

Draft Zoning Proposal: Canal Corridor

Purpose:

Leverage the unique nature of the Canal to create a vibrant, accessible, resilient and diverse waterfront with a mix of uses, new housing, including new permanently affordable housing, commercial, artist and maker space.

Proposed Zoning:

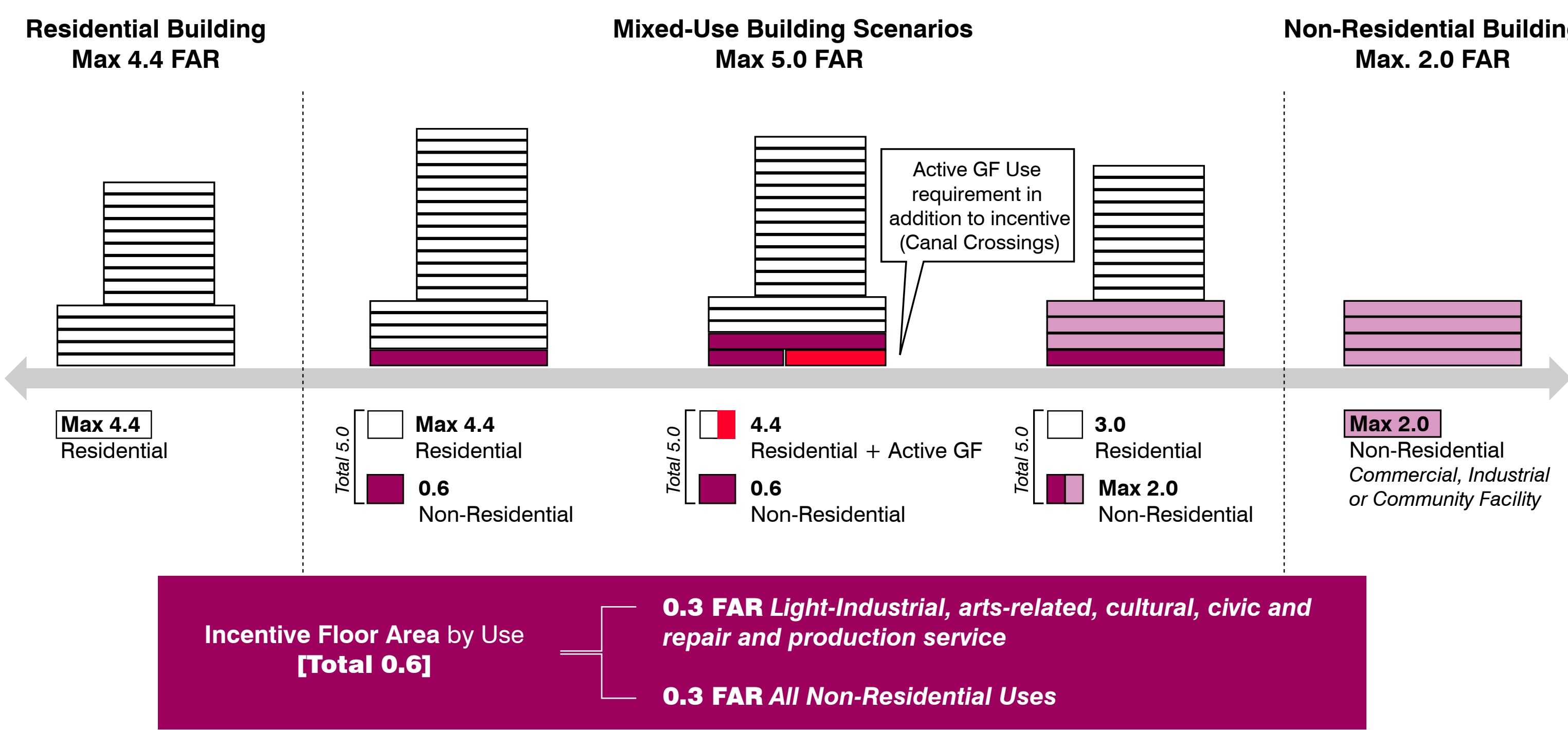
M1(3) / R7-2

Goals Supported:

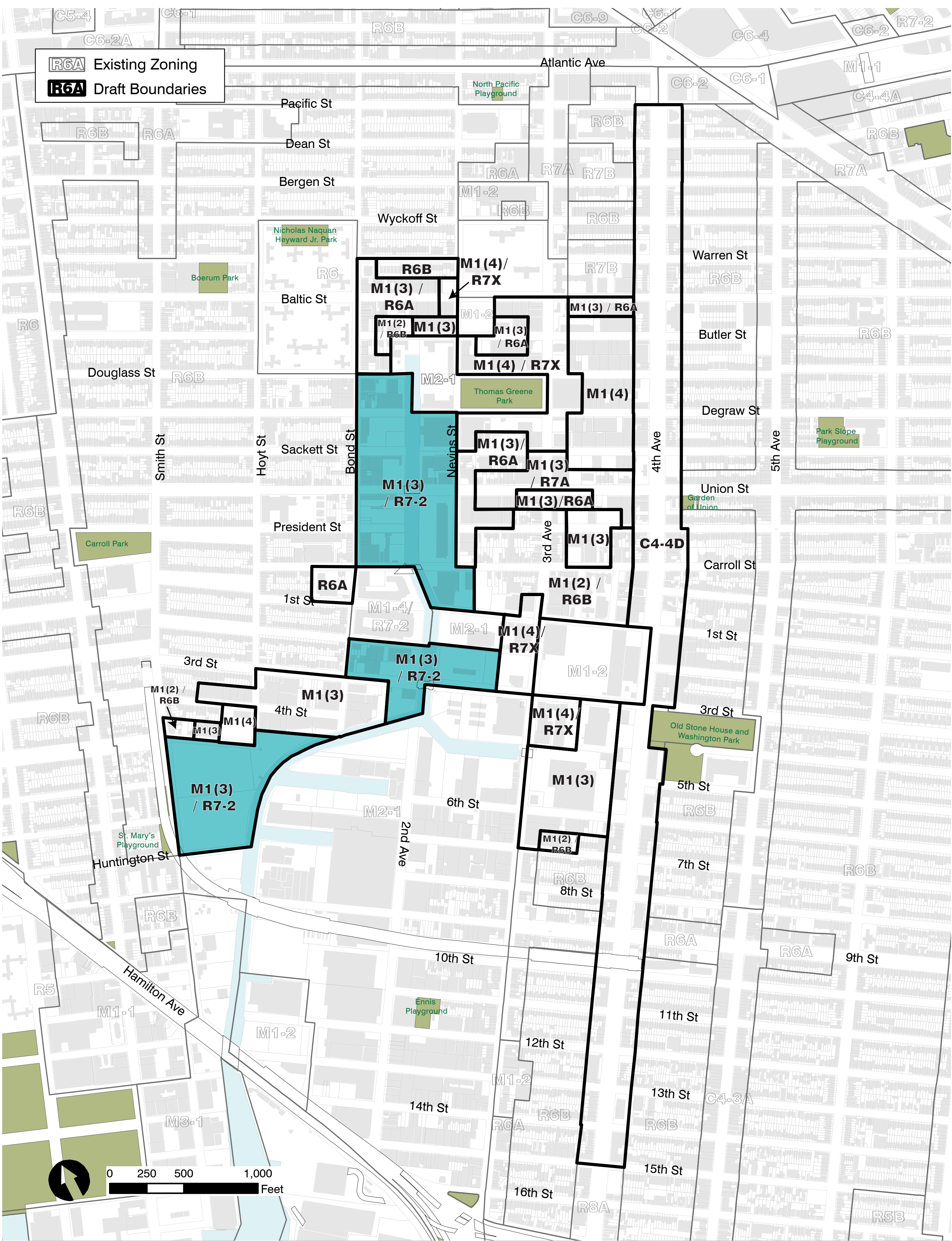
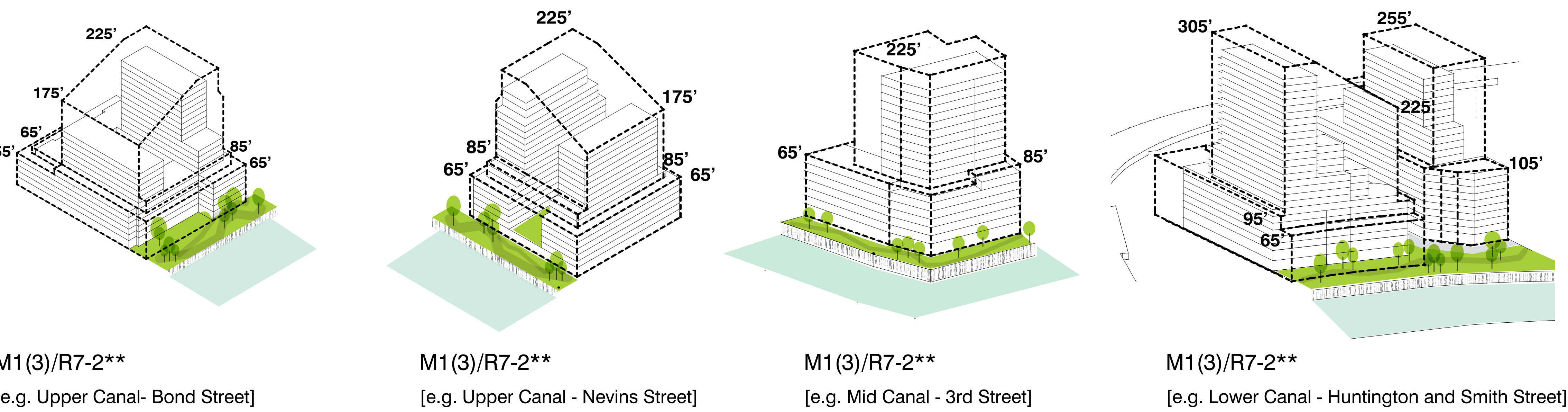
- Support remediation of sites adjacent to the Canal through remediation requirements attached to redevelopment
- Establish elevations along shoreline to protect against long-term daily tidal flooding due to sea-level-rise. Support additional investments in flood risk mitigation, including investing in flood proofing buildings
- Assess current and future drainage issues and infrastructure needs, considering existing conditions and potential new development
- Implement MIH to generate new mixed income housing, including market-rate and permanently affordable units
- Make off-street parking regulations more flexible, reduce unnecessarily high parking requirements
- Allow and promote a mix of uses leading to and along the Canal to support an active and lively waterfront
- Facilitate the creation of new waterfront open space and neighborhood parks

Gowanus Mix: Incentives and Requirements

This below illustrates a continuum of how the proposed zoning with non-residential incentives and requirements would integrate a mix of uses within new buildings along the Canal. Where developments front a bridge, the ground floor use requirement would require active ground floor space, which cannot be used toward the incentive floor area. This could encourage multiple floors of non-residential space as illustrated below.



Conceptual Bulk Envelopes:



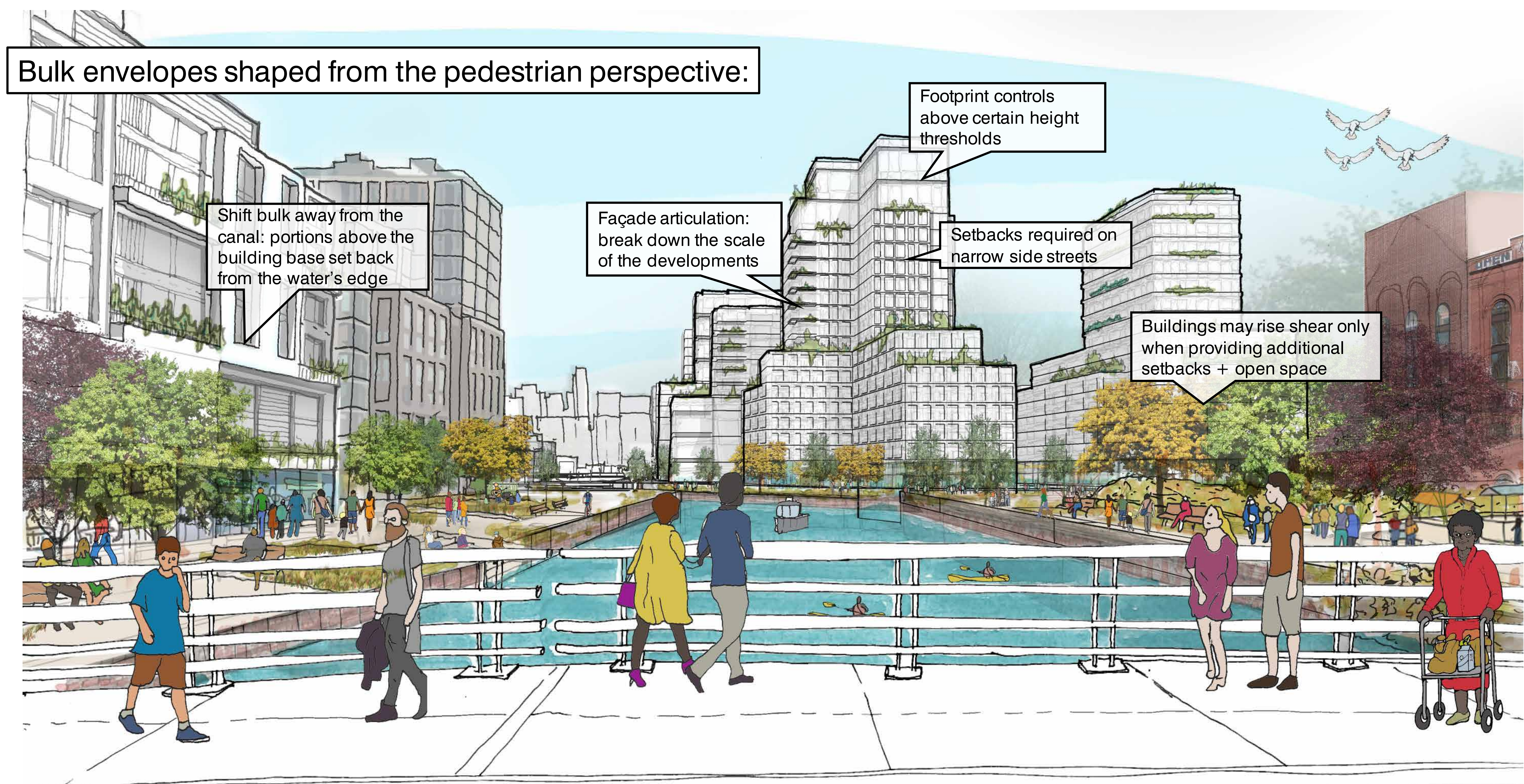
| Canal Corridor | |
|--|-------------------------------|
| District | M1(3) / R7-2 |
| Uses | |
| Use Groups | 2-14, 16, 17, 18 |
| Max FAR by Use | |
| Retail/Entertainment | 2 |
| Other Commercial | |
| Community Facility | 3 |
| Industrial | |
| Residential | 4.4 |
| Total MAX FAR | 5* |
| Heights (in stories) by Location | |
| Bond Street | 5-6 |
| Nevins Street | |
| Canal Frontage | 6-8 |
| Max. Heights [Midblocks (after base heights and setbacks)] | 6-8; 17-22; 25-30 [Block 471] |
| Special Use / FAR Regulations | |
| Req. Non-Residential Ground Floor Use | Yes (Canal Crossings) |
| Parking Requirement | |
| Market Rate Units | 20% |
| Affordable Units | |
| Non-Residential | 0% |
| Loading Requirement | |
| None for smaller businesses; reduced for larger | |

*Achieved only in buildings with residential, commercial, and Gowanus mix of uses.

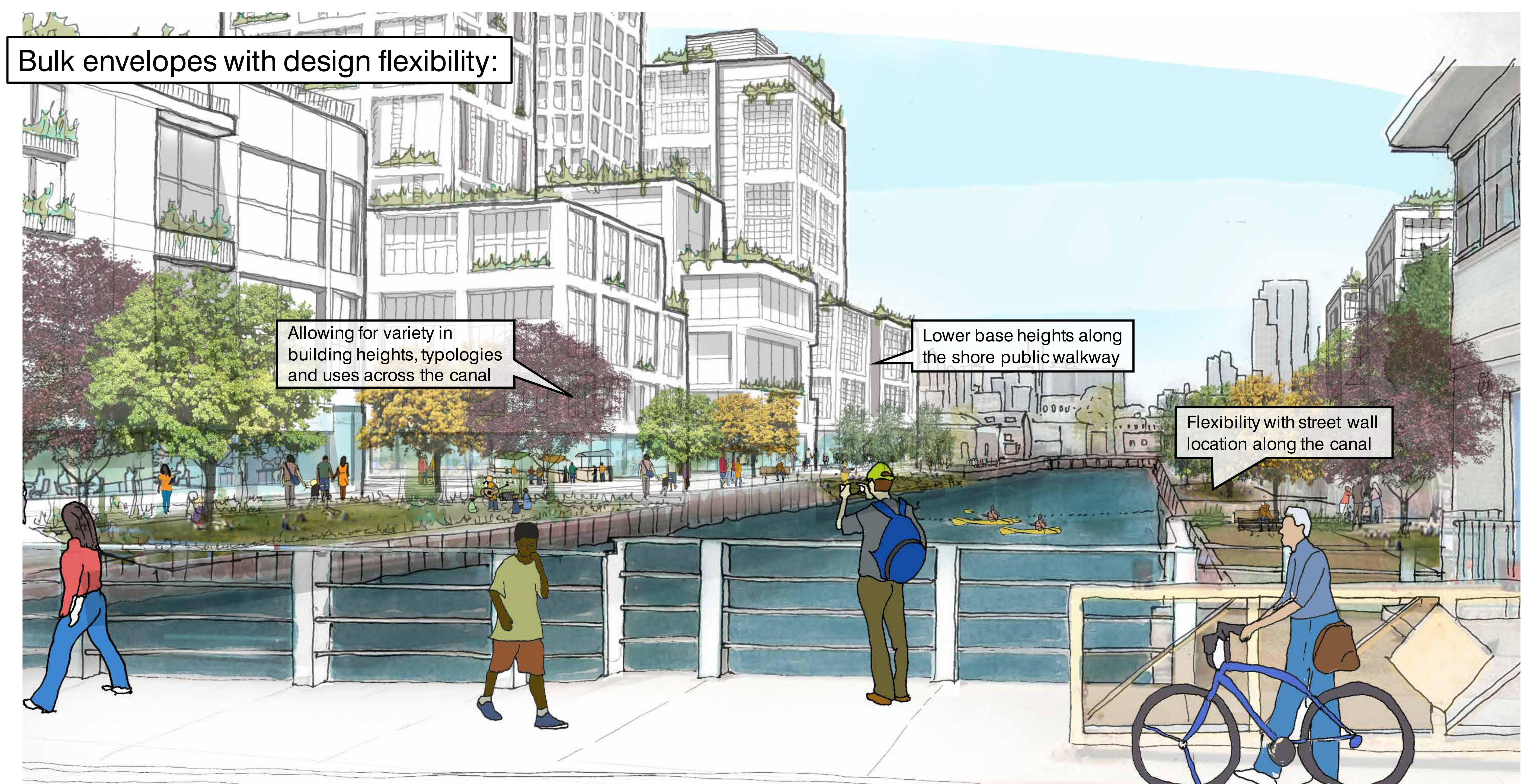
**The zoning would include site-specific height and setback requirements for certain waterfront parcels

Draft Zoning Proposal: Canal Corridor

The draft zoning proposal includes special, tailored regulations for blocks along the waterfront. Together with the new *Special Gowanus Mixed-Use District* and a *Waterfront Access Plan*, the draft zoning proposal will help shape the creation of a more resilient waterfront with active uses, new open spaces and neighborhood parks. Regulations along the Canal will require floodproofing of buildings and elevation of the shoreline to protect against future sea-level-rise while also encouraging variation and diversity of future programming, open spaces, site planning and design.



Illustrative sketch looking north from 3rd Street



Illustrative sketch looking north from Union Street

Draft Zoning Proposal: Public Place

Purpose:

Facilitate the redevelopment of the largest City-owned parcel within the study area for affordable housing and a mix of uses like open space, commercial and community facilities. Promote a coordinated plan for public place with the privately-owned parcel to the south.

Proposed Zoning:

M1(3) / R7-2

Goals Supported:

- Engage the community and update the vision for Public Place to create a mixed-use development that includes affordable housing, community facilities, commercial retail and open space
- Implement MIH to generate new, permanently affordable housing
- Facilitate the creation of new waterfront open space and neighborhood parks
- Support remediation of sites adjacent to the Canal through remediation requirements attached to redevelopment

Public Place Community Workshop, November 2018

On November 1, 2018, HPD, in collaboration with the designated development team and other City agencies, held a public workshop to re-engage the community and to update the vision for development on Public Place.

What we heard by topic:

| | | |
|---|---|---|
| Environment <ul style="list-style-type: none">Site RemediationStormwater managementGreen infrastructureEmergency planningHurricane Sandy lessons learnedWetland natural shoreline opportunitiesPower generation on siteSpace for ecological habitat | Public open space <ul style="list-style-type: none">Waterfront esplanadeAmphitheater (multi-use) year roundActive RecreationBoating facilityAccess to the waterDog parksPublic lawn/ gathering spaceGreen infrastructureGardens and food markets | Indoor community space <ul style="list-style-type: none">LibraryFlex / multi-purpose spaceMusic /Art/ Culture centerCinemaInclusiveness with NYCHA communitySpace for wide range of activities with programming |
| Services/programming <ul style="list-style-type: none">Programming for kidsYouth supportSchools that are resilientSupport for familiesSafe haven for kids after hours | Economic Development <ul style="list-style-type: none">JobsTraining and economic supportUpward mobilityAffordable space for businesses | Transportation/ Access <ul style="list-style-type: none">Access to 9th St stationBiking, Greenway connectionsInviting and inclusive site designEast-west connectivityParkingConnections to mass transitAddressing accessibility barriers |
| Housing/ retail <ul style="list-style-type: none">Mix of usesDeeper affordability levelsQuality of life for residentsSenior housingAffordable retailFresh food access | Site Plan/ Massing <ul style="list-style-type: none">Housing unitsHeight / density considerationsAdditional open space on sitePedestrian only streetsActive use frontagesConnection to street gridPotential school locationSite circulationOpen courtyards | Design <ul style="list-style-type: none">History of the siteSustainable materialsInteresting architectureReduce visual bulk |



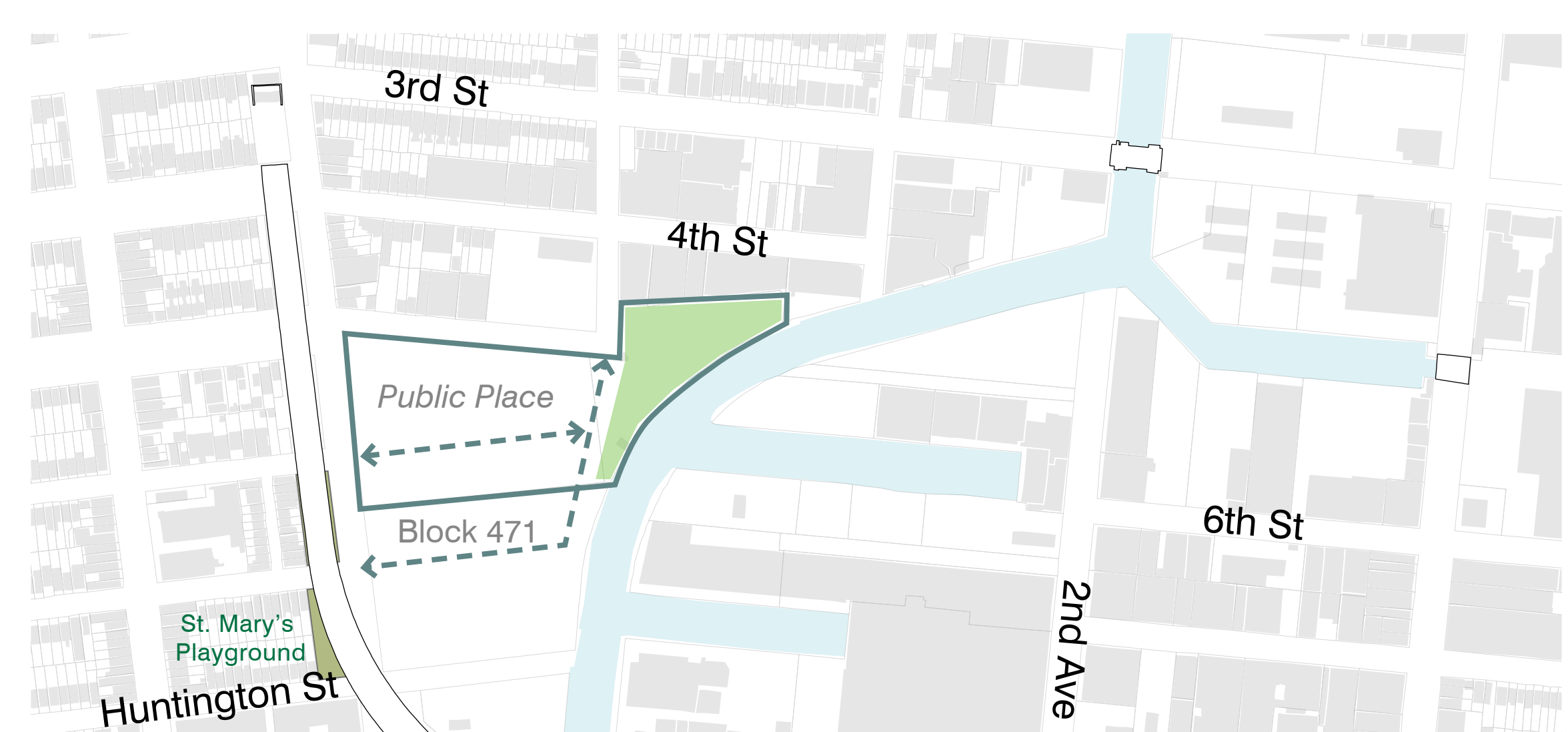
Proposed City Map Changes

Purpose:

Reconnect the community to the Gowanus Canal and improve neighborhood livability by increasing access to publicly accessible open space and the waterfront, and facilitate public realm improvements in connection with planned private and public investments

Actions:

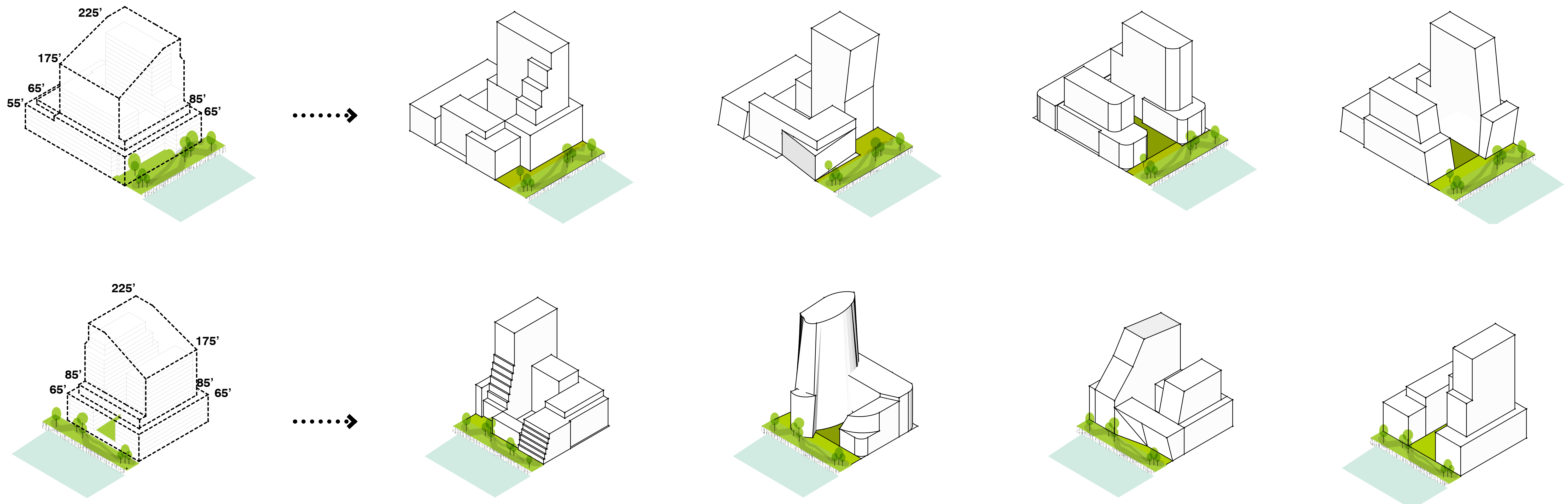
- Mapping parkland on “Public Place”
- Remove Public Place designation from City Map
- Map new public streets on Block 471
- De-map 7th Street between Smith Street and the Gowanus Canal



For illustrative purposes only, exact street alignment and park mapping TBD base on environmental analysis

Draft Zoning Proposal: Canal Corridor

Flexible building envelopes for Canal sites aim to encourage excellent building designs and a unique, varied and resilient waterfront



The above illustrative envelopes demonstrate a range of possible outcomes for future buildings along the canal based on the proposed bulk regulations which aim to ensure that the following urban design principles are met:

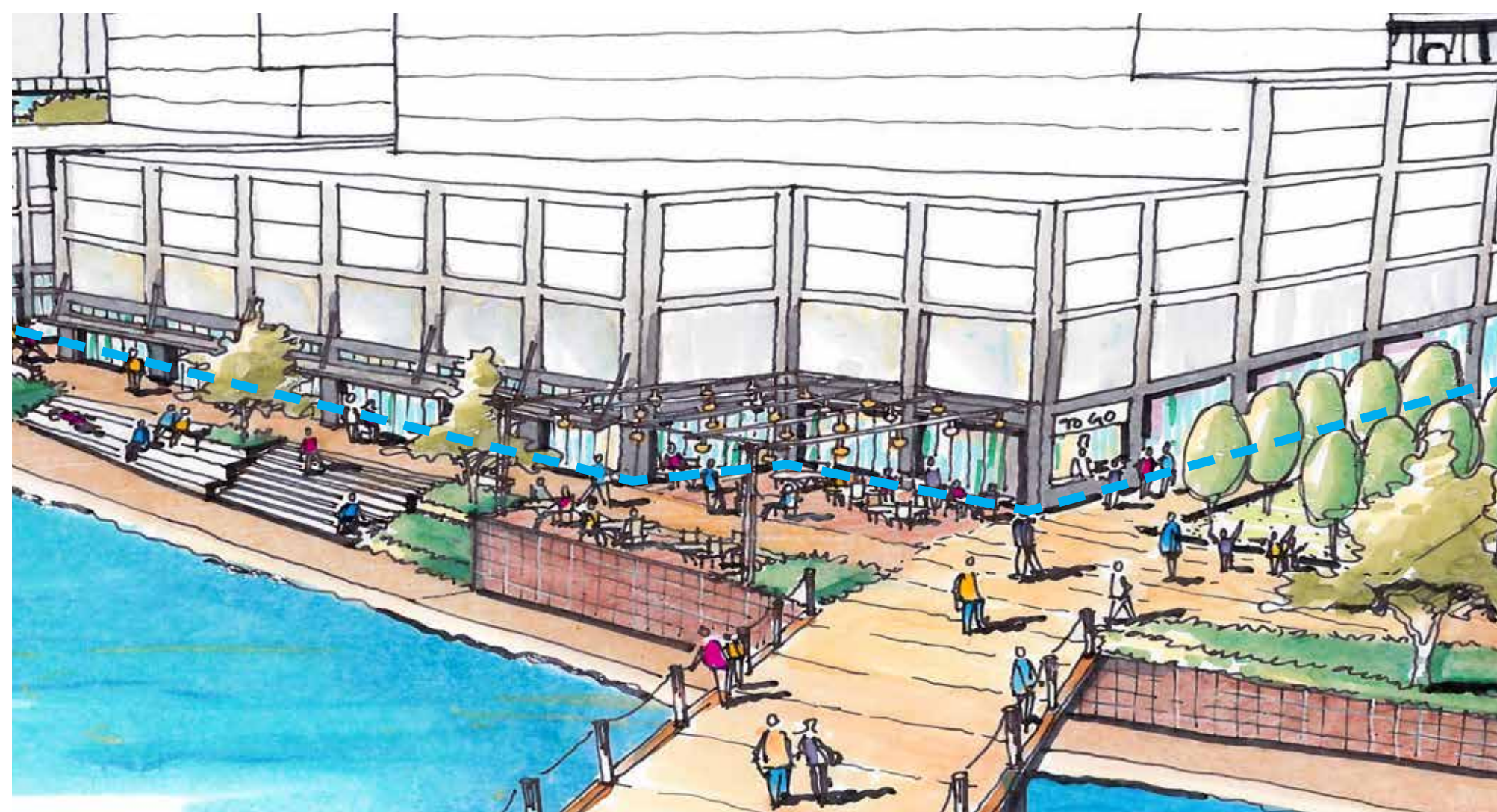
- Allow and promote a mix of uses on ground floors leading to and along the Canal to support an active and lively waterfront
- Relate the height of new buildings to the lower-scale neighboring context along upland frontages such as Bond Street, Carroll Street and Nevins Street
- Require a sufficient set back of higher portions of buildings to ensure sufficient light and air to side streets and the Canal
- Ensure higher portions of buildings along the canal have additional bulk controls that limit their impact on the public realm such as maximum building width, height variation and height limits
- Allow building courtyards to open up to the canal
- Along the canal allow for flexibility in streetwall location to promote a variety of built forms
- Ensure access of light and air to inner courtyards and the Canal by staggering building heights and keeping street wall heights low

Resilient Design

Buildings:

New buildings in the floodplain are required to meet flood resilient construction standards, which are set by FEMA and defined in the NYC Building Code in Appendix G.

In addition to the flexible bulk requirements in the proposed zoning, the Flood Resilience Zoning Text Amendment (October 2013) provides optional allowances to make it easier for new buildings (and retrofitted existing buildings) to comply with higher flood elevations.

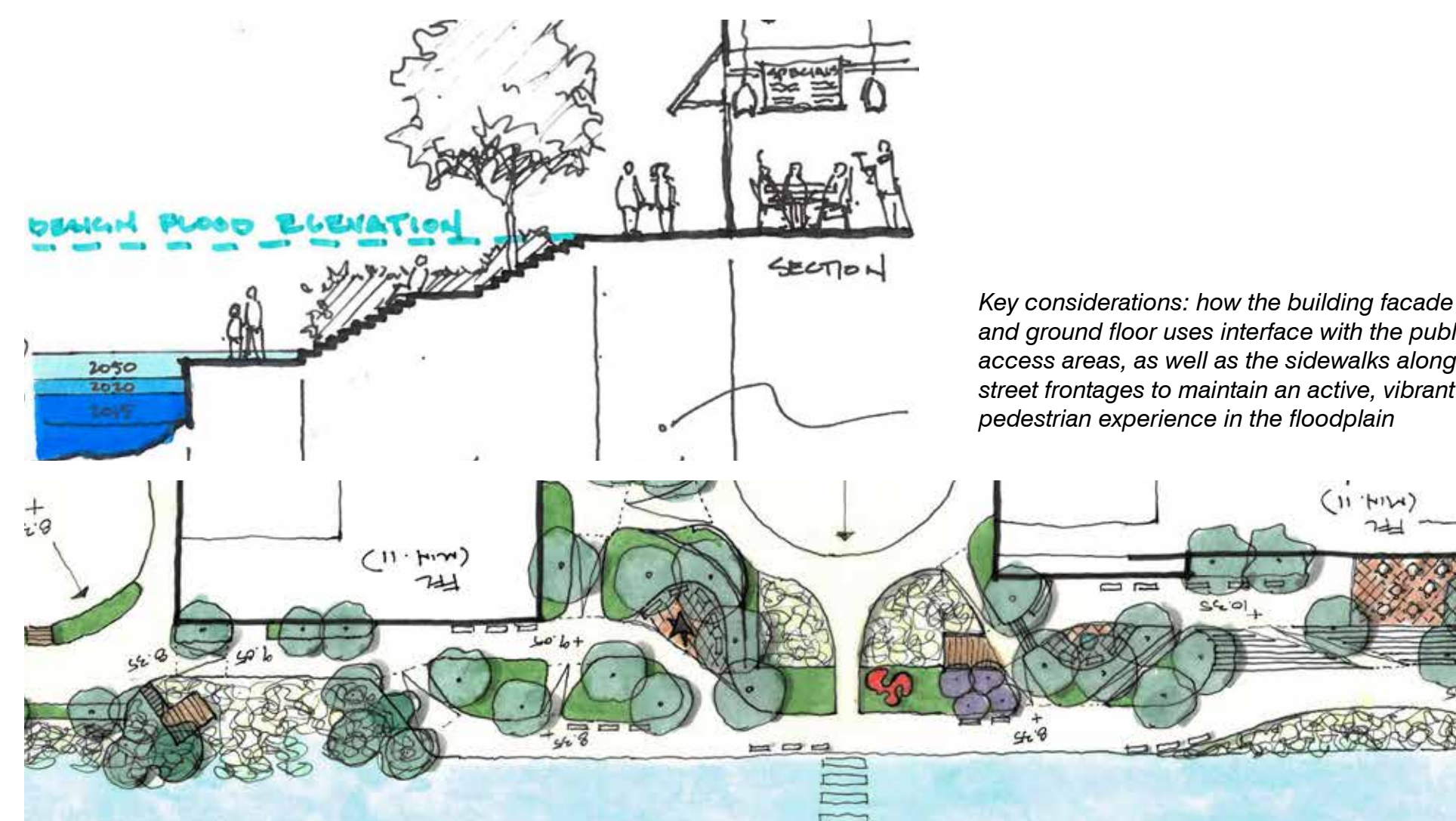


- Residential units are required to be located above the flood elevation
- Non-residential uses and active uses when located at-grade are required to be dry floodproofed (sealing the exterior of the building to make it water-tight). Non-residential uses may also be elevated above the flood elevation
- The zoning would include design requirements to mitigate grade differentials and blank walls over 4 feet, and improve the way elevated buildings are perceived and experienced from the pedestrian perspective
- Mechanical equipments and critical systems may be located atop roofs as permitted obstructions

The public realm:

The Gowanus Waterfront Access Plan would modify design and grading requirements for public access areas to facilitate site-scale resiliency strategies, while ensuring a vibrant public realm.

The proposed zoning would consider existing grades, flood elevations and adjacencies, and build in flexibility to allow developments to respond to site conditions on a site-specific basis

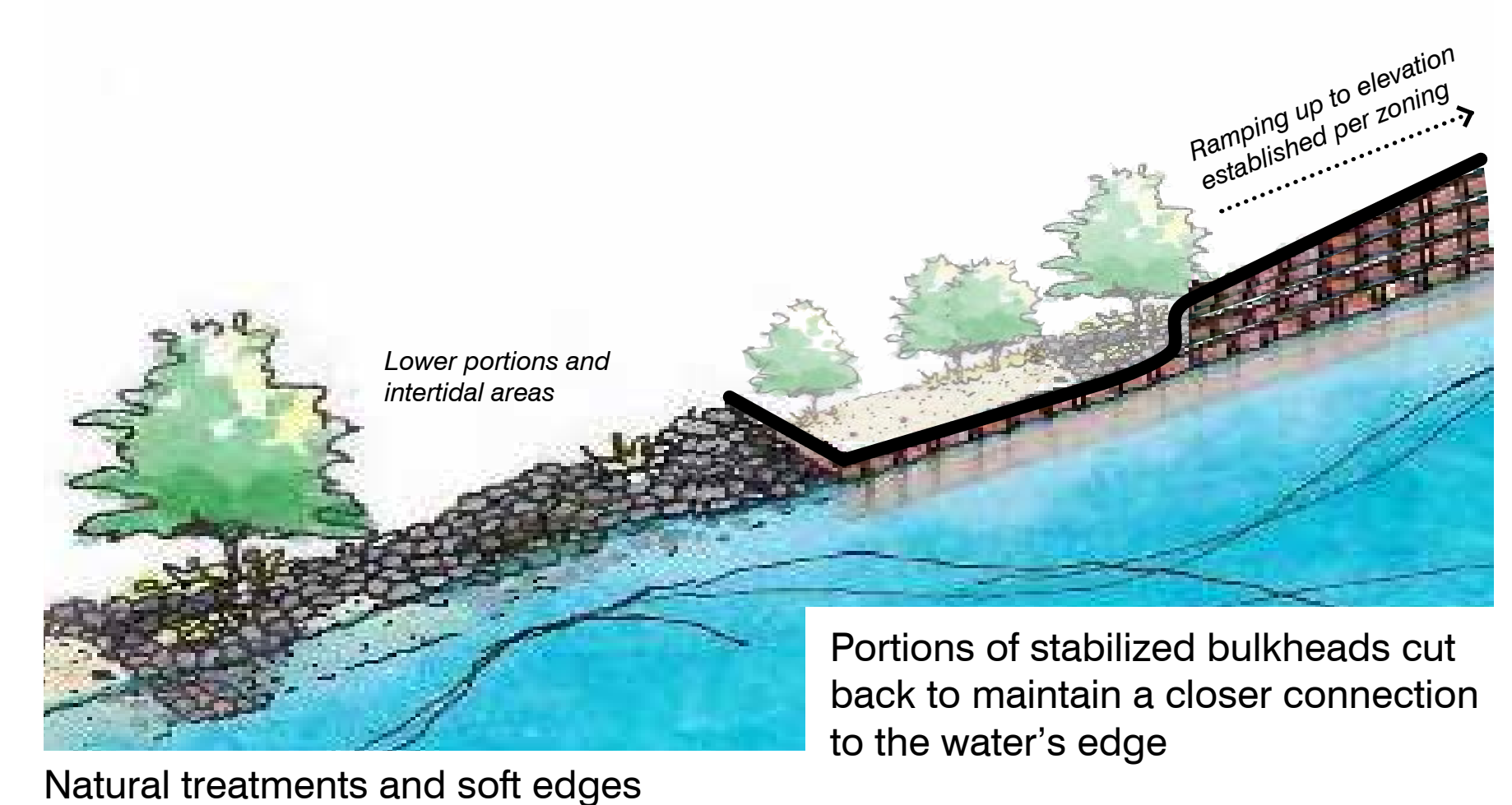


- Rightsize planting requirements to allow sufficient room for grading and ramps from higher portions to lower portions, also ensuring that ADA access across the waterfront esplanade is achieved
- Encourage a bi-level esplanade approach that maintains a strong sense of visual and physical connectivity with the building edge as well as the water
- Ensure that zoning builds in enough flexibility to provide active uses at key locations along the ground floors of buildings

The shoreline:

Sea-level rise adaptation strategies that protect against long-term daily tidal flooding also allow for a varied edge condition and shoreline.

As part of the zoning proposal, the Gowanus Waterfront Access Plan (WAP) would facilitate the elevation of land within waterfront yards to average heights above the daily tidal inundation expected with future sea-level rise.



- Provide a vision and set standards for ecologically functional design across properties and street ends along the canal, including opportunities for green infrastructure to reduce the impacts of runoff
- This adjustment of average elevation, in combination with additional resiliency measures in the public realm and flood-resilient construction of new and renovated buildings, would reduce harm to properties and the neighborhood during daily high tides and storm events