

Appendix B-1
No Build Project List

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Map ID	Block	Lot	Address	Residential DU (Total)	Affordable DU	Retail GSF	Office GSF	Hotel GSF	Hotel Rooms	Community Facility GSF	Open Space GSF	Manufact. GSF	Parking	Build Year
400 ft Study Area														
1	186	42	561 Pacific Street	63		8,089				552			16	2020
2	389	28	346 Bergen Street	24	24								4	2035*
3	389	30	350 Bergen Street	7										2035*
4	395	30	58 Saint Mark's Place	102		9,515				422			45	2035*
5	399	45	489 Baltic Street					11,463	33					2035*
6	401	48	601 Baltic Street	24		1,843								2035*
7	423	35	280 Bond Street	14										2035*
8	430	50	469 Union Street	1										2035*
9	437	1	420 Union Street							62,290				2021
10	437	41	326 Bond Street	7										2035*
11	441	42	561 President Street					45,478	112					2035*
12	441	53	529 President Street					35,403	101					2035*
13	447	53	445 Carroll Street				5,275							2035*
14	448	65	497 Carroll Street									49,489	45	2035*
15	460	63	375 Smith Street	11		3,765							11	2035*
16	461	3	393 Hoyt Street	8										2035*
17	934	65	625 Warren Street	4										2035*
18	943	5	137 Fourth Avenue	11		1,885								2035*
19	955	33	670 Union Street	14									11	2035*
20	958	4	243 Fourth Avenue	19		3,690				666				2035*
21	964	7	269 Fourth Avenue	33		1,557								2035*
22	980	107	399 Third Avenue	6									4	2035*
23	998	12	266 7th Street	3										2035*
24	477	8	300 Huntington Street			12,288	85,642				7,548	164,497		2035*
25	1003	51	217 9th Street	13						3,439			7	2035*
26	1010	10	262 9th Street	63		4,302				260				2035*
27	1033	63	145 14th Street	4										2035*
28	1040	51	139 15th Street	8										2035*
29	1041	1	535 Fourth Avenue	148		560				8,579				2035*

Gowanus Neighborhood Rezoning and Related Actions

Map ID	Block	Lot	Address	Residential DU (Total)	Affordable DU	Retail GSF	Office GSF	Hotel GSF	Hotel Rooms	Community Facility GSF	Open Space GSF	Manufact. GSF	Parking	Build Year
30	1046	25	114 15th Street	20										2035*
31	1046	37	554 Fourth Avenue	40		5,461								2035*
32	1047	10	541 Fourth Avenue (535 Fourth Avenue)	134	29	12,883							26	2035*
33	1051	28	96 16th Street	4										2035*
34	389	47	51 Saint Marks Place	4										2035*
35	1033	61	149 14th Street	3										2035*
36	1052	11	561 Fourth Avenue	8		750								2035*
37	940	119	640 Baltic Street	2										2035*
38	1051	30	100 16th Street	4										2035*
39	394	1	130 Third Avenue (NYCHA Wyckoff Street)	604	304	25,000				10500				2035*
40	1052	5	575 Fourth Avenue	70		4,850							40	2035*
41	967	1	153 2nd Street									164,497		2035*
400 ft Totals				1,480	357	96,439	90,917	92,344	246	86,707	7,548	378,483	209	
1/4-Mile Study Area														
42	174	1, 9, 13, 18, 23, 24	80 Flatbush Avenue	850	180	45,000	165,000			150,000				2025
43	2107	2	95 Rockwell Place					123,769	201					2035*
44	379	50	145 Huntington Street	6										2035*
45	381	50	149 West 9th Street	6										2035*
46	381	149	151 West 9th Street	6										2035*
47	389	66	13 Saint Marks Place							14,062				2035*
48	395	3	8 Saint Marks Place	14		558								2035*
49	397	43	371 Baltic Street	4										2035*
50	403	20	356 Baltic Street	5										2035*
51	409	48	101 Douglass Street	6										2035*
52	478	31	498 Smith Street	2		811								2035*
53	478	40	41 Garnet Street	7										2035*
54	928	43	178 Flatbush Avenue				20,517							2035*
55	943	240	126 Fifth Avenue/680 Baltic Street	160		54,868								2035*
56	1028	49	257 13th Street	4										2035*
57	1035	71	273 14th Street	13									7	2035*
58	1039	20	84 14th Street				18,484						25	2035*
59	1040	13	136 14th Street	10										2035*
60	1042	37	308 14th Street	8										2035*
61	1046	7	577 Third Avenue	19		900							10	2035*
62	1051	6	591 Third Avenue	2		1,602								2035*
63	1051	48	165 Prospect Avenue	1									1	2035*
64	1051	65	135, 137 Prospect Avenue	18										2035*

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65	1052	46	578 Fifth Avenue	8		1,745								2035*
66	1118	4	18 Sixth Avenue (Pacific Park B4)	810	243	83,844								2035*
67	2108	17	37 Lafayette Avenue	6		7,444				242				2035*
68	2112	1	147 Saint Felix Street	2									2	2035*
69	1027	5	521 Third Avenue			7,638				5,563		7,638		2035*
70	1014	1	109 Second Avenue									41,660	30	2035*
71	2003	37	142-150 South Portland Avenue	100						11,155				2021
72	388	31	300 Bergen Street (98 Third Avenue)	24		4,051								2035*
73	1021	1	161 12th Street	8		513								2035*
74	2109	1, 5, 6, 7, 8, 9, 10, 11, 12	624-640 Fulton Street (BAM Park)								10,000			2035*
75	927; 1118; 1120; 1121; 1129	1, 16, 26; 1; 1, 19, 28, 35; 1, 42, 47; 30, 50, 100, 150	Future Pacific Park (Site 5, B1, B5, B6, B7, B8, B9, B10, B12, B13)	4055	1225	113383	336000	165000	180		348,480		830	2035
1/4-Mile Totals				7,634	2,005	418,796	630,918	381,113	627	267,728	366,028	427,781	1,114	
Outside of Land Use 1/4-mile Boundary (South of Prospect Expressway)														
76	630	19	150 17th Street									37470		2035*
77	630	61	127 18th Street									22903		2035*
78	631	6	609 Fourth Avenue	73		3449								2035*
1/4-Mile Totals				7,707	2,005	422,245	630,918	381,113	627	267,728	366,028	488,155	1,114	
1/2-Mile Study Area (Boundary-Based)														
79	149	100	9 Dekalb Avenue	417	83	106,598							83	2022
80	153	3	7 Boreum Place	122		24,066							49	2021
81	2016	35	570 Fulton Street	139		12,433	89,846							2021
82	161	18	540 Fulton Street	318	28	53,992	53,992							2020
83	161	47	8 Nevins Street	184		3,064							33	2019
84	161	61	291 Livingston Street					43,836	99					2035*
85	165	62	211 Schermerhorn Street	48		7,254								2019
86	166	25	308 Livingston Street	160		7,428								2035*
87	166	51	285 Schermerhorn Street	84		15,737								2035*
88	181	11	270 Atlantic Avenue			19,642								2035*
89	181	20	280 Atlantic Avenue	4		1,446								2035*
90	181	23	286 Atlantic Avenue	8										2035*
91	182	20	330 Atlantic Avenue	4		1,429								2035*
92	182	57	279 Pacific Street	4		6,457								2035*
93	187	17	264 Pacific Street	24		1,508							7	2035*

Gowanus Neighborhood Rezoning and Related Actions

Map ID	Block	Lot	Address	Residential DU (Total)	Affordable DU	Retail GSF	Office GSF	Hotel GSF	Hotel Rooms	Community Facility GSF	Open Space GSF	Manufact. GSF	Parking	Build Year
94	271	34	76 Schermerhorn Street	59		2,118				940			4	2035*
95	271	45	88 Schermerhorn Street	23										2035*
96	278	1	237 Pacific Street	3		1,856								2035*
97	343	44	145 President Street	17						309			16	2035*
98	354	23	130 Carroll Street	3									3	2035*
99	396	12	278 Warren Street	5									3	2035*
100	408	41	240 Smith Street			11,500								2035*
101	428	16	328, 330 Sackett Street	2									2	2035*
		17												
102	520	16	20 Luquer Street	12										2035*
103	534	20	28 Huntington Street	3						2591				2035*
104	534	25	730 Hicks Street	15										2035*
105	591	1	55 Bay Street									93,927		2035*
106	637	1	183 20th Street	34		2,611				516				2035*
107	637	26	208 19th Street	3										2035*
108	637	76	187 20th Street	8										2035*
109	639	16	132 20th Street			3,151								2035*
110	639	25	150 20th Street					28,782	84					2035*
111	640	28	218 20th Street	2										2035*
112	642	63	135 22nd Street									4,844		2035*
113	642	65	131 22nd Street					16,435	58					2035*
114	643	1	179 22nd Street	64		7,493								2035*
115	643	11	194 21st Street	26										2035*
116	643	54	217 22nd Street	2										2035*
117	644	1	740 Third Avenue			3,879						18,699		2035*
118	646	64	201 23rd Street	6										2035*
119	646	68	193 23rd Street	3										2035*
120	649	38	734 Fifth Avenue	19									5	2035*
121	879	6	643, 645 Fifth Avenue	29		2,170								2035*
		6												
		7												
122	885	27	270 19th Street	3										2035*
123	886	58	353 20th Street	5										2035*
124	886	71	327 20th Street	5										2035*
125	898	3	715 Sixth Avenue	12										2035*
126	898	23	328 21st Street	5										2035*
127	898	25	332-334 21st Street	8										2035*

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128	939	24	106 Prospect Place	1										2035*
129	1024	63	383 12th Street	8										2035*
130	1030	53	371 13th Street	3										2035*
131	1036	18	333 14th Street	7									53	2035*
132	1084	39	515 6th Street							305,525				2035*
133	1100	72	391 14 Street	5										2035*
134	1128	1	37 Sixth Avenue (Pacific Park B15)	323						80,337				2035*
135	1164	18	178 Park Place	6		2,904.9								2035*
136	1958	9	399 Adelphi Street	4										2035*
137	2008	13	470 Clermont Avenue							2,151				2035*
138	2085	1	153 Ashland Place							18,752			564	2035*
139	2085	75	196 Willoughby Street	476	143									2035*
140	2094	1, 10, 35	625 Fulton Street	902	225	50,547	739,000			82,500	13,323		350	2023
141	2097	53	30 Fort Greene Place	2										2035*
142	2099	20	39 South Elliott Place	2										2035*
143	2121	26	348 Clermont Avenue	3										2035*
144	2121	28	352 Clermont Avenue	5									2	2035*
			354 Clermont Avenue											
			356 Clermont Avenue											
145	2121	36	370, 372, 374 Clermont Avenue	5										2035*
		37												
		38												
146	2121	44	71 Greene Ave	1										2035*
147	2121	45	69 Greene Ave	1										2035*
148	2121	132	360 Clermont Avenue	1										2035*
149	172	37	50 Nevins Street	129	129	4,582				97561				2035*
150	182	18	328 Atlantic Avenue	2		4,161								2035*
151	976	45	497 3rd Street	4		541								2035*
152	279	17	163 Court Street	6		2,515								2035*
153	899	26	274 22nd Street	4										2035*
154	156	1	422 Fulton Street				131588							2035*
155	157	1	11 Hoyt Street	481		26,735							147	2035*
156	648	26	152 23rd Street	2										2035*
157	2088	4	117 Dekalb Avenue (Brooklyn Hospital)	3,764	941	94,875	871,700			1,069,500				2035*
158	175	1	Brooklyn Borough Jail (275 Atlantic Avenue)							1,050,000			292	2026

Gowanus Neighborhood Rezoning and Related Actions

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159	171	201, 202, 203, 204, 205, 206, 207, 208, 209	311, 313, 313A, 315, 315A, 317, 317A, 319, 319A State Street	18		17,871							14	2035*
160	172	5	57 Bond Street					178,189	285					2019
161	414	50	319 Degraw Street	1									1	2035*
1/2-Mile Boundary-Based Totals				15,765	3,554	922,808	2,517,044	648,354	1,153	2,978,410	379,351	605,626	2,742	
Outside of 1/2-Mile Boundary but within 1/2-Mile Census Tract Based Study Area														
162	900	27	334 22nd Street	8										2035*
163	530	38	84 Visitation Place	2										2035*
1/2-Mile Census Tract + 1/2-Mile Boundary-Based Totals				15,775	3,554	922,808	2,517,044	648,354	1,153	2,978,410	379,351	605,626	2,742	
1.5-Mile Affordable Child Care Study Area (Residential Projects with Affordable Components Only)														
164	2017	8	1134 Fulton Street	182	37	21193							73	2035*
165	1205	127	1336 Bedford Avenue	94	94								4	2035*
166	2018	64	909 Atlantic Avenue	78	77									2035*
167	1992	7	1043 Fulton Street	37	37	988								2035*
168	1134	5, 7, 8, 9, 11, 12	1050 Pacific Street	158	44	31,573							42	2022
169	1133	32, 42	1010 Pacific Street	212	64	41,165							54	2023
170	2010	1, 10, 51, 53, 56, 57, 58, 59, 1001-1010, 1101-1118	809 Atlantic Avenue	286	86	25,000	19,500	27,029						2021
171	1125, 1133	1 + 7, 10, 11, 12, p/o 13	505 Grand Avenue	68	17	9,000								2035*
172	1192	40, 41, 46, p/o 1, 63, 66, 77, 85	960 Franklin Avenue	1,578	789	21,183		9,678			50,258		180	2024
173	352	48, 49, 50, 51, 52	55-63 Summit Street	17	4			900						2020
1.5-Mile Affordable Child Care Study Area-Based Totals				18,485	4,803	1,072,910	2,536,544	685,961	1,153	2,978,410	429,609	605,626	3,095	

Appendix B-2
Waterfront Revitalization Program

NEW YORK CITY WATERFRONT REVITALIZATION PROGRAM Consistency Assessment Form

Proposed actions that are subject to CEQR, ULURP or other local, state or federal discretionary review procedures, and that are within New York City's Coastal Zone, must be reviewed and assessed for their consistency with the [New York City Waterfront Revitalization Program](#) (WRP) which has been approved as part of the State's Coastal Management Program.

This form is intended to assist an applicant in certifying that the proposed activity is consistent with the WRP. It should be completed when the local, state, or federal application is prepared. The completed form and accompanying information will be used by the New York State Department of State, the New York City Department of City Planning, or other city or state agencies in their review of the applicant's certification of consistency.

A. APPLICANT INFORMATION

Name of Applicant: _____

Name of Applicant Representative: _____

Address: _____

Telephone: _____ Email: _____

Project site owner (if different than above): _____

B. PROPOSED ACTIVITY

If more space is needed, include as an attachment.

1. Brief description of activity

2. Purpose of activity

C. PROJECT LOCATION

Borough: _____ Tax Block/Lot(s): _____

Street Address: _____

Name of water body (if located on the waterfront): _____

D. REQUIRED ACTIONS OR APPROVALS

Check all that apply.

City Actions/Approvals/Funding

City Planning Commission

☐ Yes ☐ No

☐ City Map Amendment

☐ Zoning Map Amendment

☐ Zoning Text Amendment

☐ Site Selection – Public Facility

☐ Housing Plan & Project

☐ Special Permit

(if appropriate, specify type: ☐ Modification ☐ Renewal ☐ other) Expiration Date: _____

☐ Zoning Certification

☐ Zoning Authorizations

☐ Acquisition – Real Property

☐ Disposition – Real Property

☐ Other, explain: _____

☐ Concession

☐ UDAAP

☐ Revocable Consent

☐ Franchise

Board of Standards and Appeals

☐ Yes ☐ No

☐ Variance (use)

☐ Variance (bulk)

☐ Special Permit

(if appropriate, specify type: ☐ Modification ☐ Renewal ☐ other) Expiration Date: _____

Other City Approvals

☐ Legislation

☐ Rulemaking

☐ Construction of Public Facilities

☐ 384 (b) (4) Approval

☐ Other, explain: _____

☐ Funding for Construction, specify: _____

☐ Policy or Plan, specify: _____

☐ Funding of Program, specify: _____

☐ Permits, specify: _____

State Actions/Approvals/Funding

☐ State permit or license, specify Agency: _____ Permit type and number: _____

☐ Funding for Construction, specify: _____

☐ Funding of a Program, specify: _____

☐ Other, explain: _____

Federal Actions/Approvals/Funding

☐ Federal permit or license, specify Agency: _____ Permit type and number: _____

☐ Funding for Construction, specify: _____

☐ Funding of a Program, specify: _____

☐ Other, explain: _____

Is this being reviewed in conjunction with a [Joint Application for Permits](#)?

☐ Yes

☐ No

E. LOCATION QUESTIONS

1. Does the project require a waterfront site? ☐ Yes ☐ No
2. Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land under water or coastal waters? ☐ Yes ☐ No
3. Is the project located on publicly owned land or receiving public assistance? ☐ Yes ☐ No
4. Is the project located within a FEMA 1% annual chance floodplain? (6.2) ☐ Yes ☐ No
5. Is the project located within a FEMA 0.2% annual chance floodplain? (6.2) ☐ Yes ☐ No
6. Is the project located adjacent to or within a special area designation? See [Maps – Part III](#) of the NYC WRP. If so, check appropriate boxes below and evaluate policies noted in parentheses as part of WRP Policy Assessment (Section F).
 - ☐ Significant Maritime and Industrial Area (SMIA) (2.1)
 - ☐ Special Natural Waterfront Area (SNWA) (4.1)
 - ☐ Priority Maritime Activity Zone (PMAZ) (3.5)
 - ☐ Recognized Ecological Complex (REC) (4.4)
 - ☐ West Shore Ecologically Sensitive Maritime and Industrial Area (ESMIA) (2.2, 4.2)

F. WRP POLICY ASSESSMENT

Review the project or action for consistency with the WRP policies. For each policy, check Promote, Hinder or Not Applicable (N/A). For more information about consistency review process and determination, see **Part I** of the [NYC Waterfront Revitalization Program](#). When assessing each policy, review the full policy language, including all sub-policies, contained within **Part II** of the WRP. The relevance of each applicable policy may vary depending upon the project type and where it is located (i.e. if it is located within one of the special area designations).

For those policies checked Promote or Hinder, provide a written statement on a separate page that assesses the effects of the proposed activity on the relevant policies or standards. If the project or action promotes a policy, explain how the action would be consistent with the goals of the policy. If it hinders a policy, consideration should be given toward any practical means of altering or modifying the project to eliminate the hindrance. Policies that would be advanced by the project should be balanced against those that would be hindered by the project. If reasonable modifications to eliminate the hindrance are not possible, consideration should be given as to whether the hindrance is of such a degree as to be substantial, and if so, those adverse effects should be mitigated to the extent practicable.

		Promote	Hinder	N/A
I	Support and facilitate commercial and residential redevelopment in areas well-suited to such development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I.1	Encourage commercial and residential redevelopment in appropriate Coastal Zone areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I.2	Encourage non-industrial development with uses and design features that enliven the waterfront and attract the public.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I.3	Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I.4	In areas adjacent to SMIA's, ensure new residential development maximizes compatibility with existing adjacent maritime and industrial uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I.5	Integrate consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development, pursuant to WRP Policy 6.2.	<input type="checkbox"/>	<input type="checkbox"/>	

		Promote	Hinder	N/A
2	Support water-dependent and industrial uses in New York City coastal areas that are well-suited to their continued operation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.1	Promote water-dependent and industrial uses in Significant Maritime and Industrial Areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.2	Encourage a compatible relationship between working waterfront uses, upland development and natural resources within the Ecologically Sensitive Maritime and Industrial Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.3	Encourage working waterfront uses at appropriate sites outside the Significant Maritime and Industrial Areas or Ecologically Sensitive Maritime Industrial Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.4	Provide infrastructure improvements necessary to support working waterfront uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.5	Incorporate consideration of climate change and sea level rise into the planning and design of waterfront industrial development and infrastructure, pursuant to WRP Policy 6.2.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Promote use of New York City's waterways for commercial and recreational boating and water-dependent transportation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.	Support and encourage in-water recreational activities in suitable locations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.2	Support and encourage recreational, educational and commercial boating in New York City's maritime centers.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.3	Minimize conflicts between recreational boating and commercial ship operations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.4	Minimize impact of commercial and recreational boating activities on the aquatic environment and surrounding land and water uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.5	In Priority Marine Activity Zones, support the ongoing maintenance of maritime infrastructure for water-dependent uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Protect and restore the quality and function of ecological systems within the New York City coastal area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.1	Protect and restore the ecological quality and component habitats and resources within the Special Natural Waterfront Areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2	Protect and restore the ecological quality and component habitats and resources within the Ecologically Sensitive Maritime and Industrial Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.3	Protect designated Significant Coastal Fish and Wildlife Habitats.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.4	Identify, remediate and restore ecological functions within Recognized Ecological Complexes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.5	Protect and restore tidal and freshwater wetlands.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.6	In addition to wetlands, seek opportunities to create a mosaic of habitats with high ecological value and function that provide environmental and societal benefits. Restoration should strive to incorporate multiple habitat characteristics to achieve the greatest ecological benefit at a single location.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.7	Protect vulnerable plant, fish and wildlife species, and rare ecological communities. Design and develop land and water uses to maximize their integration or compatibility with the identified ecological community.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.8	Maintain and protect living aquatic resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

		Promote	Hinder	N/A
5	Protect and improve water quality in the New York City coastal area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.1	Manage direct or indirect discharges to waterbodies.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.2	Protect the quality of New York City's waters by managing activities that generate nonpoint source pollution.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.3	Protect water quality when excavating or placing fill in navigable waters and in or near marshes, estuaries, tidal marshes, and wetlands.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.4	Protect the quality and quantity of groundwater, streams, and the sources of water for wetlands.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.5	Protect and improve water quality through cost-effective grey-infrastructure and in-water ecological strategies.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.1	Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the site, the use of the property to be protected, and the surrounding area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.2	Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in <i>New York City Panel on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms</i>) into the planning and design of projects in the city's Coastal Zone.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.3	Direct public funding for flood prevention or erosion control measures to those locations where the investment will yield significant public benefit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.4	Protect and preserve non-renewable sources of sand for beach nourishment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutants, hazardous materials, and industrial materials that may pose risks to the environment and public health and safety.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.1	Manage solid waste material, hazardous wastes, toxic pollutants, substances hazardous to the environment, and the unenclosed storage of industrial materials to protect public health, control pollution and prevent degradation of coastal ecosystems.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.2	Prevent and remediate discharge of petroleum products.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.3	Transport solid waste and hazardous materials and site solid and hazardous waste facilities in a manner that minimizes potential degradation of coastal resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Provide public access to, from, and along New York City's coastal waters.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.1	Preserve, protect, maintain, and enhance physical, visual and recreational access to the waterfront.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.2	Incorporate public access into new public and private development where compatible with proposed land use and coastal location.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.3	Provide visual access to the waterfront where physically practical.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.4	Preserve and develop waterfront open space and recreation on publicly owned land at suitable locations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

		Promote	Hinder	N/A
8.5	Preserve the public interest in and use of lands and waters held in public trust by the State and City.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.6	Design waterfront public spaces to encourage the waterfront's identity and encourage stewardship.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Protect scenic resources that contribute to the visual quality of the New York City coastal area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.1	Protect and improve visual quality associated with New York City's urban context and the historic and working waterfront.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.2	Protect and enhance scenic values associated with natural resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Protect, preserve, and enhance resources significant to the historical, archaeological, architectural, and cultural legacy of the New York City coastal area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.1	Retain and preserve historic resources, and enhance resources significant to the coastal culture of New York City.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.2	Protect and preserve archaeological resources and artifacts.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

G. CERTIFICATION

The applicant or agent must certify that the proposed activity is consistent with New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program. If this certification cannot be made, the proposed activity shall not be undertaken. If this certification can be made, complete this Section.

"The proposed activity complies with New York State's approved Coastal Management Program as expressed in New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program, and will be conducted in a manner consistent with such program."

Applicant/Agent's Name: _____

Address: _____

Telephone: _____ Email: _____

Applicant/Agent's Signature: _____

Date: _____

Submission Requirements

For all actions requiring City Planning Commission approval, materials should be submitted to the Department of City Planning.

For local actions not requiring City Planning Commission review, the applicant or agent shall submit materials to the Lead Agency responsible for environmental review. A copy should also be sent to the Department of City Planning.

For State actions or funding, the Lead Agency responsible for environmental review should transmit its WRP consistency assessment to the Department of City Planning.

For Federal direct actions, funding, or permits applications, including Joint Applicants for Permits, the applicant or agent shall also submit a copy of this completed form along with his/her application to the [NYS Department of State Office of Planning and Development](#) and other relevant state and federal agencies. A copy of the application should be provided to the NYC Department of City Planning.

The Department of City Planning is also available for consultation and advisement regarding WRP consistency procedural matters.

New York City Department of City Planning

Waterfront and Open Space Division

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New York, New York 10271

212-720-3696

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New York State Department of State

Office of Planning and Development

Suite 1010

One Commerce Place, 99 Washington Avenue

Albany, New York 12231-0001

518-474-6000

www.dos.ny.gov/opd/programs/consistency

Applicant Checklist

- ☐ Copy of original signed NYC Consistency Assessment Form
- ☐ Attachment with consistency assessment statements for all relevant policies
- ☐ For Joint Applications for Permits, one (1) copy of the complete application package
- ☐ Environmental Review documents
- ☐ Drawings (plans, sections, elevations), surveys, photographs, maps, or other information or materials which would support the certification of consistency and are not included in other documents submitted. All drawings should be clearly labeled and at a scale that is legible.
- ☐ Policy 6.2 Flood Elevation worksheet, if applicable. For guidance on applicability, refer to the WRP Policy 6.2 Guidance document available at www.nyc.gov/wrp

Appendix B-2:

New York City Waterfront Revitalization Program (WRP) Policy Assessment

A. INTRODUCTION

The City of New York acting through the Department of City Planning (DCP), together with the Department of Housing Preservation and Development (HPD), Department of Parks and Recreation (NYC Parks), and the Department of Citywide Administrative Services (DCAS), is proposing a series of land use actions, including zoning map amendments, zoning text amendments, City Map amendments, and disposition of City-owned property (collectively, the “Proposed Actions”) that would implement land use and zoning recommendations contained in DCP’s Gowanus Neighborhood Plan. The Project Area is generally bounded by Bond, Hoyt, and Smith Streets to the west; 3rd and 4th Avenues to the east, Huntington, 3rd, 7th, and 15th Streets to the south; and Warren, Baltic, and Pacific Streets to the north (see Figures 1-1 and 1-2 in Chapter 1 “Project Description”).

The waterfront blocks along the Canal are all within the City’s Coastal Zone (see Figure 9-1 in Chapter 9, “Natural Resources”); therefore, in accordance with the New York City Waterfront Revitalization Program (WRP) and the Federal Coastal Zone Management Act, the Proposed Actions were reviewed for consistency with the City’s WRP policies. To complete this analysis, a consistency analysis for the WRP policies as identified by policy questions answered as “Promote” in the preceding Consistency Assessment Form (CAF) is provided below.

B. POLICY ANALYSIS

Policy 1: Support and facilitate commercial and residential redevelopment in areas well-suited to such development.

Policy 1.1: Encourage commercial and residential redevelopment in appropriate Coastal Zone areas.

The Proposed Actions would allow for new mixed-use, residential, commercial, and community facility development, as well as conversions and adaptive reuse of existing buildings on lands that were previously developed and are currently vacant and underutilized sites, with access to transportation and transit facilities. The Project Area is surrounded by the residential neighborhoods of Park Slope, Carroll Gardens, and Boerum Hill, and the mixed-use neighborhood of Downtown Brooklyn. The Proposed Actions would strengthen and connect surrounding neighborhoods to the Gowanus Canal by increasing opportunities for waterfront public access. The Proposed Actions would facilitate the creation of approximately 6 acres of new waterfront open space and neighborhood parks along the Canal. Additionally, the Proposed Actions include disposition approvals that would facilitate redevelopment of two City-owned sites. One is an underused property at the Gowanus Green Site (City-Owned Site/Public Place) that would be constructed as a mixed-use development that would include affordable housing, commercial uses, community facility space, and new waterfront open

space. The other site is at 4th Avenue and Carroll Street, adjacent to a New York City Transit Substation. Development rights from the City-owned substation would be utilized at an adjacent development to facilitate a mixed-use building. Lastly, the Proposed Actions include authorizations to promote the development of community resources like schools and transit improvements and a special permit to allow hotels. A chairperson certification would facilitate a new entrance to the Union Street R station on 4th Avenue in exchange for height and density increases. Therefore, the zoning and other approvals under the Proposed Actions would promote this policy.

Policy 1.2 Encourage non-industrial development with uses and design features that enliven the waterfront and attract the public.

The Proposed Actions would encourage residential, commercial, and community facility uses along the Canal waterfront and facilitate the creation of new waterfront open space and neighborhood parks along the Canal through the establishment of a WAP and changes to the City Map. The WAP would ensure that a continuous waterfront public walkway would be constructed over time through a mix of public and private investment. The WAP also includes design requirements to encourage a variety of features such as planting, seating areas, active programming, and other amenities for public use and enjoyment. The WAP would also encourage street end designs that ensure continuity of public access across sites; allow and promote a mix of uses on ground floors leading to and along the Canal to support a vibrant and lively waterfront, including active use requirements at key locations; and ensure continuity of public access at bridge crossings. Therefore, it is concluded that the Proposed Actions would promote this policy.

Policy 1.3: Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed.

A number of infrastructure improvements are planned in the No Action condition that would meet existing demand and support future growth. As discussed, further in Chapter 11, “Water and Sewer Infrastructure,” the New York City Department of Environmental Protection (DEP) has commenced construction of High Level Storm Sewers (HLSS), generally in the blocks located between Carroll and State Streets near the northern end of the Canal and extending to 4th Avenue to the east. These improvements in drainage infrastructure will reduce stormwater flows to the combined sewer system and reduce the frequency and volume of combined sewer overflow (CSO) into the Canal. As part of the HLSS project, 87 new catch basins will be installed to allow stormwater to drain from the streets into 14,000 linear feet of new high-level storm sewers. DEP has also invested in green infrastructure improvements, including bioswales in the right-of-way and stormwater Greenstreets in the area north and east of the Canal that will decrease stormwater runoff and reduce CSO events. DEP is also planning for construction of two new CSO storage facilities, as part of the United States Environmental Protection Agency (EPA) Superfund remedy for the Gowanus Canal—the Head End Facility and the Owls Head Facility—which are expected to be complete and operational by 2028. DEP is also expected to make additional infrastructure upgrades in the area in connection with the CSO facilities. The Proposed Actions would not conflict with these planned infrastructure improvements and individual projects would also improve the on-site infrastructure at each redevelopment site.

As part of the Proposed Actions, the Gowanus Special Mixed Use District (GSD) would also include special FAR regulations to promote schools and other community facilities.

The Proposed Actions would facilitate development in an area well served by public transit. The D/N/R subway lines run below 4th Avenue and include local stops at Union Street and 4th Avenue/9th Street. The 4th Avenue/9th Street stop also is served by the F/G subway lines. Bus routes in the Project Area include the B37 along 3rd Avenue, the B103 along 3rd and 4th Avenues, and the B61 along 9th Street. Therefore, the Proposed Actions would promote this policy.

Policy 1.5: Integrate consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development, pursuant to WRP Policy 6.2.

The Proposed Actions are consistent with Policy 1.5; see the response to Policy 6.2 below.

Policy 3: Promote use of New York City's waterways for commercial and recreational boating and water-dependent transportation:

Policy 3.1. Support and encourage in-water recreational activities in suitable locations.

There are two existing boat launches at the western edge of the Canal—at the Gowanus Canal Sponge Park at 2nd Street and at the end of 1st Street. The Proposed Actions would not affect the existing boat launches or restrict access to them, but would improve access and visibility to them through the linear network of waterfront esplanades anticipated on both sides of the Canal. As part of the Proposed Actions, the WAP will promote visual and physical access to the Canal and encourage interaction with the waterfront by providing flexibility in certain design requirements on sites that provide amenities such as boat launches and get-downs. These incentives aim to enhance connectivity with the water's edge and encourage a variety of shoreline treatments and experiences. Therefore, it is concluded that the Proposed Actions would promote this policy.

Policy 3.2 Support and encourage recreational, educational and commercial boating in New York City's maritime centers.

The Proposed Actions would not affect or restrict access to the existing boat launches at 1st and 2nd Streets, nor would it affect commercial vessel operations. As stated above, as part of the Proposed Actions, the WAP will promote visual and physical access to and encourage interaction with the Canal waterfront by incentivizing boat launches. Therefore, the Proposed Actions would promote this policy.

Policy 3.3 Minimize conflicts between recreational boating and commercial ship operations.

The Proposed Actions would encourage recreational boating in areas with infrequent commercial ship operations. Commercial ship operations mainly occur in the southern portion of the Canal, in the Priority Marine Activity Zone (PMAZ), which is outside of the primary study area. The Proposed Actions will promote recreational boating outside of the PMAZ, and encourage the continued use of the Canal as a recreational waterway by the public. Therefore, the Proposed Actions would promote this policy.

Policy 3.4 Minimize impact of commercial and recreational boating activities on the aquatic environment and surrounding land and water uses.

Landscaped surfaces as per the WAP and changes to the City Map would facilitate new waterfront open spaces, bioswales, stormwater retention features, and other green infrastructure treatments that would support the aquatic environment and improve habitat. Water quality and aquatic habitat along the Canal is also expected to improve over time because of ongoing cleanup efforts associated with the Superfund remediation efforts, capital

Gowanus Neighborhood Rezoning and Related Actions

improvements, and improvements to stormwater and CSO systems in the Project Area. Therefore, it is concluded that the Proposed Actions would promote this policy.

Policy 3.5 In Priority Marine Activity Zones, support the ongoing maintenance of maritime infrastructure.

The Proposed Actions will not alter any maritime infrastructure and would not preclude the subsequent use or future adaptation of the shoreline for vessel docking, berthing, or tie-up within the PMAZ, which is outside of the primary study area.

Policy 4: Protect and restore the quality and function of ecological systems within the New York City coastal area.

Policy 4.5 Protect and restore tidal and freshwater wetlands.

The Gowanus Canal is recognized as a tidal wetland by the United States Fish and Wildlife Service (USFSW) and the New York State Department of Environmental Conservation (DEC).

As described in Chapter 9, “Natural Resources,” a number of projects are planned in the No Action condition that would remediate and restore ecological functions along the Canal waterfront. For example, the Superfund remediation efforts include dredging approximately 307,000 cubic yards of contaminated sediment from the upper and middle portions of the Canal and 281,000 cubic yards of contaminated sediment from the lower portion of the Canal. A multilayer cap will then be installed to prevent future exposure to contaminants, and the cap will be topped with clean sand to fill the voids in a stone and gravel armor later and establish sufficient depth to restore the Canal bottom’s natural habitat. The 1st Street turning basin project, also part of the Canal’s Superfund remediation, will replace contaminated material with approximately 7,700 square feet (0.2 acres) of vegetated tidal wetland habitat on the north and east ends of the basin, benefiting wetland resources within the Canal. Similarly, a portion of the 5th Street turning basin beneath the 3rd Avenue Bridge extending about 25 feet to the east will also be dredged and restored as part of Superfund remediation.

As part of the Proposed Actions, the WAP would incentivize strategies that provide ecological benefits such as softer edge conditions and natural shoreline treatments. The WAP would tailor design and grading requirements for waterfront public access areas to ensure that a range of range of flood mitigation strategies can be accommodated. The WAP would also establish elevations for the primary circulation path along the Canal to protect against daily tidal inundation. This requirement may encourage portions of the primary path to be setback from the shoreline, allowing for planted edge conditions that can be designed to be flood-resilient. These outcomes align with the Canal Superfund remediation and related efforts to improve Canal water quality and stormwater management. Therefore, it is concluded that the Proposed Actions promote this policy.

Policy 4.6 In addition to wetlands, seek opportunities to create a mosaic of habitats with high ecological value and function that provide environmental and societal benefits. Restoration should strive to incorporate multiple habitat characteristics to achieve the greatest ecological benefit at a single location.

Landscaped spaces as part of newly created waterfront open spaces, bioswales, stormwater retention features and other green infrastructure treatments that are projected under the With Action condition are expected to provide supplemental habitat within the Project Area. The WAP includes planting requirements that would encourage natural soft edges and strategies

that support ecological benefits. The WAP would allow portions of the shore public walkway below Mean High Water to count toward the minimum width requirements for waterfront yards, which would further incentivize carving out soft edges to create nature shoreline conditions with planting and/or riprap. Street ends may also be designed to include planted areas wherever possible, in addition to facilitating the primary goal of continuity between sites. This network of anticipated landscaped areas would add to the ecological value and create additional habitat of various scales and types. Therefore, it is concluded that the Proposed Actions promote this policy.

Policy 4.7 Protect vulnerable plant, fish and wildlife species, and rare ecological communities. Design and develop land and water uses to maximize their integration or compatibility with the identified ecological community.

As discussed further in Chapter 9, “Natural Resources,” the Project Area does not provide suitable habitat for threatened, endangered, and special concern species. Therefore, threatened, endangered, and special concern species are not expected to be present in the Project Area. In the future, the Superfund remediation plan for the Gowanus Canal is expected to result in improved water quality, which would also result in improved habitat for plants and wildlife in the Canal. Therefore, the Proposed Actions would promote this policy.

Policy 4.8 Maintain and protect living aquatic resources.

Any impacts to aquatic resources under the Reasonable Worst-Case Development Scenario (RWCDs) would be from improvements to the stormwater management system (i.e., drainage, piping), which would have beneficial effects on water quality and aquatic habitat from the reduced occurrence of CSO events. These benefits would occur in concert with incremental changes in water quality from additional improvements associated with the cleanup of the Canal, occurring separately from the Proposed Actions. If outfall rehabilitation is proposed in connection with private development adjacent to the Canal, temporary impacts would occur during sediment disturbance, which would be minimized through the use of best management practices for turbidity control. Therefore, the Proposed Actions would promote this policy.

Policy 5: Protect and improve water quality in the New York City coastal area

Policy 5.1 Manage direct or indirect discharges to waterbodies.

As each individual site is redeveloped, it is expected that stormwater runoff contributions to the Gowanus Canal would decrease. As described above, the City is currently implementing capital projects and proposing others in the Gowanus Canal sewershed that are directed at reducing stormwater flows to the combined sewer system and CSO events in the Canal. For example, DEP has commenced construction and installation of an HLSS project in the Gowanus watershed area, generally located between Carroll and State Streets near the northern end of the Canal, extending to 4th Avenue to the east. Once completed, this HLSS project will create a separate stormwater discharge to the Canal through a stormwater outfall at Carroll Street and would reduce stormwater flows to the combined sewer system, which would reduce the frequency and volume of CSO into the Canal. As part of the HLSS project, 87 new catch basins will be installed to allow stormwater to drain from the streets into 14,000 linear feet of new high-level storm sewers. In addition, all existing catch basin drainage connections will be switched from the existing combined sewer to the new high-level storm sewers.

Gowanus Neighborhood Rezoning and Related Actions

DEP has also invested in green infrastructure that has been constructed, is in construction, or is planned in the Gowanus watershed area, including bioswales in the right-of-way and stormwater greenstreets in the area north and east of the Canal. DEP also implemented the Gowanus Canal Sponge Park, an 1,800 square foot park located at the end of 2nd Street, which has been specifically designed to capture and retain stormwater that flows down 2nd Street before it reaches the Canal. These improvements would occur irrespective of the Proposed Actions and additional green infrastructure elements and new open space would improve stormwater management.

In addition, DEP is planning for construction of two new CSO storage facilities, as part of the EPA Superfund remedy for the Gowanus Canal. When completed, the CSO facilities will collect and retain CSO from the combined sewer system, which currently discharges to the Canal. The first facility (the “Head End Facility”) would be located at the “head end,” or northernmost portion of the Canal (near the intersection of Nevins Street and Butler Street) and is expected to include an 8-million-gallon (MG) underground tank. The second facility (the “Owls Head Facility”) would be located at the middle of the Canal near the northern terminus of 2nd Avenue and the 4th Street turning basin, and is expected to include a 4-MG tank.

As discussed in Chapter 11, “Water and Sewer Infrastructure,” DEP performed a detailed drainage analysis and CSO assessment in connection with the Proposed Actions. The analysis is detailed in the *Gowanus Canal CSO and Surcharging Assessment Technical Memorandum* (January 2021; see **Appendix F**). The detailed analysis found that, in the With Action condition, CSO volumes would decrease as compared to the No Action condition despite the increase in sanitary flows from new development. This reduction in CSO volumes is a result of the new on-site stormwater management volume requirements under the Unified Stormwater Rule, which increases the total volume of water that must be managed on new and redeveloped properties as well as updates the type and performance of on-site stormwater management practices that must be implemented. Overall, in the With Action condition, CSO volumes discharged to the Canal would be similar to those in the No Action condition, and the Proposed Actions would not affect the City’s ability to meet the EPA Record of Decision (ROD) CSO requirements. Therefore, based on the detailed analysis, the Proposed Actions are not projected to significantly affect CSO discharges or water quality in the Gowanus Canal.

In addition, the Proposed Actions include a WAP that would facilitate activation and improved access to the Gowanus Canal as well as new publicly accessible open space. The WAP would encourage interaction with the water’s edge, promote diverse shoreline edge treatments, and ensure that zoning does not preclude the integration of performative landscapes and stormwater management strategies. These outcomes align with the Canal Superfund remediation and DEP sewer and green infrastructure efforts to improve Canal water quality and stormwater management. Therefore, it is concluded that the Proposed Actions would promote this policy.

Policy 5.2 Protect the quality of New York City’s waters by managing activities that generate nonpoint source pollution.

As noted above, in the With Action condition, CSO volumes and street flooding conditions would decrease as compared to the No Action condition despite the increase in sanitary flows from new development due to increased on-site stormwater management volume requirements, more stringent release rate restrictions, and the number of retention practices implemented with new

development in accordance with the proposed Unified Stormwater Rule. As part of a Site Connection Proposal (SCP) developers would be required to be in compliance with the required on-site stormwater volume requirements and stormwater release rate as detailed in the Unified Stormwater Rule. Sewer improvements may also be required of the applicant at the time of the SCP. Each projected development site, regardless of lot size, will trigger the Chapter 31 component of the Unified Stormwater Rule and will be required to implement slow-release stormwater management practices (SMPs) to meet updated release rate and volume requirements on-site. Projected development sites that also trigger the Chapter 19.1 component of the rule will implement SMPs based on the combined sewer area SMP hierarchy as described in Chapter 11. The SMP hierarchy provides for design flexibility in selecting on-site SMPs by grouping SMPs by function in tiers, while also ensuring that vegetated and higher performing SMPs are evaluated first. There is no waiver to the SMP hierarchy available and site constraint documentation must be provided to move from a higher tier to a lower tier of the SMP hierarchy. The Unified Stormwater Rule ensures that redeveloped properties manage more total stormwater and manage it more efficiently than prior to redevelopment.

Trees planted per the Special Gowanus Mixed-Use District's street tree requirement could also be utilized to capture and store water below an enhanced tree pit. These SMPs, among other potential measures, would help to avoid an exacerbation of existing CSO discharge.

Overall, in the With Action condition, CSO volumes discharged to the Canal would be similar to those in the No Action condition, and the Proposed Actions would not affect the City's ability to meet the EPA ROD CSO requirements. Therefore, it is concluded that the Proposed Actions promote this policy.

Policy 5.3 Protect water quality when excavating or placing fill in navigable waters and in or near marshes, estuaries, tidal marshes, and wetlands.

Development under the Proposed Actions would be expected to involve minimal in-water construction and not result in direct or indirect disturbance to water quality, sediment quality, or aquatic biota.

During upland construction activities on waterfront sites, erosion and sediment control measures would be implemented and stormwater would be discharged in accordance with the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-15-002). Any temporary construction dewatering would be subject to DEP and/or DEC regulations and permits, and any groundwater recovered during dewatering would undergo pretreatment before it is discharged to the municipal sewer system or the Canal. These measures would eliminate the potential for sediment, stormwater, or groundwater discharges that may affect water quality of the Canal.

Therefore, it is concluded that the Proposed Actions promote this policy.

Policy 5.4 Protect the quality and quantity of groundwater, streams, and the sources of water for wetlands.

The Proposed Actions would not result in the introduction of any new groundwater contaminants and would not have the potential to adversely affect the Brooklyn-Queens sole source aquifer. The Superfund remediation plan for the Gowanus Canal would also improve groundwater conditions in the Project Area, through the dredging and removal of contaminated soils and the installation of a multilayer cap.

Increased development, particularly residential development, would result in increased sanitary sewage to the combined sewer system. These increased flows could be discharged as a CSO to the Gowanus Canal during heavy rainfall. However, as discussed above, CSO volumes in the With Action condition would decrease as compared to the No Action condition despite the increase in sanitary flows from new development due to increased on-site stormwater management volume requirements, more stringent release rate restrictions, and the number of retention practices implemented with new development in accordance with the proposed Unified Stormwater Rule. Specifically, developers would be required to incorporate SMPs at each development site to limit stormwater from the site to the sewer system. These SMPs, among other potential measures, would help to avoid a CSO discharge into the Canal. Overall, in the With Action condition, CSO volumes discharged to the Canal would be similar to those in the No Action condition, and the Proposed Actions would not affect the City's ability to meet the EPA ROD CSO reduction requirements.

Therefore, it is concluded that the Proposed Actions promote this policy.

Policy 5.5 Protect and improve water quality through cost-effective grey-infrastructure and in-water ecological strategies.

As discussed further in Chapter 11, "Water and Sewer Infrastructure," DEP has undertaken extensive stormwater infrastructure improvements in the Gowanus Canal sewershed in the No Action condition to control CSOs being discharged into the water body, including an updated Gowanus Wastewater Pumping Station, HLSS, and Green Infrastructure. Future additional improvements are expected to be constructed, in particular CSO control facilities mandated by the U.S. Environmental Protection Agency (EPA) in connection with the ongoing Superfund remediation of the Canal. As part of the HLSS project, 87 new catch basins will be installed to allow stormwater to drain from the streets into 14,000 linear feet of new high-level storm sewers. In addition, all existing catch basin drainage connections will be switched from the existing combined sewer to the new high-level storm sewers.

The Proposed Actions would not interfere with these planned infrastructure improvements and would facilitate site-based improvements that would support improved water quality and ecology in the Canal.

Therefore, it is concluded that the Proposed Actions would promote this policy.

Policy 6: Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change.

Policy 6.1 Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the site, the use of the property to be protected, and the surrounding area.

As discussed below under Policy 6.2, portions of the Project Area are currently within the 1 percent annual chance floodplain (**Figure 1**) and would continue to be within the floodplain in the future. The floodplain is projected to encompass the majority of the Project Area west of 3rd Avenue by the 2050s (**Figure 2**). Development under the Proposed Actions would also not result in increased coastal flooding.

New development that is projected under the Proposed Actions would incorporate both structural and non-structural methods for flood risk reduction, including design measures used in the site and building designs. At sites along the Canal with required waterfront public access areas, waterfront yards could be graded to meet higher flood elevations along the building

edge, while maintaining a close proximity to the shoreline along the water's edge. Buildings are also expected to be elevated to the required flood elevations, or dry or wet floodproofed, depending on the proposed use. Critical systems would be elevated or enclosed in dry floodproofed vaults. Building height may be measured from the design flood elevation (DFE), which allows for some flexibility with the design of the ground floor and locating key uses such as mechanicals and building egress. The Proposed Actions also include special bulk regulations for Canal sites that would provide further flexibility to meet flood-resilient construction requirements. Additionally, the Proposed Actions include requirements and incentives for non-residential uses, such as permitting non-residential uses to occupy the entirety of the ground floor, and allowing residential units to be placed beginning on the second floor, well above the current flood elevations.

Therefore, it is concluded that the Proposed Actions would promote this policy.

Policy 6.2 Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in New York City Panel on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms) into the planning and design of projects in the city's Coastal Zone.

Guidance provided by DCP¹ recommends a general methodology to determine consistency with Policy 6.2 for actions that facilitate programmatic non site-specific actions (e.g., area-wide zoning map changes or amendments), like the Proposed Actions. A summary of this process is provided below.

Step 1(a): Assess the project area's exposure to current and future flood risk.

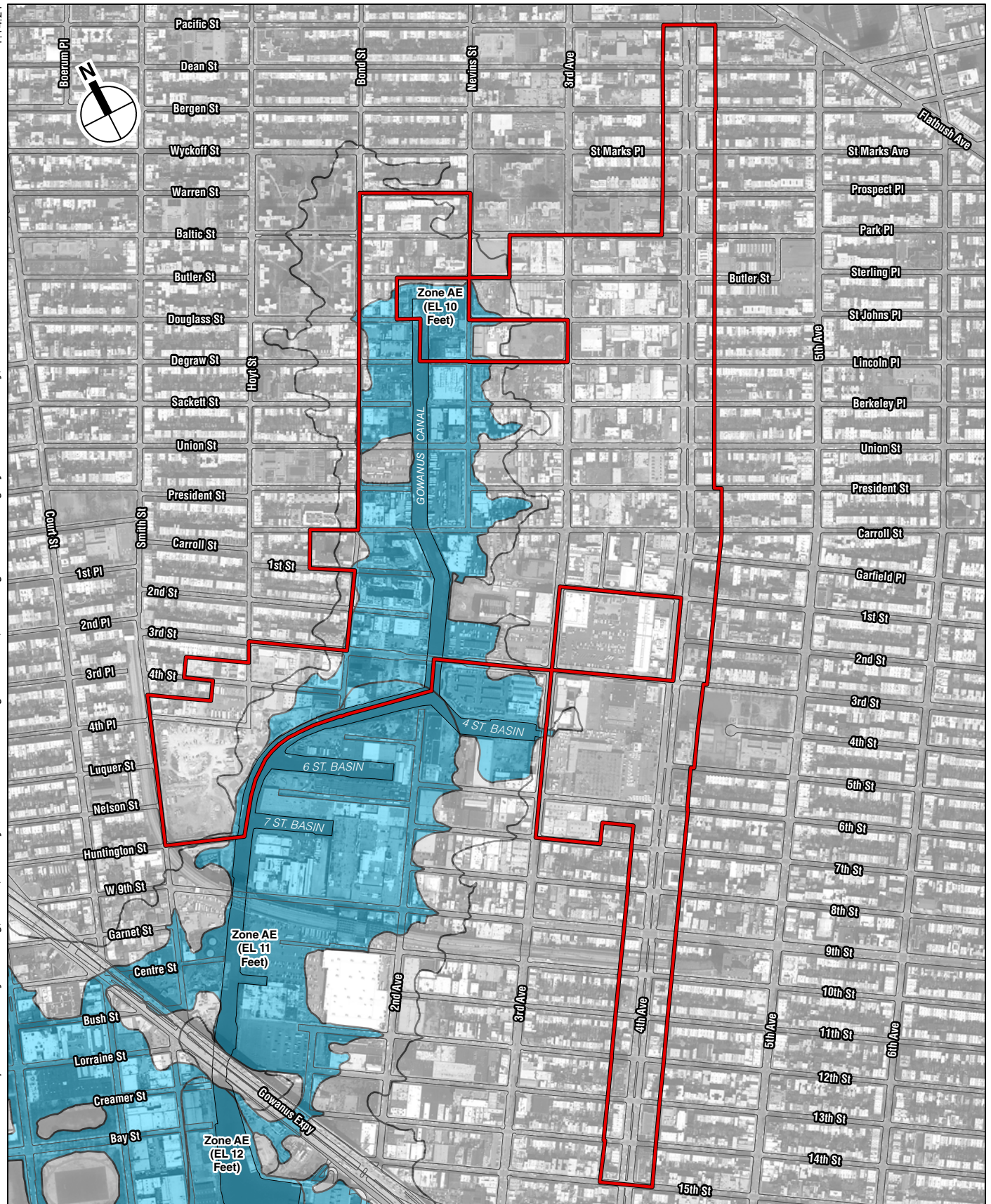
Portions of the Project Area are currently within the 1 percent annual chance floodplain in Zone AE (see **Figure 1**). In general, areas within the floodplain north of 4th Street have a base flood elevation (BFE) of +10 feet NAVD88; areas south of 4th Street have a BFE of +11 feet NAVD88. Portions of properties at the fringes of the 1 percent annual chance floodplain are currently within the 0.2 percent annual chance floodplain. With the exception of the properties directly surrounding the 4th Street turning basin, the majority of the Project Area east of Third Avenue is not currently within a designated floodplain.

Under projected conditions for 2050, the entire Project Area west of 3rd Avenue will be within either the 1 percent or 0.2 percent annual chance floodplain (see **Figure 2**).² The majority of properties east of 3rd Avenue will remain outside of both floodplains, with the exception of small areas of the blocks bordering 3rd Avenue between 1st and 8th Streets. Projected high tide conditions in 2050 would only affect portions of the Project Area immediately along the Gowanus Canal (**Figure 3**).

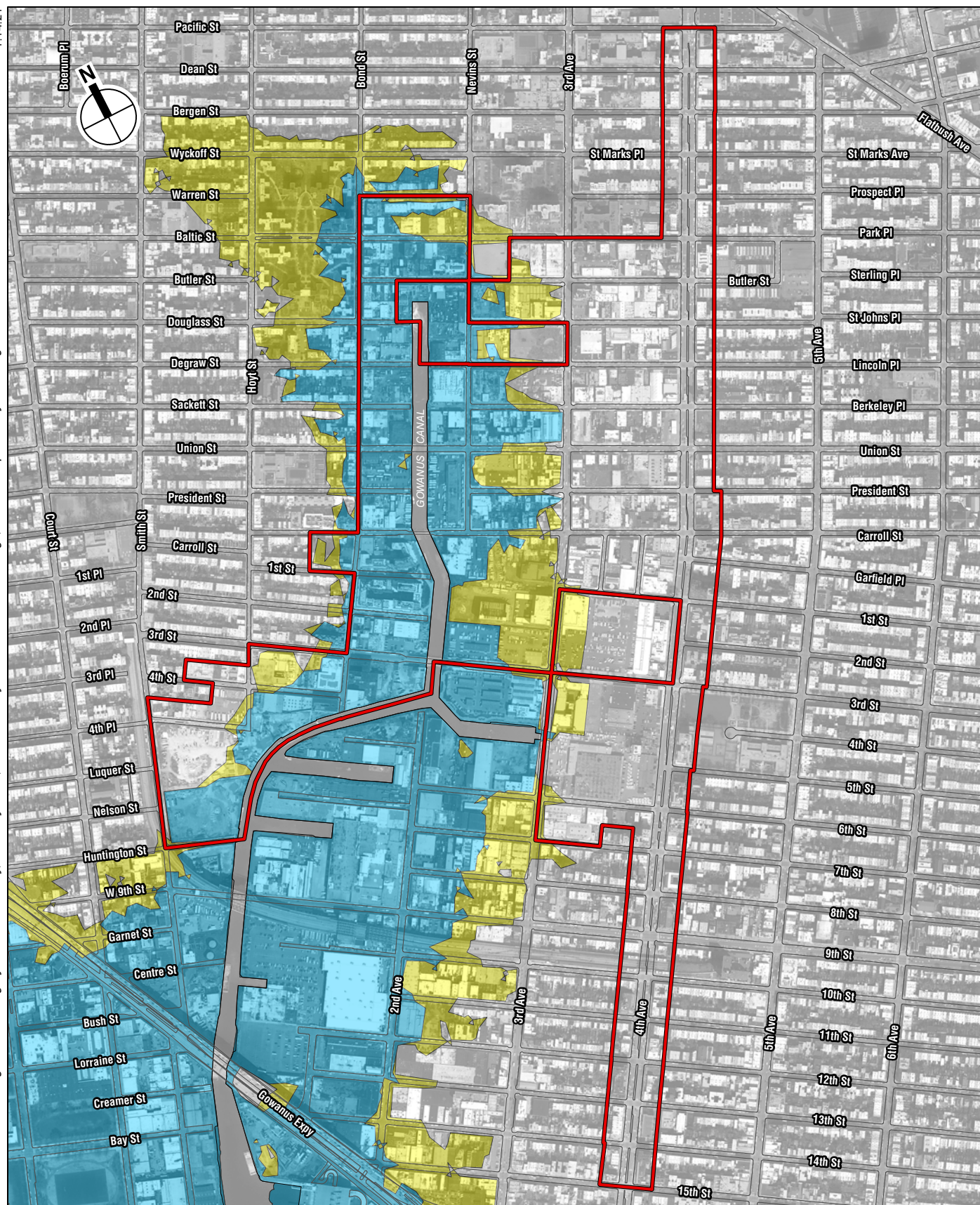
Step 1(b): Identify if the project or action would facilitate the development of any vulnerable, critical, or potentially hazardous features...within areas exposed to flooding from Mean Higher High Water or 1% Annual Chance Flood by the 2050s under the 90th percentile of sea level rise projections.

¹ NYC Planning. *The New York City Waterfront Revitalization Program: Climate Change Adaptation Guidance*. November 2018.

² NYC Planning Flood Hazard Mapper (nyc.gov/floodhazardmapper)

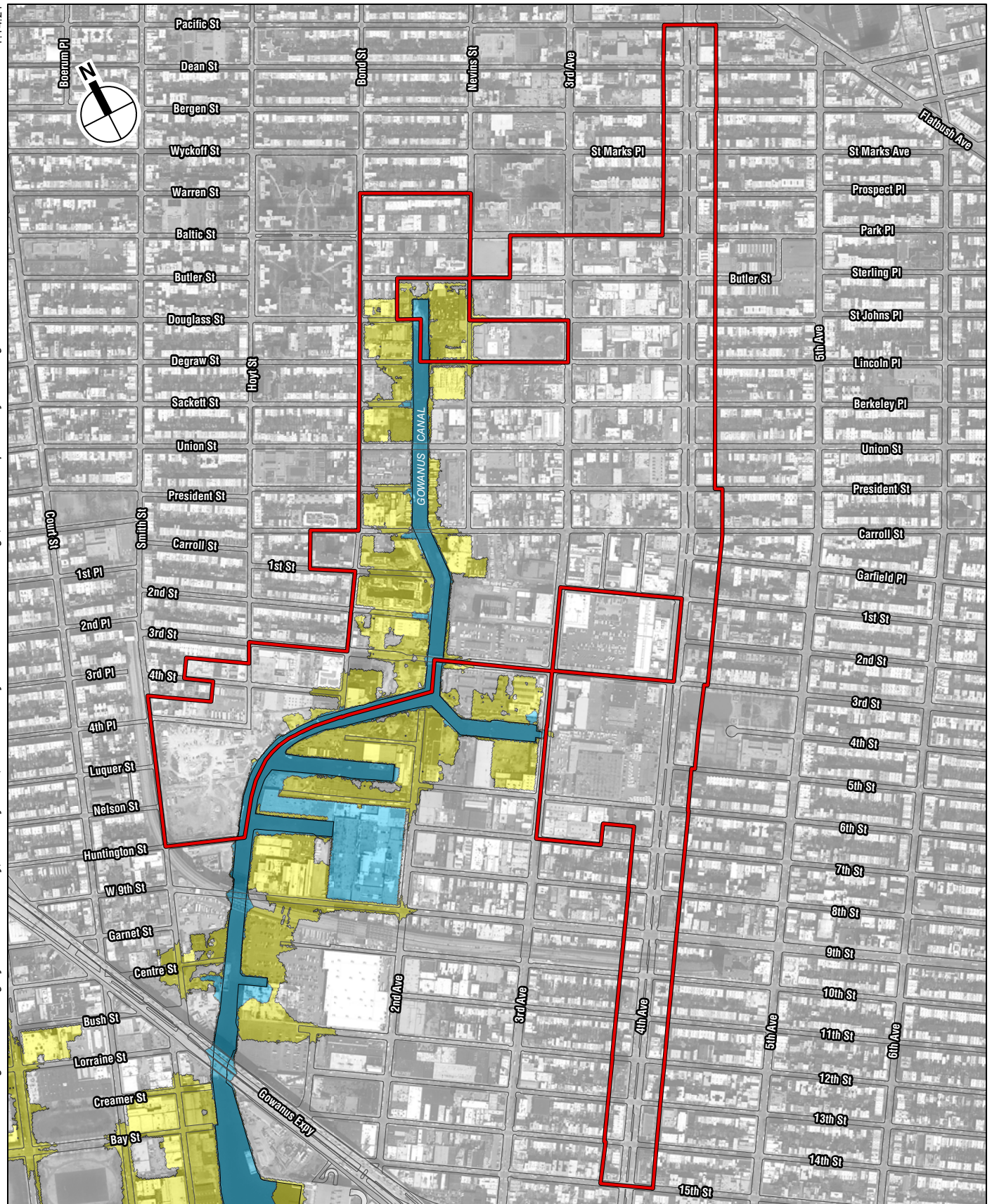


0 1,000 FEET



Future 100-year Floodplains 2050s and 2100s Projections

Appendix B2 - Figure 2



- Project Area / Primary Study Area
- 2050s High Tide (90th percentile - 30 inches SLR)
- 2100s High Tide (90th percentile - 75 inches SLR)

GOWANUS NEIGHBORHOOD REZONING AND RELATED ACTIONS

Any new buildings associated with future development in the floodplain under the Proposed Actions would comply with Appendix G of the New York City Building Code, which regulates construction and substantial building improvements in flood hazard areas. Although specific building designs are not yet proposed, any necessary wet or dry flood protection measures (e.g., aluminum shielding and/or flood gates at entryways within the floodplain) would be incorporated into the building designs and required for construction bids. All proposed new critical infrastructure (i.e., electrical, plumbing, mechanical equipment) would be elevated above the projected flood levels in each new building, and basement uses would be floodproofed and limited to storage only, as necessary. The Proposed Actions would not preclude existing buildings in the current or future floodplain from adaptation to future flood risk through retrofitting methods such as wet- or dry-floodproofing ground floor spaces or relocating critical equipment or vulnerable uses to higher elevations in the building envelope, and would facilitate the integration of these protections as part of the redevelopment of each site.

Step 2: Assess how applicable codes and regulations, planned flood damage reduction elements and adaptive measures, or likely future infrastructure investments (beyond the scope of the proposed project), would or would not reduce potential flood damage for any proposed vulnerable, critical, or potentially hazardous features.

As described under Step 1(b), any new buildings or substantial building improvements would be designed and built in compliance with Appendix G of the New York City Building Code, reducing the risks of flooding under current and projected conditions. Any development under the Proposed Actions directly along the Gowanus Canal waterfront would include elevation of the site grade to support ongoing neighborhood-wide resiliency efforts. New parkland and open space development along portions of the shoreline would be vegetated with plants tolerant of salt spray and inundation by tidal waters. Stormwater management improvements (e.g., bioswales, Greenstreets, ongoing separation of CSO and stormwater discharges) implemented throughout the Project Area would improve street drainage during rain events, further reducing the risks of flood damage associated with local flooding (e.g., inland flooding due to short-term, high-intensity rain events coupled with inadequate drainage). Additionally, the WAP would establish elevations for the primary circulation path and inshore public walkways to protect against long-term daily tidal inundation while allowing for flexibility with waterfront public access area design to meet higher flood elevations and promote better connectivity between the building edge and the public realm.

Step 3: Assess policy consistency.

Any development resulting from the Proposed Actions would incorporate measures to reduce the risks of flooding for properties within the current and future floodplain. New or substantially renovated buildings would comply with Appendix G of the New York City Building Code, and critical infrastructure would be elevated above the BFE. Open space development and stormwater infrastructure improvements would help to improve street drainage and reduce the risks of flood damage associated with local flooding. Elevation of site grades at properties bordering the Gowanus Canal would support ongoing neighborhood-wide resiliency efforts. The Proposed Actions include these flexible requirements for building envelopes and public access spaces to ensure that applicable codes and regulations can be met, while also encouraging the continued vibrancy of streets and the public realm in the floodplain. Therefore, it is concluded that the Proposed Actions would promote this policy.

Policy 6.3 Direct public funding for flood prevention or erosion control measures to those locations where the investment will yield significant public benefit.

The Proposed Actions do not include direct public funding for flood prevention or erosion control measures but will not preclude such funding in the future. Therefore, this policy does not apply.

Policy 7: Minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutants, hazardous materials, and industrial materials that may pose risks to the environment and public health and safety.

Policy 7.1 Manage solid waste material, hazardous wastes, toxic pollutants, substances hazardous to the environment, and the unenclosed storage of industrial materials to protect public health, control pollution and prevent degradation of coastal ecosystem.

As discussed in Chapter 10, “Hazardous Materials,” hazardous materials resulting from the Proposed Actions would be precluded through compliance with existing regulatory requirements (for the hazardous materials in the structures) and with the placement of (E) designations or comparable institutional controls for all development under private ownership.

An E designation for hazardous materials would require that prior to change of use or redevelopment of a site requiring ground disturbance, that the owner of the site conduct a Phase I Environmental Site Assessment (ESA), subsurface testing and remediation, where appropriate, to the satisfaction of the Mayor’s Office of Environmental Remediation (OER). E designated sites applying for Department of Buildings (DOB) permits associated with a change of use or ground disturbance cannot be issued without OER approval. The E designation requirements with the associated OER review would ensure protection of human health and the environment from known or suspected hazardous materials, and may involve review by other agencies.

For the City-owned sites under the jurisdiction of HPD (Block 471, Lots 1 and 100), it is expected that measures to require testing and remediation would be included as part of Land Disposition Agreements (LDAs), Restrictive Declarations (RDs), or comparable binding mechanisms between the City of New York and prospective developers, would require measures similar to that of an E designation. Development of certain sites may require coordination with DEC and EPA, as necessary. For the proposed new parkland on Block 471 similar measures addressing requirements for subsurface disturbance and any necessary remedial activities would be conducted in accordance with NYC Parks procedures, with other agency involvement, as required.

Therefore, the Proposed Actions would promote this policy.

Policy 7.2 Prevent and remediate discharge of petroleum products.

As discussed in Chapter 10, “Hazardous Materials,” all on-site petroleum storage tanks (and any unforeseen tanks encountered during redevelopment) would be properly closed and removed in accordance with applicable requirements. Therefore, the Proposed Actions would promote this policy.

Policy 7.3 Transport solid waste and hazardous materials and site solid and hazardous waste facilities in a manner that minimizes potential degradation of coastal resources.

Transportation of material leaving development sites for off-site disposal would be in accordance with federal, state, and local requirements covering licensing of haulers and trucks,

placarding, truck routes, manifesting, etc. All on-site petroleum storage tanks (and any unforeseen tanks encountered during redevelopment) would be properly closed and removed in accordance with applicable requirements. Therefore, the Proposed Actions would promote this policy.

Policy 8: Provide public access to, from, and along New York City's coastal waters.

Policy 8.1 Preserve, protect, maintain, and enhance physical, visual and recreational access to the waterfront.

The Proposed Actions would promote Policy 8.1 through the implementation of the WAP. The WAP would include design requirements that aim to facilitate a variety of design outcomes and site-specific programming of public open spaces along the Gowanus Canal. The WAP would also map public access easements such as upland connections and visual corridors to extend the existing street grid and provide additional opportunities for visual and physical access to the Canal. The WAP would encourage interaction with the water's edge, promote diverse shoreline edge treatments, and ensure that zoning does not preclude the integration of performative landscapes and stormwater management strategies. The WAP would also encourage street end designs that ensure continuity of public access across sites; allow and promote a mix of uses on ground floors leading to and along the Canal to support an active and lively waterfront, including requirements for active uses at certain locations that would serve as gateway entrances to the Canal; ensure continuity of public access at bridge crossings; relate the height of new buildings to the lower-scale neighboring context along upland frontages such as Bond Street; set back higher portions of buildings to ensure light and air to side streets and the Canal; and ensure access of light and air to inner courtyards and the Canal by staggering building heights and keeping street wall base heights low along the Canal and street frontages. Therefore, the Proposed Actions would promote this policy.

Policy 8.2 Incorporate public access into new public and private development where compatible with proposed land use and coastal location.

As described further in Chapter 5 "Open Space," the proposed WAP would encourage the development of waterfront open space. The WAP would include a set of rules and regulations to facilitate the creation of high quality public open space through future redevelopment along the waterfront. The Proposed Actions would also require the development and maintenance of publicly accessible open spaces at the Canal's edge as a condition of new residential or commercial development on sites adjacent to the Canal. The special rules would shape a built form that responds to the waterfront condition and adjacent context and promote a variety of built forms.

The Proposed Actions also include City Map changes to eliminate certain streets and street segments and map new streets. New mapped parkland would establish acres of open space along the Canal, and new mapped streets would provide access to new developments and venues for civic, economic, and public realm activities along active, mixed-use streets. Open spaces and public access areas will remain fully accessible during operational hours on a consistent basis. Therefore, the Proposed Actions would promote this policy.

Policy 8.3 Provide visual access to the waterfront where physically practical.

The WAP would establish the location of visual corridors to provide additional opportunities for visual access to the Canal. The WAP would encourage street end design that provides public access to the Canal and continuity across sites, and while supporting the provision of

new vantage points with visual access to the Canal. Therefore, it is concluded that the Proposed Actions would promote this policy.

Policy 8.4 Preserve and develop waterfront open space and recreation on publicly owned land at suitable locations.

The Proposed Actions would support the proposed development of the City-owned site on Block 471 with a mixed-use development to be known as Gowanus Green (or “Gowanus Green Development”) by rezoning the site of the proposed development from M3-1 to M1-4/R7-2, and mapping new streets and parkland. The Gowanus Green Development would include affordable housing, commercial uses, community facility space, and new waterfront open space. The Proposed Actions include mapping portions of Block 471, Lots 1 and 100, as parkland to provide a major new neighborhood park for the proposed Gowanus Green Development. Therefore, the Proposed Actions would promote this policy.

Policy 8.5 Preserve the public interest in and use of lands and waters held in public trust by the State and City.

The Proposed Actions and planned development of the Gowanus Green site would preserve the public interest by providing new affordable housing and new mapped parkland. New streets mapped on the City-owned site would further enhance public access goals, particularly to the community resources anticipated to be provided as part of the development, and to the Canal itself. The promotion of affordable housing development and public open space were goals identified through public outreach. Therefore, the Proposed Actions would promote this policy.

Policy 8.6 Design waterfront public spaces to encourage the waterfront’s identity and encourage stewardship

The Proposed Actions seek to support the community vision for a unique open space with a diversity of experiences along the Canal. The WAP would modify design standards for public access to address the unique character of the Canal. The WAP would modify the underlying standard Waterfront Public Access Area (WPAA) requirements to address the unique character of the Canal and support the overall goals identified through public outreach.

The WAP, in conjunction with the proposed zoning districts and GSD, would establish the location and dimensions of required shore public walkways, supplemental public access areas, upland connections, and visual corridors to ensure access to the Canal from surrounding neighborhoods and to address the varied lot configurations and conditions along the Canal’s edge. The WAP would modify certain underlying WPAA requirements and standards for public access, including dimensional and grading requirements, permitted obstructions, and design standards for public access to allow and encourage unique design solutions for sites along the Canal. The WAP would supplement WPAA regulations wherever necessary to respond to the unique characteristics of the Gowanus Canal, such as by establishing elevations for the primary path to protect against daily tidal inundation and promote the design of flood-resilient esplanades. The WAP would ensure long-term continuity of public access across all sites along the Canal (including at street ends and bridge crossings) with maximum grade-change constraints. Therefore, the Proposed Actions would promote this policy.

Policy 9: Protect scenic resources that contribute to the visual quality of the New York City coastal area.

Gowanus Neighborhood Rezoning and Related Actions

Policy 9.1 Protect and improve visual quality associated with New York City's urban context and the historic and working waterfront.

See the response to Policies 8.1, 8.3, and 8.6. The WAP would establish visual corridors to provide additional opportunities for visual access to the Canal, and would modify design standards for public access to address the unique character of the Canal. The WAP would also establish upland connections at certain locations as an extension of the street grid, which would provide additional physical access to and views of the Canal. As discussed in Chapter 8, “Urban Design and Visual Resources,” while buildings that would be constructed under the Proposed Actions would be taller than the existing building area, the bulk controls included as part of the zoning changes would ensure that new developments are compatible with existing and planned buildings. Bulk controls would also ensure sufficient flexibility where needed to promote a variety of new built forms. New developments under the Proposed Actions would be concentrated along major avenues and streets, preserving the low-rise character of the narrower cross streets. Contextual zoning envelopes would ensure that new development complements the existing scale by reinforcing the street wall.

The Proposed Actions would facilitate development that has base heights and building heights that respond to existing street widths and neighborhood contexts, and that transitions to built forms. Flexible building envelopes for Canal sites are proposed to encourage a range of building design outcomes that respond to the Canal’s width and proposed open space. The special bulk and open space requirements support the creation of a unique and varied waterfront and built fabric. The proposed envelopes along the Canal would also address the varied lot configurations and conditions along the Canal’s edge by tailoring zoning regulations to respond to these unique conditions.

The Proposed Actions would support a walkable mixed-use neighborhood, and would create new parks and open space to make the waterfront more accessible to the public. The creation of new streets would provide access to a new neighborhood park and the Canal’s future waterfront esplanade and open space areas while maintaining visual consistency with the surrounding area. Therefore, the Proposed Actions would promote this policy.

Policy 9.2 Protect and enhance scenic values associated with natural resources.

See the response to Policy 9.1. As discussed further in Chapter 8, “Urban Design and Visual Resources,” the Proposed Actions would protect and enhance the scenic value associated with the Gowanus Canal by facilitating the development of new waterfront open space, shore public walkways, supplemental public access areas, and upland connections. Visual corridors and new vantage points would provide additional opportunities for visual access to the Canal. The creation of new waterfront open space and esplanade areas, including landscaping, would enhance scenic values currently associated with the Canal by allowing improved public access. Therefore, the Proposed Actions would promote this policy.

Policy 10: Protect, preserve, and enhance resources significant to the historical, archaeological, architectural, and cultural legacy of the New York City coastal area.

Policy 10.1 Retain and preserve historic resources, and enhance resources significant to the coastal culture of New York City.

With respect to architectural resources in the Project Area and study area, such as the Carroll Street Bridge and Operator’s House (New York City Landmarks [NYCL] and State and National Registers of Historic Places [S/NR]-Eligible), the Brooklyn Improvement Co. Office

(NYCL, S/NR-Eligible), the Brooklyn Rapid Transit (BRT) Central Power Station Engine House (NYCL, S/NR-Eligible), the Gowanus Canal Flushing Tunnel Pumping Station and Gate House (NYCL, S/NR-Eligible), and the former Somers Brothers Tinware Factory (NYCL, S/NR-Eligible), which are within 90 feet of projected development sites, the Proposed Actions would not alter the context of architectural resources, would not eliminate or substantially obstruct important public views of architectural resources, and would not introduce a new, incompatible element such that it would compromise or diminish the historical characteristics. Although the developments anticipated to occur with the Proposed Actions would somewhat alter the setting and visual context of certain architectural resources, such changes would not be significantly adverse.

The WAP would modify design requirements to allow for flexibility with programming and would not preclude the incorporation of public art and historic interpretive exhibits in the new waterfront esplanade. In addition, the Proposed Actions would include the creation of an authorization to modify the bulk envelope for sites seeking to redevelop while also preserving substantial, existing buildings. The authorization would allow for modifications to height and setback regulations to promote superior site design.

The Proposed Actions would also create new mechanisms that would promote the history of the Canal and encourage the preservation and adaptive reuse of existing buildings, which may include historic buildings. Therefore, the Proposed Actions would promote this policy.

Policy 10.2 Protect and preserve archaeological resources and artifacts.

The projected and potential development sites may be archaeologically sensitive for resources associated with the Gowanus Canal bulkhead and associated landfill; 19th century shaft features; and/or evidence associated with milling or agricultural activities between the 17th and 19th centuries. The New York City Landmarks Preservation Commission (LPC) conducted an initial review of the potential and projected development sites and determined that a number of sites possess potential archaeological significance. A Phase 1A Archaeological Documentary Study was prepared in August 2019 and identified all or portions of 46 potential and projected development sites as archaeologically sensitive. The Phase 1A Study recommended additional archaeological analysis for certain sites, including archaeological monitoring, a geomorphological assessment, and the preparation of an Unanticipated Human Remains Discoveries Plan, in addition to continued consultation with LPC.

Of the 46 development sites that are archaeologically sensitive, mitigation would be implemented at Projected Development Site 47 (Gowanus Green Site). Site 47, the largest of the projected development sites with the most linear frontage along the Canal, is under City ownership, and any future development would be subject to disposition approval and development in accordance with provisions in the Land Disposition Agreement between the City of New York, acting through HPD, and the developer. There is no mechanism to require additional archaeological analysis, or any other type of mitigation, on the 45 sites under private ownership. Should any of the 45 sites under private ownership be the subject of future discretionary approvals subject to CEQR, mitigation measures may be imposed in connection with a future environmental review. The Land Disposition Agreement with respect to Site 47 would be a binding mechanism that would ensure mitigation is implemented prior to the commencement of ground disturbing activities and site redevelopment. Therefore, with the implementation of these measures, the Proposed Actions would promote this policy. *

Gowanus Neighborhood Rezoning and Related Actions

ownership. Should any of the 45 sites under private ownership be the subject of future discretionary approvals subject to CEQR, mitigation measures may be imposed in connection with a future environmental review. The Land Disposition Agreement with respect to Site 47 would be a binding mechanism that would ensure mitigation is implemented prior to the commencement of ground disturbing activities and site redevelopment. Therefore, with the implementation of these measures, the Proposed Actions would promote this policy. *