOLE FOODS MARKET	0	0	vacant		Whole Foods Market	South
978	23	190 3 STREET	WHOLE FOODS MARKET	0	0	parking		Whole Foods Market	South
978	30	186 3 STREET	WHOLE FOODS MARKET	0	2013	parking		Whole Foods Market	South
978	32	176 3 STREET	WHOLE FOODS MARKET	0	0	recreation		Whole Foods Market	South
979	1	400 3 AVENUE	BERRY, MARTHA	1929	0	warehousing	empty building	Berry Jewelry	South
979	5	386 3 AVENUE	386 3RD AVENUE PARTNERS, LIMITED PARTNERSHIP	1931	0	manufacturing	office	perfumery; spaces for rent	South
979	14	167 6 STREET	KREYER, CHARLES	1992	0	warehousing	wholesaling	Dykes Lumber Company Inc.	South
979	18	163 6 STREET	PETROSINO, LOUIS	1931	0	other industrial	wholesaling	6th Street Iron and Metal	South
979	23	141 6 STREET	SINDONE, PASQUALINA / SALVATORE	1915	2010	other industrial		U.S. Recycling	South
979	31	1 2 AVENUE	MARMURSTEIN	1957	1985	transportation		City Sights Tourism buses	South
980	1	383 3 AVENUE	ALI, ANTONIO	1931	2000	school		Al Maridah School	South
980	8	361 3 AVENUE	MULLER, LAZAR	1890	2005	studios	retail	American Can Factory	South
980	19	254 3 STREET	ZIRINSKY, RICHARD	0	0	utility/infrastructure	parking		South
980	23	356 4 AVENUE	STAPLES PLAZA	1999	0	retail		Staples, Pep Boys	South
980	36	340 4 AVENUE	GINDI, YAFFA	0	0	vacant			South
980	49	362 4 AVENUE	MARMURSTEIN	1971	0	health facilities		FMS Nephro-care West Dialysis	South
980	75	370 4 AVENUE	JONACCIO, DOMINICK	2006	0	hotel		Hotel Le Bleu	South
980	77	376 4 AVENUE	ROSENBERG, ALLEN	1931	0	transportation		Brooklyn Central Auto Repairs & Collision	South
980	84	394 4 AVENUE	UHAUL CO OF METRO NEW YORK INC	0	0	other commercial	parking	U-haul self storage lot	South
980	95	213 6 STREET	UHAUL CO OF METRO NEW YORK INC	1950	1997	other commercial	parking	U-haul	South
980	107	399 3 AVENUE	NAGESHWAR LLC 2012 DEED	0	0	vacant	parking		South
990	1	22 2 AVENUE	RIBELLINO	1930	0	manufacturing	warehousing	Farro Fabricators, Sunset International Food, Clothing Warehouse	South
990	16	122 5 STREET	MARMURSTEIN	1931	0	transportation			South
990	21	110 5 STREET	MARMURSTEIN	1931	0	transportation	parking	City Sights Tourism buses	South
990	25	9 STREET		0	0				South
990	50	37 9 STREET	BERGER, AARON	1930	0	retail	warehousing	Build It Green!, Big! NYC , Find Furnishings , Heights Woodworking	South
990	69	56 2 AVENUE	COHEN, ELYAHU	1954	1992	manufacturing	warehousing	Dynamic, Achim, Syn Holding Corp, Gowanus Print Lab, Regal Collections	South
990	117	2 AVENUE	MARMURSTEIN	0	0	transportation			South
990	138	65 6 STREET	BROOKLYN UNION GAS CO	0	0	utility/infrastructure		National Grid owns	South
990	151	89 9 STREET	MARMURSTEIN	0	0	parking			South
990	153	97 9 STREET	MARMURSTEIN	0	0	parking			South
990	160	38 2 AVENUE	MARMURSTEIN	1931	0	transportation		Sunset International Food	South
990	269	48 2 AVENUE	GUIMENTA, ANTHONY	1954	0	manufacturing	warehousing	Architectural Grille; Imperial Materials (woodworker, subleases)	South
990	369	76 6 STREET	GUIMENTA, ANTHONY	1954	0	manufacturing	warehousing	Architectural Grille , MTA	South
991	1	43 2 AVENUE	MARMURSTEIN	1915	0	manufacturing		Carisma Large Format Print	South
991	6	33 2 AVENUE	MARMURSTEIN	1915	0	transportation		Bus Charters Ground Repair	South
991	11	152 6 STREET	MARMURSTEIN	1960	0	manufacturing	wholesaling	Wholesale Auto Glass	South
991	13	156 6 STREET	PETROSINO, LOUIS	1915	0	manufacturing		6th Street Iron and Metal	South
991	19	186 6 STREET	KREYER, CHARLES	1915	0	warehousing	parking	Dykes Lumber	South
991	31	200 6 STREET	FURST, AARON	1905	0	warehousing		Key Distributors	South
991	37	406 3 AVENUE	MCMAHON, MARTIN	1905	2010	entertainment		Haylards Bar	South
991	38	408 3 AVENUE	SAVOCA, DOMINIC	1905	0	recreation		Brooklyn Aikikai	South
991	39	410 3 AVENUE	410 3RD AVE LLC	1905	2006	manufacturing		Domestic Casing Co.	South
991	41	414 3 AVENUE	RUGG, GORDON	1950	0	manufacturing	wholesaling	Donato: Plumbing and Heating	South
991	43	418 3 AVENUE	GVENTER, GERALDINE	1920	0	studios		3rd Avenue Clay	South
991	44	424 3 AVENUE	ALAWI, GEORGE	1900	0	automotive		Samba Transmission Auto Repair	South
991	45	424A 3 AVENUE	KIREMITIC, SEMRA	1931	0	entertainment		Leyla's Bar and Lounge	South
991	47	201 7 STREET	GERACI, JOSEPH	1931	0	contracting		ABC NY Construction	South
991	49	193 7 STREET	GERACI, JOSEPH	1940	0	manufacturing			South
991	50	185 7 STREET	ORLOFSKY, GARY	2013	0	manufacturing		La Bahche	South
991	54	181 7 STREET	BASILE	1931	1997	warehousing	wholesalers	Everwood & Hardware Distribution Corp	South
991	61	161 7 STREET	BASILE	1931	0	manufacturing		Signs: retractable awnings	South
991	66	153 7 STREET	SCHWARTZ, MITCHELL	1931	0	studios		Pace Editions art printing	South

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991	68	149 7 STREET	SCHWARTZ, MITCHELL	1931	2008	entertainment		Bell House	South
992	1	415 3 AVENUE	CHAN, WILLIAM	1939	0	warehousing			South
992	5	411 3 AVENUE	POLIZZOTTO, ALFRED	1931	0	studios	other commercial	Digital Plus,E-motion Distribution	South
992	7	407 3 AVENUE	POLIZZOTTO, ALFRED	1931	0	warehousing		For Rent and warehousing in the back	South
992	21	240 6 STREET	PIGOTT, CHARLES	1976	0	warehousing			South
992	23	242 6 STREET	SEFTON, THOMAS	1931	0	residential			South
992	24	244 6 STREET	PERFETTO	0	0	parking			South
992	26	246 6 STREET	PERFETTO	0	0	parking			South
992	29	250 6 STREET	PERFETTO	1995	0	contracting		Perfetto Contracting Co.	South
992	32	254 6 STREET	DE LA UZ, MICHELLE	1931	1996	residential			South
992	33	400 4 AVENUE	DIN, IFTIKHAR	1931	0	restaurant	residential	Anthony's on 4th Pizzeria	South
992	34	402 4 AVENUE	SULKA, TIM	1931	1985	residential			South
992	36	404 4 AVENUE	COLON, LOUIS	1931	0	residential			South
992	37	406 4 AVENUE	YANNONE (TRUSTEE), REBECCA	1931	1984	residential			South
992	40	412 4 AVENUE	P. SLOPE 412, LLC	1931	0	residential			South
992	42	414 4 AVENUE	KATZ / MONTALUO, STEVEN / ANDY	1931	1987	retail	residential	Natural Plus: Deli and Grill	South
992	47	249 7 STREET	CLARK, CATHERINE	1899	0	residential			South
992	48	247A 7 STREET	STREAMAN, MICHAEL	1931	1988	residential			South
992	49	247 7 STREET	SCHIPAINI, ARLENE	1899	0	residential			South
992	50	245 7 STREET	VANIER, BEVERLY	1899	0	residential			South
992	51	243 7 STREET	AVILA, JAVIER	1899	0	residential			South
992	52	241 7 STREET	TORRES, JOSE-MANUEL	1899	0	residential			South
992	53	239 7 STREET	RUEDA, JOSE	1899	0	residential			South
992	7501	251 7 STREET	LEVINE, STEPHEN	2009	0	residential			South
996	1	55 2 AVENUE	GUIMENTA, ANTHONY	1993	0	parking			South
996	5	138 7 STREET	SAVINO, MICHAEL	2003	0	trucking/freight		Trucking Co. Inc.	South
996	11	107 8 STREET	DI NARDI, ANTHONY	1983	0	other industrial	parking	D&D Carting Co, Inc: Private Sanitation Service	South
996	15	158 7 STREET	ACRIS LOST PARCEL - NO OWNER DATA	1931	0	warehousing			South
996	17	160 7 STREET	SCHWARTZ, MITCHELL	1920	2006	contracting	studios	Signature Construction Group, Inc.	South
996	21	168 7 STREET	SWEENEY, DAVID	1910	2007	studios	office	Aqua Design Group, Mac Support, Family Home Care, Brooklyn Artists' Gym	South
996	28	182 7 STREET	LANG, FRED	1931	1990	warehousing			South
996	32	432 3 AVENUE	MAZZEI, MARINO	1920	1999	automotive	recreation	New Millenium Motors, Power Play	South
996	36	440 3 AVENUE	MAZZEI, MARINO	1989	0	warehousing	contracting	Carousel Beverages, Bona Fide Gas & Oil	South
996	38	440A 3 AVENUE	FERRARO, ROCCO	1931	0	automotive		Ferraro Collision	South
996	39	442 3 AVENUE	FERRARO, ROCCO	1931	0	automotive		Ferraro Collision	South
996	40	444 3 AVENUE	MAZZEI, MARINO	1931	2005	contracting	automotive	JAG Heating and Oil Company, Touch Up Auto Sales	South
996	49	131 8 STREET	GINDI, JOSEPH / ISAAC	1931	0	studios		Lotta Jansdotter Work & Shop	South
996	58	113 8 STREET	FEIGA RLTY CORP	1931	1983	manufacturing		MSF Carts Food Equipment Manufacturing Corp	South
1002	1	69 2 AVENUE	BAMF ASSOCIATES CO	1924	0	manufacturing		The Guild, Stone Street Coffee	South
1002	10	112 8 STREET	SCALA, JOHN	1931	0	warehousing			South
1002	11	114 8 STREET	SCALA, JOHN	1931	2010	studio	office	Capoeira Brooklyn	South
1002	12	116 8 STREET	SCALA, JOHN	1900	1985	studio			South
1002	15	120 8 STREET	GATTO FAMILY	1931	1983	unknown			South
1002	16	124 8 STREET	GATTO FAMILY	1899	0	residential			South
1002	17	126 8 STREET	PAULSON, DAVID	1899	0	residential			South
1002	18	128 8 STREET	KRASE, KATHRYN	1899	0	residential			South
1002	19	130 8 STREET	ABEND, PHYLISS	1931	0	residential			South
1002	20	132 8 STREET	JOHNSON, RYAN	1899	0	residential			South
1002	21	132 8 STREET	MEDINA, JOSE	1899	0	residential			South
1002	22	134 8 STREET	TORRES, WILFREDO	1899	0	residential			South
1002	23	136 8 STREET	ROSENBERG, ARNOLD	1899	0	residential			South
1002	24	138 8 STREET	STANZIONE, VINCENT	1899	0	residential			South
1002	25	140 8 STREET	KRASE, KATHRYN	1931	1985	residential			South
1002	26	142 8 STREET	D'ALBA, JOANN	1931	0	manufacturing		Marble Style Inc.	South
1002	28	146 8 STREET	FORST, MATTHEW	1937	0	residential			South
1002	29	446A 3 AVENUE	WEISSMAN, IRVING	1931	0	contracting	residential	Two By Four Contracting	South
1002	30	446 3 AVENUE	HERSKO, BARRY	1931	1989	residential			South
1002	31	448 3 AVENUE	TORRES, WILFREDO	1931	1988	residential			South
1002	32	450 3 AVENUE	ENTES, MAICHAEL	1931	1987	residential			South
1002	33	452 3 AVENUE	DIAZ, SONIA	1899	0	restaurant		New Atlantic Restaurant Spanish & American Cuisine	South
1002	34	454 3 AVENUE	VALDES / VALES, DELVIS / REBECCA	1899	0	retail	residential	3rd Avenue Deli & Grocery	South
1002	35	456 3 AVENUE	QUINTEROS, LINDA	1899	0	other commercial	residential	Jesus Never Fails Church of God	South
1002	36	458 3 AVENUE	LIMARDO, LUZ	1899	0	retail	residential	Deli & Grocery	South
1002	37	460 3 AVENUE	MAKRIS, THALIA / ALEX	1899	0	restaurant	residential	Maria and Tony Restaurant	South
1002	38	177 9 STREET	MOTA, GABRIEL	1931	1998	manufacturing		Gabriel's Iron Works	South
1002	39	175 9 STREET	BOUTROS, SAMEH	1931	0	residential	studios		South

Block	Lot	Address	Current Owner	YearBuilt	Year Improved	Observed Land Use	Observed Land Use 2	Business Name	Sub-Area
1002	40	173 9 STREET	FELELLA, NANCY	1899	0	residential			
1002	41	171 9 STREET	SILVA, GABRIEL	1899	0	residential			South
1002	42	169 9 STREET	SCHULTZ, ELAN	1931	1985	residential			South
1002	43	167 9 STREET	DINEEN, SEAN	1999	0	unknown			South
1002	45	163 9 STREET	DURANTE, MICHAEL	1899	0	residential			South
1002	46	161 9 STREET	DURANTE, MARIA	1931	1987	residential			South
1002	47	159 9 STREET	VELA, ELOY	1899	0	residential			South
1002	48	157 9 STREET	GATTO FAMILY	0	0	vacant	parking		South
1002	49	155 9 STREET	GATTO FAMILY	0	0	vacant	parking		South
1002	50	153 9 STREET	GATTO FAMILY	0	0	vacant	parking		South
1002	52	149 9 STREET	NIEVES, WILLIAM	1910	0	retail		Brooklyn Hot Dogs	South
1002	53	147 9 STREET	STEINBERG, HARRY	1931	1988	residential			South
1002	54	145 9 STREET	LIHAREVIC, MUHAMET	1866	1990	residential			South
1002	55	143 9 STREET	FERNANDEZ, CARMEN	1931	0	residential			South
1002	56	141 9 STREET	BEST MAZAL INC.	1899	0	residential			South
1002	57	139 9 STREET	PISANO, DOMINIC	1931	1988	contracting		Khalsa Construction	South
1002	115	122 8 STREET	GATTO FAMILY	1899	0	residential			South
1007	1	1 11 STREET	FOREST CITY RATNER	0	0	parking			South
1007	6	34 9 STREET	FOREST CITY RATNER	0	0	retail		New York Old Iron Antique shop	South
1007	20	70 9 STREET	DEVITO, CHARLES	1925	0	warehousing	retail	Brooklyn Stone and Cement, M&E Key Tile Stone Inc., Groundworks Inc., U-haul	South
1007	29	124 9 STREET	RIBELLINO	1925	0	manufacturing	office	Rahamnn Contracting	South
1007	118	118 2 AVENUE	FOREST CITY RATNER	2003	0	retail		Lowe's	South
1007	172	1 12 ST EXTENSION	ROSENBERG, LOUIS / MICHAEL	1968	1982	retail	health facilities	Hamilton Plaza: Pathmark, Big J's, Dunkin Donuts, Super Center, Optical-Dental, Liquors	South
1007	219	12 STREET	FOREST CITY RATNER	0	0	parking			South
1007	220	73 12 STREET	FOREST CITY RATNER	2003	0	retail		Lowe's	South
1007	269	12 STREET	CITY OF NEW YORK	0	0	parking			South
1008	1	12 STREET	CITY OF NEW YORK	0	0	utility/infrastructure			South
1008	7	128 9 STREET	KACHIAN, MARDIG	0	0	vacant			South
1008	8	130 9 STREET	VASQUEZ, JESUS	1920	0	residential			South
1008	9	132 9 STREET	CASCARDO, RUSSELL	0	0	automotive		Fleet Auto Enterprises	South
1008	11	132A 9 STREET	NAZARIO, AIDA	1899	0	residential			South
1008	12	138 9 STREET	MUNGALSINGH, MICHAEL	1899	0	residential			South
1008	13	140 9 STREET	BARRIOS, ELMER	1899	0	residential			South
1008	14	9 STREET	PISANO, DOMINIC	0	0	parking			South
1008	15	9 STREET	PISANO, DOMINIC	0	0	parking			South
1008	16	146 9 STREET	PISANO, DOMINIC	0	0	parking			South
1008	17	148 9 STREET	GATTO FAMILY	0	0	vacant			South
1008	18	150 9 STREET	GATTO FAMILY	0	0	vacant			South
1008	19	152 9 STREET	FERNANDEZ, WILLIAM	1932	0	other commercial	residential	Henry's Restop Unisex	South
1008	20	9 STREET	MUSTO, ANTHONY	0	0	vacant			South
1008	21	156 9 STREET	MUSTO, ANTHONY	1950	0	automotive			South
1008	23	160 9 STREET	VON OHLEN, SUSAN	1915	1989	manufacturing	warehousing	[name is in Korean]	South
1008	24	162 9 STREET	FIORE, VINCENT	1899	0	residential			South
1008	25	164 9 STREET	HAMLIN, JANET	1899	0	residential			South
1008	26	166 9 STREET	FIORE, VINCENT	1931	1983	residential			South
1008	32	180 9 STREET	FERRANTINO, LLC	1940	0	contracting		Ferrantino Fuel Corp. Energy	South
1008	36	9 STREET	SUSTIC, VEDRAN	1970	0	empty building			South
1008	37	462 3 AVENUE	SUSTIC, VEDRAN	1920	1997	other commercial	residential	Ideal Properties	South
1008	38	464 3 AVENUE	MUBAREZ, ABDUL	1920	1997	entertainment	residential	Yemini American Association	South
1008	39	466 3 AVENUE	ULLOA, SIXTO	1899	0	automotive	residential	Mexico Tire Shop	South
1008	127	168 9 STREET	RIGAS, GEORGE	1999	0	manufacturing	warehousing		South
1008	128	170 9 STREET	RIGAS, GEORGE	1999	0	manufacturing	warehousing		South
1008	129	174 9 STREET	RIGAS, GEORGE	1999	0	manufacturing	warehousing		South
1014	1	109 2 AVENUE	VELLA, ARMAND	1931	0	manufacturing		Logantex	South
1014	11	124 10 STREET	MILEA, ADRIENNE	1920	0	studios		The Doghouse NYC	South
1014	16	140 10 STREET	ARIEL, AMI	1901	0	residential			South
1014	17	142 10 STREET	CHERRINGTON, ADAM	1901	0	residential			South
1014	18	144 10 STREET	GUPTAR, MOHAN	1901	0	residential			South
1014	19	146 10 STREET	FEINMAN, ANDREW	1901	0	residential			South
1014	20	148 10 STREET	TORRES, WILFREDO	1970	0	contracting	parking		South
1014	21	150 10 STREET	TORRES, WILFREDO	1901	0	residential			South
1014	22	152 10 STREET	GREICO, FRANCES	1901	0	residential			South
1014	23	154 10 STREET	AYALA, JESUS	1901	0	residential			South
1014	24	156 10 STREET	AYALA, JESUS	1901	0	residential			South
1014	25	158 10 STREET	SIRIANNI, KAY	1901	0	residential			South
1014	26	160 10 STREET	ROSAS, JUAN CARLOS	1901	0	residential			South

Block	Lot	Address	Current Owner	YearBuilt	Year Improved	Observed Land Use	Observed Land Use 2	Business Name	Sub-Area
1014	27	162 10 STREET	BULLARD, MEAGHAN	1901	0	residential			
1014	28	164 10 STREET	BOLSTAD, JENNIFER	1901	0	residential			South
1014	32	172 10 STREET	VILLA, HERBERT	1901	0	residential			South
1014	33	174 10 STREET	RIVERA, LYDIA	1901	0	residential			South
1014	34	176 10 STREET	CRUZ, JOSE	1901	0	residential			South
1014	35	178 10 STREET	MENDEZ, KENNETH	1901	0	residential			South
1014	36	180 10 STREET	BASILE	1966	0	manufacturing		Plumbing Exchange	South
1014	39	188 10 STREET	BASILE	1984	0	manufacturing		Plumbing Exchange	South
1014	42	194 10 STREET	BASILE	1983	0	contracting		Fine Restoration Corp	South
1014	43	198 10 STREET	BASILE	1983	0	contracting		Fine Restoration Corp	South
1014	44	200 10 STREET	BASILE	1989	0	warehousing	wholesaling	Designer Dtcor	South
1014	45	480 3 AVENUE	VILLA, HERBERT	1930	1985	contracting	residential	Dom-rite Contracting	South
1014	47	484 3 AVENUE	SCHEMITSCH, ERNEST	1940	0	residential			South
1014	48	486 3 AVENUE	ARENA, JOHN	1940	1990	residential			South
1014	50	488 3 AVENUE	SCHWARTZ, FAIGY	1901	0	residential			South
1014	51	490 3 AVENUE	CASCARDO, RUSSELL	1931	0	automotive		Bayspeed Collision	South
1014	53	494 3 AVENUE	ENGELMAN, DAVID	1965	1988	automotive		El Diferente Auto Repair	South
1014	56	157 11 STREET	BREITMAN, HERBERT	1931	0	manufacturing		Lotus Awnings	South
1014	58	155 11 STREET	MABROUK, ALI	1931	0	residential			South
1014	59	153 11 STREET	VRANICA, ISA	1901	0	residential			South
1014	60	151 11 STREET	CARTER, JAMES	1901	0	residential			South
1014	61	149 11 STREET	VITALE, FRANCESCO	1925	0	residential			South
1014	62	147 11 STREET	BOYLE, JOHN	1901	0	residential			South
1014	63	135 11 STREET	FEINMAN, ANDREW	2007	2006	warehousing			South
1014	68	129 11 STREET	HOUGH / MASS, CATHARINE / SHERRILL	1931	0	contracting		Massartre Inc	South
1014	75	123 11 STREET	FEINMAN, ANDREW	1920	0	warehousing	wholesaling	L&T Kitchen Depot Inc	South
1020	1	127 2 AVENUE	CITY OF NEW YORK	1950	0	utility/infrastructure		DSNY Parking Garage	South
1020	11	124 11 STREET	CITY OF NEW YORK	1931	0	Park		Ennis Park	South
1020	19	126 11 STREET	PORTER, KEVIN	1920	0	residential			South
1020	20	128 11 STREET	QUEROL, MARIA	1920	0	residential			South
1020	21	130 11 STREET	RODRIGUEZ, CARLOS	1920	0	residential			South
1020	22	132 11 STREET	BZI REALTY CORP.	1920	0	residential			South
1020	23	134 11 STREET	BERRY, CHRISTOPHER	1920	0	residential			South
1020	24	136 11 STREET	POWERS, LINDSAY	1920	0	residential			South
1020	25	138 11 STREET	GRECO / PETERSON, HAZEL / PHYLLIS	1920	0	residential			South
1020	26	140 11 STREET	SAUNDERS, JEFFREY	1920	0	residential			South
1020	27	142 11 STREET	LIEBER, ERIK	1920	0	residential			South
1020	28	144 11 STREET	MILLER, ERIC	1920	0	residential			South
1020	29	146 11 STREET	GELPI / SOMOZA, WILBERTO / SUSANA	1920	0	residential			South
1020	30	148 11 STREET	SCHONBERG, ROBERT	1920	0	residential			South
1020	31	150 11 STREET	WEISS, HERSHEL	1981	0	manufacturing			South
1020	33	154 11 STREET	WEISS, HERSHEL	1931	1980	manufacturing			South
1020	34	156 11 STREET	COLE, H	1920	0	residential			South
1020	35	500 3 AVENUE	CARTOLANO, JOHN	1899	0	contracting		Strand Electric Co. Inc.	South
1020	36	506 3 AVENUE	SCARLINO, EDWARD	1931	0	warehousing	wholesaling	Scarlino Bros Fuel and Oil	South
1020	39	508 3 AVENUE	RIBEIRO, ALEJANDRO	1899	0	retail	residential		South
1020	40	510 3 AVENUE	MICHENER, DEAN	1899	0	retail	residential		South
1020	41	512 3 AVENUE	KIM, BYRON	1899	0	residential			South
1020	42	514 3 AVENUE	DEFREITAS, EDWARD	1931	1985	residential			South
1020	43	516 3 AVENUE	ALMONTE, JUAN	1931	0	residential			South
1020	44	518 3 AVENUE	ALMONTE, JUAN	1931	0	retail	residential	Alltagracia Grocery	South
1020	45	149 12 STREET	MARTINEZ JR, ANGEL	2007	0	automotive		Carlos Auto Repair	South
1020	47	145 12 STREET	MARTINEZ JR, ANGEL	1980	1989	manufacturing	office	A&L Pen Manufacturing	South
1020	50	139A 12 STREET	GOLDMONT HOLDINGS LLC	1940	0	manufacturing		Iron Works	South
1020	52	137 12 STREET	DIMAIO, ANTONIO	1931	2007	manufacturing		Cameo Metal Products, Inc.	South
1020	59	121 12 STREET	DIMAIO, ANTONIO	1931	0	contracting	parking	Scala Cont. Co. Inc.	South
1020	147	143 12 STREET	BASILE	1931	1997	manufacturing		Park Slope Plumbing Supply	South
1025	1	GOWANUS CANAL	ROSENBERG, LOUIS / MICHAEL	0	0	parking			South
1025	16	42 12 STREET	ROSENBERG, LOUIS / MICHAEL	0	0	parking			South
1025	18	12 STREET	ROSENBERG, LOUIS / MICHAEL	0	0	parking			South
1025	20	HAMILTON PLACE	ROSENBERG, LOUIS / MICHAEL	0	0	parking			South
1025	26	12 12 STREET	CHANG, JENNIE	1989	0	warehousing	wholesaling	The Spray Market	South
1025	43	150 2 AVENUE	CASCARDO, RUSSELL	0	0	automotive		Metropolitan Auto Body and Towing Inc.	South
1025	47	168 2 AVENUE	MILEA, ADRIENNE	1904	1993	manufacturing		Accurate Signs and Electrical Maintenance	South
1025	49	170 2 AVENUE	KACHIAN, MARDIG	1908	0	studio			South
1025	52	65 13 STREET	JUNDEF, AHRON	2012	0	vacant			South



Block	Lot	Address	Current Owner	YearBuilt	Year Improved	Observed Land Use	Observed Land Use 2	Business Name	Sub-Area
1025	100	12 STREET	ROSENBERG, LOUIS / MICHAEL	1931	0	automotive	parking	New Generation Tow Lot	South
1025	200	HAMILTON PLACE	ROSENBERG, LOUIS / MICHAEL		0	parking			South
1026	1	163 2 AVENUE	BASILE	1931	0	warehousing	wholesaling	Empire Marble	South
1026	2	161 2 AVENUE	BASILE	1931	0	manufacturing		Empire Woodmill Shop	South
1026	3	159 2 AVENUE	BASILE	1979	0	retail	warehousing	Empire Cabinets and Marble Inc.	South
1026	5	157 2 AVENUE	BASILE	0	0	warehousing			South
1026	6	155 2 AVENUE	BASILE	0	0	warehousing			South
1026	7	151 2 AVENUE	BASILE	1931	0	warehousing			South
1026	10	98 12 STREET	BASILE	0	0	warehousing			South
1026	18	112 12 STREET	BASILE	1973	0	warehousing		Coolman Refrigerator Inc.	South
1026	22	120 12 STREET	BASILE	1960	0	manufacturing		A & L Manufacturing Corp	South
1026	25	126 12 STREET	BASILE	1979	0	manufacturing		A & L Manufacturing Corp	South
1026	27	130 12 STREET	BASILE	1970	0	warehousing			South
1026	28	132 12 STREET	BASILE	1931	0	contracting		WSC Group Construction	South
1026	30	136 12 STREET	BASILE	1931	0	manufacturing		Ideal Graphics & Printing Corp., Glass Box Contractors	South
1026	32	530 3 AVENUE	BASILE	1901	2007	entertainment	manufacturing	Draft Barn, Salvatore Basile II Inc. Concrete Masonry	South
1026	33	520 3 AVENUE	MORALES, ALICIA	1920	0	restaurant	residential	La Flor del Paraiso	South
1026	34	522 3 AVENUE	HERNANDEZ, ROSA	1920	0	retail	residential		South
1026	35	524 3 AVENUE	GARZILLO, SALVATORE	1901	1997	other commercial	residential	Nancy's Beauty Salon	South
1026	36	526 3 AVENUE	GARZILLO, SALVATORE	1920	0	restaurant	residential	Villamia Pizzeria	South
1026	37	528 3 AVENUE	AGUDELO, IVAN	1920	0	health facilities	residential	Family Dentistry Dr. Liliana Agudeb	South
1026	40	534 3 AVENUE	MAKRIS, THALIA / ALEX	1931	1988	retail	restaurant	La Bagel Delight, 99cent store	South
1026	42	536 3 AVENUE	MAKRIS, THALIA / ALEX	1931	1988	restaurant	residential	One Deli and Café	South
1026	48	129 13 STREET	BASILE	1958	0	manufacturing		Custom Fixtures, Inc., Pro Metal Fabricators, Aqua Design Group	South
1026	50	125 13 STREET	BASILE	1979	0	manufacturing		Sign Select	South
1026	52	103 13 STREET	BASILE	1985	1983	contracting		RR runrite (AC) General Electric Contract	South
1026	64	99 13 STREET	BASILE	1978	0	warehousing	manufacturing		South
1026	66	95 13 STREET	BASILE	1978	0	warehousing	manufacturing		South
1031	1	433 HAMILTON AVENUE	MILEA, ADRIENNE	1926	1998	transportation		Transcare: The Driving Force in Healthcare	South
1031	11	HAMILTON AVENUE	ROSENBERG, LOUIS / MICHAEL	0	0	vacant	automotive		South
1031	62	14 STREET	SCALA, JOHN	0	0	vacant	parking	Big Sasco Tool Rental	South
1031	67	33 14 STREET	SCALA, JOHN	1900	0	parking		Big Sasco Tool Rental	South
1031	71	29 14 STREET	SCALA, JOHN	1999	0	parking		Transcare	South
1031	100	455 HAMILTON AVENUE	MILEA, ADRIENNE	2013	0	commercial		Harbor Tools	South
1032	1	177 2 AVENUE	KAISMAN, ARDEN	1959	0	entertainment		SRB Brooklyn Theater	South
1032	4	175 2 AVENUE	GALLINA, ANTHONY	1931	0	warehousing			South
1032	6	169 2 AVENUE	GALLINA, ANTHONY	1931	0	automotive		Fleet Auto Enterprises	South
1032	8	165 2 AVENUE	BELLI, FRANCO	1931	0	contracting		Franco Belli Plumbing and Heating and Sons	South
1032	11	102 13 STREET	GUIMENTA, ANTHONY	1958	1993	warehousing			South
1032	14	110 13 STREET	BASILE	1920	0	manufacturing		Universal Coolers	South
1032	25	126 13 STREET	FEINMAN, ANDREW	1910	0	studios	manufacturing	Urban Glass, Cortes Studio, Brooklyn Glass, Tecnolux, Precision Neon & Cathode	South
1032	33	538 3 AVENUE	SHAD LLC	1925	0	automotive		Getty-Prestige Auto	South
1032	37	542 3 AVENUE	RIBELLINO	1925	0	automotive		V&H Discount Auto Repair	South
1032	39	546 3 AVENUE	RIBELLINO	1925	0	office		Park Group Associates, The Law Office of Caridi P.C, High Rise Abstract Inc.	South
1032	40	550 3 AVENUE	DVS IRON AND ALUMINUM WORKS INC	1948	2011	entertainment		Iron Horse Bar and Grill	South
1032	42	117 14 STREET	DIJANIC, ILONA	1925	0	contracting		Commercial Building & Restoration, Inc.	South
1032	44	113 14 STREET	SCALA, JOHN	1967	0	manufacturing		DVS Iron Works	South
1032	45	111 14 STREET	SCALA, JOHN	1963	0	contracting		Alliance Tri-state Construction, Inc	South
1032	46	109 14 STREET	SCALA, JOHN	1967	0	manufacturing		Custom Stainless Steel, Seaboard Marine Elec. Co., Inc.	South
1032	48	105 14 STREET	SCALA, JOHN	1967	0	warehousing			South
1032	50	101 14 STREET	FEINMAN, ANDREW	1899	0	residential			South
1032	51	99 14 STREET	FAGAN, ELLEN	1899	0	residential			South
1032	52	97 14 STREET	BRAGOUKAKIS, ANTHONY	1800	0	warehousing	contracting		South
1032	53	93 14 STREET	FEINMAN, ANDREW	2005	0	contracting		Decorative Painting by Eileen Freyer	South
1032	54	89 14 STREET	XIE, HENRY	1931	1984	manufacturing	manufacturing		South
1032	56	85 14 STREET	BASILE	1931	0	manufacturing		Superstone	South
1032	58	83 14 STREET	RANIERI, PASQUALE	1970	0	manufacturing			South
1032	60	79 14 STREET	RANIERI, FRANK	1968	0	automotive		AA's Towing & Collision	South
1038	1	465 HAMILTON AVENUE	MILEA, ADRIENNE	1972	1983	utility/infrastructure	office	Alfred G Timmons Sanitation Garage District 2 Brooklyn North	South
1038	33	14 STREET	DIMATTINA, THOMAS	0	0	vacant			South
1038	34	14 STREET	DIMATTINA, THOMAS	0	0	vacant			South
1038	35	24 14 STREET	DIMATTINA, THOMAS	1962	0	empty building			South
1039	1	197 2 AVENUE	MARSELLA, RALPH	1931	0	manufacturing	studios	NY Signs & Awnings, NYC Drum Lessons	South
1039	5	187 2 AVENUE	RANIERI, FRANK	1960	0	contracting		F. Ranieri & Son Mason and Building Materials	South
1039	7	185 2 AVENUE	RANIERI, FRANK	1931	0	contracting		F. Ranieri & Son Mason and Building Materials	South
1039	8	183 2 AVENUE	RANIERI, FRANK	1931	0	contracting		F. Ranieri & Son Mason and Building Materials	South

Block	Lot	Address	Current Owner	Year Built	Year Improved	Observed Land Use	Observed Land Use 2	Business Name	Sub-Area
1039	9	181 2 AVENUE	RANIERI, FRANK	1931	0	contracting		F. Ranieri & Son Mason and Building Materials	South
1039	11	68 14 STREET	RANIERI, FRANK	1931	0	contracting		F. Ranieri & Son Mason and Building Materials	South
1039	12	68 14 STREET	RANIERI, FRANK		0	contracting		F. Ranieri & Son Mason and Building Materials	South
1039	13	70 14 STREET	RANIERI, FRANK		0	contracting		F. Ranieri & Son Mason and Building Materials	South
1039	14	72 14 STREET	RANIERI, FRANK		0	contracting		F. Ranieri & Son Mason and Building Materials	South
1039	15	74 14 STREET	RANIERI, FRANK	1931	0	contracting		Marla Construction	South
1039	16	78 14 STREET	RANIERI, FRANK		0	contracting		William K Construction Group, Inc.	South
1039	18	80 14 STREET	GUIMENTA, ANTHONY		0	parking			South
1039	19	82 14 STREET	GUIMENTA, ANTHONY		0	vacant	parking		South
1039	20	84 14 STREET	RANIERI, PASQUALE	1987	0	parking	vacant		South
1039	24	92 14 STREET	MOHAMMED, PEARL	1899	0	residential			South
1039	25	94 14 STREET	DOLAN, BRENDAN	1899	0	residential			South
1039	26	96 14 STREET	DIJANIC, ILONA	1931	0	contracting		Preserv Building Restoration	South
1039	28	100 14 STREET	USSMAN, MOHAMED	1899	0	residential			South
1039	29	102 14 STREET	OLSEN, THOMAS	1899	0	residential			South
1039	30	104 14 STREET	ARBEITER, NICOLE	1899	0	residential			South
1039	31	106 14 STREET	LUGO, CHARLES	1899	0	residential			South
1039	32	108 14 STREET	LANG, ROBERT / MIKE	1899	0	residential			South
1039	33	110 14 STREET	KYNARD, CARMEN	1899	0	residential			South
1039	34	112 14 STREET	LEACH, JOHN	1899	0	residential			South
1039	35	114 14 STREET	DEGN, GREGG	1931	0	residential			South
1039	36	116 14 STREET	OLSEN, THOMAS	1899	0	residential			South
1039	37	118 14 STREET	OLSEN, THOMAS	1899	0	residential			South
1039	38	552 3 AVENUE	MANNIX, JAMES	1931	2012	retail		Dunkin' Donuts, Subway, Checkers	South
1039	51	73 15 STREET	SCALA, JOHN	1931	0	automotive		New Star Auto Repair	South
1039	52	71 15 STREET	BASILE	1998	0	automotive		Good Guy Auto Alarm & Stereo Installation	South
1039	53	69 15 STREET	BASILE	1978	0	contracting		Franjo Restoration Construction Co.	South
1039	55	65 15 STREET	BASILE	2011	0	office			South
1039	56	63 15 STREET	BASILE	1931	0	warehousing			South
1039	57	61 15 STREET	BASILE	1979	1989	automotive		Al Delco - Automotive Parts	South
1039	59	57 15 STREET	BASILE	1963	0	automotive		Al Delco - Automotive Parts	South
1039	60	47 15 STREET	CHEUNG / LAI, KIM WAN / RAYMOUND	1966	1991	warehousing		Centre Plumbing Supply	South
1039	61	43 15 STREET	VACCARO, ANTHONY	1966	0	manufacturing		US Aluminum & Glass Corp	South
1039	67	41 15 STREET	MARIOLIS, IONNIS		0	manufacturing			South
1039	70	35 15 STREET	RANIERI, PASQUALE	1931	0	manufacturing			South
1039	71	33 15 STREET	MILEA, ADRIENNE	1931	0	contracting		Switch Electric	South

Source Notes:

Block, Lot, Address, Year Built, and Year Improved: PLUTO 13v2, with some modifications from observation

Current Owner: PLUTO 11v2, NYC's Automated City Register System (ACRIS), Department of Buildings' Building Information System (BIS); NYS Department of State Corporation & Business Entity Search

Observed Land Uses & Details: based on visual observation during walking survey August - October 2012

# Appendix E: Projects of the Gowanus Canal Conservancy



Gowanus Canal Conservancy  
94 9th St., 4th Fl., Suite #27  
Brooklyn, NY 11215  
phone: 718.541.4378  
www.gowanuscanalconservancy.org

The Gowanus Canal Conservancy is a 501(c)3 community-based not-for-profit organization that serves as the environmental steward for the Gowanus Canal Watershed. We seek to transform the Gowanus Canal and watershed into a system that is Open, Clean & Alive. We believe in an integrated, community-based approach to improving water quality, preserving open space, promoting public access, and providing environmental education. Our members and volunteers regularly 'Clean and Green' Gowanus by developing and maintaining green spaces and City parks along the Canal and throughout the watershed. In addition, we work closely with our industrial neighbors to ensure that ecological improvements are consistent with the industrial heritage and future of Gowanus. Finally, we believe that our projects contribute to the goals of the Brownfield Opportunity Area (BOA) program. We sincerely hope that the BOA plan will reflect the projects that we are presently implementing, as well as new projects we have developed, at the strategic sites described below.

## Gowanus Canal Waterfront Park

The Gowanus Canal Conservancy is committed to facilitating the creation of a cohesive, productive, and ecologically performative public space network along the Gowanus Canal waterfront. This Waterfront Park would be developed within the setback requirements for new development as presented in the Waterfront Zoning Text Amendment that was approved by the City Planning Commission in 2009. The Conservancy is committed to the development of green infrastructure, and the construction of new grey infrastructure, in a smart and innovative manner to help reduce combined sewer overflows (CSOs) into the Canal. This exciting open space development project would seek to integrate functional green and grey infrastructure design components whenever practicable. The Gowanus Canal Waterfront Park is the

key feature that will bind the community together and unify those who live, work, and play in Gowanus in the years to come.

## Salt Lot Park

The Salt Lot Park will be the centerpiece of the Canal Park: an immersive, ecologically performative public amenity, integrated with civic infrastructure and stewarded by the members of the surrounding community. The 2nd Avenue Salt Lot currently serves as the staging ground for the Gowanus Canal Conservancy's environmental stewardship and education programs. The proposed Salt Lot Park would build upon existing operations to create a 21st century eco-industrial waterfront park that will serve as a unique nexus for public recreation, educational programs and municipal infrastructure.

The basic functions of the facility would include:

1. DSNY-operated salt storage facility
2. State-of-the art community composting facility
3. Urban environmental education center & community nursery
4. Community-operated and stewarded waterfront esplanade

## **Current Facility**

Our vision for the Salt Lot Park is rooted in our strong partnership with the community, the City, and local small businesses and organizations. The Second Avenue Salt Lot is located on the east bank of the Gowanus Canal at the end of 2nd Avenue. It is owned by the NYC Department of Sanitation (DSNY) and operated as a road salt storage area. Through a partnership with DSNY, the Gowanus Canal Conservancy has transformed a portion of the Salt Lot into the focal point for efforts of the Conservancy's robust volunteer gardening, manual composting, nursery, and environmental education programs. The Conservancy currently maintains canal-side gardens on the lot as well as a street-end rain garden at the end of Second Avenue. We operate the compost facility to produce high quality compost used in parks, gardens, planters, and tree pits throughout the Watershed.

The lot is also a staging ground for the Gowanus Canal Conservancy's volunteer neighborhood greening programs, which include street tree stewardship and street side gardens installed in partnership with neighborhood property owners and businesses. In 2013 alone, 970 volunteers completed 5,636 hours of stewardship in the Gowanus neighborhood through the Conservancy's programs. This involvement provides invaluable benefits to the community, including mitigating flooding and CSO events and improving air quality and aesthetics.

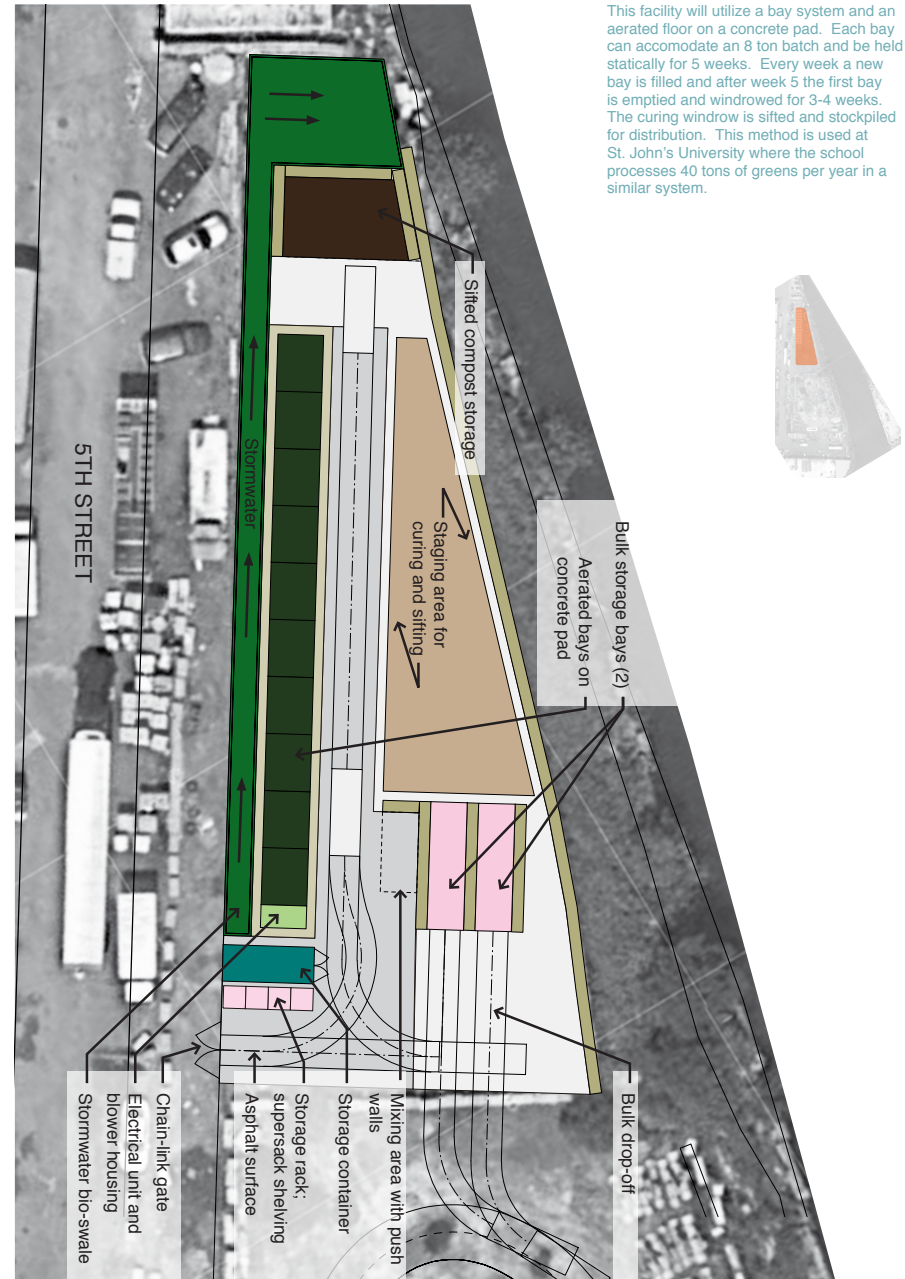
Finally, we believe in the compatibility of industrial operations and ecological improvements. The road de-icing and compost waste management activities will be at the forefront of the new park, serving as points of interest to be observed and learned from by community members. These operations will be surrounded and buffered by extensive canal-side plantings, providing beauty, habitat, stormwater retention and cleansing functions.

The proposed park will build upon our existing operations, through the following facilities and programs:

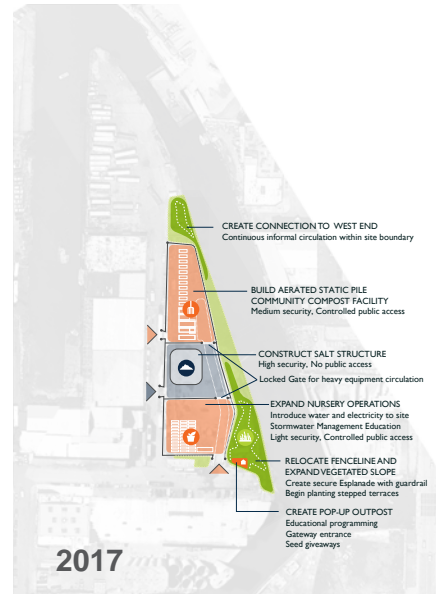
## 1. Salt Storage Facility

The Department of Sanitation's 2nd Avenue salt storage and road de-icing activities are critical to the functioning of local streets and roads during the winter. The operations and infrastructure of the Salt Lot facility present a unique backdrop for a working waterfront park that co-exists with municipal operations. While urban infrastructural systems are often considered a blight and hidden from view, we feel that such activities should be celebrated as a critical component of a functioning city. Gowanus, a neighborhood that attracts thousands of visitors every year, is already

This facility will utilize a bay system and an aerated floor on a concrete pad. Each bay can accommodate an 8 ton batch and be held statically for 5 weeks. Every week a new bay is filled and after week 5 the first bay is emptied and windrowed for 3-4 weeks. The curing windrow is sifted and stockpiled for distribution. This method is used at St. John's University where the school processes 40 tons of greens per year in a similar system.







an engaging setting for public recreational programs and an ideal location to engage visitors and volunteers with city infrastructure.

## 2. Composting Facility

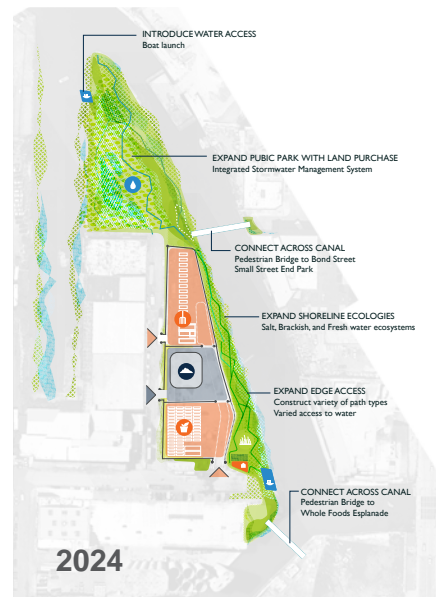
The Conservancy, in partnership with GrowNYC, Build It Green! NYC and others, currently produces high quality compost that supports local greening initiatives such as building bioswales for stormwater management, street tree planting and stewardship, park maintenance, and local community gardens.

The proposed facility will feature the use of an aerated static pile (ASP) system, using electric blowers to force air through ten 10'x10' bays where compost is cured. The ASP ventilation system will allow continuous oxygenation of the compost pile, facilitating the growth of beneficial microbes that consume the organic matter. The proposed facility will be able to process up to 260 tons of food wastes per year, with an equivalent tonnage of landscape wastes and wood chips.

## 3. Environmental Education Center

The Salt Lot will also provide an ideal location to teach environmental education lessons and conduct service-learning projects. This center would use the nursery, compost facility, native plant gardens and volunteer stewardship workdays to demonstrate innovative methods for urban watershed management. The Center will support hands-on learning through Science, Technology, Engineering and Math (STEM) centered solutions for urban environmental challenges. We envision the Salt Lot as providing a classroom and laboratory for students and citizen scientists. It is a critical component for education and training of community stewards for the Gowanus Canal.

The Education Center will incorporate a working nursery that is focused on the production of native plants for use in public green spaces, gardens and waterfront





parks. Central to the Conservancy's vision of an ecologically vibrant watershed is the restoration of native plant communities by replanting the perennials, shrubs and trees that once thrived here. This program will also present engaging educational workshops and service learning activities for participants of all ages.

#### 4. Waterfront Esplanade

The Salt Lot Park would be accessible by land and water, providing a connection to the emerging Brooklyn Greenway and the broader Gowanus Canal Waterfront Park. An eco-dock will be provided to launch canoes, kayak, boats, and other marine craft to dock while people visit the education center to work or take a break from recreational activities. This waterfront park and esplanade will be managed and maintained by volunteer stewards under the direction of GCC staff. We believe that a working waterfront park will provide meaningful recreational activities for residents who desire opportunities to undertake creative greening projects and perform horticultural tasks as a new model for public park programming.

#### Green Infrastructure

Discharges from New York City's combined sewer system are detrimental to the water quality of the Canal and represent a risk to human health and the environment. Every year the combined sewer system allows over 350 million gallons of combined CSOs to enter the Gowanus Canal. In addition, flooding as a result of poorly designed or malfunctioning infrastructure and/or the impacts of climate change is a significant problem for local residents and business owners. The Gowanus Canal Conservancy supports significant investment in green and grey infrastructure in Gowanus to reduce CSOs and flooding in Gowanus.

The Conservancy has been instrumental in advancing numerous green and grey infrastructure projects in the watershed. The following represent a few of the most

significant ongoing and potential future opportunities for improving stormwater infrastructure for the benefit of those who live, work, and recreate in Gowanus.

**1 The Degraw Street Bioswales** project involves the installation of a series of rain gardens on Degraw Street, where it ends on the western side of the Canal. The gardens will both enhance a neglected street-end and retain and filter stormwater runoff that results when rain falls on impermeable street and sidewalk surfaces.

**2 The 2nd Street Sponge Park** will create a street-end park that filters stormwater, introduces native plantings, and supports wildlife habitat while enhancing the boat launch site operated by the Gowanus Dredgers Canoe Club.

**3 The 6th Street Green Corridor** consists of over 20 sidewalk rain garden bioswales that will be constructed along 6th Street between 2nd Avenue and 4th Avenue within the Gowanus Industrial Business Zone. The rain gardens are designed to capture the first 1" of rainfall that falls on surrounding impervious surfaces during a storm event. The stormwater will be channeled into rain gardens that are designed according to the strict protocols that have been established as part of New York City's Green Infrastructure Grant Program. The rain gardens will be planted with native species selected based on their habitat value, tolerance of urban stresses, and aesthetics.

State-of-the-art performance monitoring will measure and record key metrics such as the volume of stormwater that is captured, mass of pollutants removed, and the effects of evapotranspiration. This project will reduce CSOs within the sewershed that contributes the second greatest amount of CSOs into the Canal every year. In addition, the data generated will be used by New York City to help refine the City's approach to stormwater management.



The Conservancy will maintain these bioswales for three years after which the NYC Parks Department will assume responsibility. We look forward to developing a model for future agreements with the City for the GCC to maintain green spaces throughout the watershed.

**4 The 2nd Avenue Streetscape** project envisions greening the 2<sup>nd</sup> Avenue Corridor to help foster a sense of place and connectivity as one approaches the future Salt Lot Park through the Gowanus Industrial Business District. Currently bleak and dusky, the 2nd Avenue Streetscape project represents a unique opportunity to highlight and promote the industrial nature of the neighborhood while improving its ecological function and aesthetic value for the benefit of workers and waterfront visitors

We envision ground level and rooftop greening that is joined by green walls that will create an "open, clean, alive" experience for workers and visitors. In consideration of the needs of the industrial inhabitants of 2nd Avenue, bioswales would be constructed only at street corners, leaving most of the block open for truck movement, including loading and unloading. In addition, tree and shrub plantings would accompany improvements to sanitation including the introduction of additional trash cans to the neighborhood. Finally, innovative forms of green infrastructure are a perfect fit for Gowanus, especially along the 2nd Avenue Corridor. We would work with local property owners and business to explore the construction of green roofs, green walls and rainwater harvesting, both of which are highly compatible with the large industrial buildings that are present in the neighborhood. Green infrastructure along 2<sup>nd</sup> Avenue will help to improve water quality and enhance the experience of living, working, and recreating alongside the Gowanus Canal.

The 2nd Avenue Streetscape is consistent with the construction of new grey infrastructure to reduce CSOs and flooding to benefit industrial business owners and improve water quality for those who live and recreate in around the Canal. We believe that a high level storm sewer (HLSS), which separates stormwater from sanitary (household water) water, as planned for in the Upper Watershed along 3<sup>rd</sup> and 4<sup>th</sup> Avenues, should also be considered for 2<sup>nd</sup> Avenue.

The four strategic sites detailed above are shown on *Attachments 3*. We hope the BOA plan will include these stormwater infrastructure improvement projects and reflect their importance in supporting and maintaining the growth of our socially vibrant and economically productive community.

### Gowanus Greenway Connector

The Gowanus Greenway Connector would provide a needed connection to the Brooklyn Greenway, allowing bicyclists and pedestrians from north and south Brooklyn to venture into Gowanus and experience the Canal, its history, and its economic importance. This Connector would also help to separate the flow of pedestrians and bicyclists from truck drivers in the Gowanus Industrial Business District.

The Gowanus Canal Conservancy is extremely sensitive to the needs of businesses located with the industrial district of Gowanus. We believe that these needs are compatible with access to open space and appreciation of the waterfront. In fact, our vision for the Salt Lot Park described above is intended to bring community members to the waterfront in celebration of the industrial history and future of the Canal. We seek to not only help educate the members of our community about the value of the watershed and the importance of maintaining water quality and wetland habitats, but also about the significant industrial heritage of Gowanus and possibilities for the development of



exciting, clean, and sustainable technology-based industries that will provide jobs for all levels of skilled and unskilled workers for years to come. We understand that it is important to site ecological improvement projects with a consideration of the practical needs of the businesses that exist in Gowanus today. We also understand that, as community members further embrace the waterfront experience, connectivity to the waterfront must be improved. Such improvements would benefit pedestrians, bicyclists, truck drivers, and business owners by separating the flow of these diverse methods of transportation.


To support the creation of safe access for bicyclists and pedestrians without interfering with truck traffic the Conservancy is developing a plan for creating a new waterfront connection to the Brooklyn Greenway. The Gowanus Greenway Connector would extend from the vicinity of the new Whole Foods Site at the intersection of 3rd Street and 3rd Avenue, along the waterfront, alongside the future Salt Lot Park, and continue south, along the banks of the Canal, to the Hamilton Avenue / Smith Street node of the Brooklyn Waterfront Greenway as presently planned. This Gowanus Greenway Connector would also be integrated with existing and planned local bike lanes.


Thank you for the opportunity to provide a voice for our membership in the BOA process. We hope to see these strategic sites included in the BOA plan.


Sincerely,


Gowanus Canal Conservancy



- 

The **Degraw Street Bioswales** project will install a series of rain gardens along a section of Degraw Street, one block from the Gowanus Canal. The gardens will both enhance a neglected Gowanus street end and retain and filter stormwater runoff generated from the surrounding impermeable surfaces. This project will reduce combined sewer overflow (CSO) volumes and to promote the cleaning and filtration of storm water through green infrastructure technology. This project is being funded by the New York State Department of Environmental Conservation and KaN Landscape Design.
- 

The **2nd Street Sponge Park** was initiated through generous contributions from former City Council Member David Yassky, and will create a street-end park that filters stormwater, provides native plantings and wildlife habitat, while enhancing the launch site of the Gowanus Dredgers Canoe Club. This project is being undertaken with landscape architecture firm, dLand Studio and the NYC Department of Environmental Protection.
- 

The **6th Street Green Corridor** will trap and treat stormwater from the public streets and sidewalks along the heavy industrial corridor of 6th Street and 2nd Avenue. This project is a recipient of funding through an early DEP green infrastructure grant program as part of the Gowanus and Flushing Bay Watershed Initiative. This project is being developed in partnership with NYCDEP, USEPA and hydrologic engineering firm, eDesign Dynamics.
- 

The **2nd Avenue Streetscape** project represents a unique opportunity to highlight and promote the industrial nature of the neighborhood while improving its ecological function and aesthetic value for the benefit of workers and waterfront visitors. Inserted strategically so as not to disrupt 2nd Avenue's economic activity, green roofs, bioswales, and vertical walls will retain and cleanse stormwater and enhance the experience of living, working, and recreating alongside the Gowanus Canal.

# Appendix F: Business Survey Results

## Gowanus BOA: Industrial Business Survey Analysis



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## Background and Goals

The overall goal for this phase of the Gowanus BOA project is to identify the business sectors that are currently thriving and have the potential to thrive in the Gowanus area, as well as their needs and challenges. These findings will be used to help identify potential development sites in the area, and help define business uses for them. In addition, the findings will be used to develop a set of overall recommendations to support the growth of businesses and green business practices in the area. The project team of Pratt Center, SBIDC, Starr Whitehouse, and Appleseed are collaborating on this phase of analysis.

## Design and Context

The industrial business surveys were designed by the project team, executed by SBIDC, and analyzed by the Pratt Center with the support of the other team members. The survey was approved by Friends of Community Board 6 on August 2nd.

The surveys are designed to understand the range and profile of industrial and manufacturing businesses in Gowanus, the advantages and challenges of doing business in Gowanus, and gain insight into green manufacturing and green business practices. This analysis presents the key findings from this survey, as well as recommendations related to business growth and development.

Pratt and CB6 also conducted in-depth follow up interviews with five survey respondents to better understand their business, outlook on Gowanus, and green manufacturing practices.

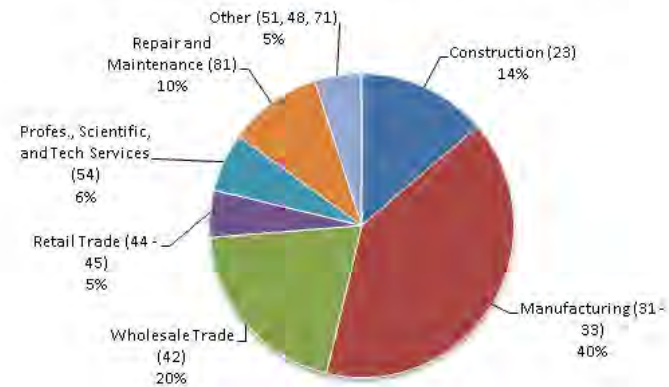
## Overview of Industrial Business Surveyed

SBIDC completed 80 surveys of industrial businesses in October and November 2012. 62 businesses were located in the South Sub-Area (E) and 18 businesses were located in the North Sub-Area (C).

Pratt Center used the North American Industry Classification System (NAICS) to classify the industrial businesses surveyed in the sub-areas. The largest subsectors amongst surveyed businesses are Manufacturing (40%), Wholesale Trade (20%) and Construction (14%). Printing, Fabricated Metal, Mineral Products (including glass and ceramic production), and Miscellaneous Manufacturing (including jewelry making) represent the largest share of the manufacturing sub sector amongst businesses surveyed.

The strong presence of manufacturing businesses and the overall industry breakdown presented here is consistent with findings from Claritas as well as the 2012 CB6 survey of businesses in the sub-area .

Chart 1: Two Digit NAICS Codes of Businesses Surveyed<sup>1</sup>



1. Source: SBIDC Industrial Survey 2012, N = 80. Other businesses include art studios, media production, and designers. Repair includes auto repair, sanitation and maintenance

## Industrial Business Profiles

One key objective of this survey was to develop an in-depth understanding of the profiles of industrial and manufacturing businesses in the area, including:

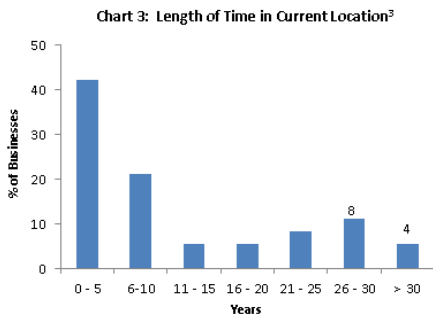
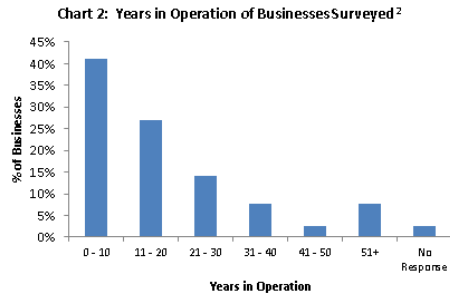
- Years of operation and tenure in Gowanus
- Employment data
- Distribution and clustering patterns
- Real estate and space usage profiles
- Business outlook and growth potential

This section presents Pratt's analysis and key findings from this section of the Industrial Business Survey.

### Years of Operation in Gowanus (Tenure)

Survey responses indicate that there are a strong number of young businesses in the study area, and that businesses are currently moving into the area<sup>1</sup>. Approximately 41%, or 32 of the 78 businesses surveyed have been in operation for less than 10 years. 27% (21 businesses) have been in operation for 11-20 years, and 32%, or 25 businesses, have been in operation for over 20 years.

42%, or 30 of the 71 businesses surveyed had been in the Gowanus area for less than 5 years, while only 18 have been in the area for more than 20 years. This indicates a strong number of young businesses moving into the area.



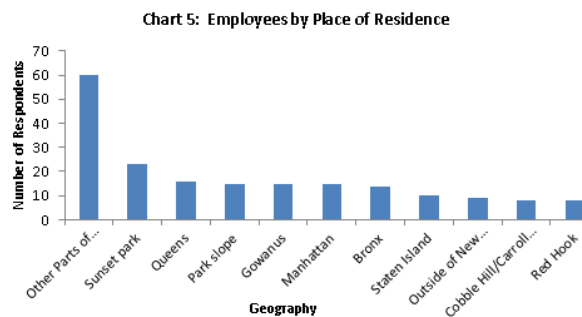
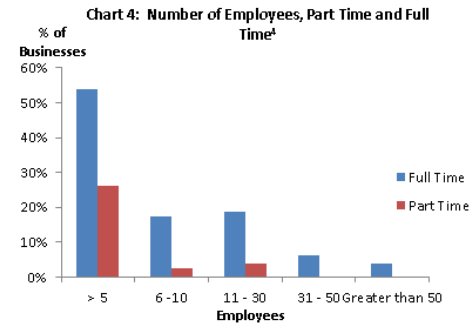
1. Source: SBIDC Industrial Survey 2012, N=78  
2. Ibid  
3. Ibid

## Employment

The majority of businesses in the study area are small, with less than 10 full time employees. Over 50% have fewer than 5 full time employees. Across all 80 businesses surveyed, there are a total of 1099 full time employees and 136 part time employees. The median number of full time employees per business is 5, and the median number of part-time employees is 3.

In terms of employment density by sector, manufacturing has the lowest employment density at 765 sq. ft / full time employee. Construction has 401 sq. ft/full time employee, and wholesale trade, transportation and warehousing have 409 sq. ft / full time employee. Businesses classified as "Other" and "Repair and Maintenance" have a combined employment density of 113 sq. ft. / full time employee<sup>4</sup>.

Question 24 of the Industrial Survey asked businesses to check all neighborhoods from which their employees live. Respondents most often cited "Other Parts of Brooklyn", which should be taken into account in further analysis to identify which other parts of Brooklyn are supplying labor to Gowanus. Interestingly, only 15 respondents cited that they hire labor from Gowanus, which is less than Sunset Park and Queens<sup>2</sup>. Approximately 50% of respondents indicated that their employees walk or bike to work<sup>3</sup>.



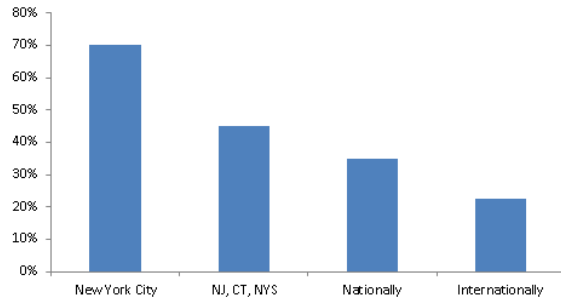
1. SBIDC Industrial Business Survey 2012, Construction N=11, Manufacturing N=29, Wholesale trade, Transportation, Warehousing N=21, Other N=17  
2. SBIDC Industrial Business Survey 2012, N=78  
3. SBIDC Industrial Business Survey 2012, N=78



### Distribution

Most businesses have local markets, but a substantial number are distributing nationally and internationally as well. 35% of businesses have national sales, while 23% have international sales. The types of business that have international sales include larger scale printing, apparel, and consumer goods manufacturers. Very few businesses are selling directly to manufacturers or wholesalers – their most common point of sale is direct to consumer (including customers, retailers, and contractors).

Chart 6: Industrial Business Market<sup>1</sup>



### Real Estate Usage

Overall, most businesses in the study area operate in small spaces, and are currently renting. 41% of businesses use less 1001-5,000 sq ft; and 16% are operating in less than 1,000 sq ft of space. The smallest space occupied amongst respondents is 300 sq ft, and the largest industrial space is 77,500 sq ft. 80% of businesses are renting space currently, and there is very little subleasing amongst respondents – only 10% of businesses sublease space to other tenants.

Real estate usage by sector differs considerably, however. While only 11 construction businesses were surveyed in the study area, these seem to be the most “stable” businesses, with the longest tenure in their current spaces (median length of time is 14 years), highest rate of ownership and a significant level of investment in their space, at \$11/ square foot on average. Manufacturers, representing the largest sample of businesses, represent a less stable and younger group of businesses. Almost all manufacturers are renters (97%) and they tend to locate in smaller spaces. Manufacturers are also operating in their current spaces for the shortest period of time. Wholesale and warehousing businesses, not surprisingly, use the largest spaces in the sector and exhibit the lowest investment levels in their spaces. The sectors that fall within the category of “Other” include Repair, Film/TV studios, art studios, and designers.

1. Source: SBIDC Industrial Survey 2012, N = 80, Respondents checked all that apply

Table 1: Real Estate Use by Sector

	Median Size of Space (sf) <sup>1</sup>	Range of Space (sf)	% Renting <sup>2</sup>	% Owners	Median Time in Location <sup>3</sup>	Median Rent / Month (\$) <sup>4</sup>	Rent Range (\$)	Rent / square foot (\$) <sup>5</sup>	Median Investment Over the Last 5 Years (\$) <sup>6</sup>	Investment Range (\$)	Investment / square foot (\$) <sup>7</sup>
Construction	5000	2,000-31,000, 51% in less than 5,000sf	64	36	14	4,100	3,000-5,000	\$13	20,000	0- 600,000	\$11
Manufacturing	3200	500-77,500, 62% in < 5,000sf	97	3	5	2,075	300 and 10,000	\$8	11,000	0- 4M	\$33
Wholesale, Transportation, and Warehousing	6000	2,000-60,000; 52% in 5,000-10,000 sf	76	24	8	3,700	1,120-13,000	\$9	40,000	0- 130,000	\$1.50
Other	4000	700-62,000; 70% in < 5,000sf	82	18	8	3,185	1,200-38,000	\$10	4,000	0- 35M	\$23

Of the manufacturing businesses surveyed, 15 are located within the American Can Factory. Manufacturers in the Can Factory pay a significantly higher rent/square foot than manufacturers elsewhere in Gowanus, but. Because they occupy much smaller spaces and therefore, they have lower median rents than other manufacturers surveyed. Interestingly, the median time in location for both Can Factory businesses and Non-Can Factory businesses is quite similar. It is possible that there is a type of manufacturer that is willing to operate in smaller spaces at a higher rent in order to benefit from being located in a cluster like the Can Factory. If demand for these types of small flexible cluster spaces is there, it should be provided.

Table 2: Real Estate Use, American Can Factory Vs Other Gowanus Manufacturers

	# of Businesses	Median Size of Space (sf)	% Renting	% Owners	Median Time in Location	Median Rent / Month (\$)	Rent Range (\$)	Rent / square foot (\$)	Median Investment Over the Last 5 Years (\$)	Investment Range (\$)
Manufacturers: Gowanus	16	9000	81%	19%	4	\$3,800	\$10K	\$5	58000.00	3,000-4,000,000
Manufacturers: American Can Factory	15	1200	100	0	5	\$1,855	\$5940	\$18	7500.00	0- 50,000

<sup>1</sup>Construction N=11, Manufacturing N=29, Wholesale, Transportation and Warehousing N=21, Other N=17  
<sup>2</sup>Construction N=11, Manufacturing N=31, Wholesale, Transportation and Warehousing N=21, Other N=17  
<sup>3</sup>Construction N=11, Manufacturing N=24, Wholesale, Transportation and Warehousing N=21, Other N=17  
<sup>4</sup>Construction N=4, Manufacturing N=22, Wholesale, Transportation and Warehousing N=12, Other N=11  
<sup>5</sup>Construction N=4, Manufacturing N=22, Wholesale, Transportation and Warehousing N=12, Other N=11  
<sup>6</sup>Construction N=11, Manufacturing N=25, Wholesale, Transportation and Warehousing N=17, Other N=14  
<sup>7</sup>Construction N=11, Manufacturing N=23, Wholesale, Transportation and Warehousing N=17, Other N=14

### Investment in Business

Many respondents are investing in their businesses, indicating a commitment to business growth and development in the study area. 58% of companies indicated that they have made some investment in capital or equipment in the last 5 years<sup>1</sup>. 67% have invested less than \$20 / sq ft; the median investment is \$7.50 / sq ft and the average investment is \$28.40 / sq ft. Most businesses are looking to personal sources for investment capital, and not relying on government incentives or programs. 71% of businesses financed investment with business revenues and 35% financed with personal assets; no businesses used government incentives for financing.

### Business Outlook

Industrial and manufacturing businesses report positive business growth in the study area, and are committed to continued growth in Gowanus. 47%, or 38 businesses are growing in revenue, 36%, or 29 businesses had steady revenues over the past 12 months, and 16%, or 13 businesses, are declining in revenues<sup>2</sup>. Of those businesses that reported growing revenues over the last 12 months, 48% were manufacturing businesses, 16% were construction businesses, and 13% were wholesale trade businesses<sup>3</sup>.

A substantial number of businesses plan on adding employees in the next 3 years, and want to expand within Gowanus. 45% anticipate adding 1-5 employees, and 18% anticipate increasing by more than 6 employees<sup>4</sup>. 66% of business report that they would look for space again in Gowanus when expanding, and 44% responded that they would look elsewhere in Brooklyn<sup>5</sup>.

### Advantages of Doing Business in Gowanus

Most respondents felt that Gowanus has major advantages for industrial and manufacturing businesses. Location and proximity to complementary businesses were cited as key benefits to the area<sup>6</sup>. 53% cited access to highways, 43% cited proximity to complementary businesses, and 44% cited proximity to their markets as advantages to Gowanus. During survey discussions and follow-up interviews, businesses emphasized the advantages of accessibility to Manhattan and other markets, as well as the convenience for clients or customers visiting businesses.

Businesses felt that proximity to other businesses, whether in the same sector or complementary sectors, was a major benefit to the area. The general perception is that Gowanus is a thriving, business-friendly location that provides and encourages B-to-B activity. 35% of business that felt proximity to complementary businesses was an advantage were manufacturers, and 40% were in the building materials / construction sector. 53% of business surveyed bought products from another Gowanus business, and 23% of businesses surveyed sold products to other Gowanus businesses. The most frequent products sold were printing services, wood products, and construction services. In follow-up interviews, businesses cited multiple examples of "clustering" activity, including local purchasing and referrals to/from other local businesses.

Respondents were hopeful and optimistic that complementary businesses would continue to locate in the area. For example, contractors were hopeful that more specialty building materials suppliers would locate in the neighborhood, and a green building materials suppliers identified a need for more recycling / waste handlers nearby to provide new sources of materials.

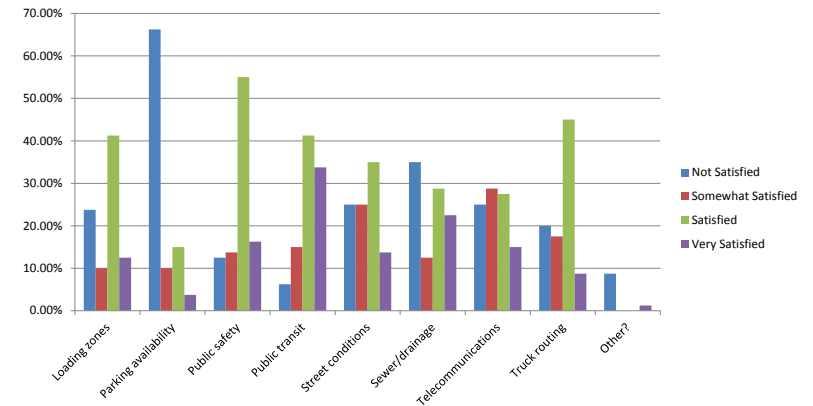
1. Source: SBIDC Industrial Survey 2012, N = 67  
 2. Source: SBIDC Industrial Survey 2012, N = 80  
 3. Source: SBIDC Industrial Survey 2012, N = 76  
 4. Source: SBIDC Industrial Survey 2012, N = 74  
 5. Source: SBIDC Industrial Survey 2012, N = 79

In terms of disadvantages to the area, businesses felt that rising costs and the potential impacts of residential encroachment were the biggest issues. 24% cited rising costs of real estate, 21% cited rising costs of doing business, and 23% cited increasing presence of non-industrial uses as disadvantages to Gowanus. In follow-up interviews, businesses expressed concern that operations of industrial and manufacturing businesses may be threatened or could be displaced altogether by increasing commercial and residential uses in the area, and stressed that they wanted the neighborhood to remain truly mixed-use.

### Satisfaction with Services

In terms of city services, businesses were most satisfied with public safety, public transportation, and truck routing in the area. The biggest areas of dissatisfaction were parking availability, sewer / drainage capacity, and street conditions. In qualitative responses, businesses also expressed concern with air quality, pollution and flooding in the area.

Chart 7: Satisfaction of Services in Gowanus, all Businesses Surveyed



1. Source: SBIDC Industrial Survey 2012, N=80.

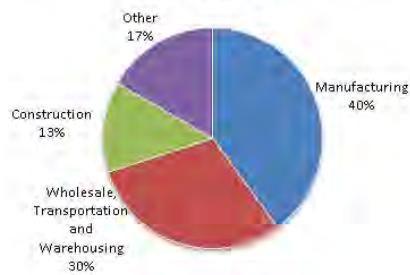
## New and Emerging Industrial and Manufacturing Businesses

The majority of businesses that have been in operation in the study area for less than 5 years are in the manufacturing, wholesale, transportation or warehousing sectors, indicating that this area is currently an attractive place for industrial businesses to locate. 40% of these businesses are manufacturers, 30% are wholesale, transportation and warehousing, and 17% are classified as "Other" (including professional services and auto repair). The new manufacturing businesses in the area are largely comprised of specialized printing and apparel production, jewelry production, and catering. The majority of the newer wholesale businesses are in the building materials or furniture sectors. Overall, these are young businesses as well - 40% have been in business for less than 10 years, and 47% have been in business for less than 5 years.

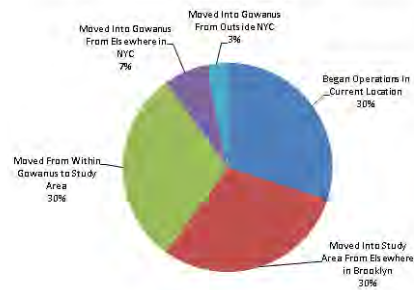
Most businesses are operating in small spaces, but are interested in expanding in the same area or in other parts of Brooklyn.

Most businesses that recently moved into the study area are local, or are starting up in the area. Among businesses that have moved into the area in the past 5 years, there is an even split between businesses that are moving into the study area from Brooklyn, those that are moving from other parts of Gowanus, and those that are starting up in Gowanus. Approximately 1/3, or 9 businesses, have actually started their operations in Gowanus.

**Chart 8: Businesses Operating In Study Area 5 Years or Less, Industry Type<sup>1</sup>**



**Chart 9: Businesses Operating in Current Location 5 Years or Less, Locational Change**



Question 3a of the survey asks businesses to identify where they were located before moving to Gowanus. The majority of businesses that are moving from elsewhere in Gowanus into the study area are manufacturers (67%), and more wholesale, transportation and warehousing businesses are starting up in Gowanus (45%) than manufacturers (33%).

Manufacturing businesses are still able to relocate into or start up in the study area. The majority of businesses that have moved into the study area from elsewhere in Brooklyn in the last 5 years are manufacturers.

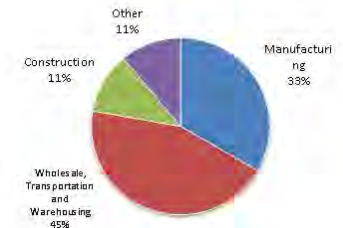
7 of 9 businesses that started operations in the area in the last 5 years are in the wholesale, transportation, and warehousing or manufacturing sectors.

Businesses that are moving from within Gowanus into the study area represent a mix of industries, but the majority is classified as "Other", including professional services and auto repair.

**Chart 10: Moved Into Gowanus From Elsewhere in Brooklyn, Industry Type<sup>1</sup>**



**Chart 11: Started Operations in Gowanus, Industry Type<sup>2</sup>**



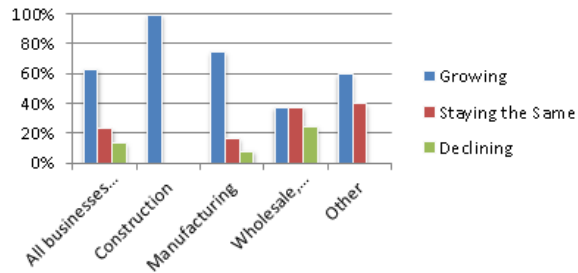
**Chart 12: Moved from Within Gowanus to Study Area, Industry Type<sup>3</sup>**



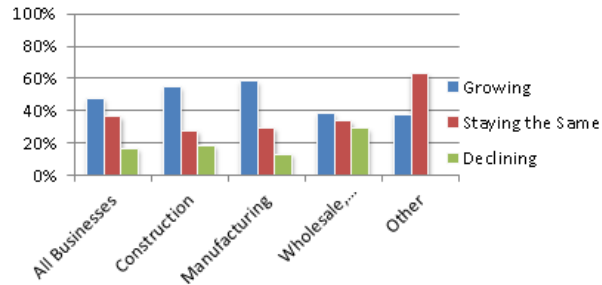
1. SBIDC Industrial Business Survey 2012, N = 9  
2. Ibid  
3. Ibid

Businesses that are new to the area are able to grow and thrive. While many of them are still in an early growth phase, just over 60% of businesses operating in the study area for 5 years or less reported growing revenues so far, compared to 45% of all businesses surveyed. Construction businesses seem to be particularly strong in terms of financial health.

**Chart 13: Revenue Over Last Five Years, Businesses Operating in Study Area Five Years or Less<sup>1</sup>**



**Chart 14: Revenue Over Last Five Years, All Businesses Surveyed<sup>2</sup>**



1. Source: SBIDC Industrial Survey 2012, N = 80  
2. Ibid

## Artisan Manufacturing

Within the study area, there is a substantial concentration of small, artisan manufacturers that are relatively new to the area, and optimistic about their growth potential in Gowanus.

In this analysis, “artisan” manufacturing is defined as:

- companies that produce one-of-a-kind, customized products
- often have limited production runs
- have in-house design production as well as manufacturing capabilities
- tend to be smaller in size and employees

Within the study area, 66%, or 21 businesses align with this category, and span sectors including apparel, ceramic & glass production, jewelry, specialized printing, and skincare. Manufacturers that are not included in this category are larger-scale manufacturers with less customized products, including large caterers/food manufacturers, metal fabricators, cabinet manufacturers and other manufacturers of building materials.

More than half, or 58%, of these businesses have moved to the study area in the last 5 years, and 31% have been in business for less than 5 years. The majority are renting, and 71% are located in the American Can Factory, which provides smaller, flexible rental space for manufacturers. The average size of manufacturing space across these businesses is 6,895 square feet.

These businesses are relatively small in terms of employee numbers. 74% have less than 5 full time employees, and across all businesses there are 84 employees in total. Compared to the non-artisanal manufacturing sector, employment density is lower, at 1237 sq. ft. / employee vs. 705 sq. ft. per employee for manufacturing.

These businesses are very satisfied with Gowanus, especially because of the location and neighborhood, and looking to grow in the area. They feel that the proximity to other growing, creative businesses and the supportive business environment in the neighborhood is important for their continued growth. However, they are concerned about encroaching, non-industrial uses that may impact space availability and rents in the neighborhood. As demand for space from these types of businesses increases in Brooklyn, many are looking to Gowanus for small, flexible spaces as well as spaces to grow. Several businesses mentioned a lack of larger spaces as a potential barrier to growth in Gowanus.

1. Source: Pratt / CB6 follow-up interviews



## Construction and Building Materials

The construction and building materials businesses surveyed in the study area represent an emerging business cluster, many of whom are serving large commercial and public clients in the NY area. The 11 businesses surveyed are split across Building Construction and Specialty Contractors at the 3 digit NAICS code level.

Building Construction includes six businesses, representing general contractors, renovation, and construction companies. These businesses are fairly large employers, with 174 primarily full-time employees and a median employment of 35 full time employees. Three of these companies market themselves as supplying environmentally friendly products to the industry.

Specialty trade contractors include five businesses, representing plumbing and electrical contractors, and countertop contracting / construction. These businesses represent 43 employees in total, with a median employment of 5. Three of these companies market themselves as supplying environmentally friendly products or practices.

The construction and building materials sector also represent the majority of businesses that indicate local purchasing activity. The most frequent businesses / products mentioned include:

- Lumber / Wood Working: Dykes Lumber, Adriatic Lumber, A13 Wood Working
- Glass: Brooklyn Glass
- Auto Parts / Service: HAD Truck Pride, Sands Auto Parts
- Metals: DUS Steel, Admiral Metals
- Construction Materials: Lowes, Home Depot, Build it Green
- Hardware: Everwood Hardware, Northern Tools

These businesses are very positive about Gowanus as an area for business growth, especially because of the location and proximity to other similar businesses. Their biggest concern in the area is parking, flooding / sewage issues, and the lack of space to expand in. Some expressed a concern about finding the right spaces for their businesses to grow in the next 5-10 years <sup>1</sup>.

1. Source: Pratt / CB6 follow-up interviews

## Green Manufacturing Activity and Potential

While green manufacturing activity is still primarily nascent and developing within the study area, there is tremendous potential for green manufacturing activity and growth. Most businesses feel that there is a strong demand for greener products and practices, and feel that it could be beneficial for their business, yet recognize the need to adapt and specialize in this area. The artisan and construction / green building sectors are sectors with strong interest in and prevalence of green manufacturing activity currently.

### Current Business Activity

A substantial number of businesses have green products or practices, and are currently marketing themselves as green. Of all business surveyed, 44% of businesses have brought new products to market that are greener and/or more energy efficient<sup>1</sup>. The majority of these businesses did so because of their own desire to be a greener company, and because of customer demand. In terms of marketing, 41% of these companies market themselves as green in some way, and 68% of these businesses said this helped to increase sales<sup>2</sup>. 42% of those businesses that market themselves green have been in business for less than 10 years, and 58% have been in business for more than 10 years.

A third of businesses that market themselves as green are manufacturers. Wholesalers and Construction Businesses also represent a third of those that market themselves as green, most commonly around supply and manufacture of green building materials. 40% of artisan businesses claim to have green products or practices, driven by consumer demand or their own mission to be a green company. Amongst artisan businesses, apparel companies most frequently have green products (organic, sustainably sourced materials and eco-friendly dyes).

Green practices are also prevalent amongst respondents<sup>3</sup>. 27% of businesses are using non-toxic materials in products, 30% of businesses have performed an energy audit, 38% use energy efficient products in their businesses, and 40% are reusing materials.

### Profiles of Green Manufacturers

Pratt and CB6 conducted interviews with five green businesses, four of whom are in the building materials sector. These businesses are thriving in the area, and believe that they need to continue to adapt and specialize in green products and practice as they see growing demand for green products amongst both large and small-scale clients. A major issue for them is the perceived cost of green practices, and convincing clients that this is the right long-term investment to make.

None of these businesses have a specific green product they manufacture, but instead they provide specialized, green materials as well as services to meet growing demand in their sector. Green building practices and materials define the core business model for only two of the five companies – the others provide only 1-2 green products or services that are ancillary to their core business. Services include installation of products and training. The businesses that are defined by a green product or practice are in the building materials industry, including a specialty construction company that provides LEED services and green building materials for current projects, and a local supplier of recycled and reused products.

1. Source: Pratt / CB6 follow-up interviews

2. SBIDC Industrial Survey, N=72

3. SBIDC Industrial Survey, N=75

The advantages and disadvantages to the Gowanus area for these green businesses are very similar to those felt by all businesses in the area. Most are very enthusiastic about the opportunity for creating a “cluster” of similar and complementary businesses in the area, but do not see a strong number of green businesses emerging yet. One business noted that a major advantage of their location is proximity to clients and complementary businesses, stating that “there is a huge demand for specialty contractors and green supplies in NYC, and we can access our clients quickly” and “we refer clients to other businesses nearby, and we get a lot of walk in business because people know this is an area for contracting”. In the building materials sector, many of the respondents have seen growth in the number of businesses in their sector, stating that “businesses are growing quite nicely”, but are hopeful that more will adopt or provide green products so that local purchasing / referrals will increase. One business notes, “there seems to be a lot of potential in the area for green building materials, and we get a lot of interest from neighboring businesses, but not too many have come in yet.”

These green businesses are concerned about increasing residential uses in the area, and are unsure of the implications for the future of their businesses. A construction company noted that there is a lot of commercial growth in the area (bars and restaurants) which is good for the area, but the rising rents in Gowanus might place them at risk of getting priced out of the area eventually. A green building materials supplier noted that truck traffic associated with their business is becoming more of a nuisance as residential uses increase. Another concern expressed by a contracting firm was the lack of space to grow into, as it seemed that larger spaces were more difficult to come by in the area.

All companies, especially those in the green building materials sector, see a growing demand for their products, and feel that they are providing a niche product which they will continue to market and invest in. They feel that a constant challenge and expense is to keep up with industry demand and shifting standards in this space. However, their long term growth prospects, especially in green building, are tied to growth cycles in the construction industry and continued client demand for green building materials. The local green building industry is a driving factor for business growth, and client demand for green products drives sales, which creates a great deal of uncertainty for businesses. The availability of a trained workforce in this area was also cited as a potential issue for growth.

# Appendix G: Economic Analysis

## Gowanus Brownfield Opportunity Area Study:

### Task 5: Economic and Real Estate Market Context

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Formulating an overall development strategy for the proposed Gowanus BOA and identifying specific sites that can play a role in the implementation of that strategy require a clear understanding of the economic and real estate market conditions and trends that will shape opportunities for development in the area. This report assesses industry and real estate market trends affecting the proposed BOA. It includes:

- 1) An assessment of borough-wide trends and developments in sectors, industries and specific industry and business segments that are now represented in sub-areas C and E or that could present new opportunities for development in the future, with a particular focus on trends and opportunities in construction and manufacturing.
- 2) A review of real estate market conditions and trends affecting the Gowanus area.
- 3) Based on the preceding analyses, identification of opportunities for business retention, growth and development in the two sub-areas.
- 4) Implications of these analyses for the space needs of companies now located in – or that could potentially develop in or be attracted to – sub-areas C and E.
- 5) Implications for the proposed BOA development strategy.

Each of these areas is addressed below.

#### 1) Borough-wide industry trends

Development opportunities in the study area will be shaped in part by broader trends in the regional economy as well as by more specific local trends in Brooklyn. We begin by briefly highlighting trends in several sectors of Brooklyn's economy that may have implications for development in the study area.

##### Construction

After declining by 11 percent during the recession of 2000-2002, wage and salary employment in Brooklyn's construction industry rebounded strongly, peaking at an annual average of 26,637 in 2008. In that year, construction accounted for 5.78 percent of all payroll jobs in Brooklyn. With the onset of the recession, employment in the borough's construction industry declined by 14 percent between 2008 and 2011, to an annual average of 22,913, before rebounding to 23,296 in 2012 – an increase of 1.7 percent. In 2012, construction accounted for 4.81 percent of all private-sector wage and salary employment in Brooklyn.

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Prepared for Friends of Community Board 6

Appleseed  
November 2013



**Figure 1: Average annual payroll employment in construction in Brooklyn, 2000-2012**



Source: QCEW (NYS Department of Labor)

Construction work in Brooklyn is not, however, limited to those employed in wage-and-salary jobs. The industry also includes a relatively large number of independent, self-employed tradesmen. The U.S. Census Bureau reports that in 2011 (the last year for which data are available), there were 19,045 “non-employer” construction businesses in Brooklyn – an increase of 60 percent since 2002. Construction accounted for 7.9 percent of all self-employment in Brooklyn in 2011.

During the next five to ten years, Brooklyn’s construction industry is likely to rebound once again. Several factors will contribute to this trend.

- A recovering housing market, which is once again supporting new residential construction in many parts of the City;
- New office construction – at the World Trade Center, at Hudson Yards, in Williamsburg and elsewhere;
- Institutional construction, such as projects now planned or under way at Columbia, Fordham, NYU, the Cornell-Technton applied science campus on Roosevelt island and others.
- Increased construction spending related to recovery from the effects of Hurricane Sandy, including investments aimed at increasing the resiliency of public and private infrastructure.

As a result of these and other factors, the New York Building Congress forecasts that between 2012 and 2014, total construction spending in New York City will increase by 24 percent, to a

total of \$37.3 billion.<sup>1</sup> Adjusted for inflation, construction spending will still be about 2 percent below its pre-recession peak – but could surpass that level in 2015.

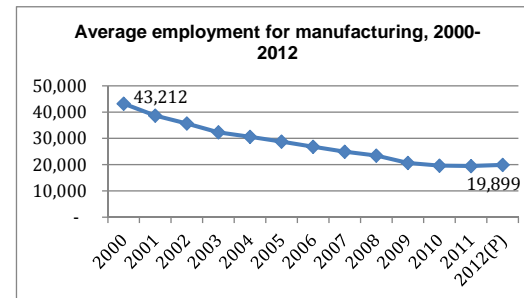
NYBC estimates that:

- Commercial and institutional construction will total \$15.5 billion in 2014 (up by 58 percent from \$9.8 billion in 2012); and
- Residential construction will rise from \$5.1 billion in 2012 to \$8.0 billion in 2014 – and increase of 57 percent.
- Public-sector construction, however, is expected to fall from \$15.1 to \$13.8 billion – a decline of 8.6 percent, with a drop in capital spending by New York City agencies accounting for most of the decline.

### Manufacturing

Although Brooklyn was once one of the nation’s leading manufacturing centers, manufacturing employment in the borough declined steadily throughout the second half of the last century. Since 2000, this long-term decline has continued; between 2000 and 2011, manufacturing-sector employment in Brooklyn declined by 55 percent – from 43,212 to 19,458. During this period, manufacturing jobs declined from 10.59 percent of all private-sector payroll employment in Brooklyn to 4.12 percent.

**Figure 2: Average annual employment in manufacturing in Brooklyn, 2000-2012**



Source: QCEW (NYS Department of Labor)

<sup>1</sup> New York Building Congress, *New York City Construction Outlook Update* June 24, 2013.



The decline in apparel manufacturing has been especially steep. In 2000, it was the borough's largest manufacturing industry, with an annual average of 12,793 employees; by 2011, the number of apparel manufacturing jobs in the borough had declined by more than 75 percent, to 3,145. Despite its decline, apparel in 2011 was still the borough's second-largest manufacturing industry, accounting for more than 16 percent of Brooklyn's manufacturing jobs. In that year, the wages of apparel industry employees in Brooklyn averaged about \$17,300.

In 2012, however, the decline in manufacturing employment in Brooklyn abated, as the borough added 441 manufacturing jobs—an increase of 2.6 percent. Even the apparel industry showed some strength, adding 437 jobs – an increase of 13.9 percent. Average earnings per employee rose as well, to about \$18,800.

Moreover, even before 2012,, several of Brooklyn's manufacturing industries had performed better in recent years than the sector as a whole.

- Employment in food products manufacturing fell by 13 percent between 2000 and 2012; but the loss of jobs occurred almost entirely in the early years of the decade. Despite the recession and the overall decline in manufacturing, employment in food products manufacturing has generally been stable since 2007. With 375 firms and an annual average of 5,400 jobs in 2012, food production is now Brooklyn's largest manufacturing industry, accounting for 27 percent of all manufacturing jobs. In 2012, annual earnings per worker in Brooklyn's food manufacturing sector averaged about \$35,400
- The manufacture of fabricated metal products performed slightly better than the manufacturing sector as a whole, with employment declining by 46 percent between 2000 and 2012. Fabricated metal nevertheless remains one of the mainstays of manufacturing in Brooklyn. In 2011, its 2,268 employees accounted for 11 percent of the borough's manufacturing jobs; and employee earnings averaged nearly \$49,300.
- On a smaller scale, employment in computer and other electronic equipment manufacturing fell by 18percent – from 983 to 816. Although small, this industry is noteworthy for its relatively high earnings per worker (more than \$50,000 in 2011); and as discussed below, for its potential to benefit from several emerging trends.

### **The outlook for manufacturing in Brooklyn**

Many of the factors that have contributed to the decline of Brooklyn's manufacturing sector during the past several decades – including relatively high costs for land, labor and energy; the scarcity of modern industrial space – are likely to continue through the next five to ten years. For the sector as a whole, this pattern of continuing decline appears unlikely to be reversed. There are nevertheless several emerging trends which suggest that there are still opportunities for growth – in specific industry sectors and in specific types of business – in manufacturing.

- ***A shift back to the U.S.***

Several recent reports have highlighted America's increased competitiveness relative to China and other low-wage countries.<sup>2</sup> During the next five to ten years, U.S. manufacturers will benefit from rising wages in China and other developing countries; the decline in the value of the dollar relative to the yuan; increased productivity in the U.S.; lower domestic energy costs and higher international transport costs. The Boston Consulting Group has identified seven manufacturing industries as being at or near a “tipping point,” where the balance of competitive factors could shift in favor of the U.S. They include:

- Machinery;
- Transportation equipment;
- Appliances and electrical equipment;
- Fabricated metals;
- Plastic and rubber products;
- Computers and electronic equipment; and
- Furniture.<sup>3</sup>

Other industries are less likely to be affected – either because, as in apparel and textiles, America's competitive disadvantage is simply too great, or because, as in food products, the U.S. never lost its dominant position in its home market.

While other regions within the U.S. are likely to benefit much more from this shift than the New York metropolitan area, there may be opportunities for manufacturing firms in Brooklyn in several of the industry segments listed above.

- ***Growth in craft-based manufacturing***

Beyond specific industries where there may be potential for growth, there is some anecdotal evidence that Brooklyn has in recent years benefited from the growth of very small, craft-based manufacturing enterprises. As the New York Times noted in 2012, “Brooklyn is increasingly retaining some of its industrial spaces for small-scale, small-batch manufacturing.” In addition to a supply of small spaces carved out of old industrial buildings, “such businesses also operate in New York because it has a wealth of the skilled employees they need for idiosyncratic operations that often find their customer bases within the city's borders.”<sup>4</sup>

Between 2000 and 2011 the average number of employees per manufacturing firm declined from 16.8 to 11.2 – but this could simply reflect the sector's overall decline, rather than growth in the number of very small firms.

<sup>2</sup> For example, Harold L. Sirkin, Michael Zinser and Douglas Hohner, *Made in America, Again: Why Manufacturing Will Return to the U.S.*, Boston Consulting Group, August 2011

<sup>3</sup> Harold L. Sirkin, Michael Zinser, Douglas Hohner and Justin Rose, *U.S. Manufacturing Nears the Tipping Point: Which Industries, Why and How Much?* Boston Consulting Group, March 2012, p. 6

<sup>4</sup> Joseph Berger, “Instead of industrial giants, Brooklyn has niche factories,” *New York Times*, August 7, 2012

The number of “non-employer businesses” in manufacturing may also be an indicator of the number of self-employed crafts people doing business in areas such as artisanal food production, woodworking, etc. In 2011 there were 2,028 such businesses in Brooklyn – an increase of 4 percent from 2010, and the highest number since before the recession.

Rather than conventional industry data, the best indicator of growth in this type of business – and of potential for further growth – may be in the real estate market, where a number of properties have been developed in recent years that specialize (at least to some extent) in providing space to very small manufacturing enterprises. The proliferation of such spaces is discussed below.

- **New manufacturing technology**

Brooklyn’s manufacturing sector could also benefit from the continued development and deployment of new manufacturing technologies. In 2012 *The Economist* suggested that the application of digital technologies to manufacturing is bringing about “a third industrial revolution.” Digital technologies:

*....will allow things to be made economically in much smaller numbers, more flexibly and with a much lower input of labour, thanks to new materials, completely new processes such as 3D printing, easy-to-use robots and new collaborative manufacturing services available online. The wheel is almost coming full circle, turning away from mass manufacturing and towards much more individualised production. And that in turn could bring some of the jobs back to rich countries that long ago lost them to the emerging world.*<sup>5</sup>

Brooklyn could benefit in several ways from the digital revolution in manufacturing.

- Because digital technologies make it economically feasible to manufacture specialized products in much smaller quantities, they can greatly enhance the productivity and competitiveness of smaller, design- and craft-based manufacturing enterprises – the types of firms that as noted above already seem to be taking root in Brooklyn.
- Many of these firms will not need the very large, single-story industrial buildings typically required for mass production. Smaller spaces in older, multi-story buildings – the type of space more readily available in Brooklyn – may suffice.
- Along with many firms that could be potential users, several New York City firms are already engaged in the development and deployment of these technologies. Most notable of these is MakerBot, a leader in the design and manufacture of 3D printing equipment for consumer and small business use, founded in 2009<sup>6</sup> MakerBot’s headquarters are at Metrotech, and in 2013 the firm moved its manufacturing operations

<sup>5</sup> “Manufacturing: The third industrial revolution,” *The Economist*, April 19, 2012

<sup>6</sup> In June 2013, Stratasys, a leading manufacturer of industrial-grade 3D printing systems based in Minneapolis, announced that it had reached agreement to acquire MakerBot for \$403 million. Makerbot will continue to operate as a separate subsidiary based in Brooklyn.

from Dean Street to a 55,000 square-foot space in the Industry City complex in Sunset Park. . Other New York City entrants into the rapidly-developing field of 3D printing include:

- o Shapeways – rather than making and selling 3D printers, Shapeways sells 3D printing as a service, producing objects according to its customers’ specifications at its 25,000 square-foot facility in Long Island City; and
- o Up 3D, a start-up located in the Can Factory on Third Avenue.

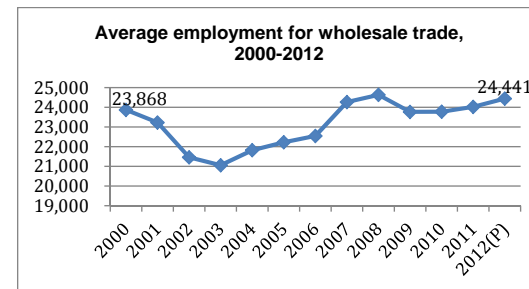
While the trends and developments cited here may not be powerful enough to reverse the overall decline in manufacturing employment in Brooklyn, they could slow the pace of decline, and going forward could help provide a foundation for a more stable and sustainable manufacturing sector.

### Wholesale trade

Employment in Brooklyn’s wholesale sector declined by about 12 percent during the recession of 2000-2002, and then rebounded strongly, reaching a peak of 24,680 in 2008. Between 2008 and 2009, wholesale employment in Brooklyn declined by 3.5 percent – a loss of 865 jobs. Since 2009, however, virtually all of the jobs lost in the recession have been regained. After taking into account these cyclical fluctuations, wholesale employment in Brooklyn grew by 2.4 percent between 2000 and 2012.

The number of Brooklyn firms engaging in wholesale trade during this period has generally been stable, going from 2,935 in 2000 to 3,018 in 2012. Average firm size has similarly been stable, averaging 8.1 employees per firm in 2000 and in 2011.

**Figure 3: Average annual employment in wholesale trade in Brooklyn, 2000-2012**



Source: QCEW (NYS Department of Labor)

As of 2012, wholesaling accounted for about 5.04 percent of all private-sector payroll jobs in Brooklyn, with earnings per worker averaging more than \$46,600.

### The outlook for wholesale trade in Brooklyn

As it has been for more than a decade, Brooklyn's wholesale trade sector is likely to remain relatively stable during the next five to ten years. There is some potential for growth, however, in several segments of the industry, including:

- Wholesalers who serve small retailers in Brooklyn and elsewhere, including local retail chains; and
- Wholesalers who act as distributors for the City's small manufacturing enterprises, such as artisan food and beverage producers.

### Retail trade

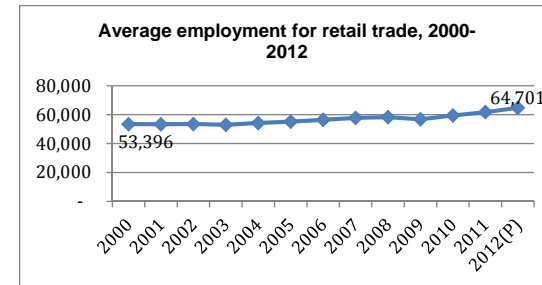
Between 2000 and 2012 (as shown in Figure 4), retail employment in Brooklyn increased by about 21 percent, to an annual average of 64,701 – an increase of more than 11,300 jobs, making retail trade one of Brooklyn's fastest-growing sectors. During the same period, the number of retail establishments in the borough grew by 22 percent, to 8,733. As of 2012, retail trade accounted for 13.35 percent of all private-sector payroll employment in Brooklyn.

While employment rose in almost every segment of the industry, growth was particularly strong in:

- Food retailing, with a gain of more than 3,300 jobs between 2000 and 2011 (a 24 percent increase);
- Health and personal care products, with a gain of more than 2,200 jobs (a 38 percent increase);
- General merchandise stores, with a gain of more than 1,500 jobs (a 23 percent increase); and
- Building materials stores, with a gain of 1,000 jobs (a 32 percent increase).

Despite the entry of several major retailers into the Brooklyn market during the past decade, smaller businesses account for most retail employment in the borough; as of 2011, the average retail establishment in Brooklyn employed 7.4 people.

Figure 4: Average annual employment in retail trade in Brooklyn, 2000-2012



Source: QCEW (NYS Department of Labor)

Average retail wages are significantly lower than those in construction, manufacturing or wholesaling; across the entire sector, the earnings of retail workers in Brooklyn in 2012 averaged about \$27,500. In assessing the implications of this average for the quality of retail-sector jobs, however, several factors need to be taken into account.

- The QCEW data from which this estimate of average earnings is taken do not distinguish between full-time and part-time workers. The percentage of all employees who work part-time is significantly higher in retailing (31 percent, according to data published by the U.S. Department of Labor<sup>7</sup>) than in construction (21 percent) or manufacturing (12 percent). Measured on the basis of earnings per FTE, the gap between retailing and manufacturing wages is not as great as the data on average wages per worker might suggest.
- As shown below in Table 1, there is considerable variation in average wages across various segments of the retail industry. While average annual earnings are low in general merchandise and in food retailing, average earnings of those employed in the sale of health and personal care products and electronics and appliances are better-paid, with average wages that equal or exceed those in several of the borough's lower-paid manufacturing industries.
- Even at relatively low wages, retail jobs provide a vitally important source of early work experience for teenagers and young adults who are for the first time entering (or older adults who may be re-entering) the labor market.

<sup>7</sup> U.S. Department of Labor, Bureau of Labor Statistics, *Persons at work in nonagricultural industries by class of worker and usual full- or part-time status*, <http://ftp.bls.gov/pub/special.requests/lfi/aat21.txt>

**Table 1: Average annual earnings per retail worker, selected industry segments, 2012**

Retail industry segment	Average annual wages per worker
Food and beverage stores	\$20,888
Electronics and appliance stores	\$33,353
Building material and garden stores	\$35,306
Clothing and accessory stores	\$22,002
General merchandise stores	\$20,256
Miscellaneous store retailing	\$24,973
Non-store retailing	\$59,459

Source: QCEW (NYS Department of Labor)

In addition to the growth in retail sector wage-and-salary employment cited above, Brooklyn has also seen substantial growth in retail sector non-employer businesses. Between 2002 and 2010 the number of such businesses grew by 35 percent between 2002 and 2010, to 14,519. While traditional sole-proprietor or mom-and-pop retail establishments may account for a significant share of this growth, it may also reflect growing numbers of independent “non-store” retailers – such as people who operate various types of on-line office- or home-based retail enterprises.

**The outlook for retailing in Brooklyn**

Brooklyn’s retail sector is likely to keep growing during the next five to ten years, for several reasons:

- Continued growth in the borough’s resident population will increase aggregate household income in Brooklyn, translating into increased retail demand.
- Several new retail developments will be coming on line during the next several years, including expansion of the Fulton Street Mall, City Point and 210 Joralemon Street in Downtown Brooklyn and Admiral’s Row at the Brooklyn Navy Yard.
- Despite strong growth in Brooklyn’s retail sector during the past ten years, Brooklyn’s annual retail sales per capita are still about 24 percent below the average for the U.S. as a whole.<sup>8</sup> As a result, major retailers and developers of retail real estate continue to see Brooklyn as an area of opportunity.

<sup>8</sup> Barbara Byrne Denham, *The Retail Pulse: Updates and Trends*, Eastern Consolidated Real Estate Investment Services, December 2012, p. 6.

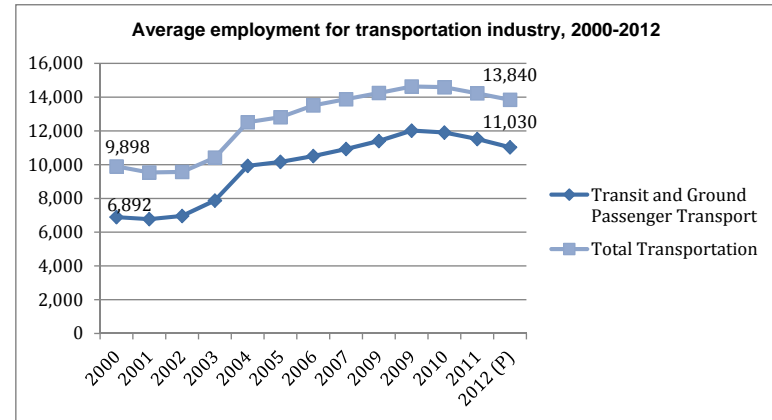
**Transportation**

Transportation has also been a growth sector in Brooklyn, with private payroll employment increasing by 29 percent between 2000 and 2012, to an annual average of 17,635. Growth was particularly strong in transit and ground passenger transportation, with an increase of 60 percent during the same period (Figure 5).

Payroll employment in trucking, in contrast, declined by 20 percent – from 3,006 to 2,406. Employment in warehousing and storage declined by 43 percent between 2000 and 2011 (from 751 to 425), but rebounded in 2012 to 580.

In 2012, the annual wages of workers employed in ground passenger transportation averaged about \$37,100, while truckers averaged slightly less than \$40,000 .

**Figure 5: Average annual employment in transportation and warehousing in Brooklyn, 2000-2012**



Source: QCEW (NYS Department of Labor)

Transportation differs from most of Brooklyn’s other industries, however, in that the majority of transportation workers are self-employed rather than wage-and-salary workers. In 2011, the Census Bureau reports that there were 20,211 “non-employer” transportation businesses in Brooklyn – an increase of 22 percent since 2002. They include yellow cab, livery car and black car drivers (some of whom own their own vehicles), as well as independent truckers.

**Outlook for Brooklyn’s transportation industries**

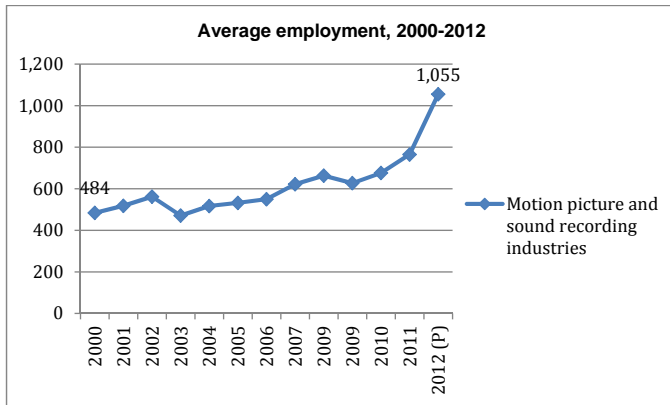
Several factors are likely to contribute to the growth of Brooklyn’s transportation industries during the next five to ten years. They include growth in the number of older adult Brooklyn residents, and growth the number of single-person households – both of which are likely to translate into increased demand for various types of for-hire and shared vehicle services.<sup>9</sup>

Employment in those industry segments that are engaged in the movement of goods, however – including trucking and maritime trade – is likely to decline further.

**Film and television production and sound recording**

Although still relatively small, film and television production and sound recording has been a growth industry in Brooklyn. Between 2000 and 2012, private payroll employment in Brooklyn in motion picture and sound recording grew by 118 percent, to 1,055 – an increase of about 570 jobs.

**Figure 6: Average annual employment in motion picture and sound recording in Brooklyn, 2000-2012**



Average annual wages in this industry more than tripled between 2000 and 2012, to more than \$70,500 – which may reflect not only higher pay, but an increase in the number people who are effectively employed full-time, year round.

<sup>9</sup>

The industry is also noteworthy for its high rate of self-employment. As of 2011, there were 2,848 “non-employer businesses” in motion picture and sound recording – an increase of 141 percent since 2002, and more than three times the number employed in wage and salary jobs in this industry.

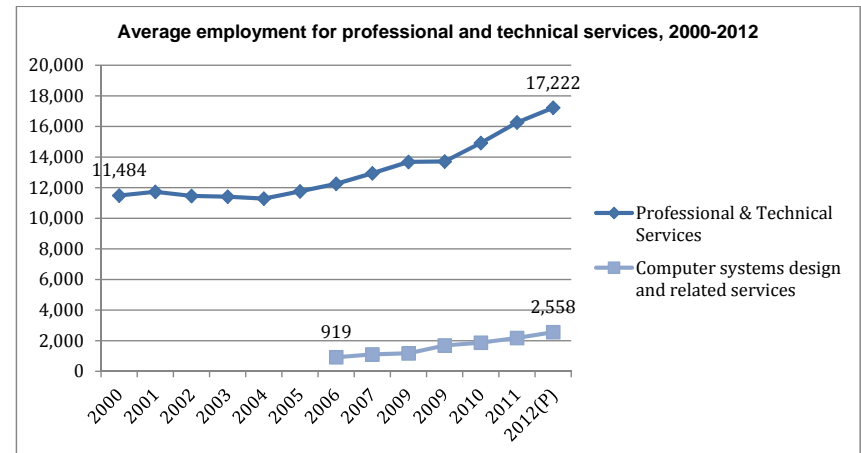
**Outlook for Motion Pictures and Sound Recording Industries in Brooklyn**

Brooklyn’s film and recording sector is likely to keep growing during the next several years. A Boston Consulting Group study of New York City’s film and broadcasting industry sees increased production of filmed content and steady production of network and cable broadcasting, with the City’s capacity for production spaces already strained to meet demand.<sup>10</sup>

**Professional and technical services**

Between 2000 and 2011, private payroll employment in Brooklyn in professional and technical services grew by 39 percent – an increase of about 4,750 jobs. Particularly noteworthy has been the growth during the past few years in computer design and related services, which grew by 137 percent between 2006 and 2011 – an increase of about 1,200 jobs.

**Figure 6: Average annual employment in professional and technical services in Brooklyn, 2000-2012**



Source: QCEW (NYS Department of Labor)

<sup>10</sup> Boston Consulting Group, *Evaluating NYC Media Development and Setting the Stage for Future Growth*, May 2012 p. 28



This reflects the growth of Brooklyn's technology sector – but also understates that growth, since technology in Brooklyn cuts across multiple industries. In April 2012, Urbanomics estimated that there were 523 “tech and creative” firms in the Brooklyn Tech Triangle (an area that includes DUMBO, the Navy Yard and Downtown Brooklyn), employing a total of 9,628 people.<sup>11</sup>

Brooklyn has recorded strong employment growth in several other professional services as well. Between 2001 and 2011, payroll employment in management and technical consulting services rose by 93 percent, to 1,872; and payroll employment in architecture and engineering rose by 77 percent to 1,061. As of 2011, professional and technical service workers accounted for 3.44 percent of all private payroll employment in Brooklyn.

In 2011 the annual earnings of professional service workers in Brooklyn averaged \$49,674 – and the earnings of those employed in computer systems design and related services, \$81,759.

While growth in private payroll employment has been strong, most professional and technical service workers in Brooklyn are self-employed. The Census Bureau reports that in 2011, there were 33,987 “non-employer” professional and technical service businesses in Brooklyn – an increase of 53 percent. Professional and technical service businesses – including independently-practicing attorneys, accountants and architects, free-lance designers and IT professionals – account for 13.8 percent of all non-employer businesses in Brooklyn.

**Outlook for professional and technical services in Brooklyn**

Brooklyn's professional and technical service sector is likely to keep growing during the next several years. From 2013 through 2017, the New York City Independent Budget Office is forecasting an increase of 96,500 payroll jobs in the (somewhat more broadly defined) professional and business service sector – an increase of 16.1 percent.<sup>12</sup> If employment in Brooklyn's professional and technical service sector grows at the same rate, we could expect these industries to add about 2,780 jobs through 2017.

Other forecasts have suggested even stronger growth, particularly in Brooklyn's technology industries. Based on a survey of local firms, the previously-cited Urbanomics study projects an increase of more than 8,300 “tech and creative sector” jobs by 2015.

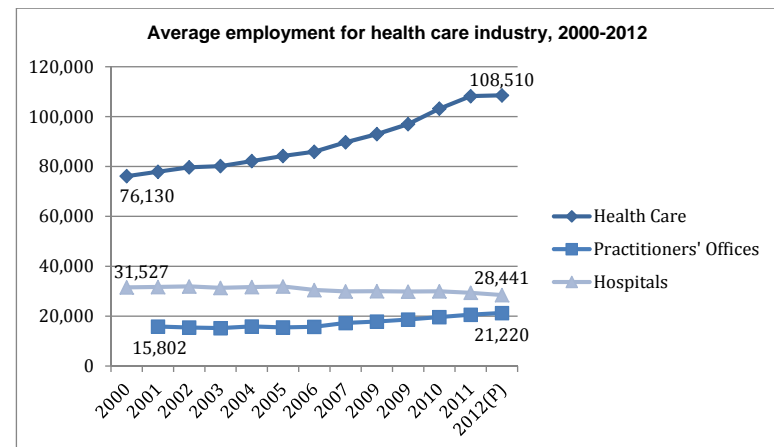
<sup>11</sup> Urbanomics, *Economic Impacts of the Tech and Creative Sectors*, Brooklyn Tech Triangle, April 2012  
<sup>12</sup> New York city Independent Budget Office, *An Analysis of the 2014 Executive Budget and Financial Plan through 2017*, May 2013, p. 4

**Health care**

With more than 108,000 private-sector wage-and-salary workers in 2011, health care is the largest sector of Brooklyn's economy, accounting for nearly 23 percent of the borough's private payroll jobs. Brooklyn's health care sector can be divided into:

- An ailing hospital industry, in which employment declined by nearly 3,100 jobs between 2000 and 2012, and seems certain to decline further in 2013 and 2014;
- A more stable nursing home industry, in which employment grew by 14 percent between 2000 and 2011 – an increase of more than 2,400 jobs;
- A growing ambulatory care sector, with employment in physicians' and other practitioners' office growing by 30 percent between 2000 and 2012 (an increase of more than 6,100 jobs) and employment in other outpatient care centers growing by 37 percent (and increase of more than 900 jobs).
- A very fast-growing home care industry in which payroll employment has more than tripled since 2001, to 32,428 in 2012 (although part of this growth may reflect the shift of some workers from independent contractor status to wage-and-salary jobs).

**Figure 6: Average annual employment in health services in Brooklyn, 2000-2012**



Source: QCEW (NYS Department of Labor)

The health care sector also includes a substantial number of self-employed workers, including independently practicing physicians and other medical professionals, as well as home health aides who work as independent contractors. Based on Census Bureau data, we estimate that there are approximately 18,750 such workers in Brooklyn.

While the earnings of private-sector wage-and-salary employees in the health care sector vary greatly, the health care workers are relatively well paid. The average earnings of health care workers in Brooklyn in 2011 (\$46,319) were about 22 percent higher than the average for all private-sector payroll employees in the borough. And as Table 2 shows, average earnings in many industry segments were significantly higher – the notable exception being home health care.

**Table 2: Average annual earnings per health care worker by selected industry segment, 2011**

Industry segment	Average annual wages per worker
Health care	\$46,319
Hospitals	\$63,487
Practitioners' offices	\$55,769
Outpatient clinics	\$47,554
Home care	\$27,489
Medical labs	\$62,412

Source: QCEW (NYS Department of Labor)

### Outlook for Brooklyn's health care sector

Brooklyn's acute-care hospital sector is likely to keep shrinking. In November 2011, New York State's Brooklyn Health Systems Redesign Working Group found that:

*Almost 30 percent of Brooklyn's hospital beds are vacant on an average day. Given low occupancy levels, modest reductions in preventable hospitalizations and lengths of stay would permit the elimination of 1,235 beds, even after taking into account projected population growth.*

*Six Brooklyn hospitals – Brookdale Hospital Medical Center (Brookdale), Brooklyn Hospital Center (Brooklyn Hospital), Interfaith Medical Center (Interfaith), Kingsbrook Jewish Medical Center (Kingsbrook Jewish), Long Island College Hospital (LICH), and Wyckoff Heights Medical Center (Wyckoff)....do not have a business model and sufficient margins to remain viable and provide high quality care to their communities as currently structured.<sup>13</sup>*

<sup>13</sup> Brooklyn Health Systems Redesign Working Group, *At the Brink of Transformation: Restructuring the Healthcare Delivery System in Brooklyn*, November 2011, p. 5

The problems identified in the Working Group's report led in the summer of 2013 to a decision by the New York State Department of Health to require the closure of Interfaith Medical Center. And although its final shutdown has been delayed by litigation, Long Island College Hospital seems certain to close as well. Other institutions may also be forced to close, cut back or consolidate. In combination, these actions will result in the loss of several thousand hospital jobs in Brooklyn.

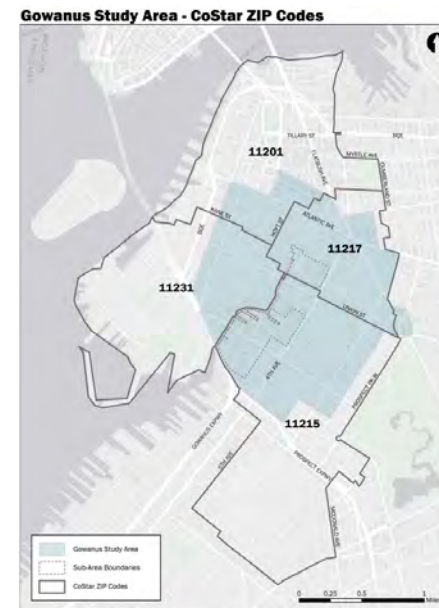
At the same time, trends in medical practice, the drive to reduce costs and public policy will all favor the migration of health services from hospitals to other settings – the offices of physicians and other practitioners, free-standing clinics, community health centers, urgent care and ambulatory surgical centers. Just as hospital employment in Brooklyn is virtually certain to decline, employment in these sectors is virtually certain to increase.

### The real estate market

The real estate market in the study area is shaped in part by local market conditions and in part by broader regional trends and competitive factors.

### Local market conditions

Data on real estate market conditions in four Zip Codes surrounding the study area (11201, 11215, 11217 and 11231) were obtained from CoStar. As shown below in Figure 7, this broader area from DUMBO through Brooklyn Heights and Downtown Brooklyn to Park Slope, Gowanus, Carrol Gardens and Red Hook.



**Office space**

As Table 3 shows, the existing supply of office space in this area (a total of more than 23 million square feet) is heavily concentrated in Zip Code 11201 – primarily in Downtown Brooklyn. In three of the four ZIP codes, office availability rates in the third quarter of 2012 were 12 percent or higher. In Zip Code 11215 (which includes the study area) the office availability rate was only 3.1 percent, which in part reflects the very limited supply of office space in the area – just over 575,000 square feet.

Office rents in 11215 averaged just under \$20.00 in the third quarter of 2012.

**Table 3: Local real estate market conditions, 3<sup>rd</sup> quarter of 2012**

Zip Code	Total rentable sq ft	Total available	% available	3rdQ12 absorption	Average rent
<b>Office</b>					
11201	20,759,224	2,545,292	12.3%	18,027	\$30.16
11217	1,476,219	177,596	12.0%	17,400	37.76
11231	333,675	41,702	12.5%	0	18.44
11215	575,354	18,000	3.1%	7,500	19.92
<b>Industrial</b>					
11201	3,803,473	259,500	6.8%	0	NA
11217	1,223,316	179,400	14.3%	(26,500)	NA
11231	6,256,223	602,839	9.6%	(47,938)	\$13.07
11215	3,052,015	156,850	5.1%	(8,200)	NA
<b>Retail</b>					
11201	5,774,567	429,290	7.4%	(926)	\$87.50
11217	1,223,362	165,965	5.2%	666	\$56.65
11231	6,256,223	41,354	1.6%	(4,500)	\$30.00
11215	3,052,015	106,944	2.5%	5,965	\$45.57

Source: CoStar

**Table 8: Average price per SF for 11201, 11215, 11217, 11231, 11232**

Column1	2007	2008	2009	2010	2011	2012	% Ch, 07-12
Industrial	\$168.25	\$168.74	\$193.67	\$647.56	N/A	\$169.64	0.8%
Office	\$285.85	\$265.56	N/A	\$184.88	\$201.05	\$295.86	3.5%
Retail	\$453.92	\$557.24	N/A	\$172.11	\$231.50	\$418.85	-7.7%

Source: RCA

**Industrial space**

The supply of industrial space in the four-Zip-Code area (about 14.3 million square feet in total) is more broadly distributed across the area, with the largest volume of space (nearly 6.3 million square feet) being located in Zip Code 11231 – Red Hook and Carroll Gardens. Availability rates in the area ranged from 14.5 percent in Zip Code 11217 to 5.1 percent in 11215.

Leasing activity in the area has been relatively weak in recent years. As Table 3 shows, net absorption of industrial space in the third quarter of 2012 was negative. This has also been the case for most of the last several years.

CoStar provides only limited information on current industrial rents in this area. In the third quarter of 2012, industrial rents in Zip Code 11231 averaged \$13.07

**Retail space**

The market for retail space in the study area is more robust, with relatively little vacant space and significantly higher rents. Total availability rates range from as low as 1.6 percent in 11231 to 7.4 percent in 11201, and average rents range from \$30.00 per square foot in 11231 to \$87.50 in 11201

**Residential Real Estate**

According to the Census Bureau, the study area in 2010 included nearly 43,200 housing units, roughly evenly split between renter-occupied and owner-occupied units.

Data on real estate market conditions in Boerum Hill, Carroll Gardens, Cobble Hill, Gowanus and Park Slope were obtained from Street Easy. As Table 9 shows, across housing categories, average price per square foot sales in the Gowanus tend to be lower than the neighborhoods that surround it, with the exception of Boerum Hill. An anomaly about the Gowanus is the single family homes are less valuable compared to other housing types.

Over the last 5 years in the Gowanus, single family homes and co-ops experienced drops in median sales prices, although median sales prices for Condos and multi-family houses have risen significantly. In comparison, the median sales price for a single family home has risen close to 42 percent in Park Slope, and an astounding 79 percent in Cobble Hill, while condos have experienced nearly a nine-percent decline in median sales prices.

**Figure 8: Real estate market study areas**

### Gowanus Study Area - Real Estate Market Areas

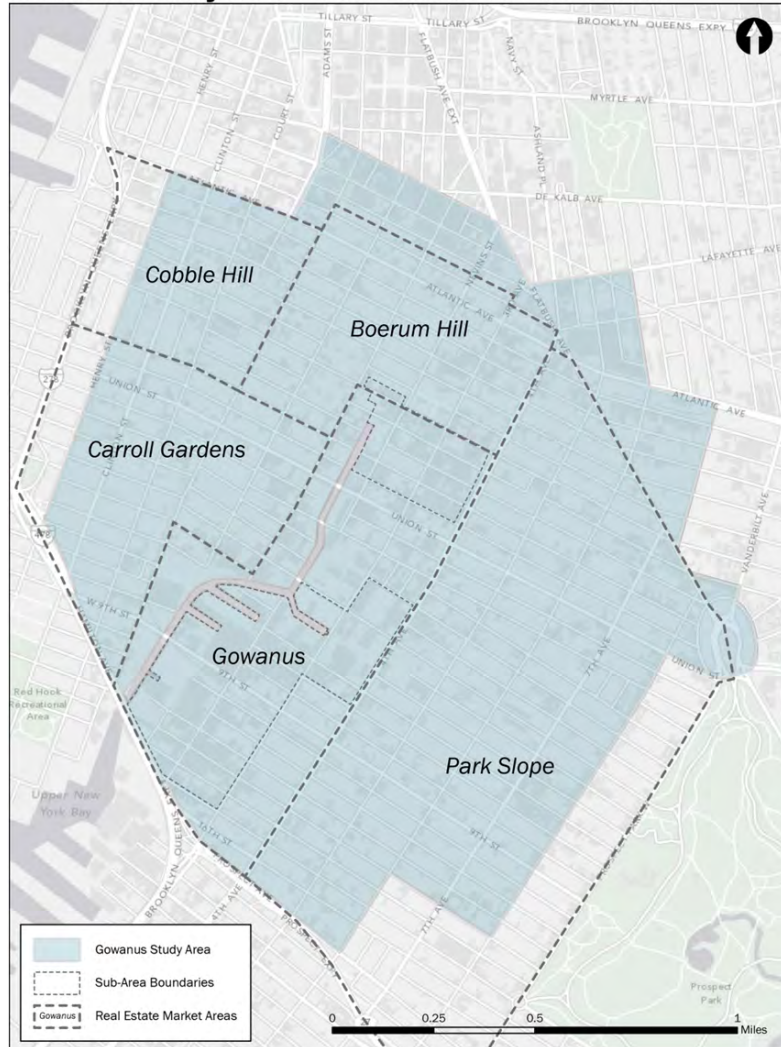


Table 9 : Trends in Average price per square foot and median sales price in Brooklyn Neighborhood, 2007-2012

	Unit Type	Boerum Hill	Carroll Gardens	Cobble Hill	Gowanus	Park Slope
Average PPSF (2012)	Condo	\$ 654	\$696	\$830	\$ 695	\$ 729
	Co-op	\$ 704	\$756	\$737	\$ 681	\$ 685
	House - 1 family	\$ 678	\$833	\$954	\$ 442	\$ 757
	House - 2 family	\$ 567	\$637	\$778	\$ 559	\$ 648
	House - 3+ family	\$ 432	\$526	\$622	\$ 426	\$ 553
Change in Average PPSF 2007-2012	Condo	3.10%	0.70%	22.12%	22.00%	31.80%
	Co-op	18.40%	9.50%	3.77%	n/a	-0.30%
	House - 1 family	5.80%	30.90%	-0.72%	-6.60%	16.30%
	House - 2 family	2.00%	2.30%	44.23%	5.50%	7.40%
	House - 3+ family	-11.30%	15.00%	-2.62%	28.80%	36.50%
Median Sales Price (2012)	Condo	\$ 675000	\$ 665000	946000	\$ 679906	\$ 700000
	Co-op	\$ 655000	\$ 642500	485000	\$ 391500	\$ 615000
	House - 1 family	\$ 2350000	\$ 1750000	2872500	\$ 680000	\$ 1915000
	House - 2 family	\$ 1522500	\$ 1646000	2250000	\$ 999000	\$ 1495000
	House - 3+ family	\$ 1871000	\$ 1675000	1995800	\$ 887000	\$ 1666250
Change in Median Sales Price 2007-2012	Condo	9.40%	-2.50%	3.80%	33.20%	-8.90%
	Co-op	28.70%	-11.20%	0.52%	-60.70%	8.10%
	House - 1 family	-7.70%	13.10%	79.53%	-16.40%	41.90%
	House - 2 family	-11.70%	27.10%	40.63%	-4.90%	10.70%
	House - 3+ family	9.60%	11.70%	2.35%	14.50%	20.70%

Source: Street Easy (2007-2012)



Figure 9: 2007-2012 trend for Condo PPSF for study area neighborhoods.

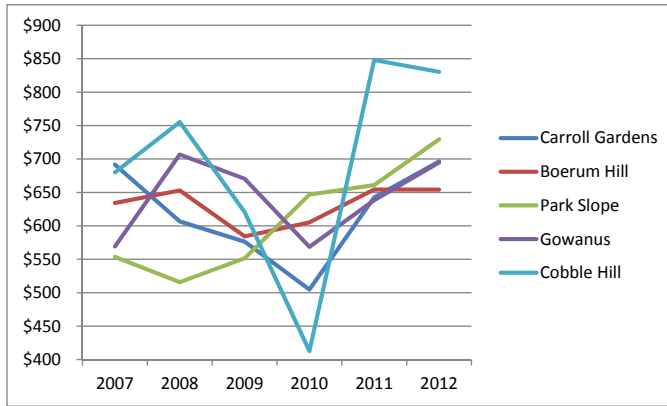
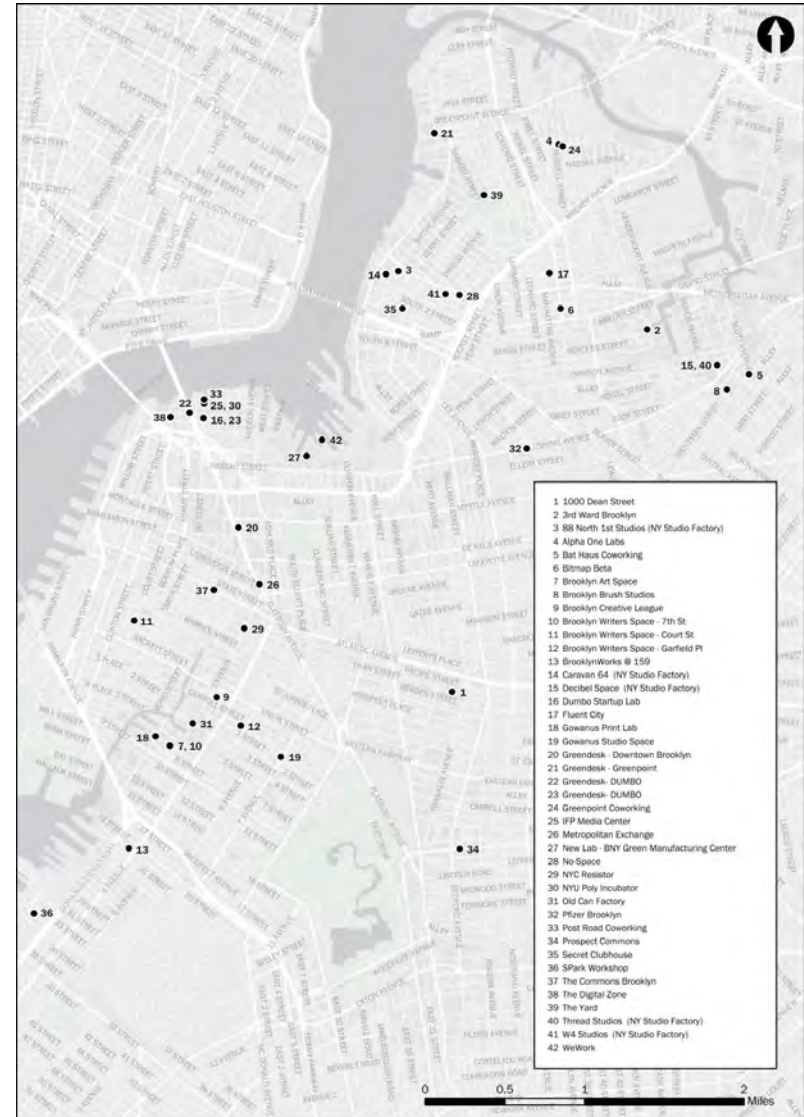


Figure 9: Start-up, shared and co-working spaces in Brooklyn, as of April 2013



### Flexible space for small companies

One of the most notable trends in commercial and industrial real estate in Brooklyn in recent years has been private development of flexible space for small start-up companies, individual entrepreneurs, craft-based manufacturers, free-lance professionals, artists and others who need small spaces, and often shared services. We have identified 38 locations in Brooklyn ranging in size from 1,500 to 135,000 square feet that currently offer some version of such of such space. At least three other locations are planned or in some stage of development, including two at the Brooklyn Navy Yard (the New Lab at the Green Manufacturing Building, and the new building proposed by WeWork).

Figure 9 shows the location of spaces identified as of April 2013.

The development of such spaces appears to reflect several recent trends:

- Brooklyn has become increasingly popular as a location for new businesses. As the Center for an Urban Future has reported, the number of new business incorporations in Brooklyn rose by 47 percent between 2000 and 2011 – from 13,123 to 19,351. During the same period, the number of incorporations in Manhattan declined by about 1.5 percent, to 22,756. New business incorporations peaked in Manhattan in 2004, while Brooklyn’s total has continued to rise.<sup>14</sup>

<sup>14</sup> Center for an Urban Future, *New York’s New Business Boom*, March 2013, p.5



- Brooklyn has also shown strong and sustained growth in self-employment. Between 2002 and 2010 (the last year for which data are currently available), the number of “non-employer businesses” in Brooklyn (solo entrepreneurs, independent contractors, self-employed trades people, etc) rose from 159,424 to 234,091 – an increase of 47 percent.<sup>15</sup>
- Brooklyn has seen particularly strong growth in technology, media and other creative industries. A study of the Brooklyn Tech Triangle (Downtown, DUMBO and the Navy Yard) conducted in 2012 by Urbanomics identified 523 tech and creative firms in the area employing more than 9,600 people. About 20 percent of these firms had been started within the previous 16 months. Of the firms surveyed, 48 percent said they expected to at least double the number of people they employed within three years.<sup>16</sup>
- As noted above, anecdotal evidence suggests there has been significant growth in artisan manufacturing in Brooklyn – particularly in food products.
- The emergence of Brooklyn as an attractive, lower-cost alternative to Manhattan for the types of businesses described above, and the borough’s attractiveness as a place for employees of these companies to live, also contributes to the demand for space.

As discussed below, continued growth in this segment of Brooklyn’s real estate market could represent a significant opportunity for development in the study area.

## Potential areas of opportunity

Taking into account current industry trends, the current mix of industries, and current real estate market conditions and trends, we see several industry and business segments with potential either for retention or for new growth in the study area. They include:

- **Small to mid-sized construction contractors – including interior renovation and building construction contractors, heavy construction contractors – and suppliers.** Continued recovery in the City’s construction industry over the next several years will increase demand for the services of these companies; and the study area will remain competitive as a location for construction and construction-related firms.

The development strategy for the study area could focus both on retention of existing companies, and maintaining an environment that can attract other small to mid-sized firms.

<sup>15</sup> U.S. Census Bureau

<sup>16</sup> Urbanomics, *Economic Impacts of the Tech and Creative Sectors*, Brooklyn Tech Triangle, April 2012

- **Small manufacturing enterprises, including craft-based or artisan manufacturing.** In addition to retaining existing manufacturing businesses, the development strategy for the study area could focus on increasing the supply of flexible space available for use by start-ups and other small firms, as well as space to accommodate their growth.
- **Wholesale trade.** There appears to be some potential for growth in this sector in Brooklyn. The development strategy for the area could focus on retention of existing firms and enhancing the area’s attractiveness to other small wholesalers.
- **New retail development.** Demand for sites for new retail development is likely to remain strong. A development strategy for the area could focus on development of smaller, ancillary retail and restaurant businesses that could enhance its attractiveness to a wide range of businesses. Larger retail developments might also be considered, to the extent they are compatible with other objectives for the area.
- **Passenger transportation, including for-hire vehicle and shared vehicle services.** The study area offers a number of advantages as a location for firms in this growing industry, including proximity to major markets and the types of space companies need.
- **Technology and media companies.** This is likely to be one of Brooklyn’s leading growth sectors during the next five to ten years. The study of area offers a number of advantages, particularly for small start-up companies – but needs to increase the supply of space suited to the needs of these companies, and to develop the space needed to keep growing companies in the area.
- **Film and media production.** This is also likely to be a growth sector in Brooklyn. Steiner studios at the Brooklyn Navy Yard has development plans to double its production space, as well as house the new Brooklyn College Graduate School of Cinema.
- **Ambulatory health care.** This sector is virtually certain to keep growing during the next five to ten years, in response to demographic changes, changes in health care financing and delivery, and the shrinkage of the borough’s hospital network.

There are also industry segments that cut across conventional industry lines for which the study area may offer an attractive location – for example, food storage and preparation space, combined with vehicle parking for food truck operators.

## Implications for space needs

- There are several types of businesses for which the study area is potentially an attractive location that require a modest amount of industrial or flex space (typically a few thousand feet) combined with outdoor space for materials, equipment, or vehicle

parking. Examples include small construction contractors and suppliers, providers of various types of for-hire vehicle services, caterers and food truck operators.

- Small manufacturing enterprises, as well as small technology and media ventures, could benefit from increased availability (and enhanced quality) of small spaces suited to their needs – properties that offer some mix of small workshop, office, or studio space, shared facilities and co-working space. As noted above, these properties vary from whole buildings of more than 100,000 square feet to leased spaces with as little as 1,500 square feet. This suggests that Friends of CB6 could pursue a dual strategy in the development of such space – encouraging the opportunistic recycling of smaller industrial and commercial spaces for this type of use, while also pursuing redevelopment of selected larger buildings. While the latter type of development may be more difficult, it could also represent the most effective way to support the growth of these businesses in the study area.
- Film and media production enterprises can benefit from large flexible industrial spaces as well as small spaces. While some ventures simply require warehouse space, others can take advantage of properties that offer a mixture of office and work spaces.
- Space needs for ambulatory health care services vary. Medical offices, for example, typically rent in units of 1,500 to 2,000 square feet; and the size of buildings offering such space varies widely. This could provide an opportunity for investment in and reuse of some smaller commercial or industrial buildings. (A local developer, for example, recently converted a 6,000 square-foot former warehouse space in Sunset Park into four 1,500 square-foot medical office spaces.) Specialty clinics similarly operate in leased spaces of a few thousand square feet.

Community health centers, in contrast, typically require larger spaces – on the order of 20,000 square feet. Locating facilities of this type in the study area might require new construction.

- The large number of smaller industrial buildings in the area could at the same time continue to serve a wide range of individual industrial businesses, including construction and construction-related firms; small manufacturers; wholesalers and distributors; and transportation businesses. Community Board 6 should work with the City to identify ways to encourage property-owners to invest in these buildings, even while keeping them in industrial use – for example, by providing increased FAR.
- Especially with the arrival of Whole Foods, some property owners along the Third Avenue corridor will seek to convert underutilized or vacant industrial properties to higher-value office, retail, restaurant, entertainment and community uses – a process that is already under way. This type of redevelopment will create new job opportunities for local residents, and will make the surrounding area more attractive for a wide range of businesses – including industrial businesses. It should thus be seen as complementing, rather than conflicting with, the preservation of industrial uses west of Third Avenue.

## **Conclusion: Implications for Gowanus BOA redevelopment strategy**

- Especially in light of the pressures on industrial space elsewhere in Brooklyn, the existing supply of relatively low-cost industrial space in areas C and E should be viewed as a resource worth preserving – both for traditional industrial uses and to accommodate growing sectors of New York City's economy.
- There are several large multi-story buildings in the study area that – following on the example of the Can Factory – could be rehabilitated to provide flexible space for a wide range of small tenants in growing industries – artisan manufacturers; technology, creative services and media firms; and small professional service firms.

## Appendix H: Incentive Guide

The first product of the BOA, this comprehensive guide to Federal, State, and City incentives for industrial and remediation activities is available for download as an interactive pdf on Friends of Brooklyn Community Board 6's website:

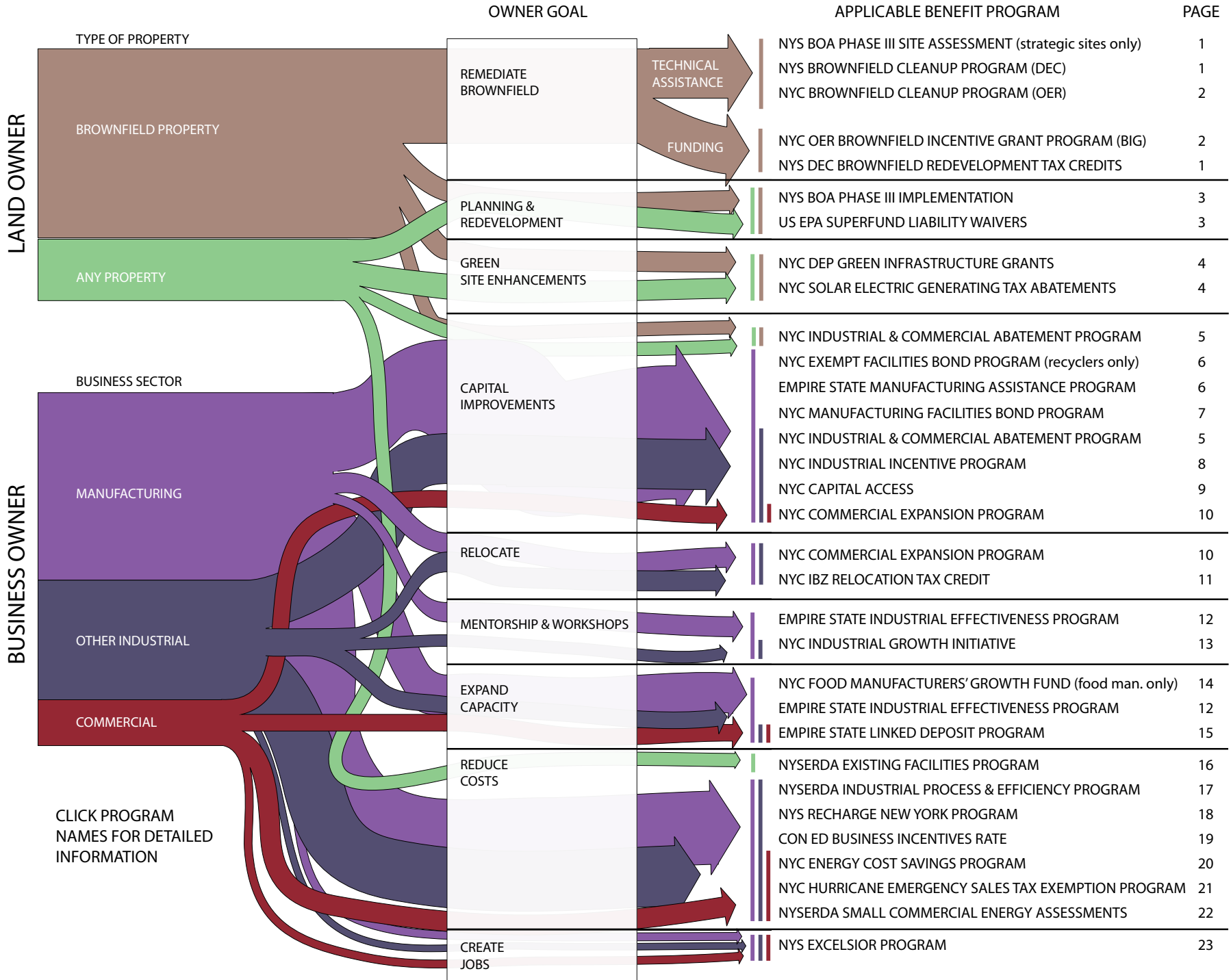
<http://www.fbc6.org/wp-content/uploads/2013/07/Gowanus-BOA-Incentives-2013.pdf>

# A COMPREHENSIVE GUIDE TO BROWNFIELD & INDUSTRIAL DEVELOPMENT INCENTIVES

A PRODUCT OF THE GOWANUS BROWNFIELD OPPORTUNITY AREA NOMINATION STUDY  
JULY 2013



THESE MATERIALS WERE PREPARED WITH STATE FUNDS PROVIDED THROUGH THE BROWNFIELD OPPORTUNITY AREAS PROGRAM



<b>PROGRAM:</b>	Brownfield Opportunity Area Program Stage III: Site Assessment Funding
<b>AGENCY:</b>	NYS Department of State
<b>DETAILS:</b>	Properties named “strategic sites” in BOA stage II are eligible for funding to perform phase II site assessments to determine what contaminants are present and what levels of cleanup is indicated (if any).
<b>ELIGIBILITY:</b>	Funding goes through BOA recipient
<b>CONSIDERATIONS:</b>	Reimbursement based State managed program
<b>WEBSITE:</b>	<a href="http://www.dos.ny.gov/communitieswaterfronts/brownFieldOpp/boasummary.html">http://www.dos.ny.gov/communitieswaterfronts/brownFieldOpp/boasummary.html</a>
<b>PROGRAM:</b>	Brownfield Cleanup Program & Brownfield Remediation Tax Credits
<b>AGENCY:</b>	NYS Department of Environmental Conservation
<b>DETAILS:</b>	A State-guided process for site remediation that fosters responsible cleanup through participation in state-approved methodology. Results in liability waiver for the affected property. Provides tax credits in return for site cleanup and redevelopment.  Tax credits are available for site preparation to qualify for a Certificate of Completion, remediation of on-site groundwater, acquiring environmental remediation insurance, etc.  Real Property Tax Credit up to 100% for remediated properties employing more than 25 people per year (benefit based on # of employees).
<b>ELIGIBILITY:</b>	Property Owner performing site clean-up; Real Property Tax Credit available to subsequent purchasers if they acquire the property within 7 years of the issue date of the Certificate of Completion
<b>CONSIDERATIONS:</b>	Participation in this program disqualifies an owner from participating in the NYC Mayor’s Office of Environmental Remediation’s Brownfield Cleanup Program  Participation in the NYC Mayor’s Office of Environmental Remediation’s Brownfield Cleanup Program disqualifies an owner from participating in this program  Tax credits are awarded after receipt of Certificate of Completion  To be eligible for tax credits, Certificate of Completion must be issued by DEC by March 31, 2015.
<b>WEBSITE:</b>	<a href="http://www.dec.ny.gov/chemical/8450.html">http://www.dec.ny.gov/chemical/8450.html</a> <a href="http://www.dec.ny.gov/docs/remediation_hudson_pdf/DraftBCPguide.pdf">http://www.dec.ny.gov/docs/remediation_hudson_pdf/DraftBCPguide.pdf</a>



PROGRAM:	Brownfield Cleanup Program & Brownfield Incentive Grant Program
AGENCY:	NYC Mayor's Office of Environmental Remediation
DETAILS:	<p>A City-guided remediation process for lightly to moderately contaminated sites that fosters responsible cleanup through participation in city-approved methodology. Results in liability waiver for the affected property.</p> <p>Site investigation and cleanup can be paid for with a host of Brownfield Incentive Grants, including grants for pre-enrollment work (funds environmental field investigations, planning and technical assistance to non-profit developers, etc.) and enrollment work (remediation activities, development of remedial action work plan, purchase of pollution liability insurance, etc.).</p> <p>Bonus funding for achieving permanent cleanup. (up to \$12,500)</p> <p>Cleanup grants for BOA Strategic Sites. (up to \$55,000)</p> <p>Cleanup grants for BOA-compliant sites. (up to \$50,000)</p>
ELIGIBILITY:	Property Owners; bonus funding available for BOA strategic sites.
CONSIDERATIONS:	<p>Participation in this program disqualifies an owner from participating in the NYS Department of Environmental Conservation's Brownfield Cleanup Program</p> <p>Participation in the NYS Department of Environmental Conservation's Brownfield Cleanup Program disqualifies an owner from participating in this program</p> <p>Participant sites cannot be listed in NYC DEC's Registry of Inactive Hazardous Waste Disposal Sites or be on the US EPA's national priorities lists.</p> <p>Reimbursement based.</p>
WEBSITE:	<p><a href="http://www.nyc.gov/html/oer/html/nycbcp/nycbcp.shtml">http://www.nyc.gov/html/oer/html/nycbcp/nycbcp.shtml</a></p> <p><a href="http://www.nyc.gov/html/oer/html/big/BIGabout.shtml">http://www.nyc.gov/html/oer/html/big/BIGabout.shtml</a></p>

PROGRAM: Brownfield Opportunity Area Program Stage III: Implementation Funding

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AGENCY: NYS Department of State

DETAILS: Properties named “strategic sites” in BOA stage II are eligible for funding for planning and marketing activities including acquisition due diligence, site-specific demand and feasibility studies related to redevelopment, concept design development, and generation of marketing materials to attract investment.

ELIGIBILITY: Funding goes through BOA recipient

CONSIDERATIONS: Reimbursement based  
State managed program

WEBSITE: <http://www.dos.ny.gov/communitieswaterfronts/brownFieldOpp/boasummary.html>

PROGRAM: Superfund Liability Waiver

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AGENCY: US Environmental Protection Agency

DETAILS: US EPA will provide “comfort letters” affirming property owners’ freedom from liability for on-site contamination resulting from proximity to a Superfund site.

ELIGIBILITY: Contiguous Property Owners: owners of land where contamination has spread from adjacent properties; owners must demonstrate their lack of affiliation with responsible party  
Innocent Landowner: land owners who purchased property in ignorance of contamination and can demonstrate lack of affiliation with responsible party  
Bona Fide Prospective Purchaser: owner or purchaser who preforms Phase I Site Assessment within 180 days of taking title, and can demonstrate lack of affiliation with responsible party

CONSIDERATIONS: Does not apply to State Superfund sites (any site part of a Manufactured Gas Plant in Gowanus is part of a State Superfund site).

WEBSITE: <http://www.epa.gov/compliance/cleanup/revitalization/landowner.html>  
<http://www.epa.gov/compliance/cleanup/revitalization/tools.html#comfort>

PROGRAM: Green Infrastructure Grants

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AGENCY: NYC Department of Environmental Protection

DETAILS: Yearly program provides a fixed amount of grant dollars to property owners in combined sewer areas (like Gowanus) for implementation of green infrastructure projects, such as sidewalk bioswales, green or blue roofs, rain gardens, rainwater harvesting, installation of porous pavements, etc.

ELIGIBILITY: Property owner in combined-sewer area

CONSIDERATIONS: Reimbursement based  
30-year restrictive covenant attached to land title to ensure long-term viability of green infrastructure

WEBSITE: [http://www.nyc.gov/html/dep/html/stormwater/nyc\\_green\\_infrastructure\\_grant\\_program.shtml](http://www.nyc.gov/html/dep/html/stormwater/nyc_green_infrastructure_grant_program.shtml)

PROGRAM: Solar Electric Generating Tax Abatements

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AGENCY: NYC Department of Buildings

DETAILS: A 4-year property tax abatement up to \$62,000/year (or building's annual tax liability, if less) for solar installations on buildings.

ELIGIBILITY: Property owners who have installed solar electricity generating equipment on their buildings.

WEBSITE: [http://www.nyc.gov/html/dob/downloads/pdf/solar\\_factsheet.pdf](http://www.nyc.gov/html/dob/downloads/pdf/solar_factsheet.pdf)

PROGRAM:	Industrial & Commercial Abatement Program (ICAP)
AGENCY:	NYC Economic Development Corporation
DETAILS:	<p>Provides 25-year tax abatements for property tax increases resulting from new construction, industrial building modernization, or industrial building rehabilitation.</p> <p>Additional 12-year abatements (worth 50% of the pre-improvement tax on the building) are available for industrial projects that make capital expenditures equal to at least 40% of the taxable assessed value of the project.</p>
ELIGIBILITY:	<p>Buildings or structures where at least 75% of the total net square footage is used or available for assembly of goods or fabrication or raw materials</p> <p>Applicants must spend at least 30% of the taxable assessed value of the project in the year of the building permit issuance or the start of construction</p> <p>Projects can have up to 10% retail component</p>
CONSIDERATIONS:	<p>Properties already receiving NYC property tax abatements or exceptions are not eligible.</p> <p>No benefits are permitted for property used or owned by utilities.</p> <p>ICAP is a pre-requisite for some other programs, e.g. NYC/Con Edison Energy Cost Savings Program</p>
WEBSITE:	<a href="http://www.nycedc.com/program/industrial-commercial-abatement-program">http://www.nycedc.com/program/industrial-commercial-abatement-program</a>

PROGRAM:	Exempt Facilities Bond Program
AGENCY:	NYC Economic Development Corporation
DETAILS:	Provides access to triple-exempt bond financing for solid-waste recycling facilities. Target amount is \$2 million or more.
ELIGIBILITY:	Solid-waste recycling facility only. At least 65% raw material to be recycled at the facility must be valueless solid waste matter (by weight or volume).
CONSIDERATIONS:	Only the portion of the plant used for first phase conversion of material can be financed. Subject to state bond volume cap. Companies must lease their property to NYC Industrial Development Authority, which leases the site back to the company for the duration of the bond financing term.
WEBSITE:	<a href="http://www.nycedc.com/program/exempt-facilities-bond-program">http://www.nycedc.com/program/exempt-facilities-bond-program</a>
PROGRAM:	Empire State Manufacturing Assistance Program
AGENCY:	Empire State Development
DETAILS:	Provides financing for capital investments in machinery and equipment that result in substantial and measurable improvements to output, productivity, and competitiveness of a manufacturing facility. Projects may include Industrial Effectiveness consulting or worker skills training.
ELIGIBILITY:	NYS manufacturers that employ 50-1,000 workers, export at least 30% of products beyond the immediate region, or supply at least 30% of products to a prime manufacturer that exports beyond the region. Has \$1 million capital investment in machinery and equipment Quantified improvements over baseline operation of 20% or more Retention of at least 85% of workforce for 5 years
CONSIDERATIONS:	Projects involving reductions in employee benefits or wages are not eligible.
WEBSITE:	<a href="http://www.esd.ny.gov/BusinessPrograms/MAP.html">http://www.esd.ny.gov/BusinessPrograms/MAP.html</a>



PROGRAM:	Manufacturing Facilities Bond Program
AGENCY:	NYC Economic Development Corporation
DETAILS:	<p>Provides access to triple-exempt bond financing and real estate, mortgage, and sales tax reductions for manufacturers of personal property.</p> <p>Financing can be used to acquire, develop, renovate, or equip facilities for the applicant's own use: 95% of bond proceeds must be spent on capital expenditures (land, buildings, equipment); 2.5% can finance the cost of bond insurance.</p> <p>&lt;25% of the net bond may be used on land acquisition.</p> <p>Can use to purchase buildings if at least 15% of the bond is spent on rehabilitating the building within 2 years.</p> <p>Cannot be used to purchase used equipment.</p>
ELIGIBILITY:	NYC manufacturing companies. Selection is based on applicant's financial need and the projected impact of the proposed project on NYC's economy.
CONSIDERATIONS:	<p>Site environmental conditions and applicant's insurance must meet NYC Industrial Development Authority standards.</p> <p>No leases or contracts should be entered into prior to securing NYC IDA's assistance.</p>
WEBSITE:	<a href="http://www.nycedc.com/program/manufacturing-facilities-bond-program">http://www.nycedc.com/program/manufacturing-facilities-bond-program</a>

PROGRAM:	Industrial Incentive Program
AGENCY:	NYC Industrial Development Agency / NYC Economic Development Corporation
DETAILS:	<p>Provides real estate tax deduction, mortgage recording tax waivers and sales tax exemptions on purchases of materials used to improve facilities to qualified industrial companies.</p> <p>Land taxes of \$500 per full-time employee may be abated for 25 years. Full land value may be abated in Empire and Empowerment zones.</p> <p>Building taxes stabilized at pre-improved assessed value for 25 years.</p> <p>8.875% sales tax potentially waved on construction, renovation and equipment materials.</p> <p>2.05% of the mortgage amount for mortgages \$500,000 or less, and 2.80% for mortgages greater than \$500,000 potentially waived.</p>
ELIGIBILITY:	<p>Manufacturers, distributors, warehouseers and other industrial companies renovating leased space for own long-term use.</p> <p>Selection is based on financial need and “impact of proposed project on NYC’s economy.”</p>
CONSIDERATIONS:	<p>To receive benefits, companies must lease properties to NYCIDA, which leases the site back to the company for a 25 year term.</p> <p>Renovation-only projects require minimum investment of \$400,000 (or 25% assessed property value).</p> <p>Must provide proof of funds available to pay for projects.</p> <p>No leases or contracts entered into prior to securing NYCIDA assistance.</p> <p>Site environmental conditions and company’s insurance must meet NYCIDA’s standards.</p>
WEBSITE:	<a href="http://www.nycedc.com/program/industrial-incentives-program-iip">http://www.nycedc.com/program/industrial-incentives-program-iip</a>

PROGRAM:	Capital Access Loan Guaranty Program
AGENCY:	NYC Economic Development Corporation
DETAILS:	<p>Loan guaranty program to assist small and micro businesses in obtaining loans and lines of credit up to \$250,000 for working capital, leasehold improvements, equipment.</p> <p>40% guarantee on loans for eligible NYC micro (fewer than 20 employees) and small businesses (fewer than 100 employees) having trouble accessing loans.</p> <p>Loans can be applied to working capital, tenant improvements, equipment purchases and refinancing of existing loans.</p>
ELIGIBILITY:	Available for retailers, manufacturers, wholesalers, non-profits, contractors, and distributors in NYC.
CONSIDERATIONS:	<p>Small (fewer than 100 employees) and micro (fewer than 20 employees) businesses.</p> <p>Borrower and lender negotiate interest rates. Lender's normal collateral policies and procedures apply.</p> <p>NYCEDC does not lend the money but oversees the loan providers.</p>
WEBSITE:	<p><a href="http://www.nycedc.com/program/nyc-capital-access-loan-guaranty-program">http://www.nycedc.com/program/nyc-capital-access-loan-guaranty-program</a></p> <p><a href="http://bit.ly/ZzUrVD">http://bit.ly/ZzUrVD</a></p>

PROGRAM:	Commercial Expansion Program
AGENCY:	NYC Economic Development Corporation
DETAILS:	Property tax abatement of the lesser of the actual tax liability or \$2.50/sf for new, renewal, or expansion leases of commercial offices and industrial or manufacturing spaces in buildings zoned M1 or M2 in Brooklyn (and other designated zones), and built before January 1, 1999.  Potential abatement for up to 10 years for manufacturers.
ELIGIBILITY:	Available for manufacturing and industrial businesses, and commercial office space. Additional eligibility conditions apply to commercial spaces. Retail businesses are not eligible.  Minimum lease term = 3 years; leases start between 7/1/05 and 6/30/13; subleases and license agreements ineligible  Required leasehold expenditures for improvements must be at least \$2.50/sf for new/expansion leases, \$5/sf for renewal leases; \$2.50/sf for space not previously occupied by tenant in a renewal lease.
CONSIDERATIONS:	Must apply within 180 days of lease commencement. Must not have accessed CEP previously for any space (unless expanding while retaining original space).  Must be in abatement zone: M1 or M2 both apply in BK.  Lease duration requirements for commercial spaces vary based on number of employees
WEBSITE:	<a href="http://www.nycedc.com/program/commercial-expansion-program">http://www.nycedc.com/program/commercial-expansion-program</a> <a href="http://www.nyc.gov/html/dof/html/property/property_tax_reduc_expansion.shtml">http://www.nyc.gov/html/dof/html/property/property_tax_reduc_expansion.shtml</a>

PROGRAM:	Industrial Business Zone Relocation Tax Credit
AGENCY:	NYC Economic Development Corporation
DETAILS:	One-time relocation tax credit of \$1,000 per employee up to \$100,000 for industrial and manufacturing businesses relocating within or to an Industrial Business Zone (IBZ). (Southwest Brooklyn is an Industrial Business Zone; see map.)
ELIGIBILITY:	<p>Firms must have relocated after July 1, 2005, must apply within 1 year of relocation, and must be entirely located within the IBZ.</p> <p>Firms may purchase or lease the move-in site, but may not own the move-out site.</p> <p>Firms providing utilities and waste management services are not eligible.</p> <p>Businesses that are receiving benefits under the Relocation Employment Assistance Program (REAP) are not eligible.</p> <p>Firms must have been conducting substantial business operations continuously during the 24 months preceding relocation.</p>
CONSIDERATIONS:	<p>There is no application for this program; firms can claim the tax credit on their General Corporation Tax (GCT) or Unincorporated Business Tax (UBT) during the tax year of the move.</p> <p>Tax credit is applied against the firm's City tax liability and cannot exceed the lesser of actual relocation costs or \$100,000.</p> <p>Industrial and manufacturing activities defined as the assembly of goods to create a different article, and the processing, fabrication, or packaging of goods. Industrial and manufacturing activities do not include waste management or utility services.</p>
WEBSITE:	<p><a href="http://www.nycedc.com/program/industrial-business-zone-relocation-tax-credit">http://www.nycedc.com/program/industrial-business-zone-relocation-tax-credit</a></p> <p><a href="http://bit.ly/14Xf7dj">http://bit.ly/14Xf7dj</a></p>



PROGRAM:	Industrial Effectiveness Program
AGENCY:	Empire State Development
DETAILS:	Provides up to \$50,000 to small to medium manufacturers to hire private consultants to develop and implement projects that result in enhanced productivity and competitiveness.
ELIGIBILITY:	<p>Manufacturing business employing &lt; 500 workers; must complete preliminary eligibility assessment and demonstrate ability to implement productivity and operational improvements provided by the assessment.</p> <p>Eligible projects include:</p> <ul style="list-style-type: none"><li>• organizational and technical needs assessment,</li><li>• new product design and development,</li><li>• manufacturing process and quality,</li><li>• market expansion, and</li><li>• information systems upgrade.</li></ul> <p>Ineligible Projects include:</p> <ul style="list-style-type: none"><li>• preliminary needs assessments,</li><li>• projects using only in-house staff without outside consults,</li><li>• equipment and machinery purchases,</li><li>• consultant services for advertising and marketing materials,</li><li>• worker training (except the implementation of new systems and procedures),</li><li>• retaining consultants to continue a project,</li><li>• start-ups and new ventures, and</li><li>• projects that grow operations outside of NYS.</li></ul>
CONSIDERATIONS:	<p>The only eligible costs are private consulting fees.</p> <p>Selection is based on demonstrated need, company size, willingness to share costs of technical expertise and resources.</p>
WEBSITE:	<a href="http://esd.ny.gov/businessPrograms/IEP.html">http://esd.ny.gov/businessPrograms/IEP.html</a>

PROGRAM:	Industrial Growth Initiative
AGENCY:	NYC Economic Development Corporation
DETAILS:	<p>Two-phased program for qualified small industrial businesses to learn specialized growth and development strategies from industry experts.</p> <p>Phase one is an assessment workshop; phase two is an 8-week mentorship program focused on providing business owners with technical assistance and education tools needed to grow their businesses.</p> <p>Possible funding up to \$50,000 available after program for the top 3 promising industrial small business candidates.</p>
ELIGIBILITY:	<p>Phase 1: first come, first served. Workshops limited to 20 businesses.</p> <p>Phase 2: competitive application process, limited to 13 businesses</p> <p>Phase 3 (Funding): up to 3 “most promising” businesses selected by EDC</p>
CONSIDERATIONS:	2012 was the first and only program year so far; possibility of additional future cycles to come.
WEBSITE:	<p><a href="http://www.nycedc.com/program/industrial-growth-initiative">http://www.nycedc.com/program/industrial-growth-initiative</a></p> <p><a href="http://www.eaccny.com/news/nycedc-industrial-growth-initiative-grow-your-business-and-qualify-for-50000-in-assistance/">http://www.eaccny.com/news/nycedc-industrial-growth-initiative-grow-your-business-and-qualify-for-50000-in-assistance/</a></p>

PROGRAM:	Food Manufacturers' Growth Fund
AGENCY:	NYC Economic Development Corporation/Goldman Sachs' 10,000 Small Businesses Program
DETAILS:	<p>Provides loans of \$50,000 to \$750,000 to small food manufacturers to invest in and expand food manufacturing operations and create new employment opportunities.</p> <p>Loans can be used for a range of activities from equipment purchasing to expanding staff</p> <p>Loans have variable terms with a maximum of 7 years</p>
ELIGIBILITY:	<p>Food manufacturers with demonstrated difficulty obtaining credit from traditional sources; employing 4-100 people; in operation for at least 2 years; with annual revenues of \$150,000-\$7 million in most recent financial year.</p> <p>Main place of business operations must be within New York City</p> <p>Recipients must engage in the business of Food Manufacturing defined as: transforming livestock and agricultural products into products for consumption, sold to wholesalers by the business itself.</p>
CONSIDERATIONS:	<p>Application fees range from \$500-\$1,200.</p> <p>Interest rates on loans range from 6%-8%.</p>
WEBSITE:	<p><a href="http://www.nycedc.com/program/nyc-food-manufacturers-growth-fund">http://www.nycedc.com/program/nyc-food-manufacturers-growth-fund</a></p> <p><a href="http://www.nybdc.com/documents/NYCFoodManufacturersGrowthFundfinal.pdf">http://www.nybdc.com/documents/NYCFoodManufacturersGrowthFundfinal.pdf</a></p> <p><a href="http://www.nybdc.com/nycfoodmanufacturersloanfund.html">http://www.nybdc.com/nycfoodmanufacturersloanfund.html</a></p>

PROGRAM:	Linked Deposit Program
AGENCY:	Empire State Development
DETAILS:	<p>Provides reduced interest rates on commercial loans for projects that improve productivity and competitiveness, introduce new technologies, and promote job retention.</p> <p>Public-private partnership provides bank loans that are subsidized by corresponding “linked” state deposits. 2-3 % points savings on the prevailing interest rate for “Linked Loans,” with a maximum loan amount of \$1 million for four years.</p> <p>Eligible business can have unlimited number of LDP loans outstanding, totaling \$1.5 million.</p> <p>Single deposit limit has is \$1 million; there is no minimum deposit.</p>
ELIGIBILITY:	<p>Available for manufacturing and commercial businesses; not available for personal and professional services, start-up business, or retail businesses who do not meet the below requirements.</p> <p>2% interest rate reduction available for:</p> <ul style="list-style-type: none"> <li>• manufacturers with maximum 500 full-time employees in NYS,</li> <li>• independently-owned service firms with maximum 100 full-time employees</li> </ul> <p>3% interest rate reduction available for:</p> <ul style="list-style-type: none"> <li>• agricultural businesses with maximum 500 full-time employees;</li> <li>• empire zone certified business with maximum 100 full-time employees;</li> <li>• businesses in highly distressed census tracts with maximum 100 full-time employees;</li> <li>• businesses in a Federal Empowerment Zone, Enterprise Zone, or Renewal Community with maximum 100 full-time employees;</li> <li>• certified Minority- or Women-Owned Business Enterprises (MWBEs);</li> <li>• defense industry manufacturers with at least 25 % of gross revenue derived from diversifying production to non-military markets</li> </ul>
CONSIDERATIONS:	Total lifetime assistance (including renewals and prior deposits) cannot exceed the legislated lifetime maximum of \$2 million.
WEBSITE:	<a href="http://www.esd.ny.gov/BusinessPrograms/LinkedDeposit.html">http://www.esd.ny.gov/BusinessPrograms/LinkedDeposit.html</a>

PROGRAM:	Existing Facilities Program
AGENCY:	NYS Energy Research and Development Authority (NYSERDA)
DETAILS:	<p>Energy efficiency equipment upgrades for existing commercial buildings.</p> <p>2 paths to funding: pre-qualified and performance-based.</p> <p>Pre-Qualified: smaller projects with simple upgrades. Incentives up to \$60,000 (\$30,000 each gas and electric).</p> <p>Performance-Based: larger projects; incentives based on projected energy reductions. Projects must meet \$30,000 minimum and not exceed \$2 million.</p>
ELIGIBILITY:	Commercial buildings that pay into the SBC (Systems Benefit Charge; check with utility companies to verify).
CONSIDERATIONS:	Funding from this program cannot be combined with incentives from utility providers of the same measure.
WEBSITE:	<a href="http://www.nysERDA.ny.gov/BusinessAreas/Energy-Efficiency-and-Renewable-Programs/Commercial-and-Industrial/CI-Programs/Existing-Facilities-Program.aspx">http://www.nysERDA.ny.gov/BusinessAreas/Energy-Efficiency-and-Renewable-Programs/Commercial-and-Industrial/CI-Programs/Existing-Facilities-Program.aspx</a>



PROGRAM:	Industrial Process and Efficiency Program
AGENCY:	NYS Energy Research and Development Authority (NYSERDA)
DETAILS:	Incentives to reduce electricity and natural gas use by upgrading equipment and investing in more efficient industrial processes. Maximum incentive is \$5 million/year for electric reductions and \$1 million/year for natural gas reductions. Incentives are based on achieved energy reductions.
ELIGIBILITY:	Manufacturing and industrial facilities that pay into the SBC (Systems Benefit Charge; contact utility companies to verify)
CONSIDERATIONS:	Funding from this program cannot be combined with incentives from utility providers for the same reductions.
WEBSITE:	<a href="http://www.nyserda.ny.gov/BusinessAreas/Energy-Efficiency-and-Renewable-Programs/Commercial-and-Industrial/Sectors/Manufacturers.aspx">http://www.nyserda.ny.gov/BusinessAreas/Energy-Efficiency-and-Renewable-Programs/Commercial-and-Industrial/Sectors/Manufacturers.aspx</a>

PROGRAM:	Recharge New York Program
AGENCY:	NYC Economic Development Corporation
DETAILS:	Seven-year, low-cost energy contracts for manufacturers, other qualifying businesses, and not-for-profits.  Long term contracts and allocation-based benefits of up to 7 years; will provide steady electric prices to energy demanding businesses
ELIGIBILITY:	Business and non-profits for whom the cost of electricity is a significant portion of costs, including operating costs.  Retail business, sports venues, entertainment-related establishments and places of overnight accommodation are not eligible.
CONSIDERATIONS:	200 MW reserved for existing NY business expansions.  Competitive application process based on the legislated criteria.
WEBSITE:	<a href="http://www.nypa.gov/RechargeNY/default.htm">http://www.nypa.gov/RechargeNY/default.htm</a>  <a href="http://www.nysedc.org/index.php?option=com_content&amp;view=article&amp;id=845:recharge-new-york-program&amp;catid=15:economic-incentives&amp;Itemid=53">http://www.nysedc.org/index.php?option=com_content&amp;view=article&amp;id=845:recharge-new-york-program&amp;catid=15:economic-incentives&amp;Itemid=53</a>

PROGRAM:	Business Incentives Rate
AGENCY:	NYC Economic Development Corporation & Con Edison
DETAILS:	<p>Provides 30 to 35% reduction to delivery components of electric bills for 5 to 10 years (length of time based on customer's usage).</p> <p>Intended to assist projects that meet NYC goals and are beneficial for the city.</p> <p>Does not require an increase in employment to qualify.</p>
ELIGIBILITY:	<p>Vacant premises can qualify for up to 75% if building was unoccupied for 12 consecutive months out of the previous 24 months.</p> <p>Manufacturers or wholesales who take space in formerly vacant buildings, move into new construction, and are applying for/receiving additional city/state benefits that equal or exceed BIR (other funding programs may include IDA, ICIP, ECSP, Empire Zone).</p> <p>Non-profit institutions are eligible when occupying new construction or converted laboratory space in new or renovated building and the space is primarily used for biomedical research.</p> <p>No retail: stores, restaurants, franchises, chain establishments, or related businesses.</p> <p>No government entities.</p>
CONSIDERATIONS:	<p>Business premises must undergo energy efficiency survey for approval. New York State Research and Development Authority (NYSERDA) FlexTech Program can provide survey.</p> <p>Applications must be submitted within 30 days of application to the state or local government authorities for tax incentives or energy rebates (through IDA, ICIP, ECSP, Empire Zone).</p>
WEBSITE:	<p><a href="http://www.nycedc.com/program/business-incentives-rate">http://www.nycedc.com/program/business-incentives-rate</a></p> <p><a href="http://bit.ly/X7gvqf">http://bit.ly/X7gvqf</a></p>

PROGRAM:	Energy Cost Savings Program
AGENCY:	NYC Economic Development Corporation & Con Edison
DETAILS:	Provides up to 45% energy cost reduction and 35% natural gas cost reduction for eligible businesses for 12 years. (Benefit capped at \$10,000 per employee per year.) Additional 4.44 cents per kilowatt-hour benefit is available for businesses with installation of a distributed generation (cogeneration) system.
ELIGIBILITY:	Manufacturing and commercial business only, no retail or hotels. Businesses that are improving property by at least 30% property's assessed value AND will be approved for benefits through NYC Industrial and Commercial Abatement Program (ICAP); Business that will be approved for benefits from NYC Industrial Development Agency (NYCIDA); Businesses that are managing or occupying a building owned by City of NY or Empire State Development Corporation and are improving the property value by at least 10%
CONSIDERATIONS:	ESCP credits only applied to electricity and gas bill regulated transmission and delivery portions rather than the full utility bill. Excludes heating costs. Relocating businesses must apply before signing lease or contract of sale to the new location. Businesses implementing capital improvements must submit applications before issuance of building permit or start of work.
WEBSITE:	<a href="http://bit.ly/16sfXIO">http://bit.ly/16sfXIO</a>

PROGRAM:	Hurricane Emergency Sales Tax Exemption Program
AGENCY:	NYC Economic Development Corporation
DETAILS:	<p>Sales tax exemption up to \$100,000 for purchase of materials, machinery and equipment needed to rebuild after Hurricane Sandy.</p> <p>Maximum sales tax benefit amount of \$100,000.</p> <p>Applications for sales tax benefits must be received by April 1, 2013.</p> <p>All IDA fees waived.</p>
ELIGIBILITY:	<p>Businesses with storm-related physical damages. Priority given to industrial businesses located within Flood Zone A and the area of NYC impacted by resulting extensive power outage.</p> <p>Renovation scope includes repairs, in-kind replacements and reconstruction of facilities.</p>
CONSIDERATIONS:	<p>Limited to 250 applicants.</p> <p>Reconstruction efforts must begin within 6 months of exemption application and must fully utilize the sales tax benefit within 1 year.</p> <p>Will have to sign an Agency and Lease Agreement with NYCIDA.</p> <p>Proof of insurance must be provided to NYCIDA; there are specific required coverage amounts.</p> <p>Eligible businesses will obtain the HESTEP sales tax letter before making eligible capital expenditures.</p> <p>Required to keep track of all purchases (from specific eligible purchase list) made using the sales tax letter.</p> <p>Field visits randomly performed by NYCEDC staff to verify compliance.</p>
WEBSITE:	<p><a href="http://www.nycedc.com/program/hurricane-emergency-sales-tax-exemption-program-hestep">http://www.nycedc.com/program/hurricane-emergency-sales-tax-exemption-program-hestep</a></p> <p><a href="http://www.nycedc.com/sites/default/files/filemanager/Back_to_Business/HESTEP-SupplementalInformation.pdf">http://www.nycedc.com/sites/default/files/filemanager/Back_to_Business/HESTEP-SupplementalInformation.pdf</a></p>



PROGRAM:	Small Commercial Energy Assessments
AGENCY:	NYS Energy Research & Development Authority
DETAILS:	Provides free energy assessments to small businesses in order to assist informed electrical energy decisions and implement energy-efficiency strategies. Assessments will help identify economically viable improvements that will yield substantial annual energy savings.
ELIGIBILITY:	Small businesses and not-for-profits with an average electric demand of 100 kW or less.
WEBSITE:	<a href="http://www.nyserda.ny.gov/Green-Jobs-Green-New-York/Small-Businesses-and-Not-for-Profits/Energy-Audit-Program.aspx">http://www.nyserda.ny.gov/Green-Jobs-Green-New-York/Small-Businesses-and-Not-for-Profits/Energy-Audit-Program.aspx</a>

PROGRAM:	Excelsior Program
AGENCY:	NYS Economic Development Corporation
DETAILS:	<p>Designed to encourage the expansion of New York of businesses in growth industries, based on four tax credits claimed over a 10-year period:</p> <ol style="list-style-type: none"> <li>1. Jobs Tax Credit- 6.85% x salary for each net new job created</li> <li>2. Investment Tax Credit- 2% of qualified investments</li> <li>3. R&amp;D Tax Credit- 50% credit of the Federal Research and Development credit for new investments, capped at 3% of total eligible R&amp;D investments in NYS</li> <li>4. Real Property Tax Credit- 10 year credit based on improved value of real property due to the project. Available to firms locating in Investment Zones (includes SW Brooklyn), and to projects that are deemed "regionally significant." Value of credit varies by year.</li> </ol> <p>Utilities may offer a discounted Excelsior Jobs Program rate.</p>
ELIGIBILITY:	<p>Job Growth Track funds (75% of credits) are given to businesses operating in New York State:</p> <ul style="list-style-type: none"> <li>• as financial services data centers or financial services back office operations, and will create 100 net new jobs,</li> <li>• in manufacturing, and will create 25 net new jobs,</li> <li>• in software development and new media, and will create 10 net new jobs,</li> <li>• in scientific research &amp; development, and will create 10 net new jobs,</li> <li>• in agriculture, and will create 10 net new jobs,</li> <li>• in creation or expansion of back office operations, creating 150 net new jobs, or</li> <li>• as distribution centers, creating 150 net new jobs,</li> </ul> <p>Investment Track funds (25% of credits) are reserved for firms in above-listed industries that do not meet the job-creation threshold but have at least 50 full time employees and can demonstrate a 10:1 benefit:cost ratio (investment in jobs or capital is 10x benefits received from Excelsior program).</p>
WEBSITE:	<p><a href="http://www.esd.ny.gov/BusinessPrograms/Excelsior.html">http://www.esd.ny.gov/BusinessPrograms/Excelsior.html</a></p> <p><a href="http://www.nysedc.org/index.php?option=com_content&amp;view=article&amp;id=491:excelsior-program&amp;catid=15:economic-incentives&amp;Itemid=53">http://www.nysedc.org/index.php?option=com_content&amp;view=article&amp;id=491:excelsior-program&amp;catid=15:economic-incentives&amp;Itemid=53</a></p>