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Introduction

The City will advance the following comprehensive neighborhood investments in housing, infrastructure, public space, community amenities, and workforce and business support programs to improve the quality of life for current and future residents as part of the Gowanus Neighborhood Plan. The strategies below reflect \$250 million in investments to support these needs for the immediate area. An additional approximately \$200 million will be allocated to address priority capital needs in adjacent NYCHA developments.

1: Accountability, Implementation, and Community Participation

The Gowanus Neighborhood Plan is built on many years of constructive, thoughtful, and multifaceted community engagement over nearly a decade between City Council, Community Board 6, community organizations, residents, and a large City agency team. The Administration agrees that ongoing coordination and accountability is a keystone of a successful plan, especially one that will be implemented and measured in decades. In addition to the Administration's current requirement of annual updates on the "NYC Rezoning Commitments Tracker" pursuant to Local Law 175 of 2016, the Administration seeks to ensure a continued dialogue where updates are predictable, consistent, and timely. The longer time horizon for such a plan means a commitment to coordination and accountability must be flexible given the dynamic nature of neighborhoods, community organizations, and Community Boards. Therefore, the Administration commits to a framework for quarterly updates with the community while also developing a longer-term coordination and accountability approach.

1. Support the Council, Community Board 6, and other stakeholders to form a Community Oversight Task Force.

- In the first quarter of 2022, City Hall and DCP will support the Council, Community Board 6 (CB 6), and other stakeholders including NYCHA residents and Tenant Association leadership to develop a detailed plan for a Community Oversight Task Force dedicated to commitments related to the Gowanus Neighborhood Plan. The framework of this plan will include:
 - Quarterly meetings will be open to the public with relevant updates on implementation of major plan components and POA commitments, including capital project progress updates by the relevant agency.

- City agencies will participate in and support a process managed by an independent facilitator to support the Task Force. The City and City Council are assisting in identifying independent resources for this facilitator, to be further refined by City Council and CB6 before the end of 2021.
- Staff from DCP and City Hall will work with and assist CB 6 to facilitate and organize meetings, help liaise between city agencies and other Task Force members.
- Representation from CB6, City agencies (including but not limited to senior staff from DCP, DOT, Parks, DEP, NYCHA, and HPD), City Council offices, NYCHA residents and Tenant Association leadership, and core community organizations and stakeholders as determined by CB6 and City Council leadership.
- City agencies will dedicate staffing resources through the end of 2037 to prepare for and attend regular update meetings, including a designated liaison for rezoning-related issues at City Hall.
- Every five years – 2027, 2032, 2037 – DCP will prepare a community update report on plan implementation, housing and economic development, and population and demographic data in the rezoning area.
- **Timeline:** First update meeting Q2 2022 and then recurring quarterly (with frequency to be adapted by the Task Force over time).

2. Work to create a Construction Committee.

- Work to create a construction and quality of life committee at CB6 that can address these issues more frequently as requested by the CB and/or issues arise.

2: Public Housing

A central goal of the Gowanus Neighborhood Plan is expanding access to amenities and opportunities for current residents while allowing more New Yorkers to be part of the neighborhood through the preservation and creation of affordable housing. Over 4,000 residents live adjacent to the rezoning area in NYCHA (New York City Housing Authority) housing, and it's imperative that they also benefit from the investments and improvements that the Plan will bring. To that end, in parallel with direct investments in infrastructure in the specific rezoning area, the City will work with NYCHA to complete strategic capital improvements to address the highest-priority needs identified by NYCHA residents and the NYCHA Capital Planning Division.

3. Fund comprehensive in-unit renovations at all apartments at Gowanus Houses and Wyckoff Gardens.

- The City will fund comprehensive in-unit renovations at all apartments at Gowanus Houses (1,134 units) and Wyckoff Gardens (528 units). This work will include all interior apartment component replacements as identified during the scoping process, which may include but is not limited to: walls, plumbing (including riser work), fixtures in bathrooms and kitchens, flooring, interior doors, electrical wiring, and lighting fixtures. Completing this work may require a phased temporary relocation of existing residents.

As described in Item 4 below, NYCHA will commit to an engagement schedule and communication plan. NYCHA will also commit to creating an agreement with residents focused on the temporary relocation process, including but not limited to: adequate notice to each tenant ahead of renovation, a guarantee that all residents can return to their development, and NYCHA's payment for resident temporary relocation costs as needed (e.g., moving costs, meal and transportation stipends, storage if necessary, and other out of pocket expenses). If temporary relocation in the development is not possible, accommodations in the immediate neighborhood will be identified. Consideration will be given to medical conditions, emergency transfers and domestic violence cases, and elementary schools.

To ensure the above work will be completed, the City will allocate approximately \$200M in capital.

- **Timeline:** Planning and procurement of design services will begin in the first quarter of 2022. In 2022-2023, NYCHA will focus on procurement and design activities, with construction starting in late 2023 or 2024. A construction timeline will be determined upon completion of the construction procurement process.
- **Funding:** Approximately \$200M capital.

4. Ensure tenant engagement and oversight of NYCHA investments.

- In consultation with Tenant Association leadership at each development, NYCHA will engage residents during project planning and throughout the procurement and construction phases of the capital projects. NYCHA will hold meetings quarterly, or more frequently if needed. Other engagement methods could include: updates at monthly tenant association meetings, resident surveys, robocalls or live calls, door knocking, a dedicated website, tours of other NYCHA preservation projects, and flyers. Discussions with residents will focus on the scope of work NYCHA's contractor will deliver inside residential units, renovation budgets and timelines (including relocation timeline), input into design preferences within the constraints of the budget, resident rights and protections, Section 3 job opportunities, and contractor requirements, among other topics.

NYCHA will work closely Tenant Association leadership and residents in drafting the Gowanus Houses and Wyckoff Gardens design and construction solicitations and, in a timely manner, share a form of the resident temporary relocation agreement and any related documents for review and comment. NYCHA will work with a third-party facilitator and/or independent technical advisor, selected by residents and contracted by NYCHA, that can offer legal support to residents for the duration of the planning, procurement, and construction phases.

- **Timeline:** NYCHA will meet with Tenant Association leadership for direction on resident engagement requirements by December 31, 2021. An engagement schedule as well as procurement and consultation milestones will be determined upon completion of scoping.

5. Accelerate implementation of Free/Low-Cost Broadband in Gowanus Houses and Wyckoff Gardens.

- As one of the developments included in the City’s Request for Expressions of Interest (RFEI) under the Internet Master Plan for Universal Broadband, implementation of high-speed, low-cost internet access at Wyckoff Gardens is underway.
- **Timeline:** Implementation will be completed by January 2022.
- Gowanus Houses was included in a subsequent Request for Proposals (RFP) for Universal Broadband. Vendor selection, contract negotiation and system design for all buildings will occur in 2022.
- **Timeline:** Implementation completion is projected for 2023.

6. Fulfill commitment to renovate and reopen the Gowanus Community Center and Wyckoff Community Center.

- Gowanus Houses Community Center: Procurement to begin in early 2022 and construction in Fall 2022.
DYCD will fund a non-profit provider to operate a Cornerstone Program at the Gowanus Community Center. Cornerstone programs provide a holistic approach to programming for ages 6-adult. Activities operating out of Cornerstones are designed and based on the needs of each community they are located in. Cornerstones operate from 2-10pm during the school year and from 8am-11pm weekdays and 3pm-11pm on the weekends during the summer months.
- Wyckoff Community Center Expansion: NYCHA’s previous procurement for the expansion of this center was unsuccessful. NYCHA will release a new public solicitation in December 2021. Bids would be due back in late January with an anticipated award in Q2 of 2022. At that time, a contract construction timeline will be presented, and construction will begin. Construction is expected to last two to three years.

7. Provide MAP services at Gowanus Houses and Wyckoff Gardens.

- The MAP initiative brings together neighborhood residents and government agencies to reduce crime. Strategies aim to address concentrated disadvantage and physical disorder and promote neighborhood cohesion and strong citywide networks. NeighborhoodStat (Nstat), the driving mechanism behind MAP, mobilizes residents and City agencies to reframe the concept of public safety by addressing the drivers of crime in their neighborhoods through the use of shared knowledge, data and performance metrics to build accountability, safety, legitimacy and trust. The site activation plan for Gowanus Houses and Wyckoff Gardens includes interventions in the broad areas of opportunity, trust, and design. This includes programming in the following areas:
 - Opportunity:
 - Youth development and employment
 - Family Stabilization
 - Trust:
 - NeighborhoodStat
 - Domestic Violence Technical Assistance
 - Conflict Mediation
 - Design:
 - Participatory Design

- Activation through play
- MAP Youth Mentorship and Sports Leagues
- **Timeline:** July 1, 2022 start date.
- **Funding:** \$1,965,000 expense annually.

3: Affordable Housing & Tenant Support

The Gowanus Neighborhood Plan is a critical step towards a more diverse, integrated, and equitable Gowanus. The rezoning is expected to lead to approximately 8,500 new homes. This includes approximately 3,000 new affordable homes that will be created through the implementation of MIH in the area and the development of affordable housing on publicly-owned sites. At the center of the plan is Gowanus Green, a sustainable development which will bring approximately 950 new affordable homes for a variety of incomes and populations, along with a new public park, public school, and neighborhood amenities. In the future, the City of New York will continue to explore opportunities for the creation of additional affordable housing on public sites and on privately owned land through the use of its various subsidy programs.

8. Deliver approximately 950 units of affordable housing at Gowanus Green, with at least 50% of units at 50 AMI or below.

- Gowanus Green will be a centerpiece of the rezoning. Developed by Gowanus Green Partners in partnership with HPD, the project will be 100% affordable, delivering approximately 950 affordable units. At least 50% of units will be targeted for Extremely and Very Low-Income residents earning up to 50% of Area Median Income (AMI) and no more than 40% of units will be for Moderate Income residents earning between 81% and 120% of AMI. Approximately 115 units will be developed for seniors, approximately 73 units will be developed as supportive housing, and approximately 67 units will be developed as homeownership units. Affordability commitments at Gowanus Green are further memorialized in the UDAAP Project Summaries before the Council. Projects will be completed on the basis of HPD term sheets in force at the time of project financing.
- **Timeline:** To be determined based on finding an alternative location for EPA Staging of Gowanus Canal cleanup.

9. Advance full remediation at Gowanus Green.

- Construction of Gowanus Green is to commence upon completion of the extensive environmental remediation work. Under the supervision of the NYS Department of Environmental Conservation (NYSDEC) and with guidance from the US Environmental Protection Agency (EPA), National Grid is actively remediating the former manufactured gas plant contamination on the site. This work is expected to conclude by end of 2021. After National Grid's work is complete and before development can commence, the Gowanus Green development team will perform additional remediation across the site as part of their participation in the NYS Brownfield Cleanup Program and to ensure the site is clean and safe for all proposed uses. These measures include a Pre-Design Investigation (PDI) Workplan that was approved by NYS Dept. of Environmental Conservation and reviewed by the City of New York and the EPA. As the EPA stated in an August 9, 2021 letter to the City:

“Developing new affordable housing is a valuable tool in combatting housing challenges faced by low-income residents. ... By agreement between the agencies, NYSDEC generally has the lead on the upland cleanups along the Canal, subject to certain reservations in the ROD. EPA’s primary Superfund focus is ensuring that the Public Place/Citizens site cleanup mitigates future contaminant releases to the Canal. In light of public concerns, EPA is also working closely with NYSDEC to assure that the upland cleanup will meet the level of cleanup necessary for the site’s intended future uses. EPA believes that it is feasible for the site to be cleaned up to allow for the types of land uses currently under consideration. As part of EPA’s assessment of the Public Place remediation effort, EPA and NYSDEC have agreed to work cooperatively with all parties involved to ensure that the remediation will be protective of public health and the environment, and that the basis for the remedy is clearly communicated to the public.”

Simultaneous with construction and before any area is occupied, the additional remedial work will be completed. Additional workplans will likely to be required to be reviewed and approved. Construction of affordable housing will be completed in at least two phases. The development plan intends to start at Smith Street and move toward the Canal. Starting with a multifamily rental building and supportive housing, followed by a multifamily rental building and senior housing, followed by a multifamily rental building and an affordable homeownership building.

Timing of the development team's remediation and construction is dependent on the site's availability, which will depend on potential use of the site for Canal clean-up staging. City agencies continue to work with the EPA, National Grid and their contractors, and property owners in the area in an effort to identify locations for staging that would allow the remediation and development of Gowanus Green to move forward as expeditiously as possible.

- **Timeline:** To be determined based on finding an alternative location for EPA Staging of Gowanus Canal cleanup.

10. Develop affordable housing at Mercy Home (487 4th Avenue).

- HPD is seeking an amended UDAAP to facilitate the new construction of an 11-story, approximately 43-unit affordable rental building on a previously City-owned lot on 4th Avenue. The original project was proposed to be an eight-bed group home for youth with developmental disabilities, and that project received public approvals in 2002. The original project closed in 2014 with financing through the State’s Office for People with Developmental Disabilities (OPWDD), but never began construction. The amended project will include approximately 43 units, plus a super’s unit, and is proposed to be developed under HPD’s Neighborhood Construction Program serving a range of incomes from 30-80% AMI and will include 10 units financed through OPWDD. Projects will be completed on the basis of HPD term sheets in force at the time of project financing.
- **Timeline:** The project is applying for tax credits around November 2021.

11. Assist local residents, including NYCHA residents, in preparing for and applying for new affordable housing.

- HPD's Ready to Rent program helps New Yorkers prepare to apply for affordable housing by providing free one-on-one financial counseling and assistance with affordable housing applications. Financial counselors help potential applicants check their credit, calculate their income for housing applications, and save for moving expenses. Housing Ambassadors are local organization who help clients use Housing Connect to apply for housing lotteries and gather the necessary documentation to complete the process. Fifth Avenue Committee and the Actors Fund serve as Housing Ambassadors for the Gowanus area.

12. Host “know your rights” trainings, for Gowanus area tenants, including NYCHA residents.

- HPD administers City Council funding to local housing organizations for community education, including Know-Your-Rights trainings. In the Gowanus area, Fifth Avenue Committee will receive this City Council funding of approximately \$54,500 in FY 2022 for individual tenant and building organizing and advocacy, eviction prevention services, community workshops, know-your-rights trainings, action events, and to support a portion of staffing costs. HPD’s Neighborhood Outreach and Education Unit will continue to work with partner agencies and local housing organizations to expand tenant services, community education, and know-your-rights trainings in the area, including to NYCHA residents.

13. Inform property owners in the rezoning area of affordable housing preservation opportunities.

- HPD will conduct targeted outreach to homeowners and owners of multifamily properties in the Gowanus rezoning area, focusing on Subarea A, which was identified in the EIS as having the highest number of low-income residents living in unprotected units. Outreach to homeowners of 1–4-unit buildings, which comprise approximately half of the buildings in the subarea, will be conducted in partnership with the Center for NYC Neighborhoods, and will specifically promote HPD’s HomeFix program to address repair needs for low-income owners. Outreach will may include robo-calls, e-mails, and mailings to property owners to inform them of these resources.
- **Timeline:** 2022.

4. Small Business Support & Workforce Development

Located a short distance from Downtown Brooklyn, between the thriving residential neighborhoods of Carroll Gardens and Park Slope, and to the north of the industrial areas of Sunset Park and Red Hook, Gowanus is well-situated as both a local and regional hub of employment. Anchored by the Gowanus Canal, which historically served as a center for industry and commerce, the Gowanus Neighborhood Plan seeks to reinforce the mixed-use character of the community, supporting the growth of a wide range of non-residential uses, including office and retail-based uses, alongside local artists, makers, and small-scale industrial businesses that build upon the neighborhood’s current business environment. Through the commitments outlined below, the City will ensure that support is in place to allow existing and new businesses to thrive and local residents to gain access to quality jobs.

14. Create a “Gowanus Program Manager” position, which will oversee all business and workforce strategies related to the Gowanus rezoning.

- The position, housed at SBS, will provide a central contact point for businesses seeking assistance with compliance, business management, legal services, relocation resources from SBS and partnering organizations, promotion of industrial and arts businesses in the Gowanus IBZ, support for the workforce strategies listed below, and collaboration with the potential Gowanus Waterfront BID.
- **Timeline:** FY 2023 - FY2027
- **Funding:** \$80,000 annually.

15. Create a Gowanus Business Grant Program.

- SBS will create a Gowanus Business Grant Program to assist businesses that are directly displaced and need to adapt to changes in the neighborhood. Each business will be eligible to receive grants of up to \$50,000 per business. Relocation reimbursement grants will be disbursed on a rolling basis. SBS will coordinate with local community organizations and elected officials to conduct regular door-to-door outreach to notify all businesses along the corridor of these grant and loan programs. Businesses will be eligible to receive grants for approximately ten years from the adoption of the rezoning, and requests will be evaluated with SBS on a case-by-case basis thereafter.
- Gowanus Business Grant Eligibility Criteria:
 - Business meets Small Business Administration (SBA) definition of small business.
 - Business is operating in the neighborhood at the time of the adoption of the rezoning.
 - Business can demonstrate direct business losses as a result of the rezoning (ex: manufacturing, etc.); and
 - Business can present evidence of eligible relocation expenses incurred for reimbursement.
- **Timeline:** Beginning in 2022.

16. Support M/WBE businesses through city programming.

- SBS conducts outreach to identify M/WBE businesses that provide goods and services aligned with the City's needs, assesses their eligibility for certification as an M/WBE, and connects them to business education, capacity building programs, individualized technical and financing assistance to help them compete for city contracts, perform on them successfully, and grow. SBS's M/WBE business education workshops introduce firms to NYC procurement actors and processes and provide strategies for discovering and competing for City contracts. Additionally, they detail the formal steps of contract management and performance. Technical assistance services support MWBEs in creating and maintaining registrations needed to compete for City, state and federal contracts and ensure that technically responsive and appropriately-priced responses are submitted in response to RFPs and requests for bids. Capacity building programs help M/WBEs network deeply with their peers, provide opportunities for partnership and prepare firms to increase their contract size with high spend agencies through qualifying for bonding and pre-qualified lists.

SBS will work to connect Gowanus businesses to all M/WBE services. Working through the M/WBE Leadership Associations, SBS will conduct targeted outreach in the rezoning area. SBS will work to increase the number of certified firms in Gowanus by 50% by the close of FY23.

- **Timeline:** Q1 2022

17. Work with Gowanus businesses to connect them to capital access services.

- SBS works with business owners to assess their financing needs, identify appropriate financing options, and connect businesses to our network of over 40 lenders. SBS will connect Gowanus area businesses to capital through on-site outreach events and the City's NYC Business Solutions Centers.

18. Deploy the SBS Mobile Unit to the Gowanus neighborhood monthly.

- The SBS Mobile Unit will provide small business services and workforce development services (such as application screenings and interviews with employers) on a regular basis. The City will coordinate with local Council Members on outreach strategies, deployment schedule, locations, and specific focus areas.
- **Timeline:** Launch FY 2023 through FY 2025.

19. Design and Deliver Workforce Training for Local Residents.

- SBS commits to working with local partner(s) to design and deliver a comprehensive workforce development program(s) tailored to the need of local Gowanus residents. The program(s) will seek to prepare residents for high-paying, fast-growing fields like tech, healthcare, construction, and advanced manufacturing and will include bridge programming, job training, and placement. The program will also specifically target CB 6 NYCHA residents for participation.
- **Timeline:** FY 2023 - FY 2027.
- **Funding:** \$250,000 annually.

20. Connect Gowanus residents to construction and green manufacturing training programs.

- Through the NYC Green Jobs Corps, SBS will screen Gowanus residents for construction trade pre-apprenticeship training opportunities and free construction trade training. Partners in the Green Jobs Corps include Helmets to Hard Hats, Edward J. Malloy Initiative for Construction Skills and Non-Traditional Employment for Women (NEW) and Building Works, all of whom are recognized as pre-apprenticeship trainers by the Building Construction Trades Council. SBS will explore partnership with other local workforce development groups focused on industrial jobs, green jobs, and construction. This construction trade training includes pre-apprenticeship training for careers in the green economy, including retrofitting buildings for increased energy efficiency. In coordination with the Council Members, SBS will organize outreach events to screen and assess jobseekers for pre-apprenticeships through the program. Individuals with a high school equivalency are eligible for pre-apprenticeship programs and those who may not be ready are referred to community partners and local institutions who provide additional adult and young adult education services.

Additionally, SBS will connect jobseekers to green manufacturing training programs as these programs become available, and screen residents for employment opportunities.

- **Timeline:** Launch FY 2023 through FY 2027.
- **Funding:** \$605,000 annually.

21. Conduct Workforce Outreach and Virtual / In - Person Recruitment Events.

- SBS will conduct outreach in the district, including virtual or in-person recruitment events, at least every other week to connect individuals to the Workforce 1 training and employment services based on demand. Workforce 1 will hold regular virtual or in-person recruitment events in the district where recruiters will be screening candidates to fill open jobs for current employers. Recruiters will screen and assess individuals for skills training in several sectors including healthcare, industrial, construction, food service, and retail.
- **Timeline:** Launch FY 2023 through FY 2025

5. Industrial Business Zone

The Gowanus portion of the Southwest Brooklyn Industrial Business Zone (IBZ) continues to serve as an active, transit-accessible employment hub for industrial and commercial businesses, including artists, manufacturers, and various office- and retail-based uses. While the IBZ portion of Gowanus is not subject to land use actions as part of the Gowanus Neighborhood Plan, the City recognizes the crucial need to reinforce the Gowanus IBZ as a 21st century job hub and proposes to advance key infrastructure and workforce development priorities, which were shaped by the Gowanus IBZ Vision Plan and its public engagement process.

22. Support the expansion of broadband internet access in the Gowanus IBZ.

- In recognition of businesses' and residents' demand for increased options for broadband, DoITT will perform outreach to its cable and information services franchisees of the opportunity for network expansion in the Gowanus IBZ. DoITT will also alert providers when capital work is being performed for operational and cost-efficiency (including DEP sewer construction work). The City will explore the feasibility of coordinating broadband conduit work as part of the 4th Avenue & Carroll Street sewer reconstruction project initiation process, either through franchisees or pending funding availability, public conduit.
- **Timeline:** By Q3 2022.

23. Continue to provide updates on sewer and draining infrastructure work.

- DEP will continue to provide investment and schedule updates – with ample notice before construction begins - on sewer and drainage infrastructure work (9th Street, 7th Street, 3rd Ave, and Hamilton Ave) to affected business and property owners and Study the need for additional water and sewer improvements on 10th Street.

24. Help IBZ businesses and property owners meet resiliency and sustainability goals.

- MOS will work with local service providers to help businesses and property owners in the Gowanus IBZ and rezoning area understand new options for decarbonization,

electrification, and resiliency, such as flood-proofing critical equipment, installing solar PV panels, and investing in energy efficiency retrofits with support provided by the NYC Accelerator, and stormwater management retrofits with support provided by the DEP Private Property Retrofit Incentive Program and the recently updated Green Roof Tax Abatement incentive.

- **Timeline:** By Q3 2022.

25. Conduct a study of traffic circulation in IBZ/3rd Avenue and additional improvements.

- DOT commits to a study of 3rd Avenue from 9th St to Hamilton Avenue/16th Street near the entrance to the Gowanus Expressway. The study will also evaluate the broader IBZ to improve loading zones for local industrial businesses, and improvements to the Gowanus Underpass crossing of Hamilton Ave. DOT will work to implement appropriate treatments that the study identifies. The listening session early in the planning process will include institutional, industry, and community stakeholders.
- **Timeline:** Listening session to take place by Q2 2022.
- **Funding:** \$500,000 expense.

26. Support access to industrial sector jobs for Community Board 6 residents.

- SBS will provide funding to an experienced local provider for programing to support industrial job training for community members ages 18-25, particularly NYCHA residents. Such programming will seek to collaborate with local schools and institutions with vocational education to link with career pathways in growing industrial and sustainability-based sectors.
- **Timeline:** FY23-FY25.
- **Funding:** \$200,000 annually.

27. Continue engagement with local stakeholders on the Gowanus IBZ Vision Plan’s framework and workforce and infrastructure recommendations.

- DCP and agency partners commit to continue engaging with local stakeholders on strategies and recommendations in the Gowanus IBZ Vision Plan, including around land use and zoning as part of any broader efforts to revise and update industrial zoning. In connection with the Gowanus Neighborhood Plan, DCP led a public engagement effort with businesses, property owners, and other stakeholders to develop a vision for the southern part of Gowanus within the Southwest Brooklyn Industrial Business Zone (IBZ), other portions of blocks zoned as manufacturing districts, and the Third Avenue corridor. In May 2021, DCP released the Gowanus IBZ Vision Plan, which put forth a land use framework and key infrastructure and workforce recommendations, many of which are listed above. DCP will continue to work with property owners interested in pursuing private applications that comport with the land use framework. DCP will also consider the Gowanus IBZ as part of any broader initiative to revise and update industrial zoning that may take place in coming years and will work closely with CB6 and local elected officials on any such initiative.

6. Open Space & Waterfront Access Plan

As part of the Gowanus Neighborhood Plan, Parks and the DCP have worked with local stakeholders to better understand Gowanus' open space priorities to develop an array of capital projects to enhance existing parks and recreational facilities. The City also recognizes that there have been many years of planning and community advocacy for waterfront open space in Gowanus. At the Plan's core is the transformation of the Gowanus Canal to a unique waterfront asset – new public open spaces on both sides of the canal, including the new park at Gowanus Green, the first new park within Community District 6 under the Parks Department's jurisdiction in more than 25 years, will provide much-needed new welcoming and accessible recreation space for all users, Gowanus residents, workers, and visitors alike.

28. Support the community's effort to create a Gowanus Waterfront Business Improvement District.

- The City will support community efforts to create a Gowanus Waterfront Business Improvement District (BID) focused on stewardship, access, and public programming of open spaces, including new and existing waterfront esplanades, public parks and streetscapes. Waterfront development parcel owners may contract with the BID to meet esplanade maintenance requirements. SBS will provide technical assistance and serve as an advisory member of the BID steering committee. In addition to SBS, Parks and other agencies will provide technical assistance and attend steering committee meetings where requested.
- **Timeline:** Steering committee expected to kick-off in late 2021 or early 2022, as determined by community partners.

29. Advance planning to remediate and renovate Thomas Greene Playground while maintaining public access to comparable facilities.

- The EPA has directed National Grid to remediate Thomas Greene Park, a former manufactured gas plant site, and ensure that the public has access to comparable facilities while Park remediation is underway. National Grid will remediate and reconstruct Thomas Greene Park in accordance with the schedule to be established by the EPA. It is anticipated that work on this site will begin after canal dredging and bulkhead work is complete.

The City commits to assisting National Grid by providing site access before, during, and after the remediation and to working with National Grid as they design and construct temporary facilities and as they design remediate and reconstruct Thomas Greene Park. The City also commits to working with National Grid to ensure that the public has access to comparable facilities, including a public pool, and to operating those temporary facilities while Thomas Greene Park undergoes remediation. National Grid will be required to replace the park as described in the Gowanus Superfund Record of Decision. The City commits to a public engagement process, in partnership with the Friends of Thomas Greene Park and local stakeholders as part of final park design to ensure it meets community needs.

The City will support and adhere to the site's Citizen Participation Plan (CPP). Established by National Grid and the NYSDEC, the CPP provides citizens and all stakeholders a forum

for input and comment on project-specific information such as major program milestones including the temporary pool's schedule and the reconstruction of Thomas Greene Park, post-remediation.

- **Timeline:** Targeted design and public engagement start dependent on the Gowanus Canal Superfund and Fulton Manufactured Gas Plant (MGP) clean-up schedules.

30. Create a new city-owned waterfront park adjacent to Gowanus Green.

- The City will provide capital funding to the Gowanus Green Partners for the construction of a new 1.5-acre waterfront park adjacent to the proposed mixed-use development. The new park will be city-owned. The City will provide for ongoing maintenance either through its funding of the overall Gowanus Green mixed-use development or through participation in a future BID or BID-like entity, which is currently being explored by the community with support from City agencies. The future park will provide a mix of active and passive uses to be determined through a robust community engagement process and serve as the largest public increase of open space through the rezoning process and an anchor for old and new residents alike. The design will also explore the feasibility of providing a publicly accessible bathroom in the park or within a nearby development, if appropriate, that would also be covered by capital funding, as well as water access for recreational uses. Timing of construction is dependent on the site's availability. US EPA is contemplating use of the Gowanus Green and park sites for Canal Clean up staging, which would defer the final phase of remediation and subsequent construction. As stated above, City agencies continue to work with the EPA, National Grid and their contractors, and property owners in the area in an effort to identify locations for staging that would allow the remediation and development of Gowanus Green to move forward as expeditiously as possible.
- **Timeline:** To be determined based on finding an alternative location for EPA Staging of Gowanus Canal cleanup. Targeted design start in 2025, construction start in 2027, start dependent on the Gowanus Canal Superfund clean-up schedule.
- **Funding:** \$14.4M capital.

31. Construct open space at the future Head-End CSO site.

- DEP confirms that the open space at the Head End site will be completed in late-2030. The design was informed by community outreach and recommendations and was approved by PDC in November 2018. The headhouse will be activated with interpretive graphics about the function of the CSO facility and the history of Gowanus. Additionally, in line with community feedback, DEP is seeking to host temporary art programming, outdoor movie nights, and accommodate outdoor performance space in collaboration with Parks.

32. Provide open space and ecosystem restoration at the Salt Lot site following community engagement.

- DEP will provide open space at the Salt Lot CSO tank site following community engagement. DEP has outlined an aggressive schedule, per EPA, and committed to a robust public engagement process beginning early in the design phase to allow for

community input to inform the design. In coordination with Council Member Lander's office, DEP will schedule its first meeting in late 2021. For the Head End site, DEP included a community liaison as a part of the construction management team and will do the same for the Salt Lot site. DEP has been coordinating with DSNY, Big Reuse, and GCC to relocate their operations during construction and commits to reestablish permanent facilities for each operation on site in the final design, and during construction to the greatest extent feasible. DEP will incorporate feedback from DSNY, Big Reuse, and GCC on the design of their facilities. DEP looks forward to hearing from the community through our engagement process to better inform what additional programming and ecosystem restoration is suggested and feasible for the property.

- **Timeline:** Community liaison to begin prior to bulkhead construction in early 2022. Engagement to begin in late 2021.

33. Create a promenade connecting the Gowanus Esplanade to 9th Street.

- The City will request the MTA release or license the parcel to design and construct a new waterfront pathway and public space north of 9th Street between 9th Street and the proposed Waterfront Public Access Areas to the north. This crucial connection would provide much needed access, expanding the planned waterfront esplanades and parks along the western bank of the canal down to 9th Street, the 9th Street bridge and the Smith 9th Street subway station areas in order to increase connections for residents, businesses, and public infrastructure.
- **Timeline:** Dependent on successful MTA negotiation. If successful, design start 2023; construction start 2025
- **Funding:** Dependent on successful MTA negotiation. If successful, \$5.9M capital.

34. Renovate Boerum Park.

- Boerum Park is a critical open space for students at Cobble Hill School for American Studies, nearby by NYCHA residents, and the larger Gowanus community. Working with the adjacent school, Parks will reimagine and renovate this jointly operated playground space. Subject to public input and feedback, new amenities could potentially include renovated and expanded programming spaces, such as landscaped seating areas, green infrastructure, sports courts, fitness and play equipment.
- **Timeline:** Targeted design start in 2023, targeted construction start 2025.
- **Funding:** \$4.2M capital.

35. Study potential pedestrian bridges at key crossing points.

- With the long-term goal of continuous access around the canal, consistent with the Waterfront Access Plan (WAP), upon completion of the Superfund work, DOT will conduct a maritime navigation study toward the end of exploring fixed pedestrian or other bridges across the Canal. This requires reaching out to all stakeholders (canal users and property owners abutting the canal). This study would take approximately six months. Ultimate creation of fixed structures would require the approval of the US Coast Guard along with the US Army Corps of Engineers and EPA. DOT will work with

relevant entities to participate in an informational briefing for interested stakeholders regarding the process for studying the feasibility of a pedestrian bridge.

- **Timeline:** Informational briefing to be conducted in 2022. Study to be completed following completion of the Superfund work.

36. Open School Yards to Playground in the neighborhood.

- The Schoolyards-to-Playgrounds program is one of the City's most effective tools to put existing open space to the fullest community use possible. The open space at PS 32 has recently been renovated will be reopened as a Schoolyard-to-Playground making the space accessible to students, non-students and the general public after school hours and on weekends starting immediately.
- **Timeline:** Immediately.

37. Create new open space at the Bond Street street end.

- In an effort to create new open space where possible within the Gowanus rezoning area and increase connectivity to a future contiguous waterfront esplanade, Parks in consultation with DOT will create a new passive waterfront open space with landscaping and potential green infrastructure to address local flooding. The open space design process will include a robust community participation component, including coordination with the adjacent properties and a public visioning meeting.
- **Timeline:** Design start anticipated 2023; construction in 2025. Construction, dependent on timeline for bulkhead reconstruction currently in design.
- **Funding:** \$3.2M capital, \$35,000 expense.

38. Work to identify suitable and feasible locations for in-water recreational access and share design concepts with Gowanus Community prior to Waterfront Certification.

- The Gowanus Plan's Waterfront Access Plan (WAP) provides incentives for developers to include boat or kayak launches and tidal wetlands within waterfront public access areas. Lightstone, an existing mixed-use residential building on the Canal, provides an example of how a private development can provide both a boat launch and a boathouse in the building's ground floor for the Gowanus Dredgers Canoe Club, a volunteer organization dedicated to providing waterfront access and education to the public. The City will explore potential in-water access at two City-controlled locations: Gowanus Green and the 2nd Ave street end by the Salt Lot. At Gowanus Green, in-water access at the future park will be determined through a robust community engagement process as well as work to determine the engineering feasibility. At the Salt Lot, DEP will evaluate water access during design of the Owls Head site. DEP has heard the request from local stakeholders, including the Gowanus Dredgers, and look forward to studying the feasibility of including it in the project.

The City will also work with waterfront owners, developers, and community stakeholders to identify suitable locations in segments of the canal that do not currently (or in the future) have in-water access such as boat launches and docks, including sharing design concepts with the Gowanus community prior to Certification by Chair of the City Planning Commission.

7. Sustainability & Resiliency

As Hurricane Ida vividly illustrated, climate change is a public health, environmental justice, and racial justice issue that must be taken seriously across our City. Mayor de Blasio's report "The New Normal: Combatting Storm-Related Extreme Weather in New York City," provides a new blueprint to prepare for and respond to extreme weather. The announcement included significant funding to support the report's recommendations with \$2.1 billion in new funding for DEP, with \$238 million in accelerated funding for crucial DEP projects. The Gowanus community has endured decades of chronic street flooding and historic contamination in the Gowanus Canal. Major capital work in Gowanus will help reduce chronic street flooding locally with major upgrades planned to sewers and pump station. This work compliments existing investments in the neighborhood including high-level storm sewers, green infrastructure and upgrades to the Gowanus pumping station. Working with a variety of stakeholders, DEP continues advancing construction on two new sewage retention tanks that reduce combined sewer overflows into the canal. Coupled with the city's Unified Stormwater Rule, which creates stricter requirements for stormwater management on new development sites, the reduction in flow entering combined sewers will be sufficient to protect the effectiveness of the permanent CSO control measures. The Gowanus Neighborhood Plan compliments and supplements the in-Canal cleanup with requirements for remediation of upland brownfields. In addition, with the new forthcoming stormwater rule, the recently passed legislation requiring solar or green roofs for many new developments, and a number of other tools and policies, the Gowanus Plan will support the overall cleanup and remediation of the neighborhood.

39. Apply the new Unified Stormwater Rule to all new development that discharges to sewers in the rezoning area.

- The draft Unified Stormwater Rule (USWR) will be published in December 2021. Through that rule, DEP will require enhanced onsite stormwater management to reduce combined sewer overflows. In order to ensure this result, DOB will provide DEP, the Council Members and CB6 a monthly list of all building permit applications submitted in the Gowanus rezoning area before the USWR is in effect.

40. Monitor changes in sanitary and storm water loading within the Gowanus Sewershed.

- On October 31st, the City submitted a monitoring plan to the EPA. The monitoring requirements include the following:
 1. Monitoring beginning on June 1, 2022, to establish a baseline for CSO solids loading and solids contaminant levels;
 2. Periodic in-Canal monitoring beginning one year after capping is completed in RTA 1.To meet the above requirements, the monitoring plan will quantify the levels of contaminants of potential concern (COPCs) on solids discharging from CSO outfalls RH-034 and OH-007 along with the levels of total suspended solids (TSS), suspended solids organic carbon, and suspended solids grain size distribution. Samples will be collected from sewer pipes feeding these two outfalls quarterly for a period of two years starting from June 1, 2022. This sampling will provide a baseline for the characteristic of the CSO solids that enter the Canal. To quantify the solids loading to the Canal, the City will use data from this monitoring program along with the Owls Head and Red Hook WWTP

Collection System. The flow estimated from a model and the measured TSS concentrations will be used by the City to estimate the annual CSO solids load to the Canal.

The monitoring plan described above, as well as DEP's regular harbor water quality monitoring program are the best methods for understanding the water quality impacts of combined sewer overflows on the Gowanus Canal. The annual report is available at DEP's website and will contain information about major indicators of environmental changes including dissolved oxygen, bacteria, secchi transparency, chlorophyll 'a' and nitrogen levels.

41. Report on compliance with the Unified Stormwater Rule.

- In DEP's Green Infrastructure Annual Report, DEP will provide updates on projects that comply with the USWR by implementing green infrastructure projects. Monitoring of green infrastructure practices is conducted through DEP's comprehensive Research and Development (R&D) Program. DEP collects crucial performance and co-benefits data and undertakes extensive analysis. Work completed under the R&D Program supports the overall NYC Green Infrastructure Program as well as the development and execution of combined sewer overflow reduction strategies by reviewing performance over time, supporting analysis on performance-based maintenance and operations, and by conducting cost-benefits analyses of various green infrastructure designs. Updates on the R&D Program are shared annually through NYC Green Infrastructure Annual Report. In addition, as part of the permitted site connection process the City will prepare an annual report on applicable project approvals and completions for the preceding calendar year within the Gowanus Canal Sewershed. This information will include the anticipated sanitary discharge, development site storm flow, allowable flow from the site and/or the stormwater release rate from the site submitted. Data will be made publicly available and easy to access for individual sites and summarized for the Gowanus Canal Sewershed. DEP will provide twice annual updates on compliance with USWR through the green infrastructure program.
- **Timeline:** Twice annually.

42. Include Gowanus, Red Hook, and Gowanus IBZ in upcoming Cloudburst studies.

- DEP has committed to advancing innovative cloudburst solutions in the Mayor's "New Normal: Combatting Storm-Related Extreme Weather in New York City" report. These projects are designed for heavy downpours and transform open space and streetscapes to absorb water where possible. They store excess water safely until the event passes to take pressure off the sewer system. The City has committed to identifying ten cloudburst neighborhoods, four of which will begin work next year, while pursuing State and Federal funding to implement another six. To further define future locations, DEP will be conducting physical and social vulnerability assessments utilizing multiple factors like 10 and 100-year rain events, 311 structural damage complaints, sewer back-up data, historic wetland locations, impervious surfaces and social factors (i.e., social vulnerability index, critical infrastructure like schools and hospitals). This initial assessment will yield priority sub-catchment areas for cloudburst opportunities. This will

require further engineering feasibility review and engagement with internal and external stakeholders and partners to better understand local conditions. DEP commits to including the rezoning area, Gowanus IBZ and Red Hook neighborhood for both the physical and social vulnerability assessment and feasibility analysis for cloudburst.

- **Timeline:** DEP will include this area in its initial neighborhood list in early 2022. It will also be included in the subsequent engineering feasibility review starting in mid-2022.

43. Upgrade sewer infrastructure to alleviate flooding conditions.

- DEP will upgrade sewer infrastructure to alleviate flooding conditions in the vicinity of 4th Avenue and Carroll Street. The project would include an upgraded sewer and an upgraded pumping station in the location of the existing 19th Street Pump Station at the intersection of 19th Street and 3rd Avenue.

Specifically, DEP will upgrade 3,000 linear feet of double barrel box sewers and an additional 1,000 linear feet of single box sewers. To complement the sewer upgrades and provide additional pumping capacity during wet weather, DEP will also rehabilitate and expand the capacity of the 19th Street Pumping Station. In addition, DEP will replace 4,000 linear feet of older water mains, which will provide enhanced reliability to residents and alleviate low pressure issues.

The project would alleviate street flooding during a 5-year storm and would substantially reduce CSO flowing to the new Owls Head tank since the project would be redirecting flow from the watershed to new outfall, closer Gowanus Bay.

By addressing street flooding the project would improve the usability of major local roadways including 3rd and 4th Avenues in a neighborhood with a current population of approximately 50 thousand people and a major business corridor for the new population to be introduced with the rezoning.

- **Timeline:** Feasibility analysis underway. Targeted design start in 2023; targeted construction start in 2028.
- **Funding:** \$174M capital.

44. Comply with EPA's timeline for constructing CSO retention tanks as mandated in Gowanus Superfund ROD.

- The City has been complying with the Order by performing the CSO design and CSO remedial action work required by the Order, as well as the removal action for design and construction of a bulkhead at property owned by the City where the OH-007 CSO tank will be constructed. The City continues to advance the design, removal and remedial action work required by the Order. While the City will comply with the Order, it must ensure that the specific milestones are feasible and will continue to discuss those issues with the EPA.

45. Assist in continued provision of composting and temporary relocation of nursery site during Salt Lot CSO construction.

- DEP anticipates that the composting operations can remain on site in a temporary location during construction. GCC's nursery operations will be impacted in early 2022 by the reconstruction of the bulkhead on the City-owned site. This work is separate from

the Owls Head Facility contract, but part of the Superfund efforts required by the EPA. GCC has identified an MTA property that may be viable, and DEP will support the organization in that relocation. DEP is also working to identify additional locations if needed and will provide funding for a comparable amount of temporary space should it be necessary, as already documented with impacted stakeholders.

46. Target outreach around green building infrastructure through NYC Accelerator.

- NYC Accelerator is a free program that helps New Yorkers save energy and water. A team of experts will meet with local building owners, developers, contractors and community partners to discuss how to improve energy efficiency, reduce carbon emissions, and access project financing & incentives.
- **Timeline:** By Q3 2022.

8. Transportation & Streets

Ensuring safe streets and advancing pedestrian access is a key part of the Gowanus Neighborhood Plan. Through the below commitment, DOT will provide pedestrian and streetscape improvements at key locations throughout the rezoning area.

47. Provide pedestrian and streetscape improvements at priority locations.

- DOT will evaluate intersections and other locations, including Union Avenue and 4th Avenue, and also potentially including Hamilton Avenue & Court Street, 9th Street & Smith Street, and Union Street and Hoyt Street, and implement appropriate pedestrian safety, streetscape, and/or green infrastructure improvements. DOT will evaluate interventions that may include new curb extensions and widened sidewalks, bioswales and other green infrastructure, and street furniture such as benches, wayfinding signs, bike racks, and street trees.
- **Timeline:** 2023 design start, 2026 construction start
- **Funding:** \$11.6M capital

48. Explore pedestrian improvements at Nevins Street.

- DOT commits to work with DEP to ensure their upcoming capital project at Nevins Street ultimately integrates pedestrian improvements, which may include an open street or shared street activation.

49. Increase pedestrian access and safety at 3rd Street and Carroll Street bridges.

- In order to facilitate safe and easy access to the Gowanus Canal esplanade, DOT will improve the upland areas and crossings at the 3rd Street and Carroll Street Bridges. DOT commits to applying treatments that enhance pedestrian access and safety at 3rd St and Carroll St bridges that may include reducing existing storage areas, new curb extensions and crosswalks, and improved ADA accessibility. DOT and DCP commit to working together and with private developers on the design of these improvements to ensure seamless connections between privately maintained public esplanades and the upland portions adjacent to the bridges.
- **Timeline:** 2023 design start, 2026 construction start.

- **Funding:** \$10.3M capital.

50. Improve design, permitting and construction coordination at street ends.

- DCP, DOT, DEP, Parks, and FDNY commit to working together, with private developers, and with state and federal agencies to coordinate overlapping priorities for street ends, including access to the esplanade and the water, amenities for public space users, emergency vehicle access, stormwater management, and esplanade continuity.

9. Community Facilities

The Gowanus Neighborhood Plan will advance educational facilities in the rezoning area, advancing planning for a school at Gowanus Green and providing innovative tools to encourage the inclusion of public schools as part of mixed-use residential buildings if seats are needed. It will also honor the cultural and historical heritage of the neighborhood, preserving key historic buildings, increasing opportunities for public art and historic interpretation, and investing in local institutions.

51. Enhance the Old Stone House by upgrading facilities and improving accessibility.

- Parks will improve ADA access to the Old Stone House, a historic cultural and civic hub located in Washington Park, and expand access to programming and ancillary spaces by constructing an elevator, a new staircase, and public restrooms within an extension on the north side of the building.
- **Timeline:** Design start 2023; construction start 2026.
- **Funding:** \$10.95M.

52. Renovate the Pacific Street Library.

- One of the Brooklyn’s historic Carnegie libraries, Pacific Street Library serves as a cultural touchpoint and community center for the Gowanus neighborhood as well as the surrounding area. Improvements to the Pacific Street Library are critical to providing access, programming, and resources to all library patrons. Brooklyn Public Library (BPL) will make significant state of good repair investments at Pacific Street Library including the installation of an elevator to all three building floors and upgrades to the building's structural, mechanical, plumbing, and electrical systems, and localized upgrades to the building interior and exterior.
- **Timeline:** Design start 2023; construction start 2026.
- **Funding:** \$14.7M capital.

53. Construct a school at Gowanus Green.

- SCA commits to constructing a DOE school at Gowanus Green. An approximately 22,000 square foot parcel is being reserved for the school and is located across from the future public park at the intersection of 5th Street and the new Hoyt and Luquer Streets extensions. This commitment is subject to a City commitment to fund the project. DOE and Parks will provide a Joint Operated Playground (JOP) at the public park across the street for exclusive use by the school during the school day. DOT and DOE School Safety will create a plan to provide appropriate street traffic safety measures to enable safe school bus pick up and drop off as well as safe crossing to the JOP.

- **Timeline:** To be determined based on finding an alternative location for EPA Staging of Gowanus Canal cleanup, the completion of full-site remediation, and subject to seat need.

54. Require notification of development in school siting opportunities.

- DOB will notify the SCA, DOE, and affected Community Board when an owner/developer files plans to conduct demolition or excavation work on any project in the Gowanus Rezoning area to afford SCA/DOE and the Developer notice of a potential opportunity to construct a school within a mixed-use development, should the site be feasible, a school capacity need has been identified and the school need has been funded in the SCA/DOE's Capital Plan. SCA/DOE shall have the final right to determine whether an identified site is feasible and needed for the construction of a funded school program at the time it receives notification.

The Gowanus Special District along the Canal contains zoning rules that encourage the inclusion of public schools as part of new mixed-use residential buildings if seats are needed, as determined by the SCA.

- **Timeline:** Immediately

55. Increase opportunities for public art and historic interpretation.

- The City commits to exploring opportunities for incorporating public art and historic interpretation elements at key new open spaces being created at Gowanus Green and other open spaces. Specifically, the Head End CSO site's headhouse's facade will be activated with interpretive graphics about the function of the CSO facility and the history of Gowanus.

56. Target EDC Industrial Developer Loan Fund to facilitate potential Gowanus Mix spaces.

- EDC will promote the Industrial Developer Loan Fund to ensure Gowanus businesses are aware of the opportunity.