

Foreword¹

This document is the Final Environmental Impact Statement (FEIS) for the Gowanus Neighborhood Rezoning and Related Actions. The City of New York, acting through the Department of City Planning (DCP), together with the Department of Housing Preservation and Development (HPD), the 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”)—to implement land use and zoning recommendations in the Gowanus Neighborhood Plan (the “Neighborhood Plan” or “Plan”).

The Proposed Actions are intended to facilitate development patterns that meet the long-term vision of a thriving, inclusive, and more resilient Gowanus where existing and future residents and workers can participate in civic, cultural, and economic activities and where a wholly unique resource—the Gowanus Canal—can thrive and play an active role in that equitable and sustainable growth. The Proposed Actions would affect approximately 82-block area in the Gowanus neighborhood of Brooklyn, Community Districts 2 and 6.

The Draft Environmental Impact Statement (DEIS) for the Proposed Actions was accepted as complete by the Department of City Planning (DCP), acting as lead agency on behalf of the City Planning Commission (CPC). The DCP issued a Notice of Completion (NOC) for the DEIS on April 19, 2021. The public hearing on the DEIS and the ULURP was held on July 28, 2021, in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY. The public hearing was accessible both in person and remotely via NYC Engage. The period for submitting written comments remained open until August 9, 2021.

This FEIS addresses all substantive comments made on the DEIS during the DEIS public hearing and subsequent DEIS comment period. Those comments are summarized and responded to in Chapter 27, “Response to Comments on the DEIS.” Changes to the text and graphics from the DEIS were made in this FEIS, as necessary, in response to these comments. In addition, this FEIS also reflects all substantive changes to technical analyses resulting from agency reviews, and material changes in conditions since issuance of the DEIS.

The principal changes between the DEIS and this FEIS include the following:

- Chapter 1, “Project Description,” revisions to incorporate key updates as described below.
 - The Proposed Actions have been updated to reflect the CPC modification to remove provisions obviated by the advancement of the Citywide Zoning For Transit and Accessibility text amendment.

¹ This foreword is new for the FEIS.

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- A Chairperson Certification to allow excavation/foundation work to occur in tandem with remedial activities pursuant to memorializing preliminary Waterfront Access Plan (WAP) requirements was added to the Proposed Actions.
- The CPC modifications to the proposed zoning text that were under consideration at the time of the FEIS preparation have been described, and the potential environmental effects of the CPC modifications assessed in a new alternative identified as the “Potential CPC Modifications Alternative” in Chapter 22.
- Description of the public review processes of the Uniform Land Use Review Procedure (ULURP) and City Environmental Quality Review (CEQR).
- Chapter 2, “Land Use,” revisions in response to public comments.
- Chapter 3, “Socioeconomic Conditions,” revisions in response to public comments.
- Chapter 4, “Community Facilities,” revisions to update the Libraries analysis with the 2018 American Community Survey (ACS) data.
- Chapter 5, “Open Space,” revisions in response to public comments and updates to correct typographical errors.
- Chapter 9, “Natural Resources,” revisions in response to public comments.
- Chapter 11 “Water and Sewer Infrastructure,” revisions in response to public comments and typographical errors.
- Chapter 12, “Solid Waste and Sanitation Services,” to correct minor typographical errors.
- Chapter 14, “Transportation,” to reflect updates to signal timing data from the Department of Transportation (DOT) and to incorporate an analysis of sidewalks along proposed street segments.
- Chapter 15, “Air Quality,” revisions to reflect an updated mobile source analysis based on the changes to the Transportation Chapter, and an updated stationary source analysis reflecting revised guideline concentrations for air toxic compounds published by the New York State Department of Environmental Conservation (DEC), and proposed industrial sources for which industrial source permit applications are currently under New York City Department of Environmental Protection (DEP) review.
- Chapter 16, “Greenhouse Gas Emissions and Climate Change,” minor corrections to reflect the latest proposed actions.
- Chapter 17, “Noise,” revisions to clarify the language of an (E) Designation related to interior partitions.
- Chapter 19, “Neighborhood Character,” revisions in response to public comments.
- Chapter 20, “Construction,” updates to the construction transit analysis to reflect further evaluation of potential mitigation measures conducted between the DEIS and FEIS in coordination between the lead agency, DCP, and other involved and interested agencies.
- Chapter 21, “Mitigation,” revisions in the areas of community facilities (early childhood programs), open space, shadows, and transportation to reflect further evaluation of potential mitigation measures conducted between the DEIS and FEIS in coordination between the lead agency, DCP, and other involved and interested agencies.
- Chapter 22, “Alternatives,” revisions to reflect the following changes:

- A new alternative was added to analyze potential modifications to the Proposed Actions being considered by the CPC: “CPC Modifications Alternative.” The alternative analyzes refinements to bulk regulations that would substantially reduce the shadows on the Douglass and Degraw pool (in Thomas Greene Playground) as compared to the Proposed Action.
- The new alternative also assumes an accelerated construction start for three development sites (Projected Development Sites 18, 37, and 44), which are assumed to be under construction earlier than the sites would be under the Proposed Actions.
- In addition, the mitigation discussions under the alternatives were revised to reflect further evaluation of potential mitigation measures conducted between the DEIS and FEIS in coordination between the lead agency, DCP, and other involved and interested agencies.
- Chapter 23, “Unavoidable Adverse Impacts,” revisions in the areas of community facilities (early childhood programs), shadows, and transportation to reflect further evaluation of potential mitigation measures conducted between the DEIS and FEIS in coordination between the lead agency, DCP, and other involved and interested agencies.
- Chapter 26, “Conceptual Analysis, revisions based on updates to the Proposed Actions and in response to public comments.
- Chapter 27, “Responses to Comments on the DEIS,” which is entirely new to the document.
- Updates to various appendices for consistency with revisions to analyses as noted above plus the addition of Appendix K, “Written Comments Received on the DEIS”.

Except where indicated, all text changes since publication of the DEIS are marked by double underlining in this FEIS. No underlining is used for this Foreword or Chapter 27, “Responses to Comments on the DEIS,” both of which are entirely new. *