

This presentation was given to the City Planning Commission on April 19, 2021. A video recording of the presentation can be accessed at the following link: <https://youtu.be/74tHjpZoAEI?t=6302>



The background of the slide is a collage of various images. The top half features a grid of small images showing community meetings and public hearings, with people seated at tables and standing in groups. The bottom half shows a larger image of a river scene with a city skyline in the background. In the foreground, there are trees and a red truck. A white box with the text "rabbit movers" is visible on the left side of the river scene.

**NYC**  
PLANNING

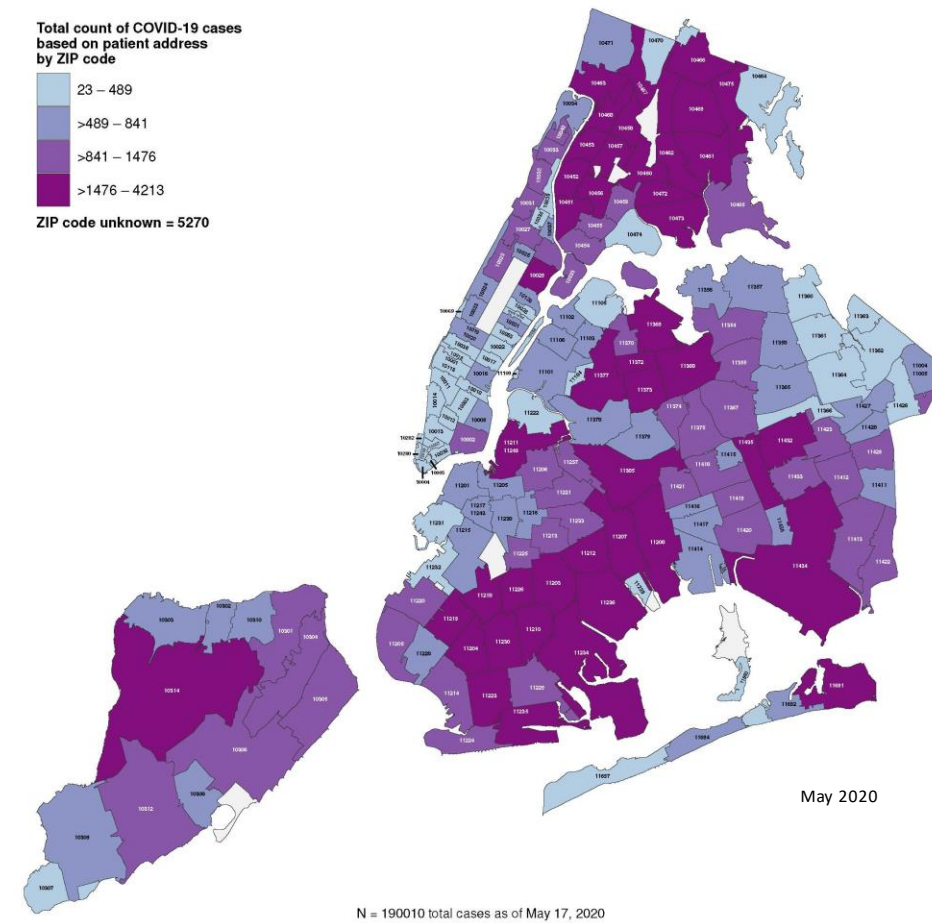
# Gowanus Neighborhood Plan

City Planning Commission Review Session: April 19, 2021



# Contours of Crisis

- » Novel coronavirus has up-ended life as we knew it
- » Attacks the most vulnerable physically, socially, economically
  - » Essential workers who cannot work from home
  - » Those who live in tight proximity
    - » Crowded housing units
    - » Large families – multi-generational households
  - » Underlying health conditions
    - » Elderly
    - » Diabetes, hypertension, immunocompromised, obesity
  - » Those dependent on institutions
    - » Government, non-profit, faith-based services
    - » Family help
    - » Businesses
- » Exploits and exacerbates racial injustices and inequities

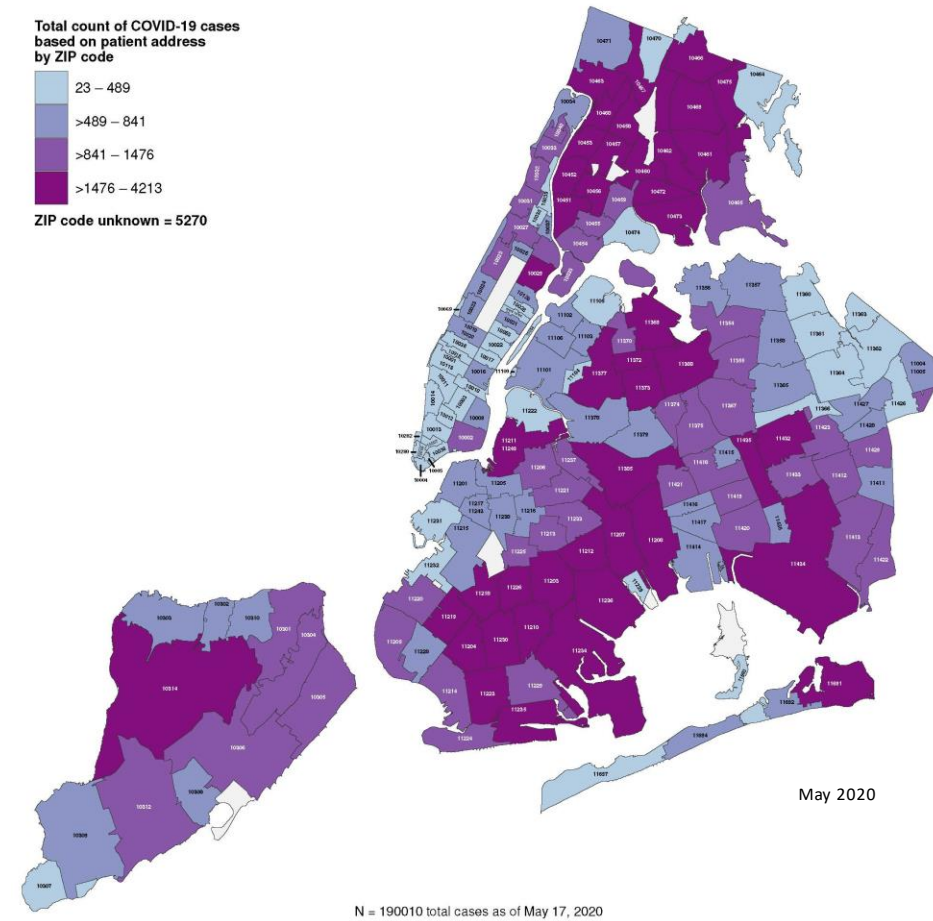




## How must we respond?

## FUNDAMENTAL QUESTIONS

- » Has the crisis changed underlying principles of city planning?
  - » Equity, Inclusion, Urban Form, etc...
- » Has the crisis changed the need for the Gowanus Plan?
  - » Today, even more urgent
  - » Highlighted desperate need for more housing, jobs, open space in high opportunity and healthy neighborhoods





# Proposal at a Glance



- » Over 8,500 **new homes** (3,000 affordable)
- » **New jobs** across a variety of sectors
- » 1.5 -acre **new** neighborhood **park**
- » **New waterfront** open spaces and **new streets**
- » **New schools**
- » **Support** for existing **businesses** to grow
- » **Protection** for existing **tenants**
- » **Improvements** to local parks and NYCHA communities
- » Support major **transit improvements**
- » Vibrant and **safer streets**
- » A **resilient shoreline** and an expanded, **greener urban** canopy
- » Support the **continued cleanup** of Canal and adjacent brownfields



# Proposed Actions

## **Zoning Map Amendment**

- Promote mixed-use growth in key areas
- Preserve and strengthen clusters of non-residential activity

## **Zoning Text Amendment**

- Establish the Special Gowanus Mixed-Use District
- Create the Gowanus Waterfront Access Plan
- Apply Mandatory Inclusionary Housing (MIH)

## **City Map Changes**

- New parkland and streets

## **Disposition Approval and Urban Development Action Area Project (UDAAP)**

- Facilitate redevelopment on city-owned sites

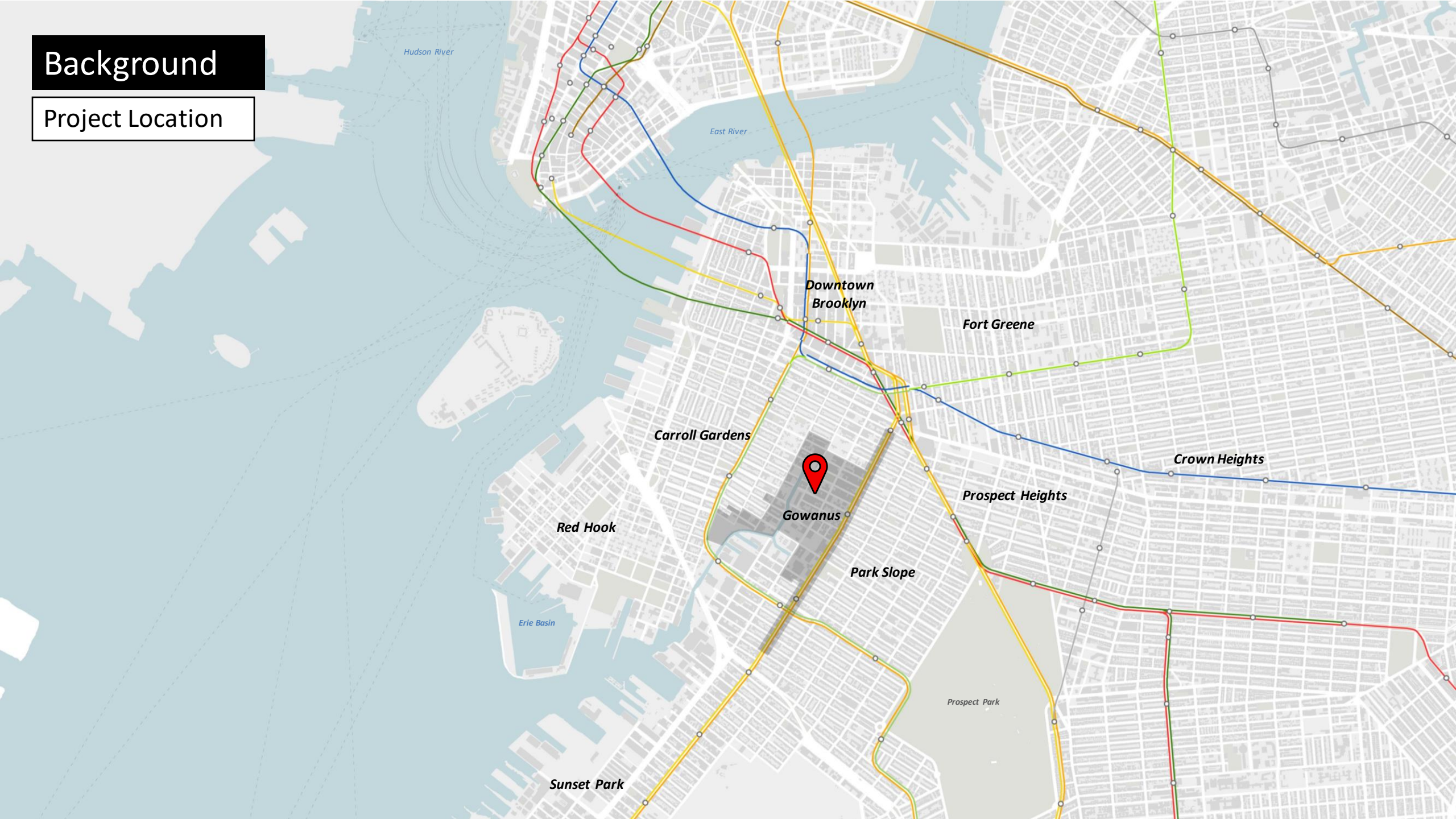
## **Disposition of City-owned Property**

- Facilitate sale of development rights



# Background

## Project Location





# Presentation Outline

- » **Introduction & Background**
- » Neighborhood Plan
- » Zoning Proposal
- » Proposed Actions
- » Environmental Review





*“Out of a legacy of industrial pollution, we can create one of NYC’s greenest and most resilient neighborhoods, with the highest standards for new development. The denser, livable, walkable neighborhood envisioned by the Gowanus Rezoning, with a mix of opportunities to live, work, and build community and close to transit”.*

**Brad Lander, March 2019**







meddy Island

The Governours  
or  
Nuttin Island.

OF THE BAY



PLAN  
of the  
CITY of NEW YORK,  
in  
NORTH AMERICA:  
surveyed in the Years 1766 & 1767.

Red Hook

Fort  
Mifflin  
R.G. Livingston

BROOKLAND PARISH



History

REFERENCES	
1. Old Slip	Market
2. Fly	
3. Poles	
4. Cowpens	
5. The Upper Barracks	
6. The Powder House	
7. The New Burial Ground	



# History

## Battle of Brooklyn (1776)



Source: Wikipedia

## Old Stone House (1776)





# History

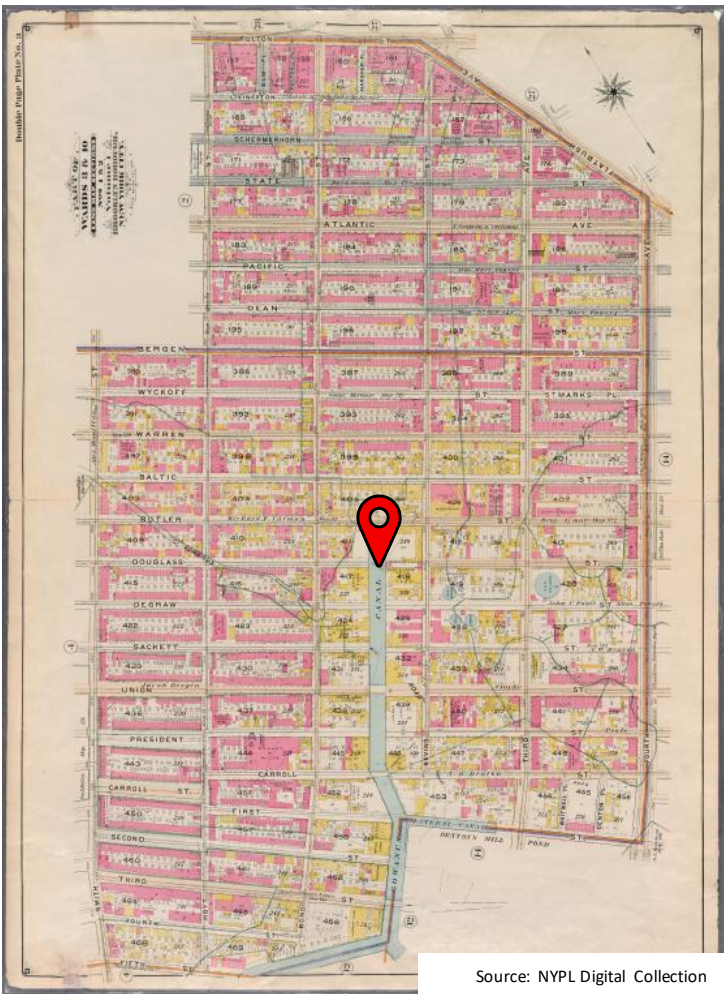
View from Battle Hill (1851)



Gowanus Creek and Bay (1894)

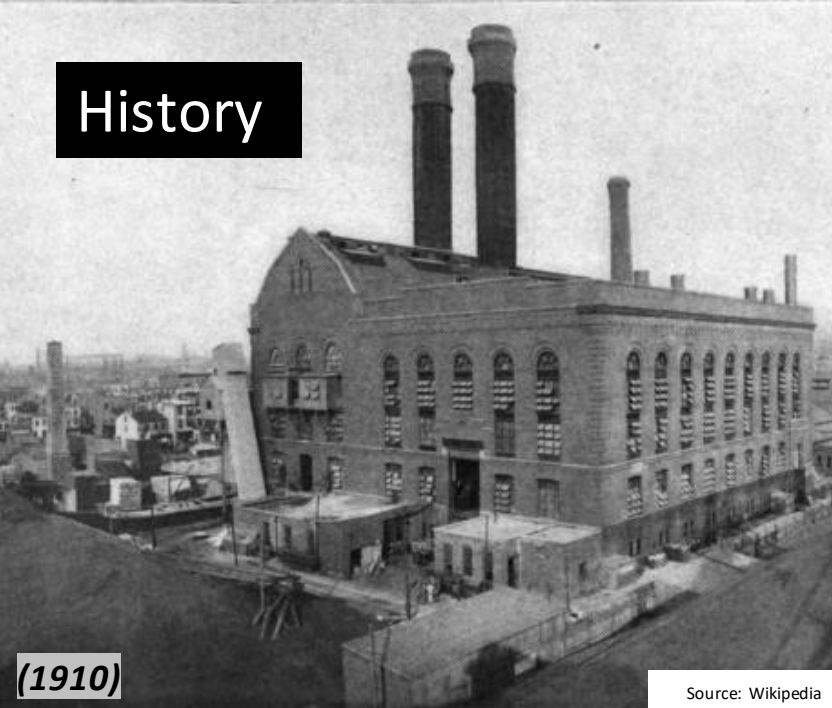


Gowanus Canal and upland areas (1898)





# History



# History

## A Mixed-Use Community

Fourth Avenue from Baltic Street (1933)



Source: BPL Digital Collection

Old Stone House (1946)



Source: BPL Digital Collection



# History

## Construction of the Subway System

Fourth Avenue  
Line during  
construction  
**(1909)**



FOURTH AVENUE NEAR 22ND STREET DURING CONSTRUCTION.  
FOURTH AVENUE (BROOKLYN) SUBWAY.

Source: NYCSubway.org

Culver Line  
structure during  
construction  
**(1917)**



Source: Wikipedia

Fourth Avenue-9<sup>th</sup> Street **(1931)**



Source: Building the Independent Subway

# History

## Industrial History

Citizens Gas Light Works (1920s)



Source: National Grid

Fulton Manufactured Gas Plant (1924)



Source: NYC DOITT



# History

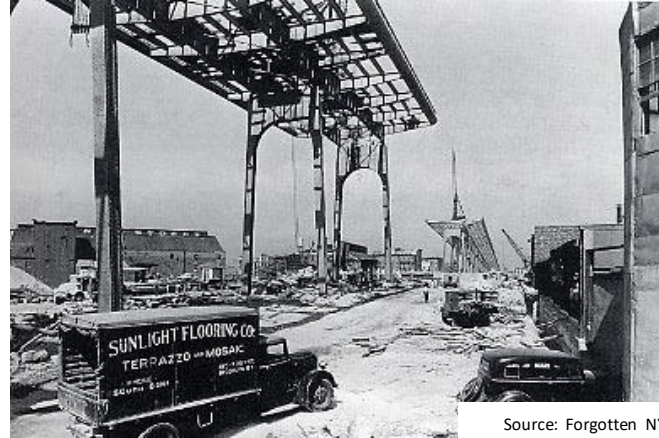
## Gowanus Expressway

### Fort Hamilton Bridge (1933)



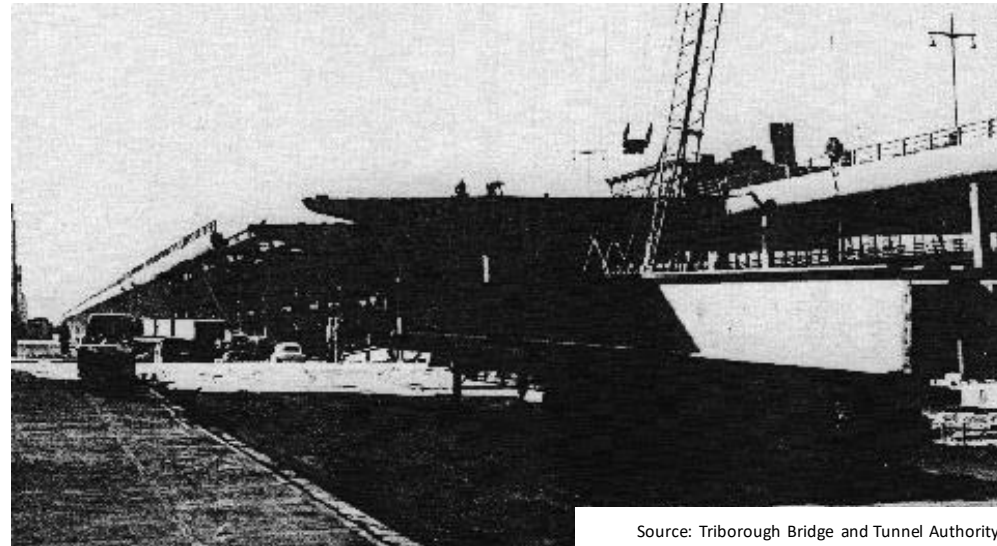
Source: BPL Digital Collection

### BQE Viaduct construction (~1941 -1955)



Source: Forgotten NY

### Gowanus Expressway widening (1959)



Source: Triborough Bridge and Tunnel Authority

# History

1960 - 1990



The Gowanus Canal, a traditional industrial pocket of Brooklyn which some say should be developed for residential and recreational use.

Brooklyn Paper Publications / Daniel Dutka

## Scotto pushes for housing along the Canal in Gardens

By Anne Mytych

scion pressures. Moreover, the quality of life...

an economic development policy for Brooklyn must be comprehensive in scope, and its merits and faults publicly debated.

"An economic development policy must be rooted in sound planning," said Getter. "Its strengths and weaknesses must be accounted, and a useful agenda that unites all of Brooklyn's neighborhoods must be proposed."

Getter called for linkage between school programs and local development corporations, so that the unemployed may be properly trained for the jobs that are expected to be created by downtown development. He said that further economic development will put added pressure on the city's dire housing shortage, and developers must take partial financial responsibility for building low-and moderate-income housing.

"NY is on the verge of becoming two cities, one for the rich, the other for the poor," he said. "Bringing extra workers into the borough will exacerbate Brooklyn's critical housing shortage. To mitigate this problem, a fund should be established to which every large developer should contribute, so that affordable housing

Both Stol O'Donnell, s the Red Hook association, ad cation, which ready emergin and Carroll C be a factor in nomic recover stability of neighborhood. Stoltz said Street's merch cation all aro .they have cop their own d added that alr of the comm along Smith S by the people v and to retain having to acc needs of the ne neighborhood.

O'Donnell as nomic develop lematic, and t prosperity for may lose their l nesses to gen escalating rents Red Hook is Brooklyn neigh main largely un it seeks to learn takes and incor cesses of those that have alrea oped.

(1982)

From: Donald H. Elliott

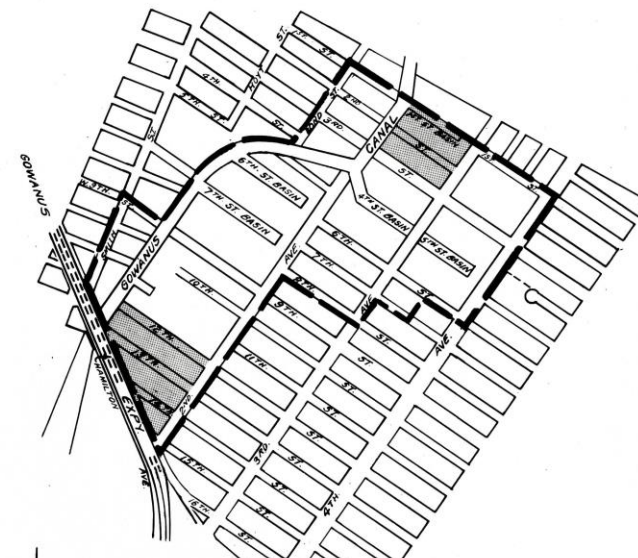
Seven members of your committee and I met with General Kelly and six other officials of the Corps of Engineers in Washington yesterday to try and convince them that the Corps should dredge the Gowanus Canal. Unfortunately I must report that the meeting was disappointing. The Corps does not believe that the economic benefits equal the cost. We argued that economic and environmental gains that they did not take into account would shift the balance. General Kelly did agree to review all his cost and benefit figures with us in detail and reevaluate their results if we could prove any of their estimates are in error.

However, even more discouraging was the judgment of the Corps of Engineers officials that even if we succeeded in proving the economic feasibility of the project and succeeded in getting the Congress to pass a bill authorizing the project, the President would refuse to permit the dredging to be done. And further, no matter what we do it will take many years before the Corps could take any action to actually clean up the Canal.

# City Planning News

NEW YORK CITY PLANNING COMMISSION

2 LAFAYETTE STREET, NEW YORK, NY 10007 / OFFICE OF PUBLIC AFFAIRS (212) 566-7600



At a special meeting in June our Committee voted on a motion that found the M3-1 use inappropriate for the Gas site, and that felt any reuse should be consistent with the long range plans for the area after the Gowanus Canal is cleaned up. The decision as to the appropriate use was left to the Planning Commission and the Board of Estimate because the Committee was divided as to whether R-6 or M1 was the best interim use. At the special meeting, 9 of the 19 people present were in favor of rezoning the parcels to R-6.





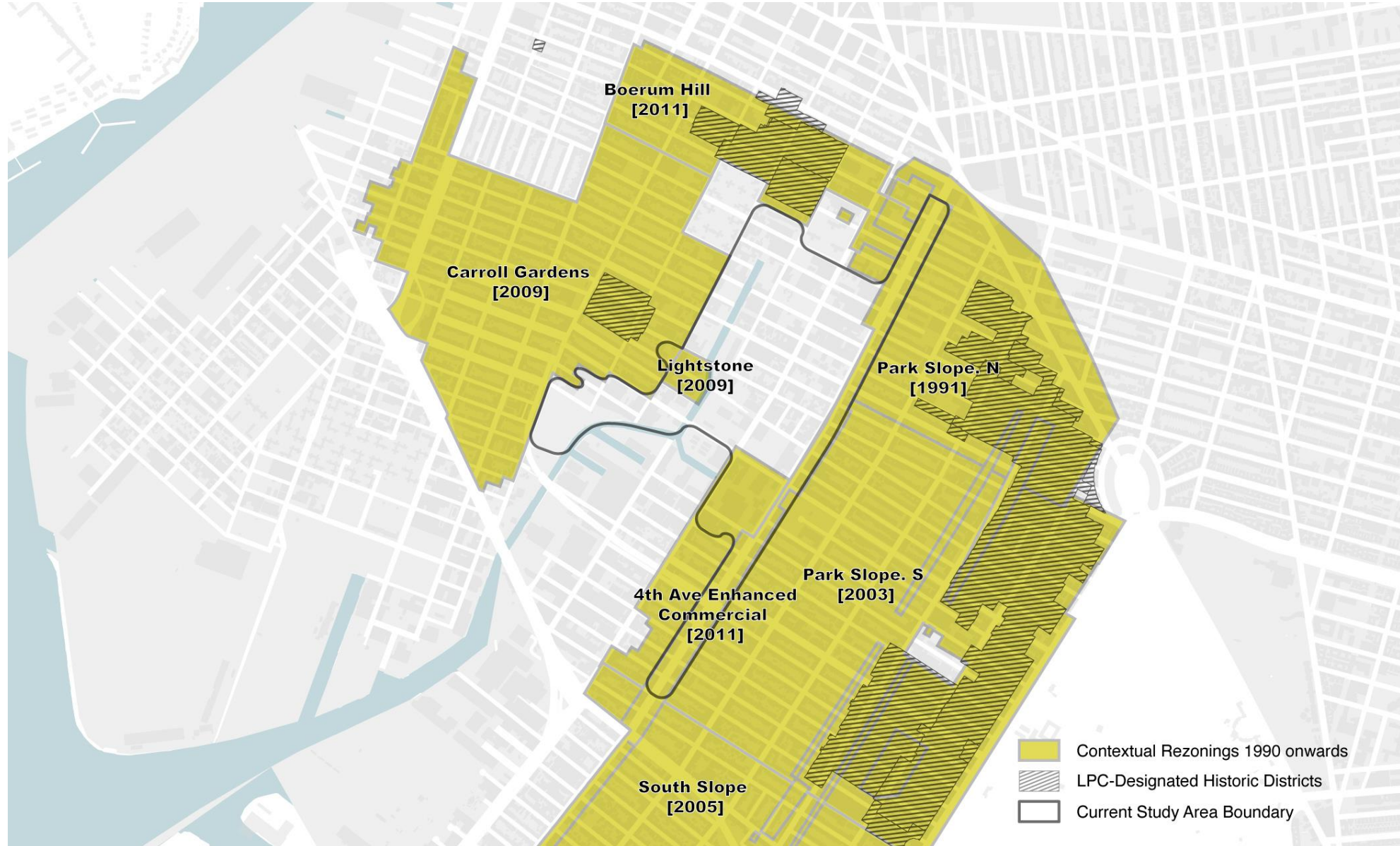
Recent Planning Efforts

# Gowanus Planning Processes and Milestones

<b>2006</b>	Gowanus Canal Community Development Corporation (GCCDC) Plan
<b>2007</b>	'Platform' for Responsible Development of the Gowanus Canal Area NYC DCP Rezoning Study Begins
<b>2008</b>	NYC DEP Waterbody/Watershed Report
<b>2010</b>	EPA designates Canal as a Superfund site NYC DCP Rezoning Study put on hold 'Reconsidering Gowanus' report released
<b>2011</b>	Gowanus Works: Preserving Place and Production (Pratt Institute)
<b>2012</b>	Superstorm Sandy
<b>2013</b>	Brownfield Opportunity Area (BOA) Nomination Study A Stronger, More Resilient New York report
<b>2014</b>	Bridging Gowanus Launched by Local Electeds & Community Members
<b>2015</b>	CB6 adopts Bridging Gowanus recommendations



# Nearby Growth Discouraged by Recent Downzonings and Historic Districts





# Planning Processes and Milestones

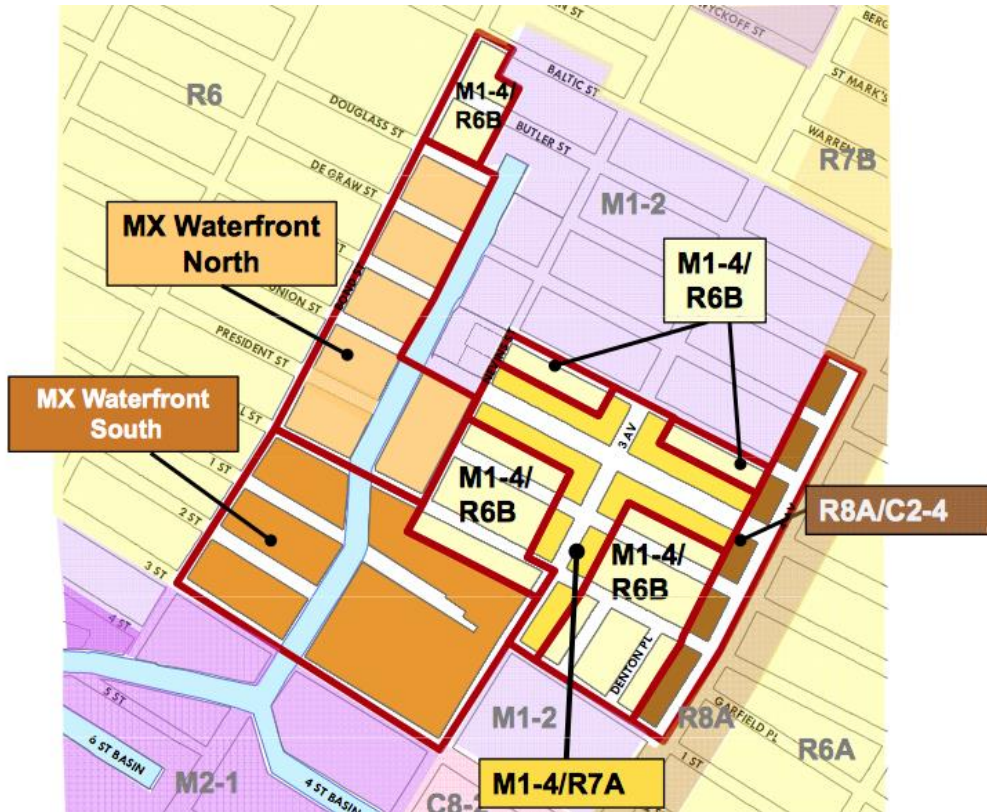
Contextual Rezoning (Carroll Gardens 2009)





# Planning Processes and Milestones

## DCP 2009 Gowanus Rezoning Proposal



2009 Zoning Proposal



2009 Proposal Community Event



# Planning Processes and Milestones

## Public Place Proposal 2009



THE CITY OF NEW YORK  
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

Michael R. Bloomberg  
Mayor

Daniel L. Doctoroff  
Deputy Mayor for Economic Development and Rebuilding

Shaun Donovan  
Commissioner

### MIXED-USE DEVELOPMENT OPPORTUNITY



### PUBLIC PLACE SITE

GOWANUS, BROOKLYN

Issue Date: July 12, 2007

Pre-Submission Conference: July 31, 2007

Proposal Submission Deadline: October 11, 2007

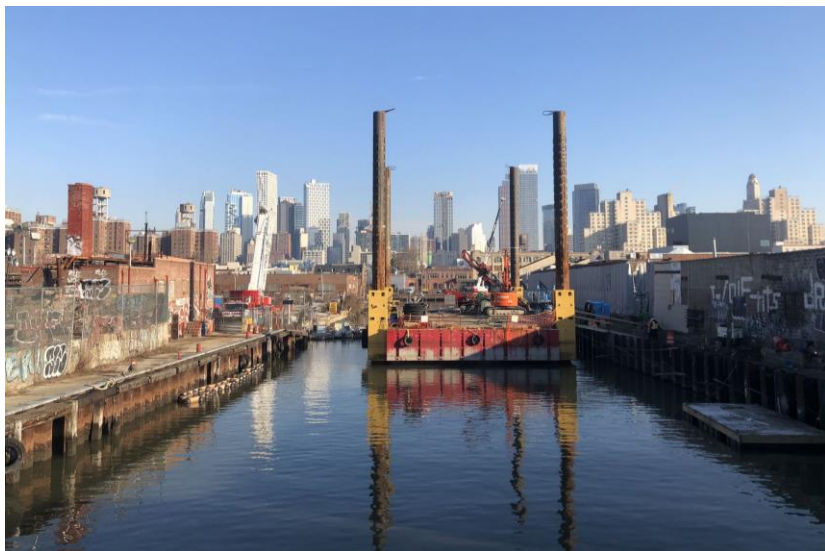
### REQUEST FOR PROPOSALS



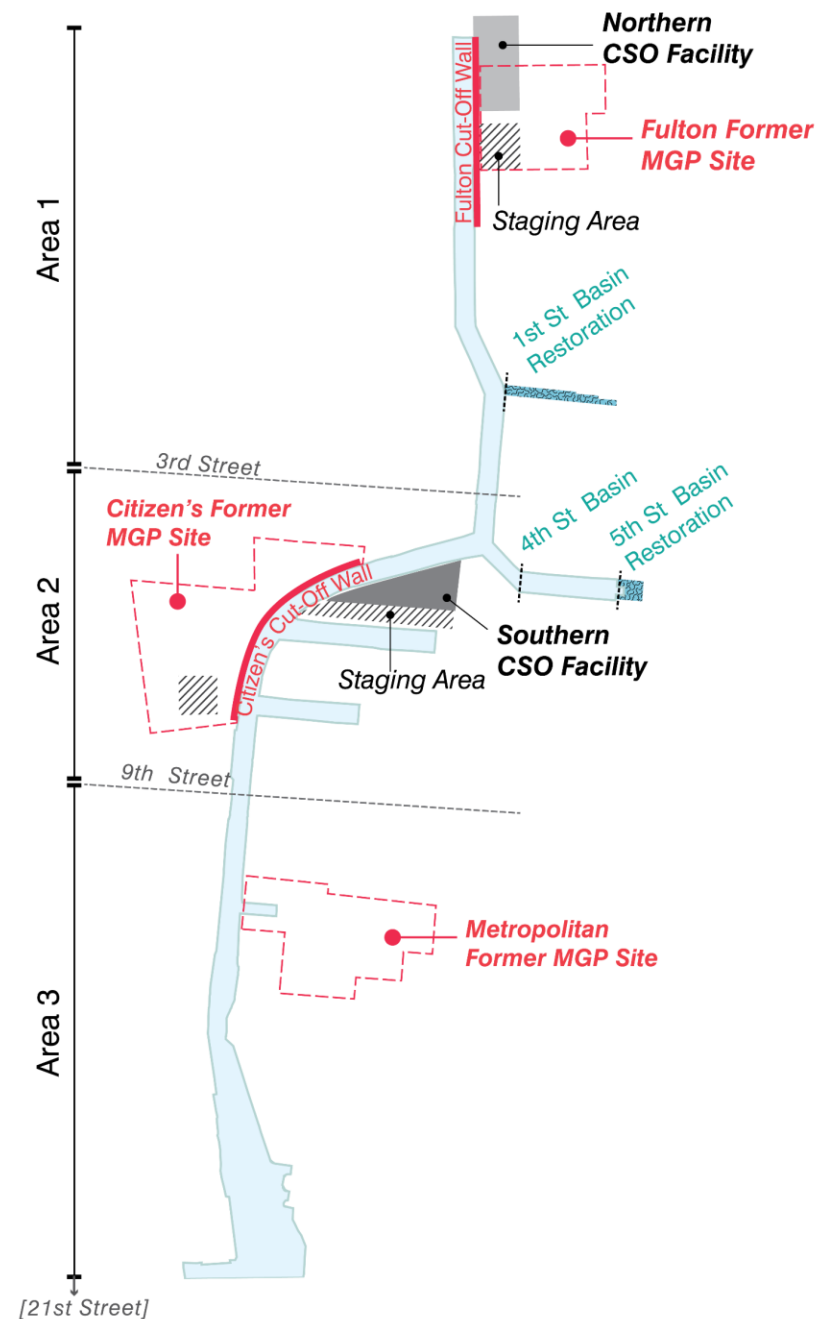


# Planning Processes and Milestones

## Superfund Designation and Remediation



Source: Gowanus CAG



# Planning Processes and Milestones

## Bridging Gowanus



Source: Bridging Gowanus

### EMERGING SENSE OF SHARED VALUES



ADDRESS THE SOCIAL, CULTURAL,  
AND ENVIRONMENTAL  
INFRASTRUCTURE



KEEPING A MIX OF USES OF THE AREA  
AND KEEP MIXED-USE BUILDINGS



PRESERVING AND CREATING  
AFFORDABLE HOUSING



NEED FOR MORE COMMUNITY  
AMENITIES



THE CANAL AS A PUBLICLY  
ACCESSIBLE, OPEN BODY OF WATER



THRIVING LOCAL BUSINESSES  
SHOULD REMAIN AND EXPAND







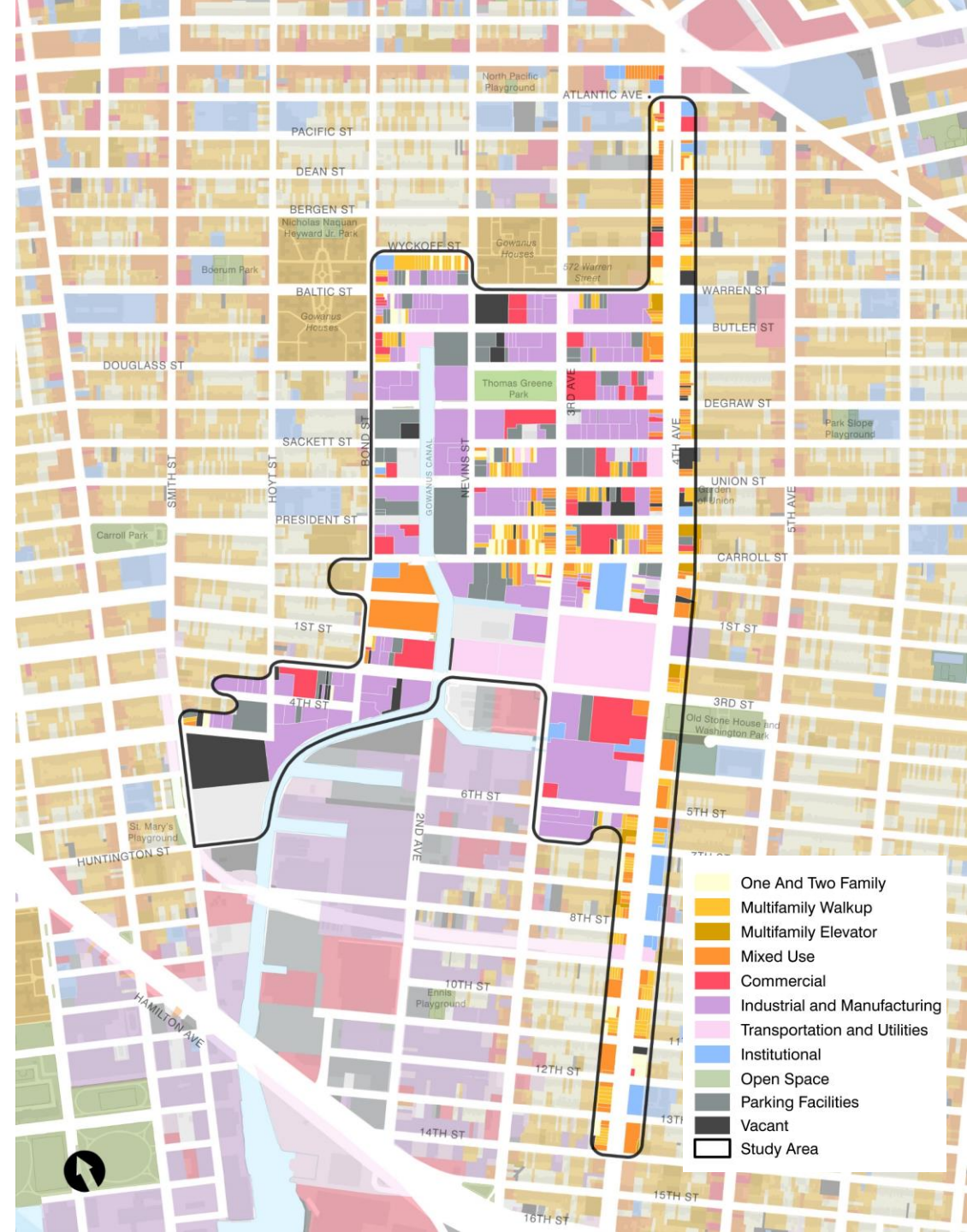
Existing Conditions



# Background

## Existing Land Uses

- Canal prominent feature – bisects neighborhood
- Former industrial buildings and lots reused
- **Mix of uses**
- Pockets of **non-conforming residential**
- **Variety of commercial uses**

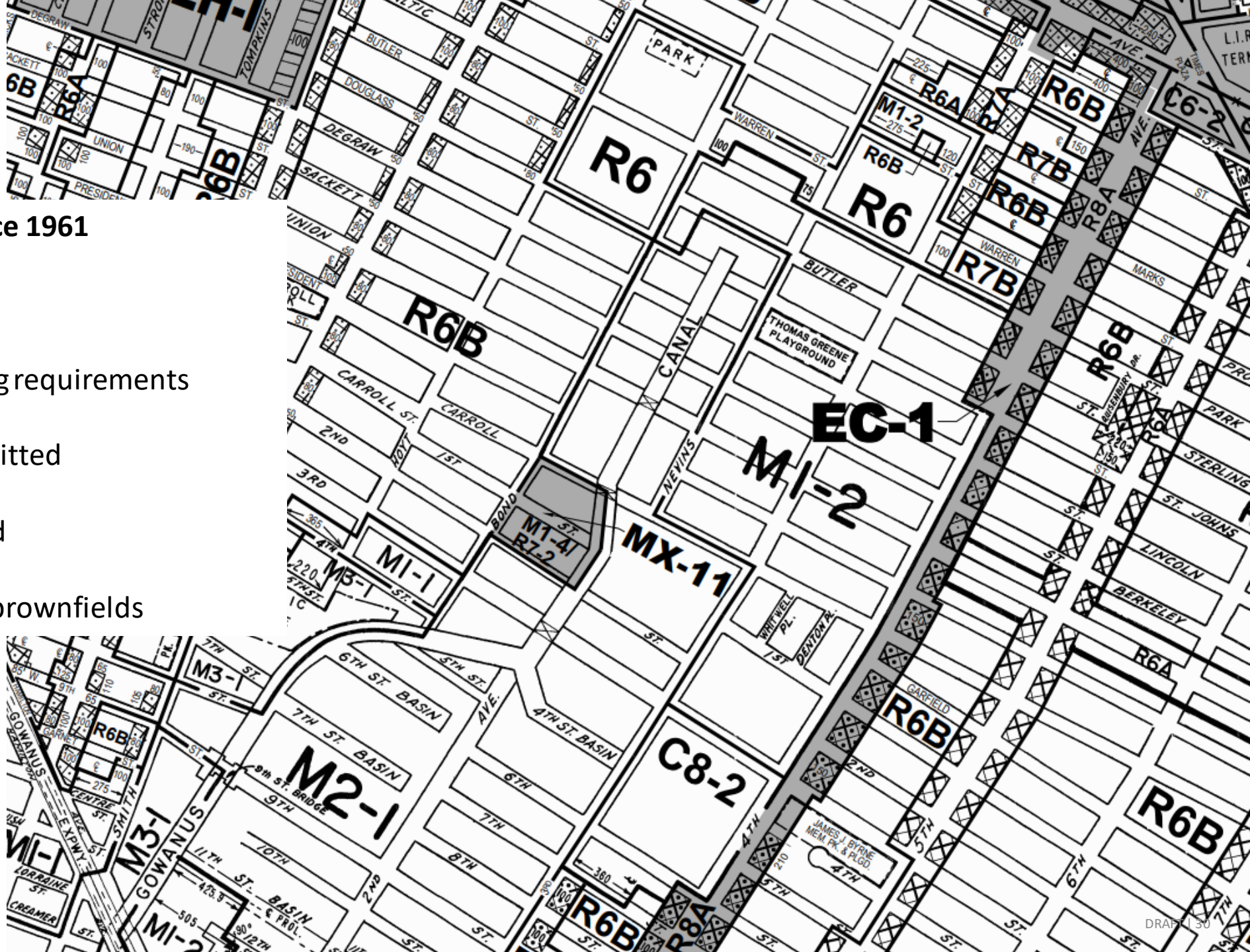




# Background

## Existing Zoning

- Existing zoning in place **since 1961**
- Relatively **low densities**
- **Outdated** parking & loading requirements
- **Limited** range of uses permitted
- **No new residential** allowed
- **Disincentive** to remediate brownfields





# Background

## Existing Land Uses



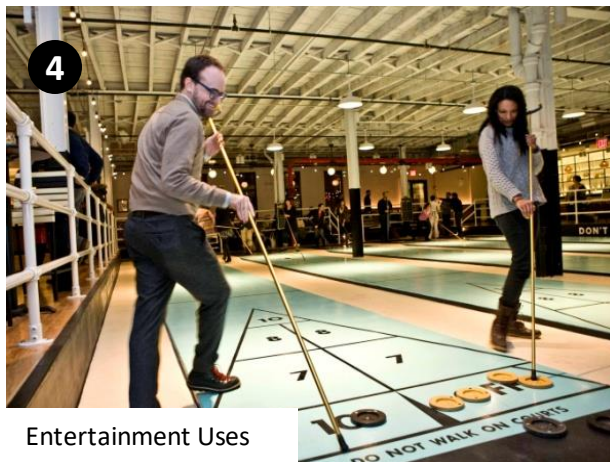
Residential across from Industrial



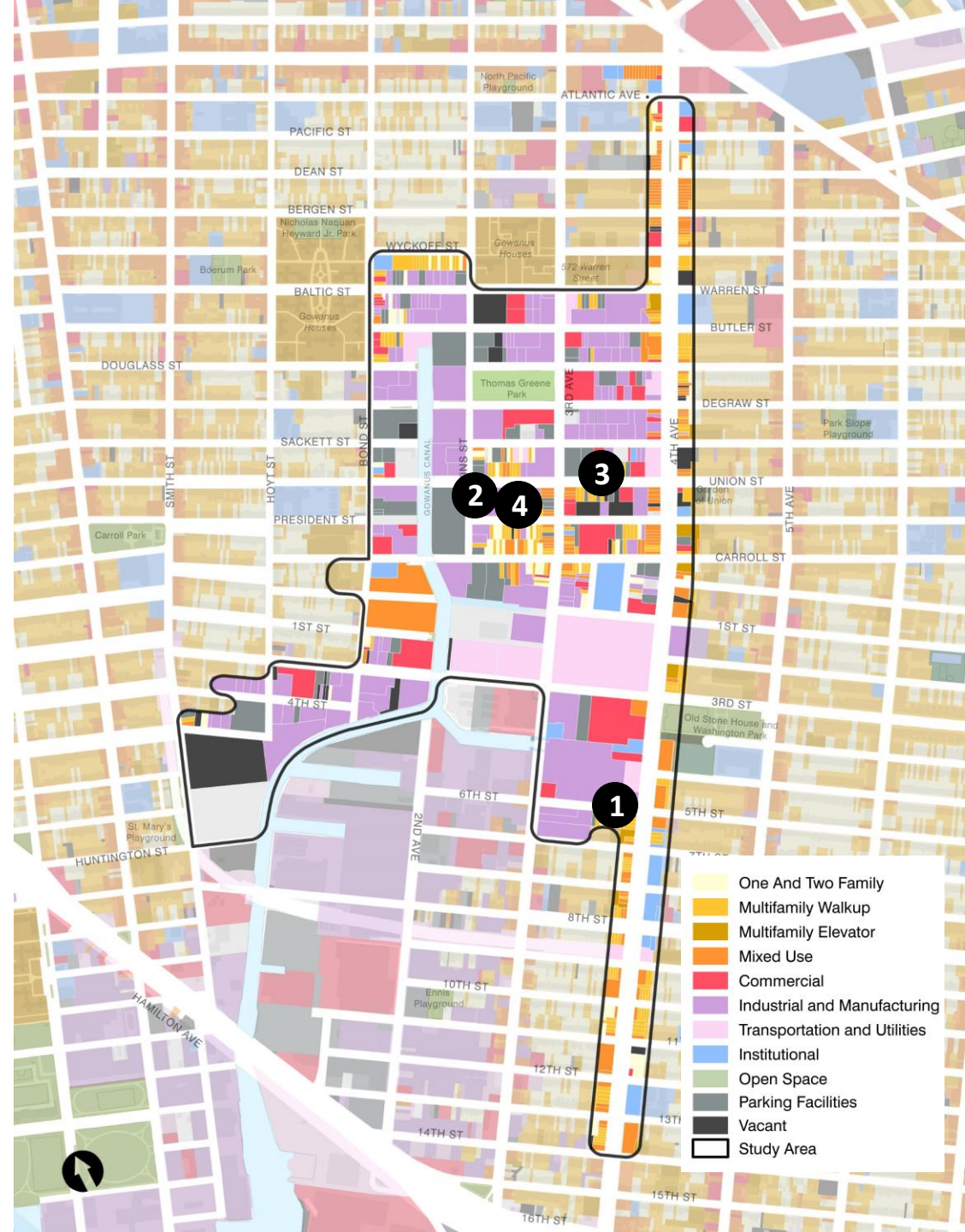
Food and Beverage



Hotel



Entertainment Uses





# Background

## Transit Accessibility

The study area is well-served by public transit and connected to major corridors

Public transit access in project area or within one quarter of a mile:

- **Subway stations**
  - Atlantic Terminal transit Hub (9 lines/LIRR)
  - Union St (R)
  - 4th Ave and 9th St (R/F/G)
  - Carroll St (F)
  - Smith/9th St (F/G)
- **Bus lines**
  - B37, B57, B61, B63, and B103
- **Major corridors**
  - North/south: 4th Ave
  - East/west: Union St, 3rd St, and 9th St



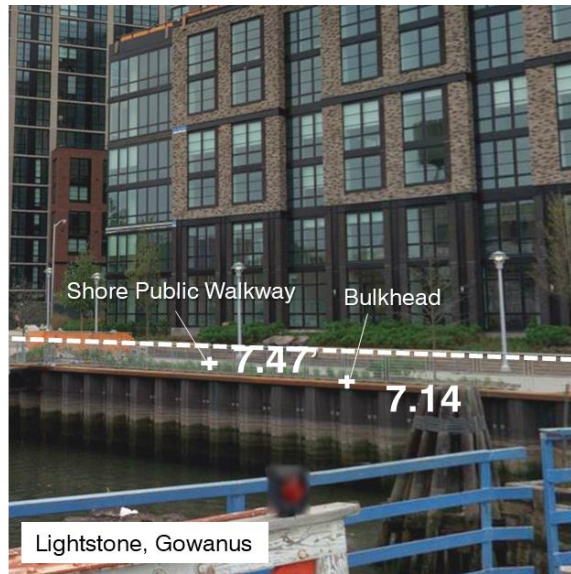


# Background

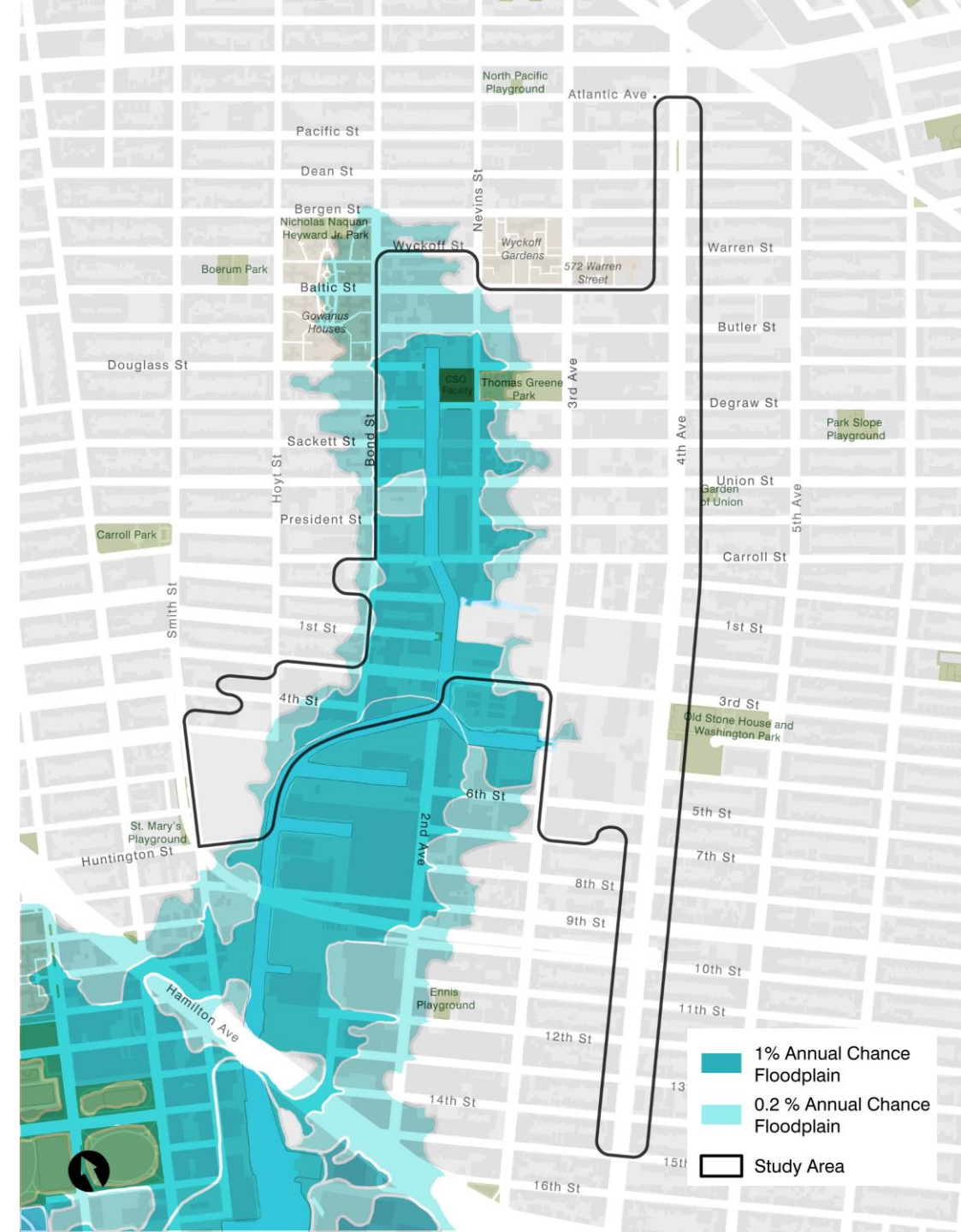
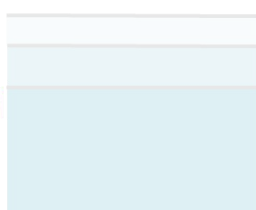
## Flood Risk: Preliminary FIRMs

A portion of Gowanus is mapped within FEMA- designated **1%** and **0.2% annual-chance** flood zones.

Base flood elevations (above grade) generally range anywhere from **1 to 6 feet**



10' – Base flood elevation(PFIRM)  
NAVD 88



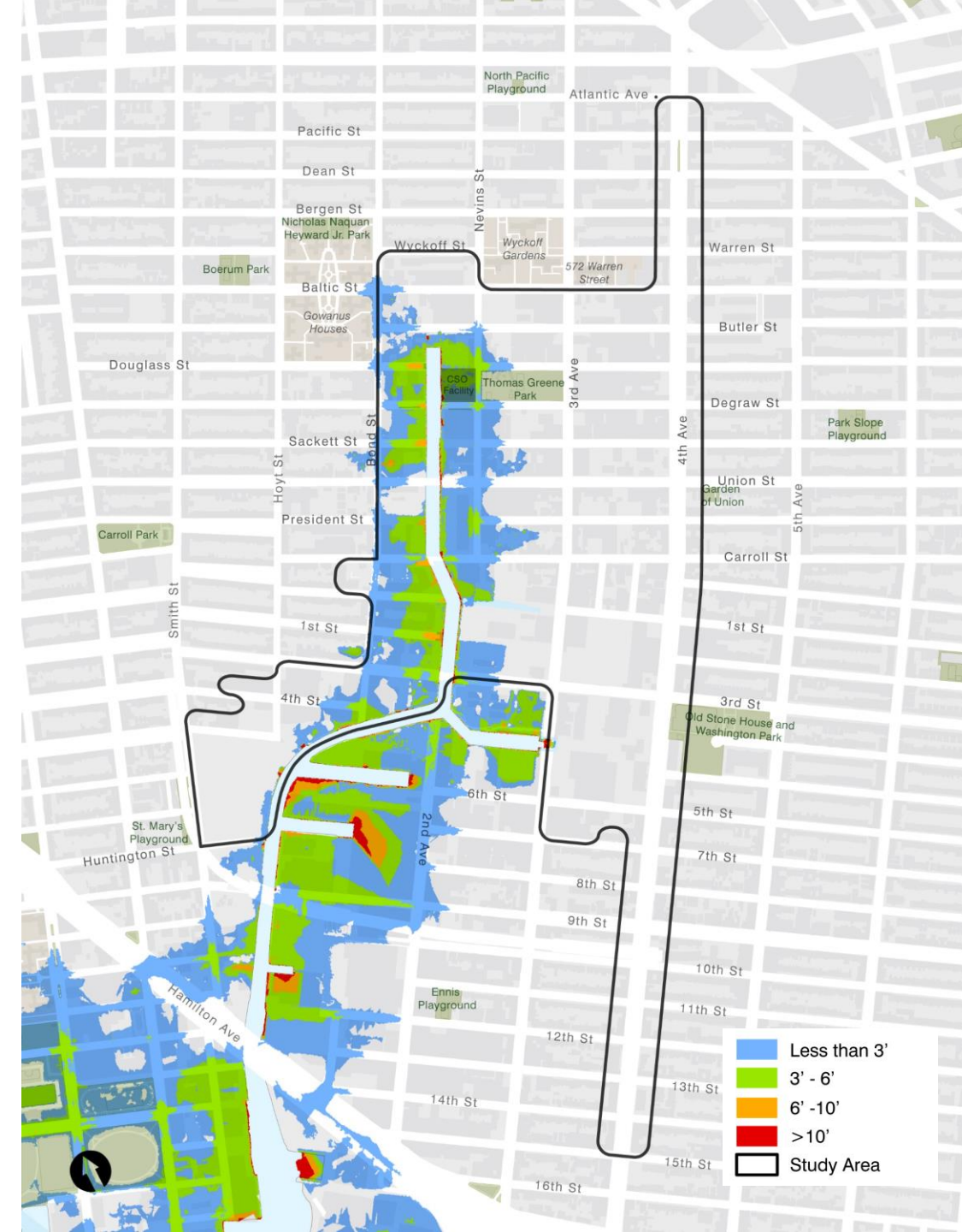


# Background

## Flood Risk: Sandy Inundation - 2012

October 29th 2012, Hurricane Sandy's floodwaters reached an average of 3 feet above the level of the streets in Gowanus, up to 6 feet in the most vulnerable areas.

- Damage occurred in ground floors and basements in Gowanus
- Structural damage was minimal
- Flooding of basements predominantly present in non-conforming residential and mixed use buildings
- Businesses suffered from damage to stock and equipment on ground floors





# Background

## Median Household Income

Median household income is **\$115,300\***



Median income for Gowanus NYCHA is **\$39,568\*\***





# Background

## Median Household Income

Median household income is **\$115,300\***

Median income for Gowanus **NYCHA** is **\$39,568\*\***



*In comparison, the median income of **Brooklyn** is **\$56,015** and of **New York City** is **\$60,762**.*



# Background

## Health & Equity Indicators

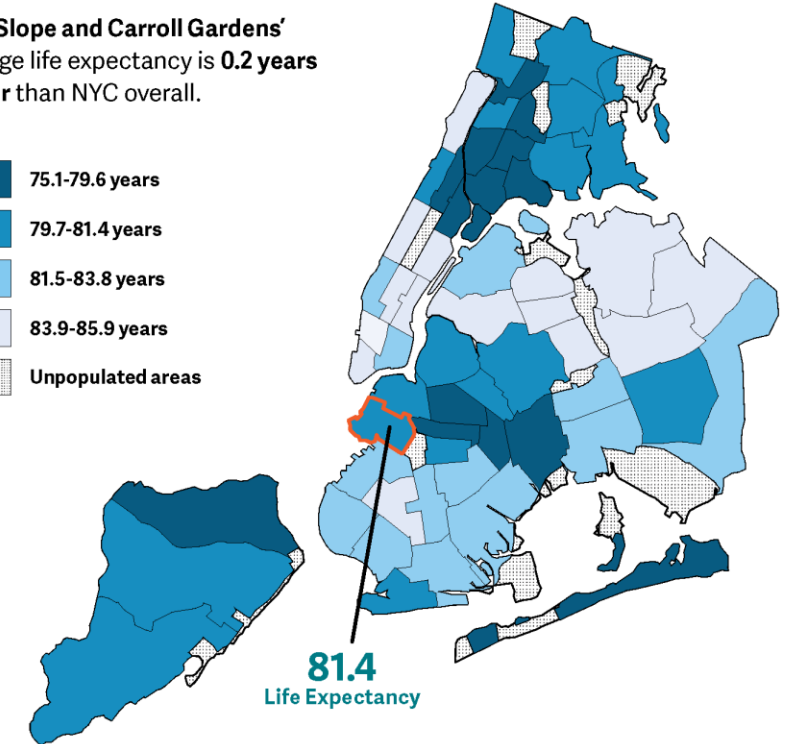
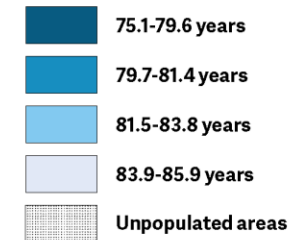
Gowanus and surrounding neighborhoods are healthier and wealthier than other New York neighborhoods.

- Residents in CB6 are lowest rent burdened (29%)<sup>†</sup> in the city
- 57% are white compared to 32% city-wide
- Residents die prematurely at lower rates than other New Yorkers<sup>‡</sup>
- Nearly 71%\* of residents have at least a college degree



## Life Expectancy by Community District

Park Slope and Carroll Gardens' average life expectancy is **0.2 years longer** than NYC overall.



Source: NYC DOHMH, Bureau of Vital Statistics, 2006-2015

Want more maps? Please visit [nyc.gov](https://nyc.gov) and search for Community Health Profiles Atlas.

### Contact information:

For reports on the other 58 Community Districts, please visit [nyc.gov](https://nyc.gov) and search for [Community Health Profiles](#) or email [profiles@health.nyc.gov](mailto:profiles@health.nyc.gov). Copyright:©2018 The New York City Department of Health and Mental Hygiene. The NYC Community Health Profiles feature information about 59 neighborhoods in NYC.

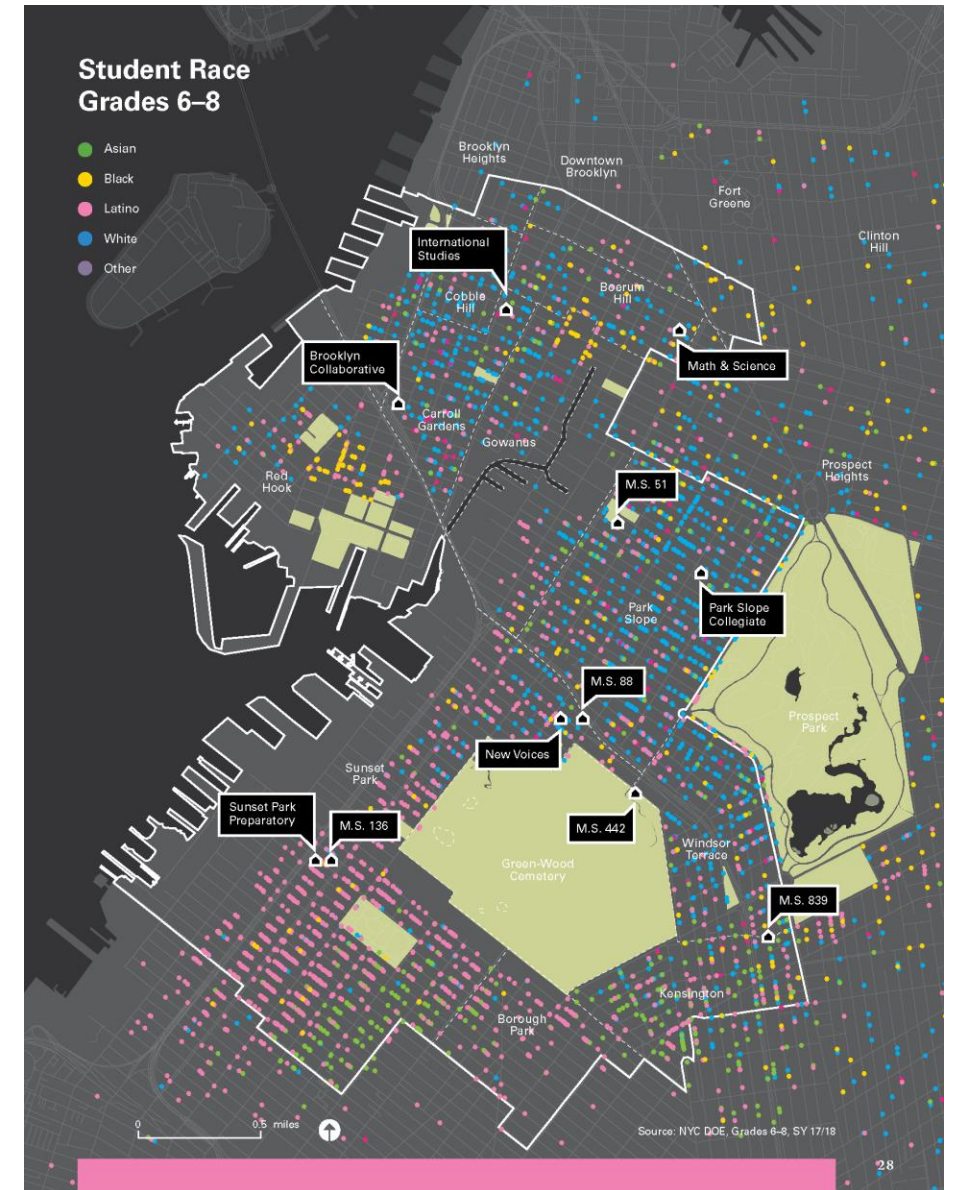
**Suggested citation:** Hinterland K, Naidoo M, King L, Lewin V, Myerson G, Noubissi B, Woodward M, Gould LH, Gwynn RC, Barbot O, Bassett MT. Community Health Profiles 2018, Brooklyn Community District 6: Park Slope and Carroll Gardens; 2018; 30(59):1-20.

# Background

## Health & Equity Indicators

CB6 2000s downzonings (Carroll Gardens, Boerum Hill and Park Slope) limited access to opportunities including housing, schools and jobs

- D15 middle school student residential housing data by race reflects patterns of housing segregation in D15
- 2.5% of renters live in severely crowded housing<sup>§</sup>
- Poverty rate was 12.3% in 2018; compared to 17.3% city-wide<sup>§</sup>





# Background

## Existing Conditions

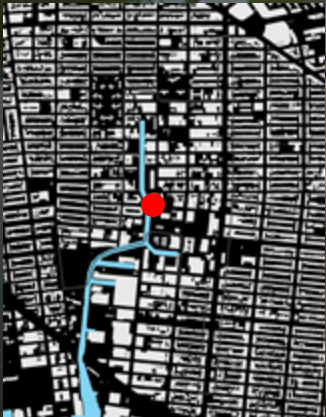


*Union Street Bridge*



# Background

## Existing Conditions



*Carroll Street Bridge*



# Background

## Existing Conditions



9<sup>th</sup> Street Bridge



# Background

## Existing Conditions



*E. Degraw street end*



# Background

## Existing Conditions



3rd Avenue and Degraw St



Background

Existing Conditions



*Thomas Greene Park*



# Background

## Existing Conditions



*Carroll Street Bridge*



# Background

## Existing Conditions



3<sup>rd</sup> Avenue and Butler St.



# Background

## Existing Conditions



Wyckoff Gardens



# Background

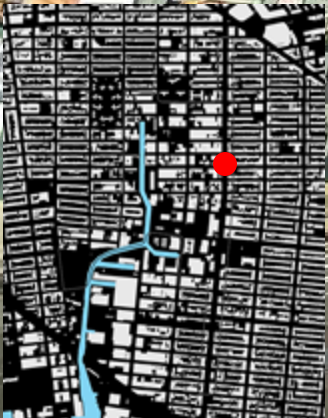
## Existing Conditions





# Background

## Existing Conditions





# Background

## Existing Conditions



3<sup>rd</sup> Avenue and 3<sup>rd</sup> Street



# Background

## Existing Conditions



Carroll Street



# Background

## Existing Conditions

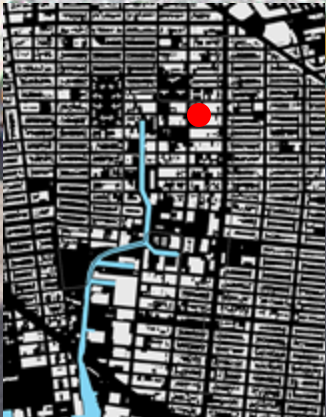


Union Street



# Background

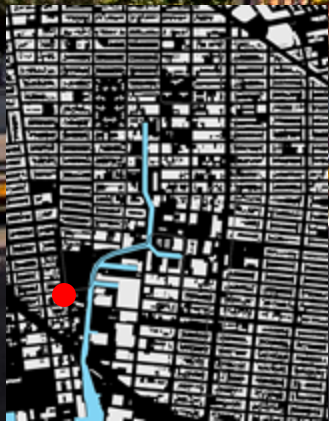
## Existing Conditions





# Background

## Existing Conditions

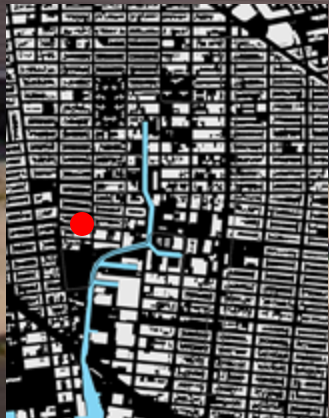


Smith Street



# Background

## Existing Conditions

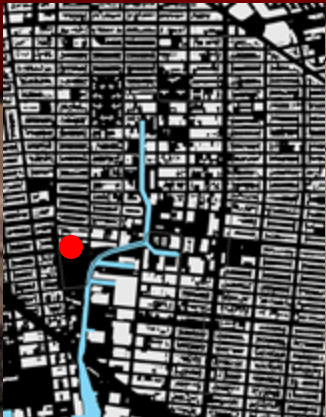


4<sup>th</sup> Street



# Background

## Existing Conditions





# Background

## Existing Conditions



365 Bond Street Esplanade



# Background

## Why Act Now?

- City-wide **housing crisis** + a once thriving and **diversifying economy in crisis**
- Adjacent to built-up neighborhoods that have **strong access to public transit** and central employment areas, but with **limited room to grow**
- **Former industrial** waterway and surrounding area lacks critical infrastructure, and floods regularly
- Market **pressure** and development interest around Canal
- Infrastructure needed **to support growth**, which is typically ad hoc
- Encouraging greater density of jobs and housing near public transit **supports more a sustainable neighborhood.**



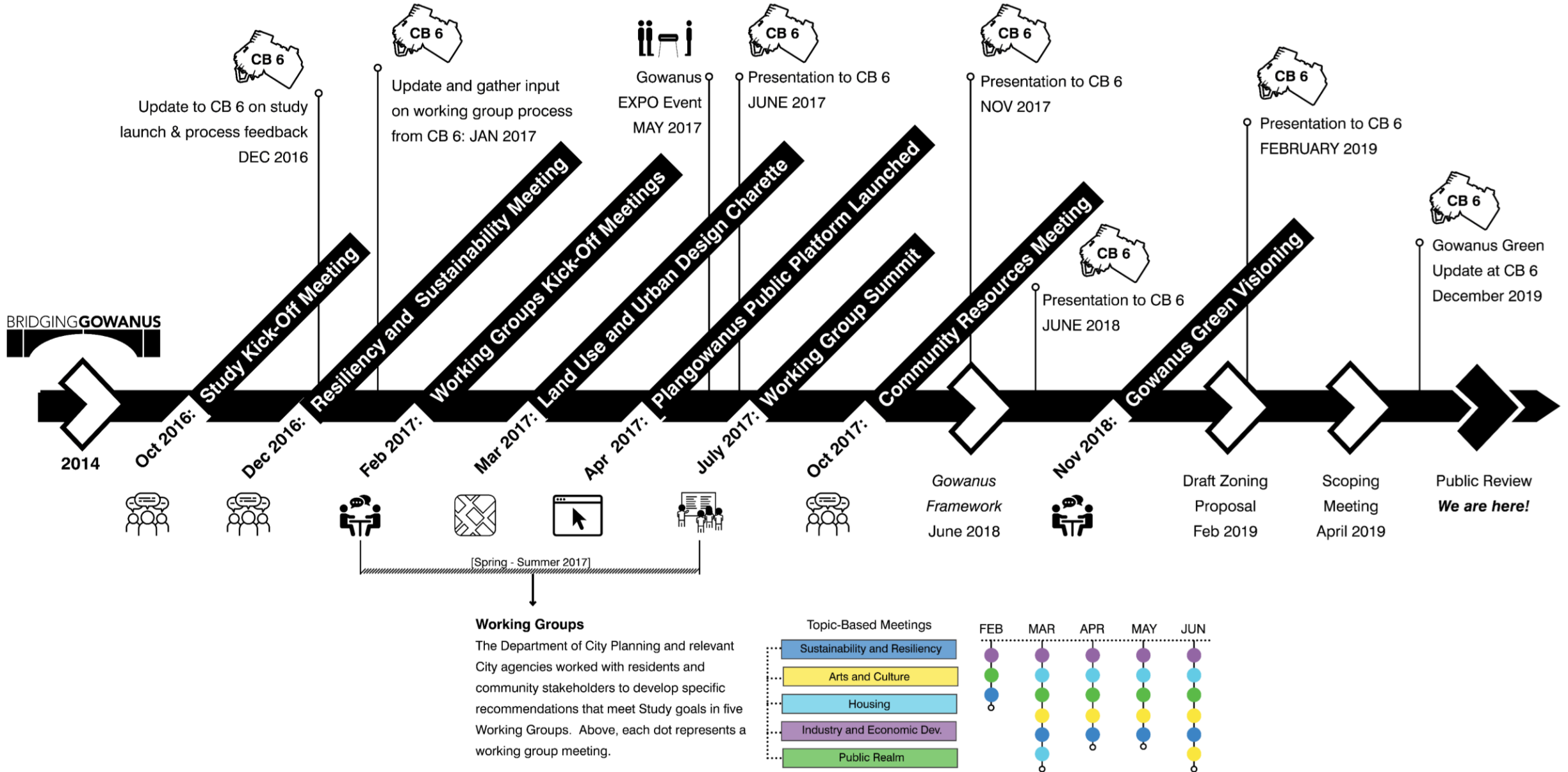




Public Engagement



# Public Engagement





# Public Engagement

Oct 2016 Onwards

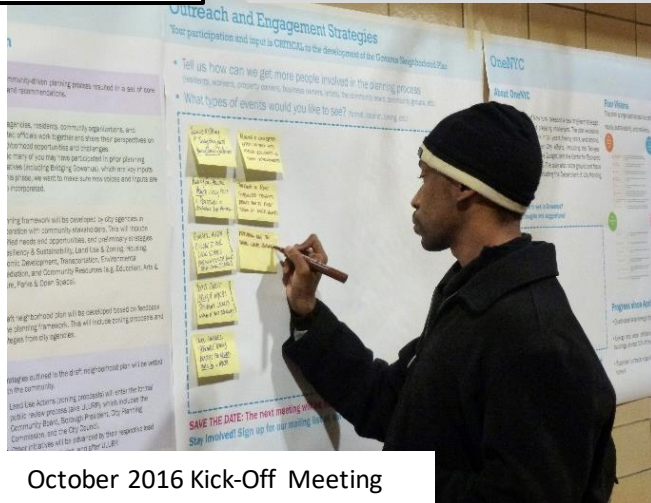
Public Meetings  
& Workshops

Working Groups

NYCHA & Targeted  
Outreach

plangowanus.com

CB 6 Meetings



October 2016 Kick-Off Meeting



December 2016 Sustainability & Resiliency



March 2017 Urban Design Workshop



July 2017 Working Group Summit



Gowanus Framework Open House



Nov 2018 Gowanus Green Workshop



# Public Engagement

March – July 2017

Public Meetings  
& Workshops

Working Groups

NYCHA & Targeted  
Outreach

plangowanus.com

CB 6 Meetings

- 5 Groups / 5 Meetings – 80+ hours
- Developed mutually shared priorities and objectives. Discussed tradeoffs and challenges
- Used to share and archive Working Group information with the public



Housing Working Group



Public Realm Working Group



Sustainability & Resiliency Working Group



Arts and Culture Working Group



Industry & Economic Development Working Group





# Public Engagement

*Through 2017 - 2018*

Public Meetings  
& Workshops

Working Groups

NYCHA & Targeted  
Outreach

[plangowanus.com](http://plangowanus.com)

CB 6 Meetings



Gowanus Houses – Tenant Association Meeting



# Public Engagement

*Through 2016 – 2019*

Public Meetings  
& Workshops

Working Groups

NYCHA & Targeted  
Outreach

[plangowanus.com](http://plangowanus.com)

CB 6 Meetings



Community Roundtables and Pop-Up Events – Gowanus EXPO May 2017 Thomas Greene Playground



# Public Engagement

Online Engagement : April 2017– April 2019\*

Public Meetings  
& Workshops

Working Groups

NYCHA & Targeted  
Outreach

plangowanus.com

CB 6 Meetings

- DCP pilot used during listen and learn phase
- Topic Pages
- Interactive tools to gather feedback / ideas
- >17,000 visitors providing over 250 comments
- Used to share and archive information with Working Groups

The screenshot displays the Gowanus Neighborhood Planning Study website. At the top, there are logos for Gowanus and NYC Planning, along with links for 'SIGN IN' and 'REGISTER'. The main heading is 'Map Your Neighborhood'. Below this, a text box explains the purpose of the map: 'Tell us what you like and what you think needs improvement within Gowanus and its context area (shown within the map's pink boundary, which includes the proposed study area and surrounding blocks, as well as the IBZ and NYCHA properties). Please give us your ideas and suggestions and be specific.' Instructions are provided: 'Choose a pin and drag it over to the pink boundary on the map. Drop your pin in your desired location on the map. A comment box will open with a list of topics. Check the topic that describes what you like or what you think needs improvement. Provide your feedback, idea, or suggestion within the comment box. Submit your pin.' A note at the bottom states: 'Note: For moderation purposes, you will be prompted to enter an email address and choose a screen name when placing a pin. You will only be required to do this once.'

The map shows a satellite view of Gowanus with a pink boundary. Numerous numbered pins (1-21) are placed across the map. Two user comments are visible on the right side of the map:

- kimletven** (3 years ago): These large scale storage unit buildings are out of context and destroy the pedestrian experience on 3rd Ave
- A.F.** (2 years ago): This spot needs a traffic light. Drivers often disregard or don't see the four-way stop. It is hard for pedestrians to know if the car will stop.



# Public Engagement

Public Meetings  
& Workshops

Working Groups

NYCHA & Targeted  
Outreach

plangowanus.com

*Ongoing Outreach*

CB6 Meetings



## Next Steps

At the same time that we are working toward a draft environmental review to better understand the potential impacts of the Gowanus Expressway

Begin Environmental Review

- Issue Draft Scope of Work
- Hold Public Scoping Meeting – Tentative April 2019

Receive Community Input on Methodology and Scope of Work for Environmental Review

Gowanus Neighborhood Plan

- Meet with community stakeholders and property owners to share and learn more about how the proposal can help shape the future of Gowanus
- Continue to work with community partners and stakeholders to advance zoning and neighborhood priorities



# Public Engagement

Public Meetings  
& Workshops

Working Groups

NYCHA & Targeted  
Outreach

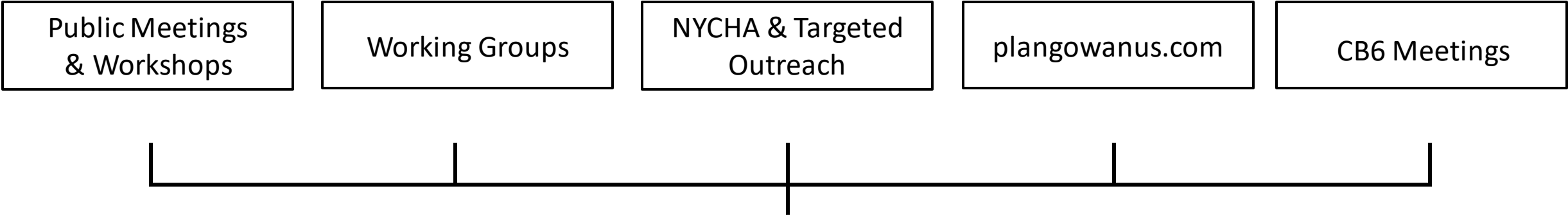
plangowanus.com

Virtual Meetings

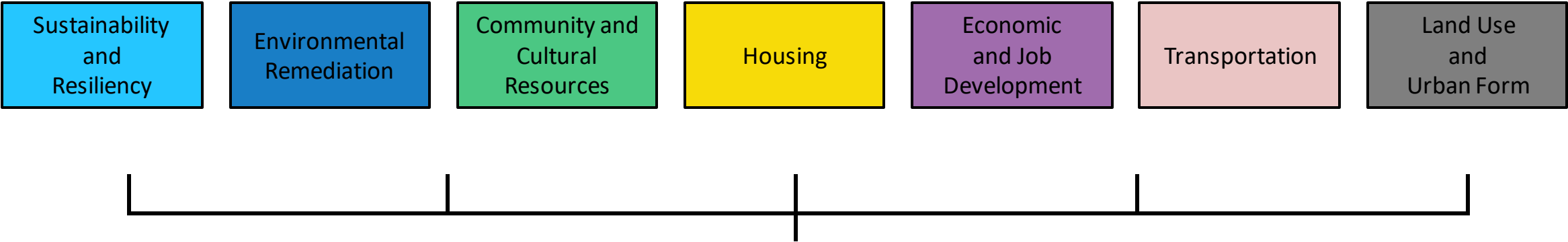




# Public Engagement



## Develop Framework



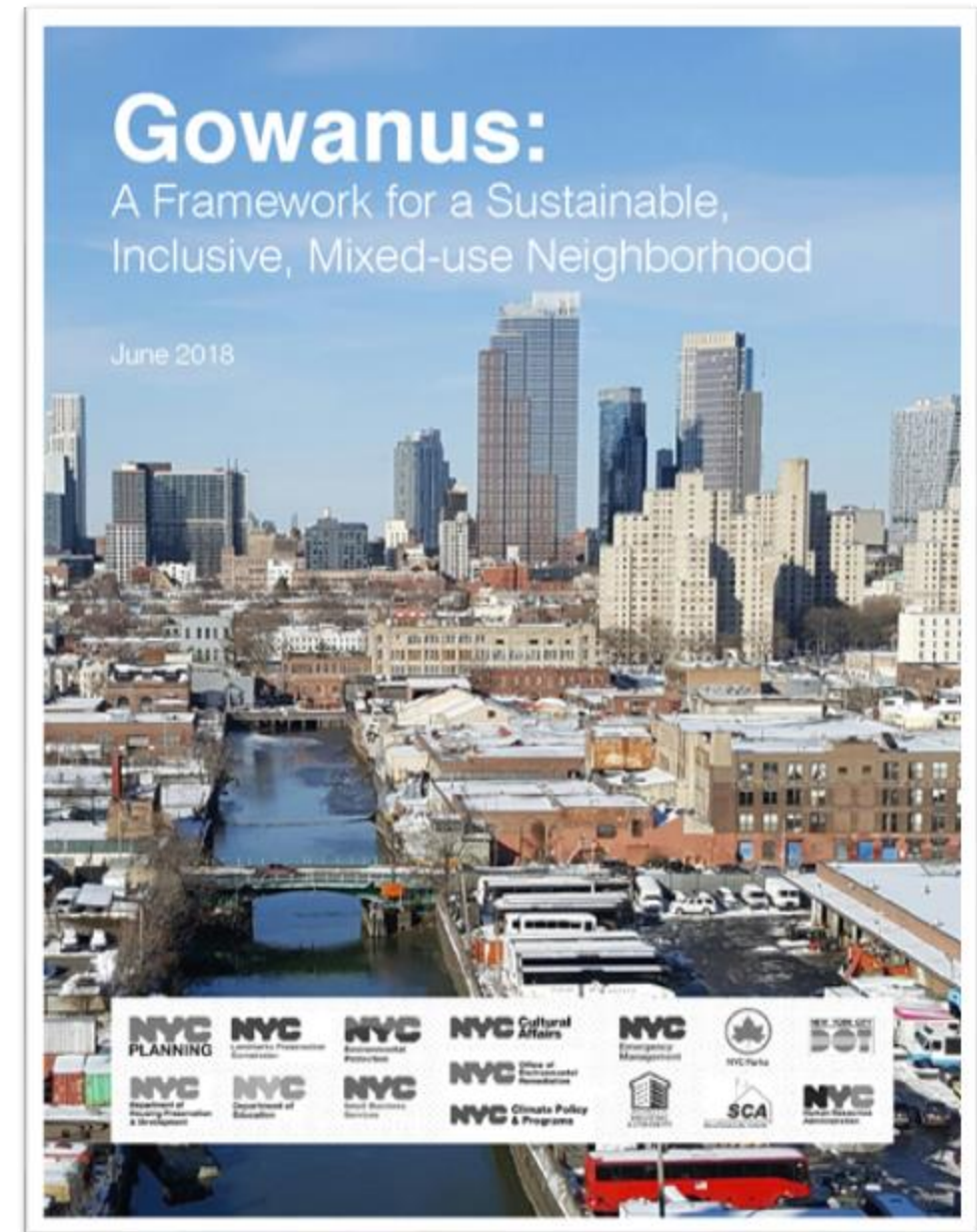
*Gowanus: A Framework for a Sustainable, Inclusive, Mixed-Use Neighborhood*



## Gowanus Framework

## Framework “at a glance”

- Structured around community priorities
- Includes some elements of a neighborhood plan based on what was heard
  1. *Sustainability & Resiliency*
  2. *Environmental Remediation*
  3. *Community and Cultural Resources*
  4. *Housing*
  5. *Economic and Job Development*
  6. *Transportation*
  7. *Land Use and Urban Form*
- Organized by goals and strategies





# Gowanus Framework

## Land Use and Urban Form

### Industrial and Commercial

- Maintain for non-residential use only
- Increase density
- Rightsize parking and loading

### Housing

- Allow for medium to high density housing
- Require permanently affordable housing through MIH

### Waterfront Access

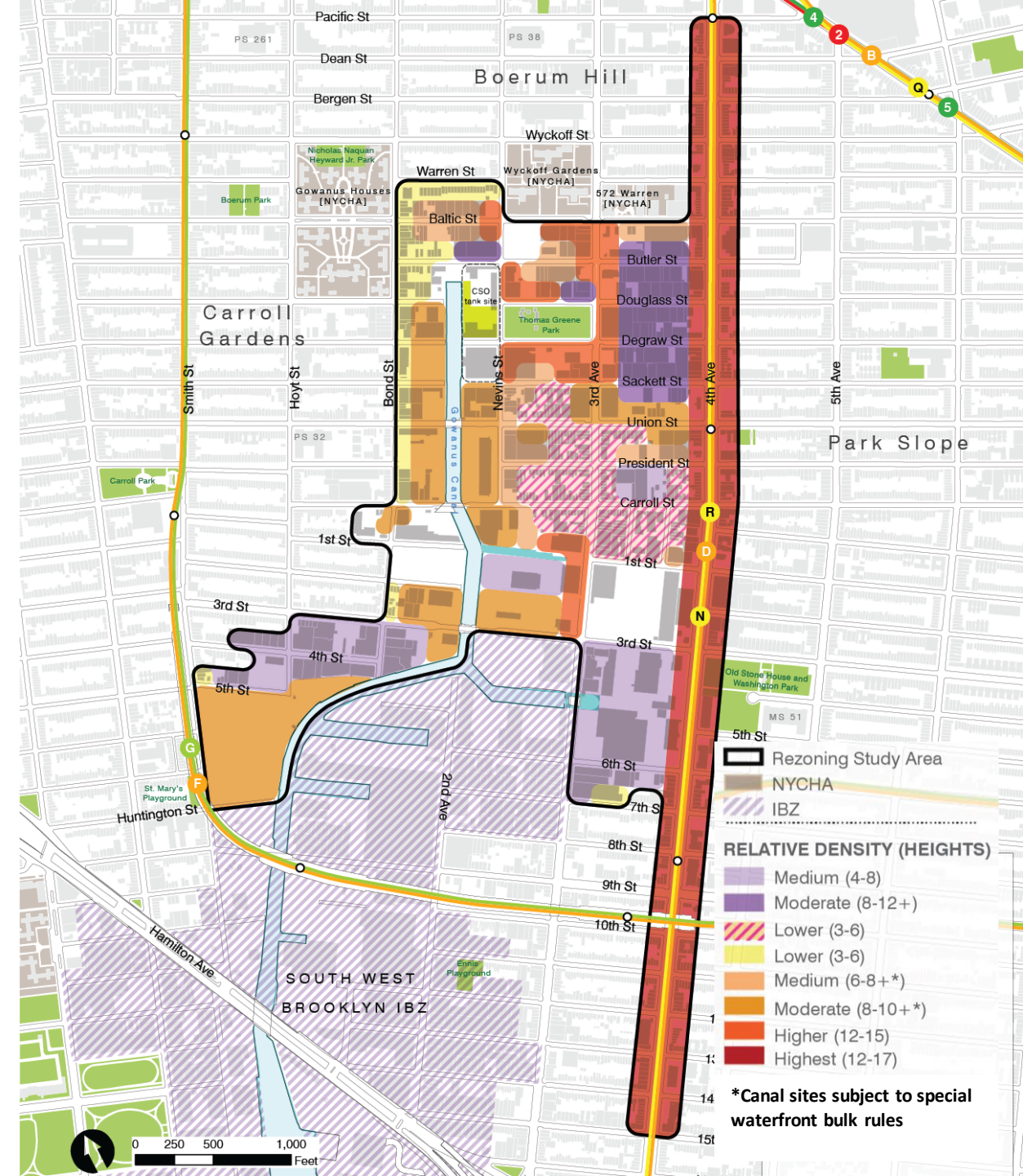
- Shape a unique, resilient waterfront open space

### A True Mix of Uses

- Incentivize non-residential uses
- Create and enhance key corridors and nodes
- Activate the canal

### Built Form

- Relate to neighbourhood context
- Allow for an architectural variety along the canal
- Maintain light and air to the future waterfront
- Promote resiliency and sustainability





# Public Engagement

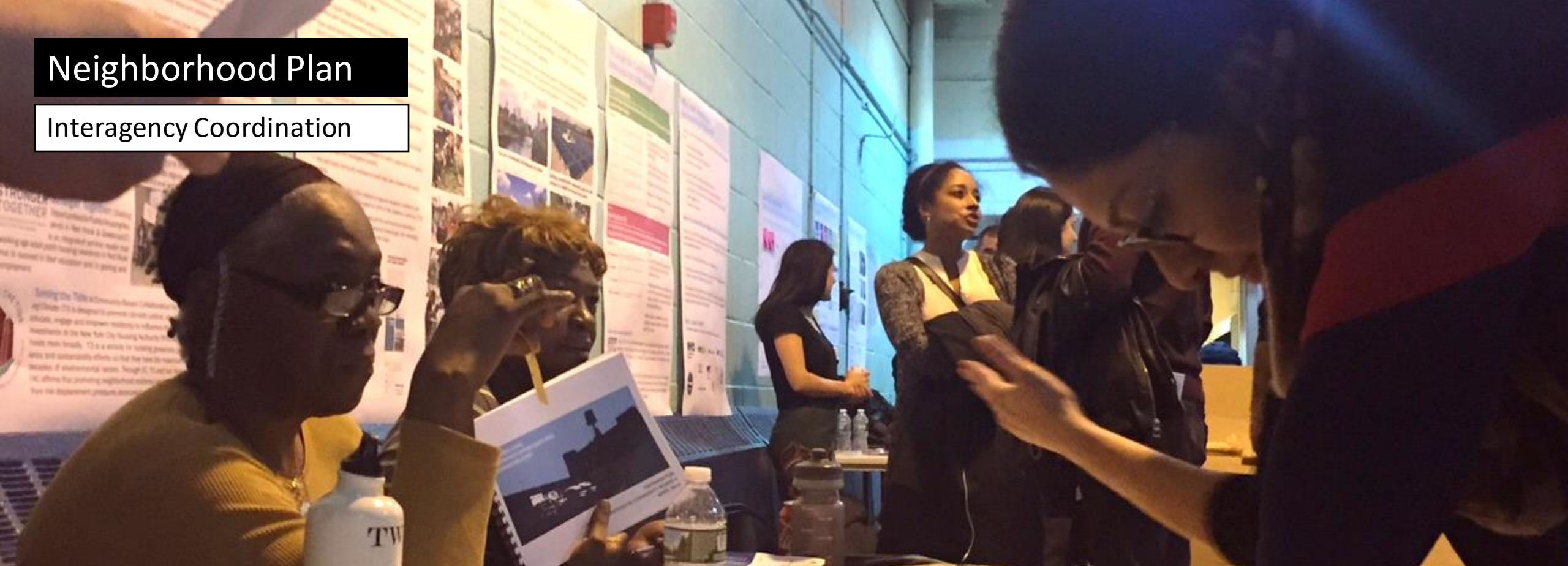
*Throughout the engagement process we have also had multiple meetings with various stakeholders*

- Wyckoff Gardens Tenant Association
- Gowanus Houses Tenant Association
- Warren Street Houses Tenant Association
- Arts Gowanus
- Avery Hall Investments
- Carroll Gardens Association
- Catholic Charities
- Con Edison
- Fifth Avenue Committee (FAC)
- Friends and Residents of Greater Gowanus (FROGG)
- Friends of Thomas Greene Park Families United for Racial & Economic Equality (FUREE)
- Gowanus Alliance
- Gowanus by Design
- Gowanus EPA Community Advisory Group (CAG)
- Gowanus Canal Conservancy
- Gowanus Green
- Hudson Companies
- LIVWRK
- Metropolitan Waterfront Alliance
- Monadnock
- Park Slope Civic Council and Forth on Fourth Avenue Committee (FOFA)
- Park Slope Neighbors
- Property Markets Group (PMG)
- BRT Powerhouse
- Riverkeeper
- Southwest Brooklyn Industrial Development Corporation (SBIDC)
- Urban Land Institute (ULI)
- The Gowanus Dredgers Canoe Club
- Two Trees
- The Old American Can Factory - XO Projects



# Neighborhood Plan

## Interagency Coordination



**NYC**  
PLANNING

**NYC**  
Landmarks Preservation  
Commission

**NYC**  
Environmental  
Protection

**NYC** Cultural  
Affairs

**NYC**  
Emergency  
Management



**NYC**  
Department of  
Housing Preservation  
& Development

**NYC**  
Department of  
Education

**NYC**  
Small Business  
Services

**NYC** Office of  
Environmental  
Remediation

**NYC** Climate Policy  
& Programs



**NYC**  
Human Resources  
Administration



- » Introduction & Background
- » **Neighborhood Plan**
- » Zoning Proposal
- » Proposed Actions
- » Environmental Review



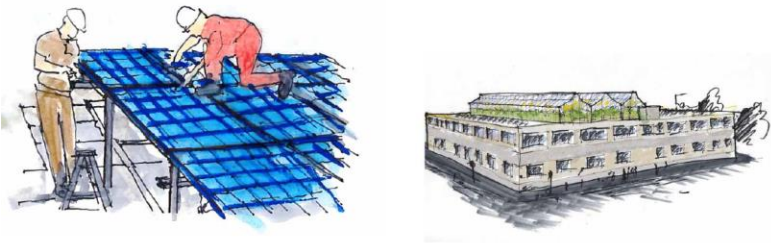


# Neighborhood Plan

## Resiliency and Sustainability: Goals & Strategies

***Support existing and future sustainability efforts to make Gowanus a model green neighborhood, and encourage flood-resilient buildings and community preparedness***

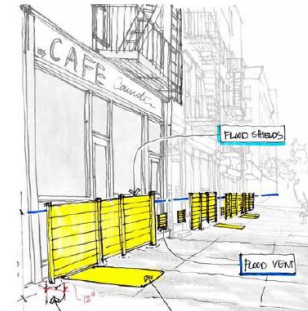
- Foster building and site-scale efficiency and alternative energy



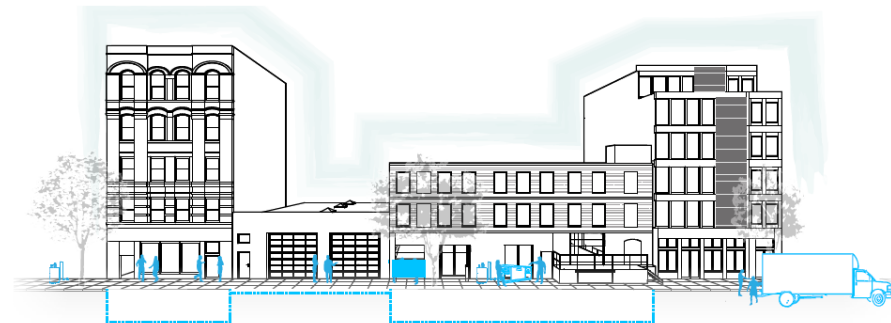
- Improve capacity of infrastructure to meet increased demand



- Update regulations to reduce risk of damage to homes and businesses in floodplain



- Engage community members and organizations in a community emergency response planning process





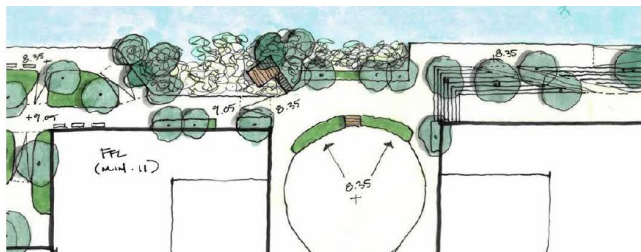
# Neighborhood Plan

## Resiliency and Sustainability: Progress

*Completed first phase of installing high-level storm sewers along 3<sup>rd</sup> Avenue, and progressed sewer and water main upgrades in the Gowanus IBZ*

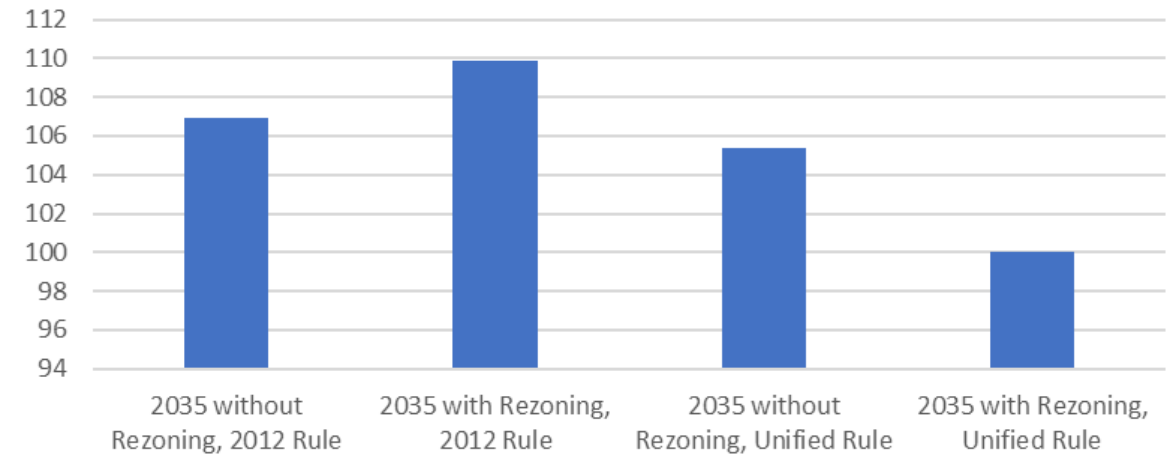


*Incorporated sustainability and resiliency guiding principles in the Special District and Waterfront Access Plan*



*Advanced innovative city-wide stormwater rules that would result in a decrease in CSOs to the Canal over both the existing conditions and the no-action future.*

Summary of CSO Volumes Change due to rezoning (MGY)



*Progressed planning, design, and property acquisition for CSO reduction infrastructure and new public open space at Gowanus Canal head end*





# Neighborhood Plan

## Community and Cultural Resources: Goals & Strategies

***Support the growth and maintenance of parks and open space, promote arts and cultural uses for all community members and develop strategies to recognize, interpret and celebrate the neighborhood's history.***

- Connect parks and public areas through an open space green network



- Identify historic interpretation and placemaking strategies to reflect Gowanus' rich history



- Assess existing school capacity and identify opportunities to meet future needs



- Expand space opportunities for art and cultural uses and leverage new publicly accessible open space along the waterfront for programming





# Neighborhood Plan

## Community and Cultural Resources: Progress

*In April 2018, NYC Parks completed phase I of a \$3 million renovation of St. Mary’s Playground*



*DCLA is proceeding with a plan to transform the city-owned space at the former Degraw St firehouse into a music education center.*



*Landmark Designations presented to Landmarks Preservation Commission on Sep 24 and voted on Oct 29.*



NOTICE OF PUBLIC HEARING/MEETING  
September 24, 2019

Notice is hereby given that pursuant to the provisions of Title 25, chapter 3 of the Administrative Code (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, September 24, 2019 at 9:30 AM at the New York City Landmarks Preservation Commission, 100 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then follow the order and estimated times for each application will be posted on the Landmarks Preservation Commission's website. Any person requiring reasonable accommodation in order to participate in the hearing or at the Landmarks Commission no later than five (5) business days before the hearing or meeting.

RESEARCH DEPARTMENT PUBLIC HEARING AGENDA		
1	Staff: S M S.Carroll - J.Gustafsson 7-0-0  Action: Motion to Close Public Hearing  Hearing/Meeting: Closed PM: 06/25/2019 Motion to Calendar	LP-2640 <b>Somers Brothers Tinware Factory (later American Tinware Company)</b> Street (aka 232-236 3rd Street, 361-363 Third Avenue) Brooklyn - Block 980 - Lot 8 in part  <b>ITEM PROPOSED FOR PUBLIC HEARING</b> The proposed designation of a commanding former 1884 by Somers Brothers, a major manufacturer of American round-arched style.



# Neighborhood Plan

## Community and Cultural Resources: *Progress*



**NYC** Landmarks Preservation Commission

Brief  
June 25, 2019

### Gowanus Flushing Tunnel Pumping Station and Gate House

196 Butler Street, Brooklyn  
Tax Map Block 411 Lot 14 (in part)

Built: 1910-11  
Architect: Edwin J. Fort, Chief Engineer, Brooklyn Bureau of Sewers  
Style: Colonial Revival with Secessionist details  
Proposed Action: Proposed for Calendaring June 25, 2019



Gowanus Flushing Tunnel Pumping Station and Gate House, 2017, LPC

**NYC** Landmarks Preservation Commission

Brief  
June 25, 2019

### Brooklyn Rapid Transit Company (BRT) Central Power Station Engine House

153 2nd Street (aka 322 Third Avenue, 340 Third Avenue), Brooklyn  
Tax Map Block 967, Lot 1 in part

Built: 1901-02  
Consulting Engineer: Thomas E. Murray  
Style: Romanesque-Classical Revival  
Proposed Action: Proposed for Calendaring, June 25, 2019



BRT Central Power Station Engine House, south facade, 2017, LPC

**NYC** Landmarks Preservation Commission

Brief  
June 25, 2019

### Somers Brothers Tinware Factory (later American Can Company)

238-246 3rd Street (aka 232-236 3rd Street, 361-363 Third Avenue, 365-379 Third Avenue), Brooklyn  
Tax Map Block 980 Lot 8 in part

Built: 1884; 1891  
Architect: Daniel McLean Somers  
Style: American Round Arch with Queen Anne and Neo-Grec details



View from 3rd Avenue at 3rd Street, 2017

**NYC** Landmarks Preservation Commission

Brief  
June 25, 2019

### American Society for the Prevention of Cruelty to Animals (ASPCA) Rogers Memorial Building

233 Butler Street (aka 231-237 Butler Street), Brooklyn  
Tax Map Block 405 Lot 51 in part, and a portion of the Butler Street sidewalk in front of said lot

Built: 1913; expanded 1922  
Architect: Remick, Aspinwall & Tucker (1913 and 1922)  
Style: Neo-Romanesque  
Action: Proposed for the Commission's Calendar, June 25, 2019



ASPCA Rogers Memorial Building, LPC, 2017

**NYC** Landmarks Preservation Commission

### Montauk Paint Manufacturing Company Building

170 2nd Avenue, Brooklyn  
Tax Map Block 1025 Lot 49

Built: 1908  
Architect: G. George Heghinian  
Style: American Round Arch  
Action: Proposed for Commission's Calendar June 25, 2019



Montauk Paint Manufacturing Company Building, 2017, LPC



# Neighborhood Plan

## Environmental Remediation: Goals & Strategies

### *Support continuing clean-up of the Gowanus Canal and properties across the neighborhood*

- Support and assist the EPA in its coordination of dredging and restoration of the Gowanus Canal under the Superfund program



- Leverage redevelopment to provide brownfield remediation



- Use grey and green infrastructure to reduce local combined sewer overflows entering the canal





# Neighborhood Plan

## Environmental Remediation: *Progress*

*(E) designations would be finalized through the CEQR process on the proposed Gowanus land use actions.*

### APPENDIX C, TABLE 1 – CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) ENVIRONMENTAL REQUIREMENTS: (E) DESIGNATIONS

#### CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) ENVIRONMENTAL REQUIREMENTS

##### Table 1 – (E) Designations

**Tax lot** changes that may have occurred since the establishment of a particular (E) Designation may not t designation, review of the related CEQR documentation is recommended. For convenience, for (E) design of the individual condominium unit tax lot numbers.

**Application No.** – refers to a ULURP or non-ULURP application (containing six numbers followed by a three or certification or to a Board of Standards and Appeals application (containing the letters “BZ”) for a spec

**Lot Remediation Date** – refers to the date of the duly issued notice from the NYC Office of Environmental development of the lot.

\* Underground gasoline storage tanks included in category of hazardous materials contamination as of 6

\*\* Indicates that a tax lot with multiple development sites is partially remediated.

*Remediation of City-owned sites Public Place and First Street Turning Basin have progressed.*





# Neighborhood Plan

## Housing: Goals & Strategies

*Support individuals and families achieve economic stability, live in safe and healthy homes, and enjoy a sense of community that allows people of all different backgrounds to call Gowanus home*

- Advance affordable housing development on publicly-owned land



- Educate tenants about their rights and available resources to prevent displacement



- Educate and engage residents on fair housing issues





# Neighborhood Plan

## Housing: Progress

*HPD, in collaboration with the designated development team and City agencies, shared an update on the Gowanus Green proposal at Community Board 6 at two meetings*



*Council Member Lander, NYC HPD, and DCP held a meaningful community conversation about fair housing, race, place, equity, and Gowanus.*





# Neighborhood Plan

## Housing: Progress



- Plan includes six goals with associated strategies and actions to fair housing.
- Includes a set of strategies to increase housing opportunities, particularly for low-income New Yorkers, in amenity-rich neighborhoods
- **2.1.3** Advance proposals for neighborhood rezonings in Gowanus and SoHo/NoHo to expand the housing stock, add new affordable housing, and increase neighborhood diversity, among other neighborhood planning objectives.



# Neighborhood Plan

## NYCHA

***Support NYCHA residents and to strengthen the Gowanus Houses, Wyckoff Gardens and Warren Street Houses NYCHA communities through better integrating them with the Gowanus neighborhood through improved physical, social and economic connections to other neighborhood resources.***



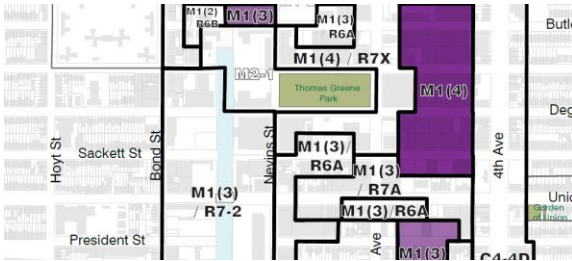


# Neighborhood Plan

## Economic and Job Development: Goals & Strategies

*Promote economic development, increase access to jobs and workforce development opportunities, align land use strategies with a vision that balances a mix of uses and remove barriers in zoning that limit the growth of businesses*

- No new residential use in certain areas



- Partner with community-based organizations to promote customized job training and apprenticeship programs



- Rightsize parking requirements and adjust loading regulations to allow more flexibility for business redevelopment and expansion



- Create a “contextual,” “mid-density” building envelope in commercial and industrial areas, along with increases in allowable density





# Neighborhood Plan

## Economic and Job Development: *Progress*

*In 2019, DCP led a study and public outreach process in collaboration with agency partners, businesses, owners and community members to develop a vision for the Gowanus portion of the Southwest Brooklyn Industrial Business Zone (IBZ), along with neighboring blocks.*



Gowanus Industrial Business Zone (IBZ) Vision Study

### Business Roundtable Public Meeting

**Session # 1**  
Wednesday  
June 12, 2019  
2:00 - 5:00 PM

**Session # 2**  
Tuesday  
June 18, 2019  
9:00 am - 12:00 PM

**Location (Both Sessions)**  
The Bell House  
149 7th Street  
(between 2nd Ave  
& 3rd Ave)

Do you work or own a business in and around the Gowanus portion of the IBZ? We want to hear from you!

Please join the Dept. of City Planning (DCP), city agencies, and community stakeholders for roundtable discussions about the future of the Gowanus IBZ!

- » Learn how the IBZ Vision Study will affect your business or property
- » Share your vision for growth and help identify workforce and infrastructure issues that you would like to address
- » Please also fill out a survey to give your input! [www.surveymonkey.com/r/KTX8BNS](http://www.surveymonkey.com/r/KTX8BNS)

To RSVP and for any questions, please contact [gowanus@planning.nyc.gov](mailto:gowanus@planning.nyc.gov)



*The goal of the study is a vision plan with a land use framework to guide private applications and targeted recommendations for infrastructure improvements and workforce development.*



# Neighborhood Plan

## Transportation

***Support addressing transportation issues and opportunities that can enhance safety, mobility, circulation and safety for pedestrians, cyclists and motorists.***

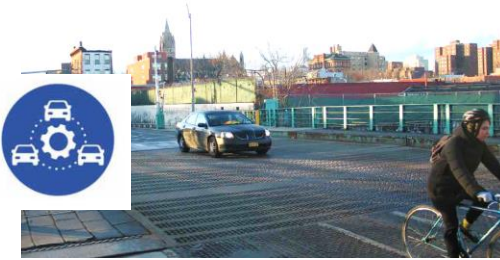
- Improve pedestrian safety and access, including cross canal connectors



- Improve access to public transit



- Enhance mobility for roadway users and connectivity



- Enhance pedestrian connectivity on Nevins Street between Thomas Greene Playground and future open space at the CSO facility

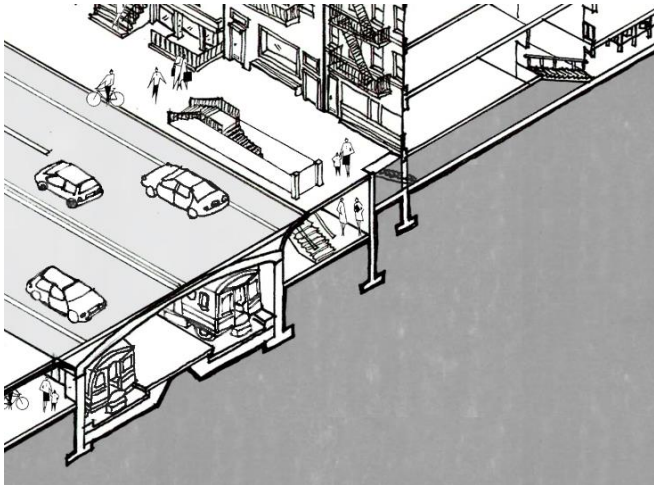




# Neighborhood Plan

## Transportation: Progress

*The proposed land use actions would include Transit Easements along 4th Avenue and a Transit Bonus Mechanism.*



*DOT is investing more than \$200 million on capital projects to build out corridor-wide bike and pedestrian improvements and ADA upgrades, along with 4 new miles of protected bike lanes connecting 64th Street to Atlantic Ave, from northern Bay Ridge and Sunset Park to Gowanus and Park Slope.*

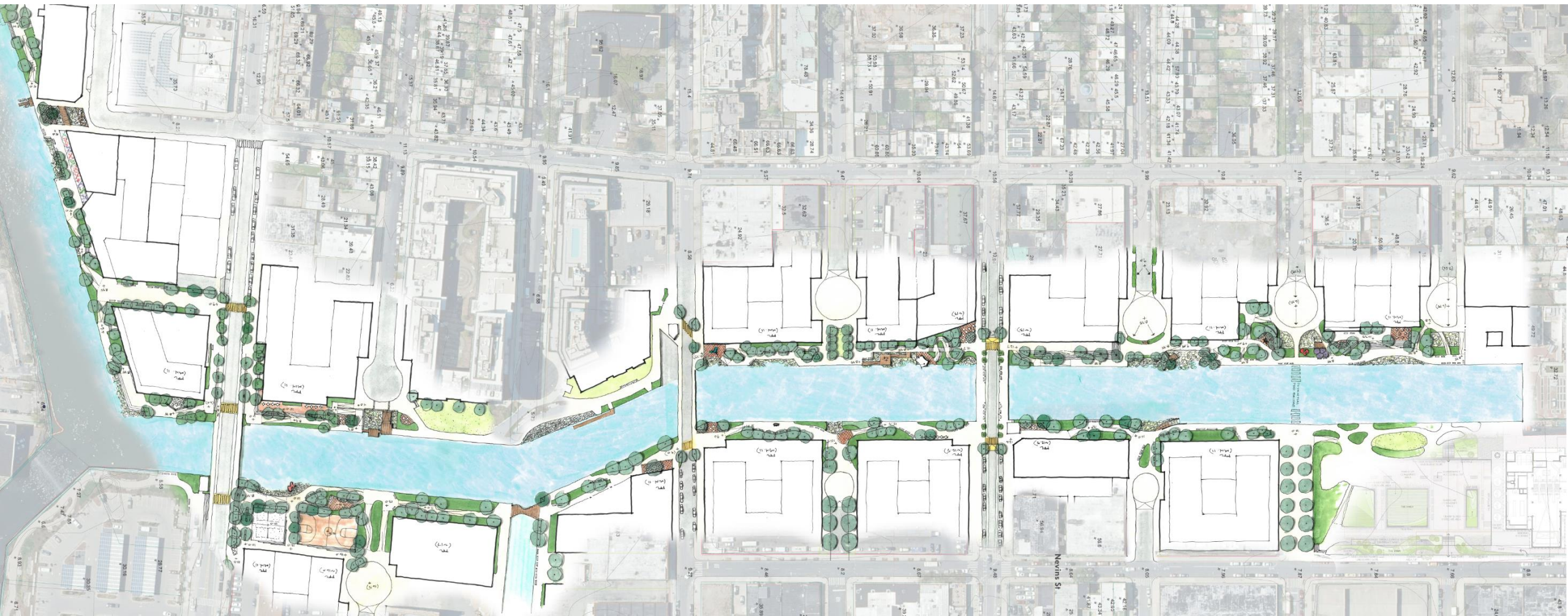




# Neighborhood Plan

## Transportation: Progress

*Progress in planning for waterfront open space and connections north-south and east-west*





# Neighborhood Plan

## Land Use and Urban Design: *Principles and Considerations*

- Catalyzing **redevelopment key** to a complete **cleanup**
- **Balance** transformative **growth** at a scale that enforces a sense of place and responds to surrounding context
- MIH throughout area **including** on previously rezoned portion of **4th Avenue**
- Define where new residential uses would remain prohibited and rethink certain regulations can **help businesses remain, expand and flourish**
- Becoming a model green neighborhood means creating a **livable, safe** and **productive** neighborhood **for generations** to come



# Gowanus Framework

## Land Use and Urban Design: Goals and Strategies

### Industrial and Commercial

- Maintain for non-residential use only
- Increase density
- Rightsize parking and loading

### Housing

- Allow for medium to high density housing
- Require permanently affordable housing through MIH

### Waterfront Access

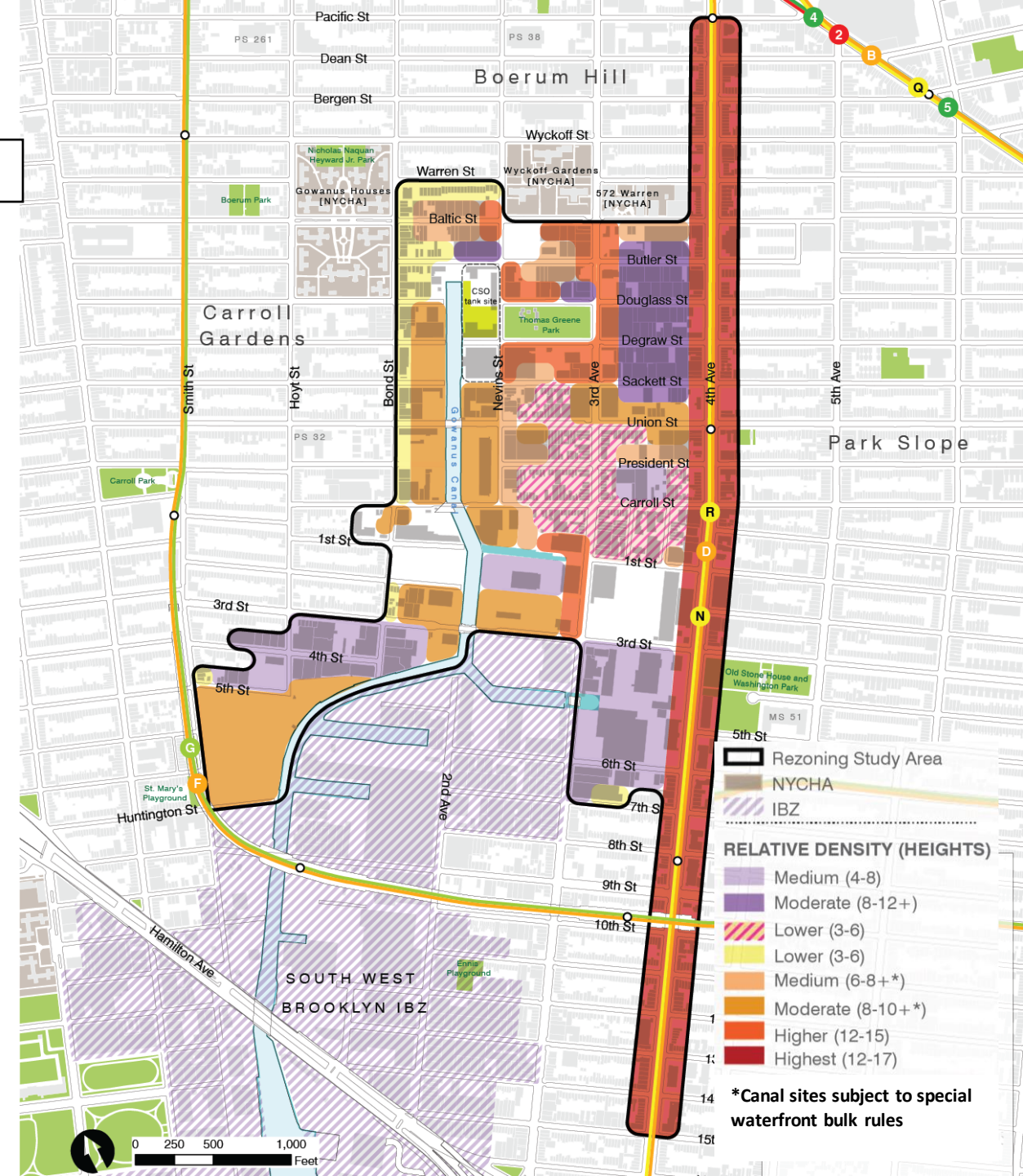
- Shape a unique, resilient waterfront open space

### A True Mix of Uses

- Incentivize non-residential uses
- Create and enhance key corridors and nodes
- Activate the canal

### Built Form

- Relate to neighbourhood context
- Allow for an architectural variety along the canal
- Maintain light and air to the future waterfront
- Promote resiliency and sustainability



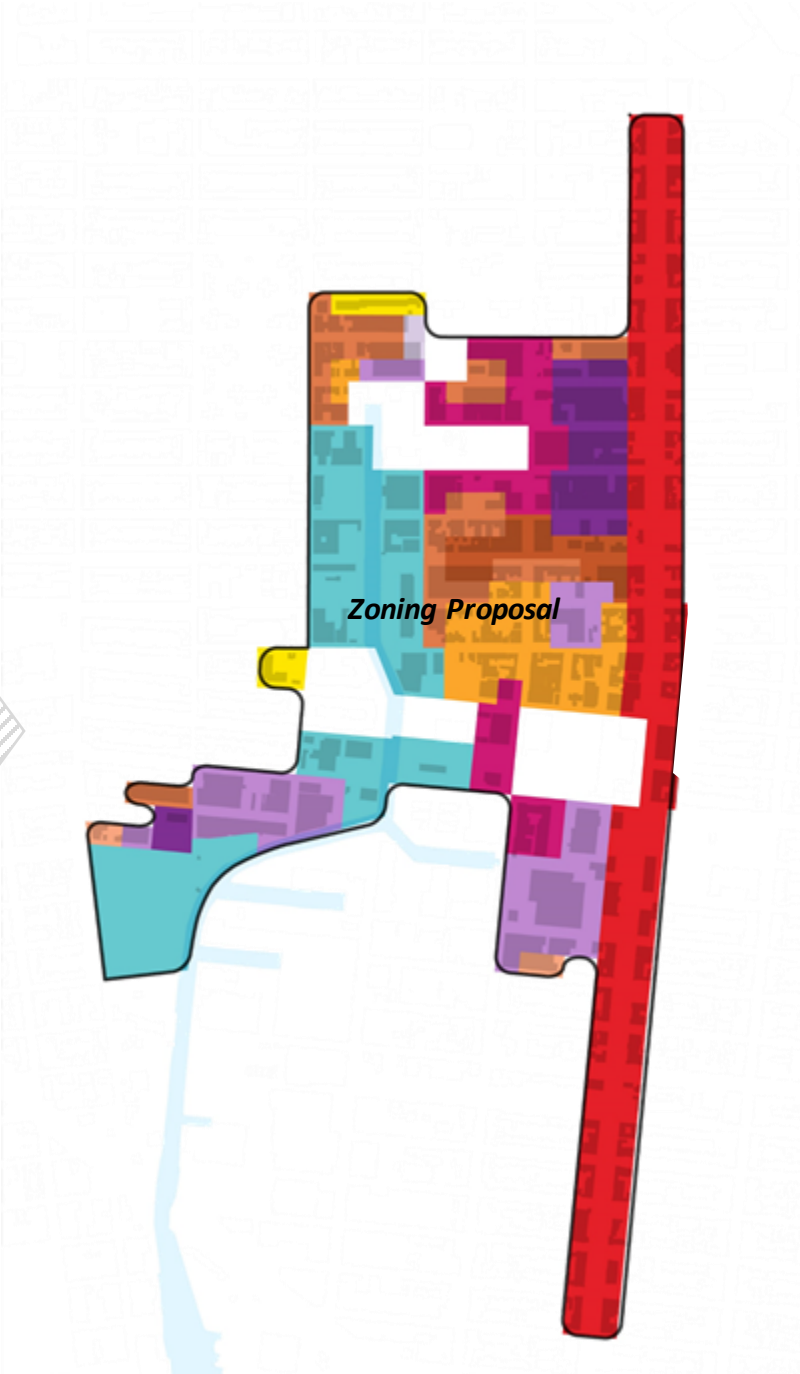
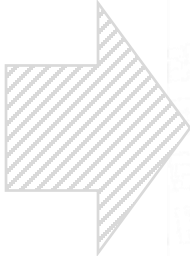
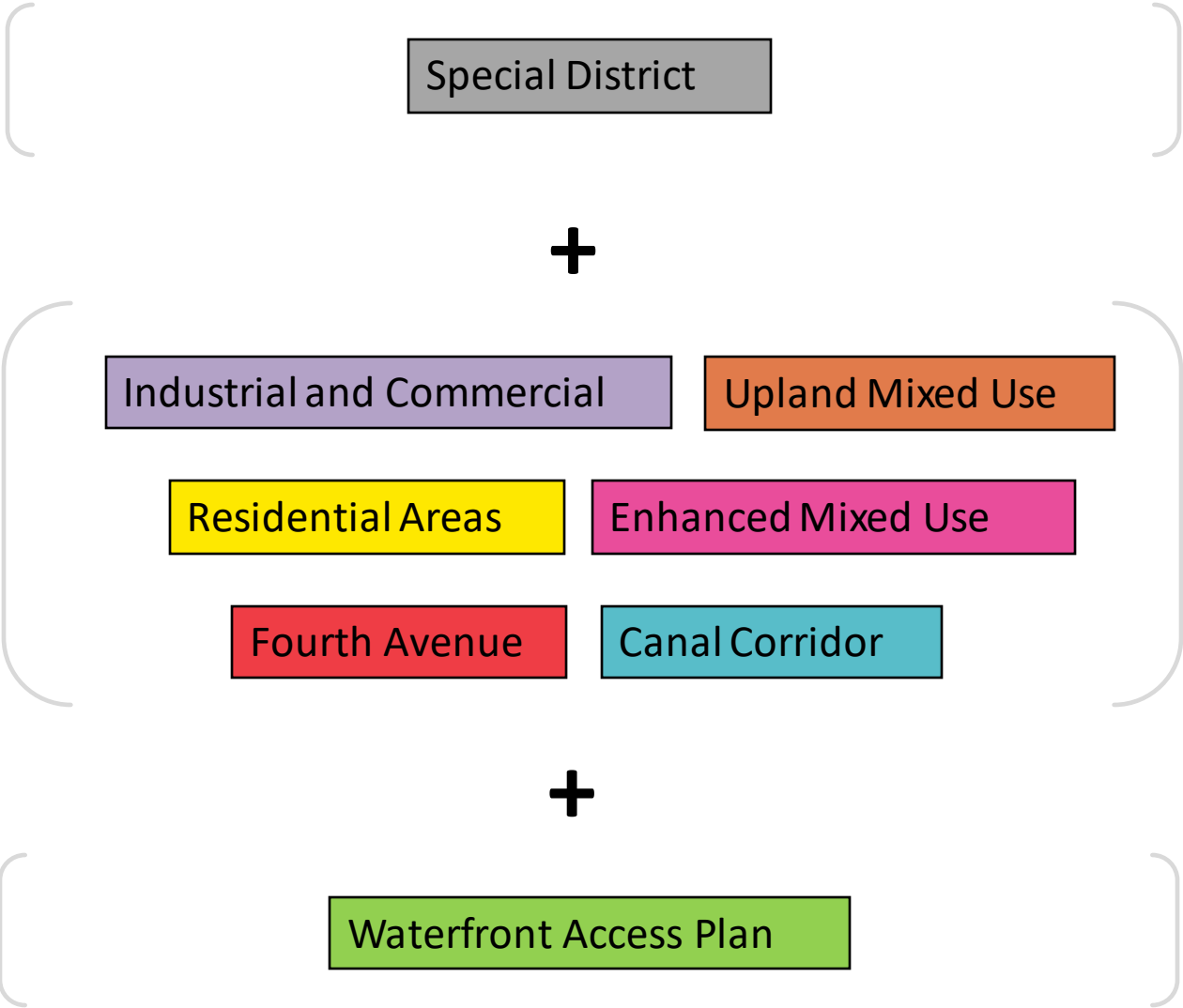


- » Introduction & Background
- » Neighborhood Plan
- » **Zoning Proposal**
- » Proposed Actions
- » Environmental Review



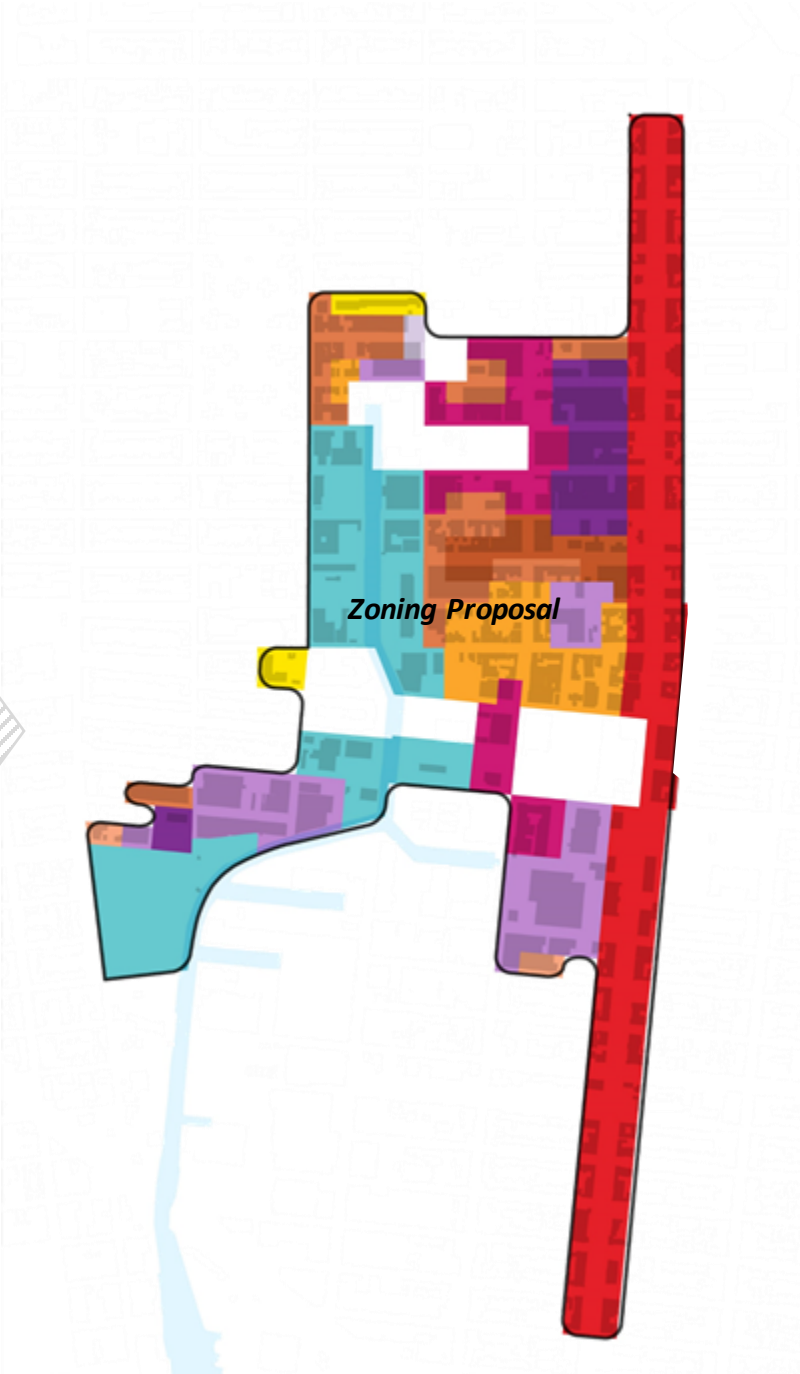
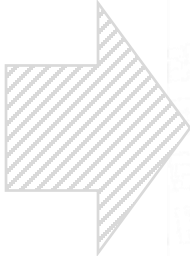
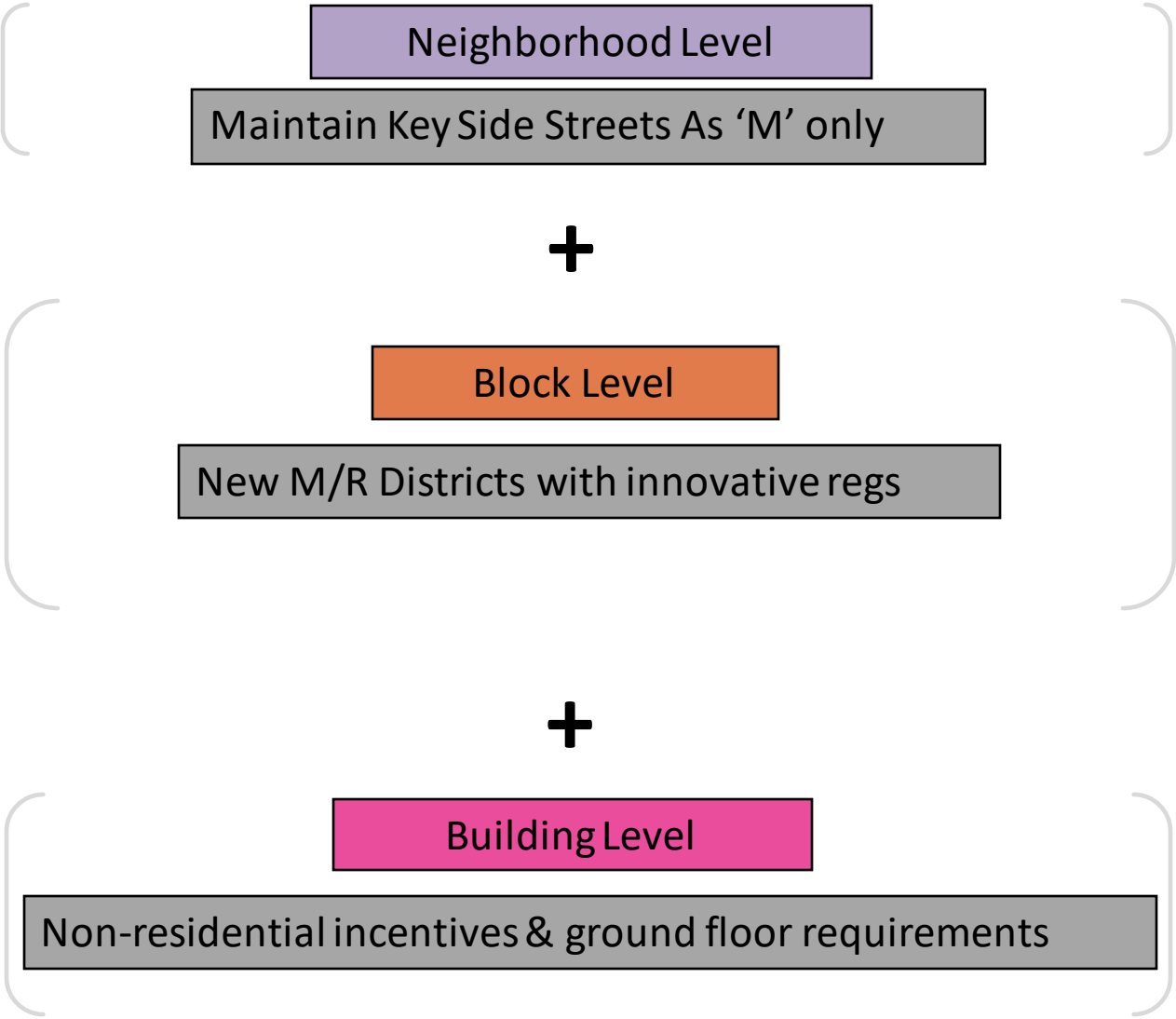


# Zoning Proposal



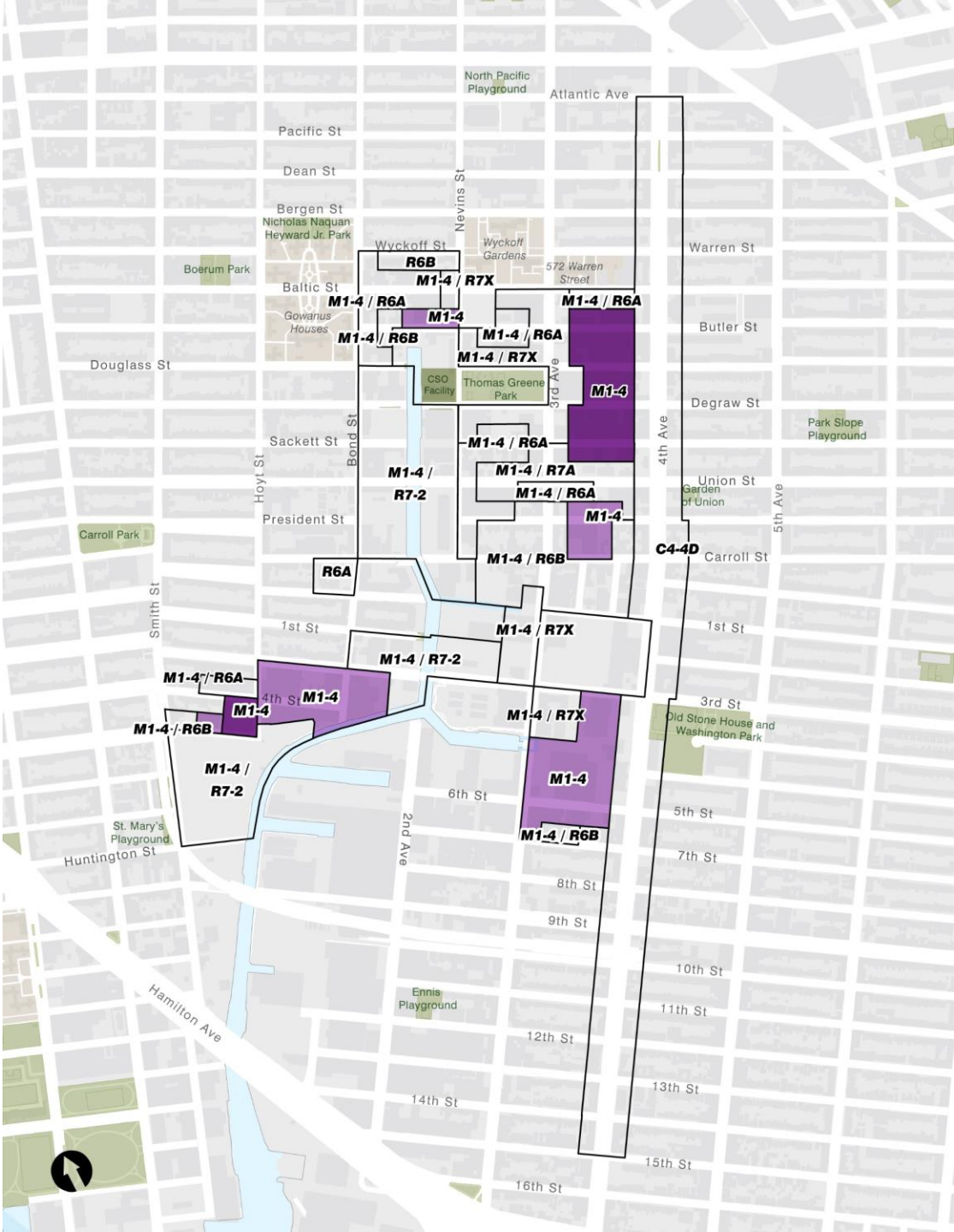
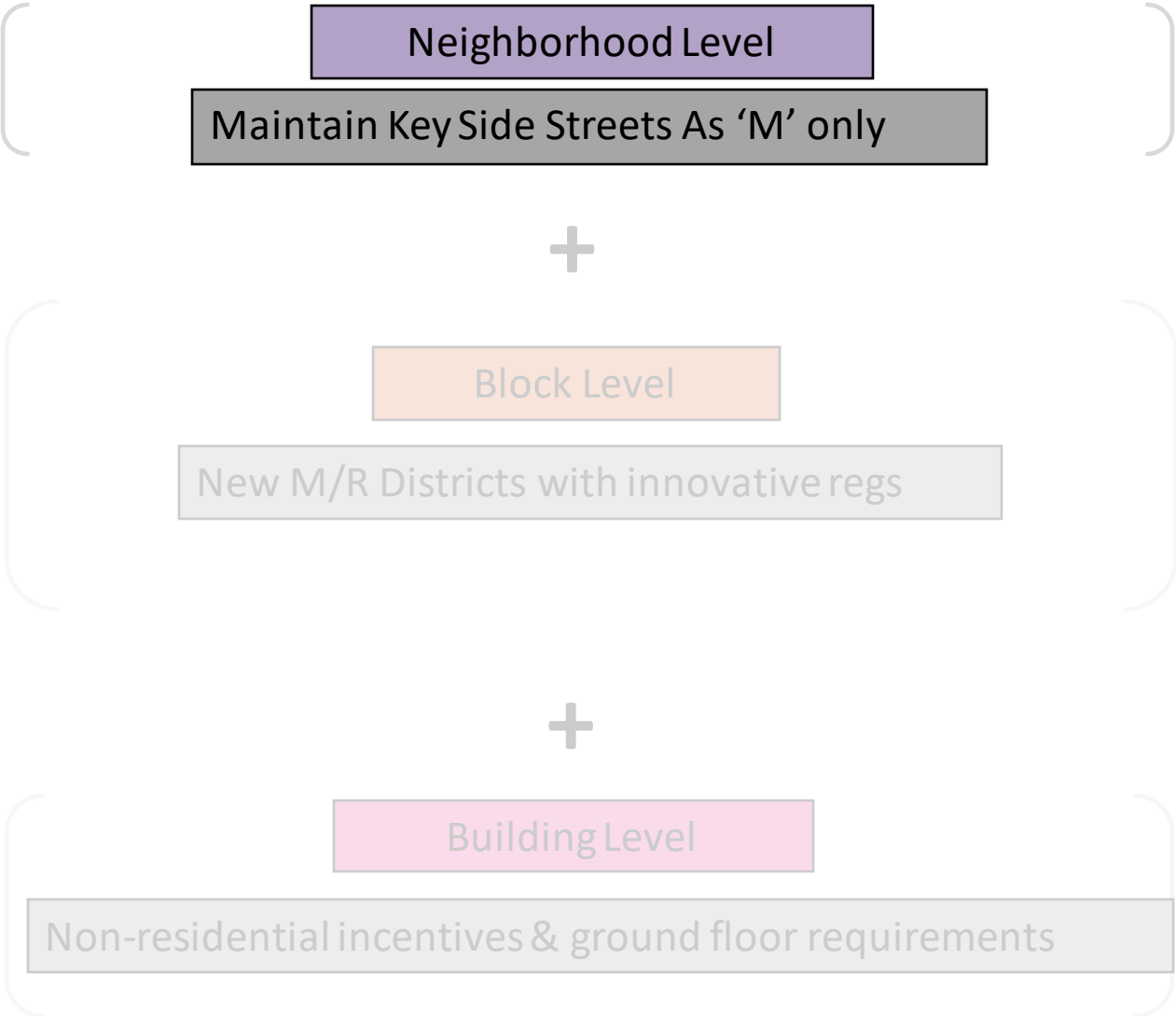


# Zoning Proposal



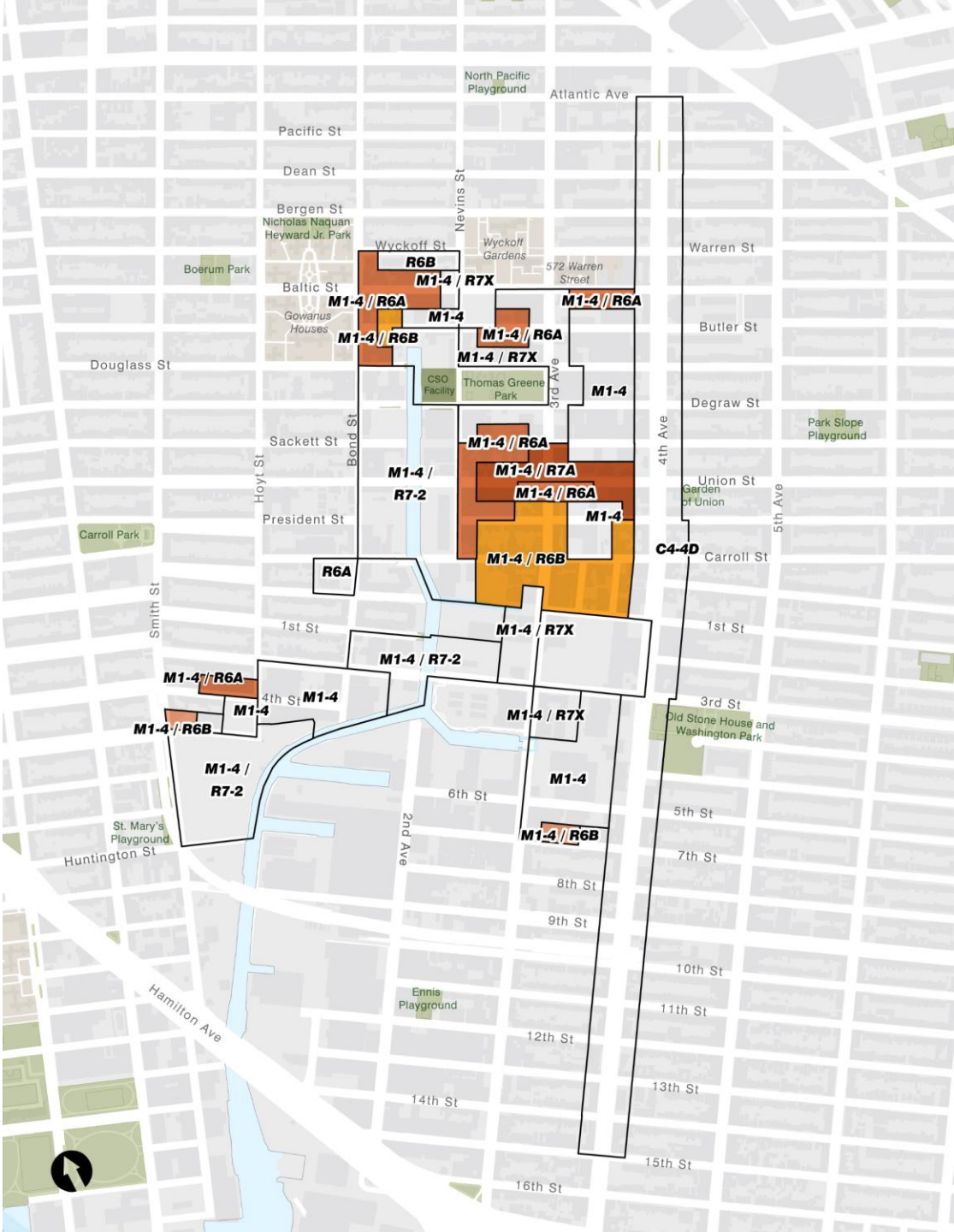
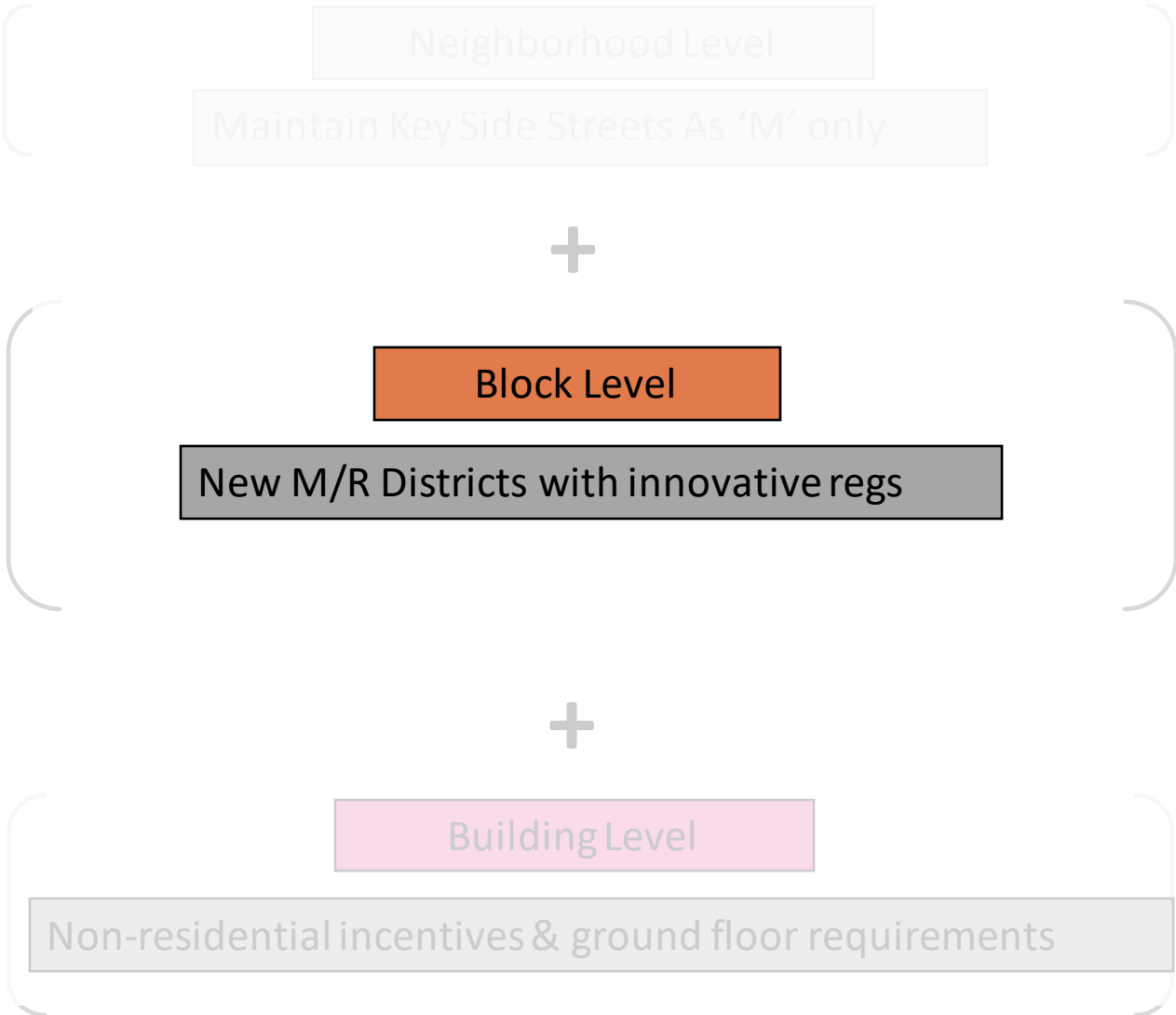


# Zoning Proposal



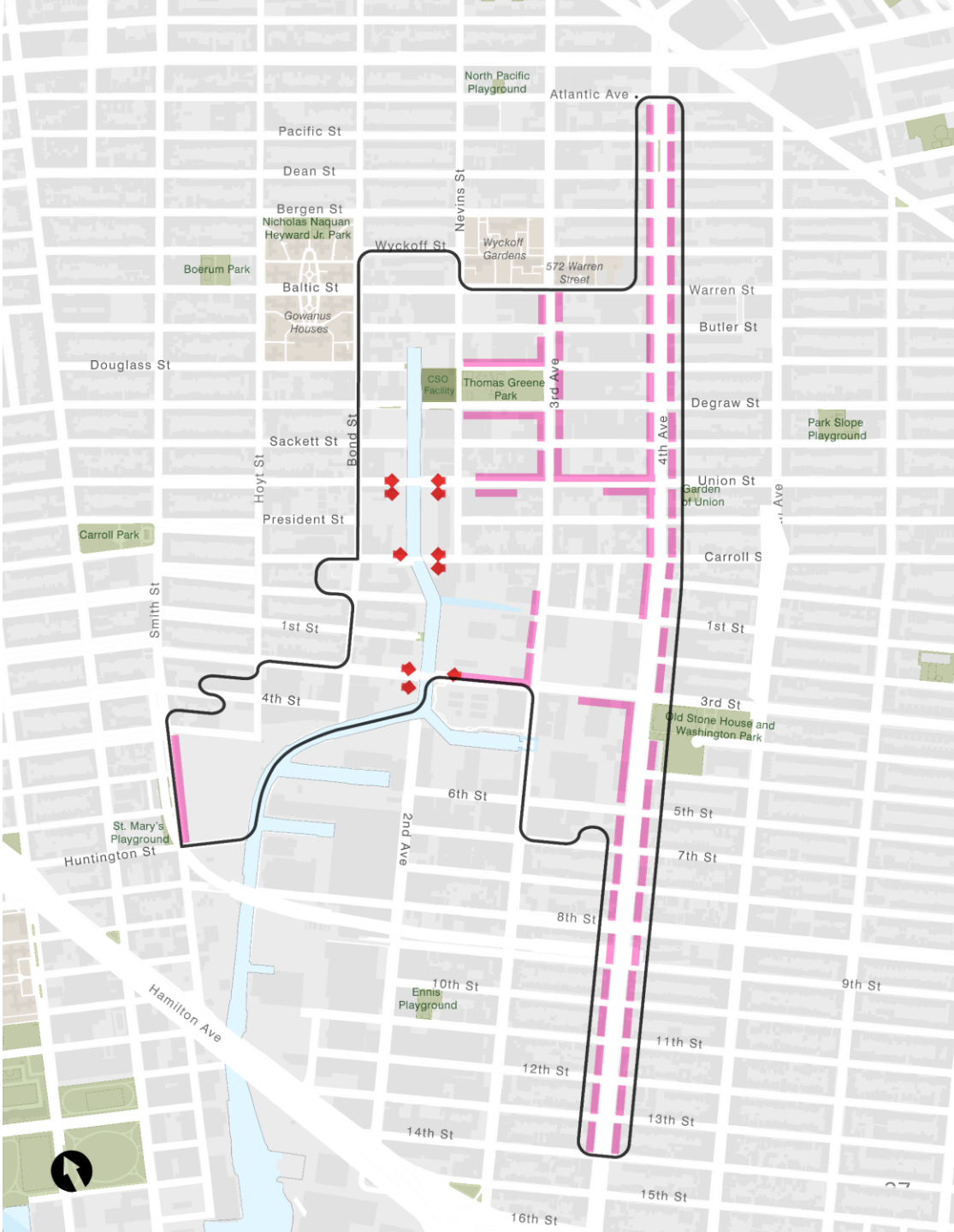
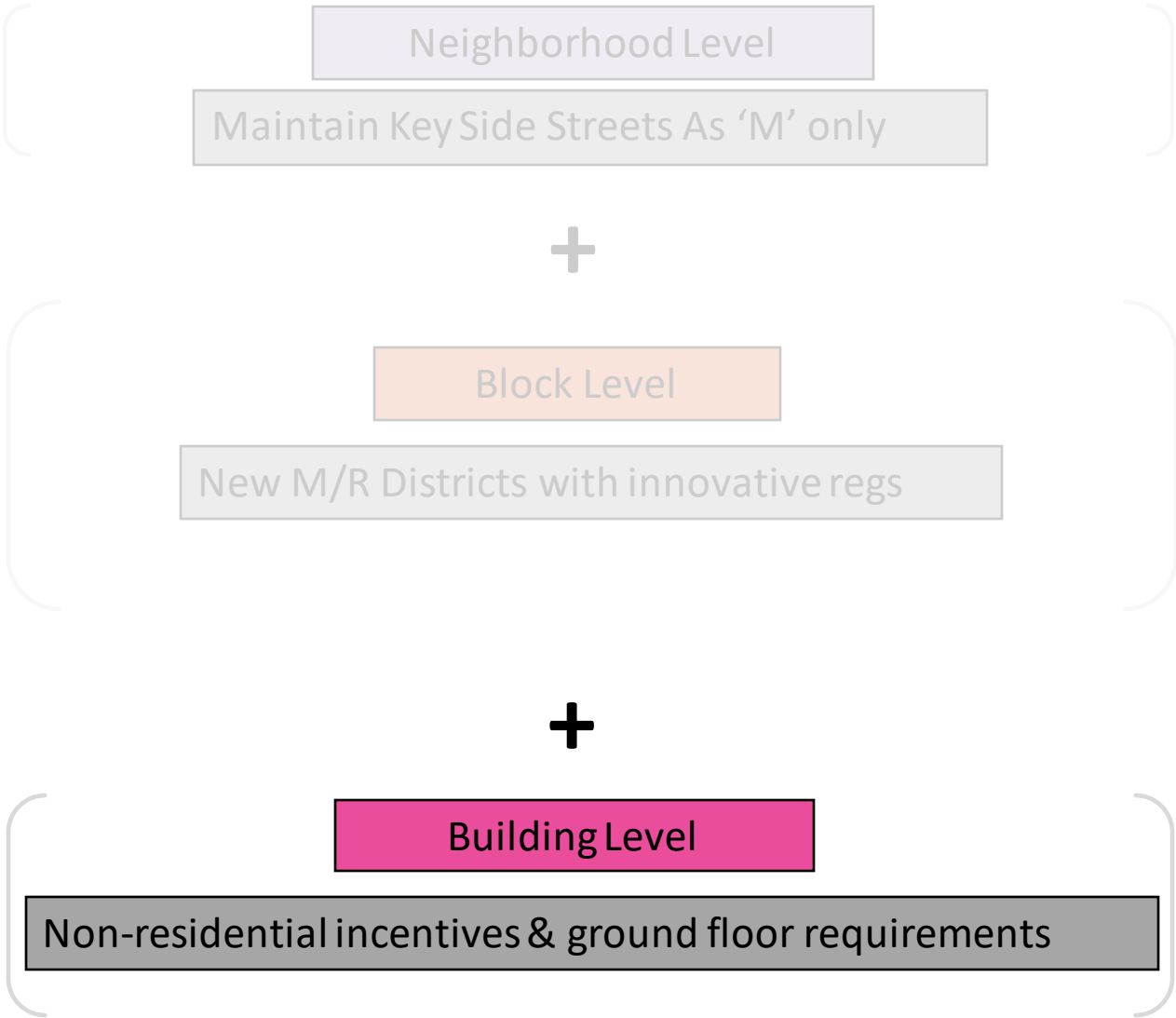


# Zoning Proposal



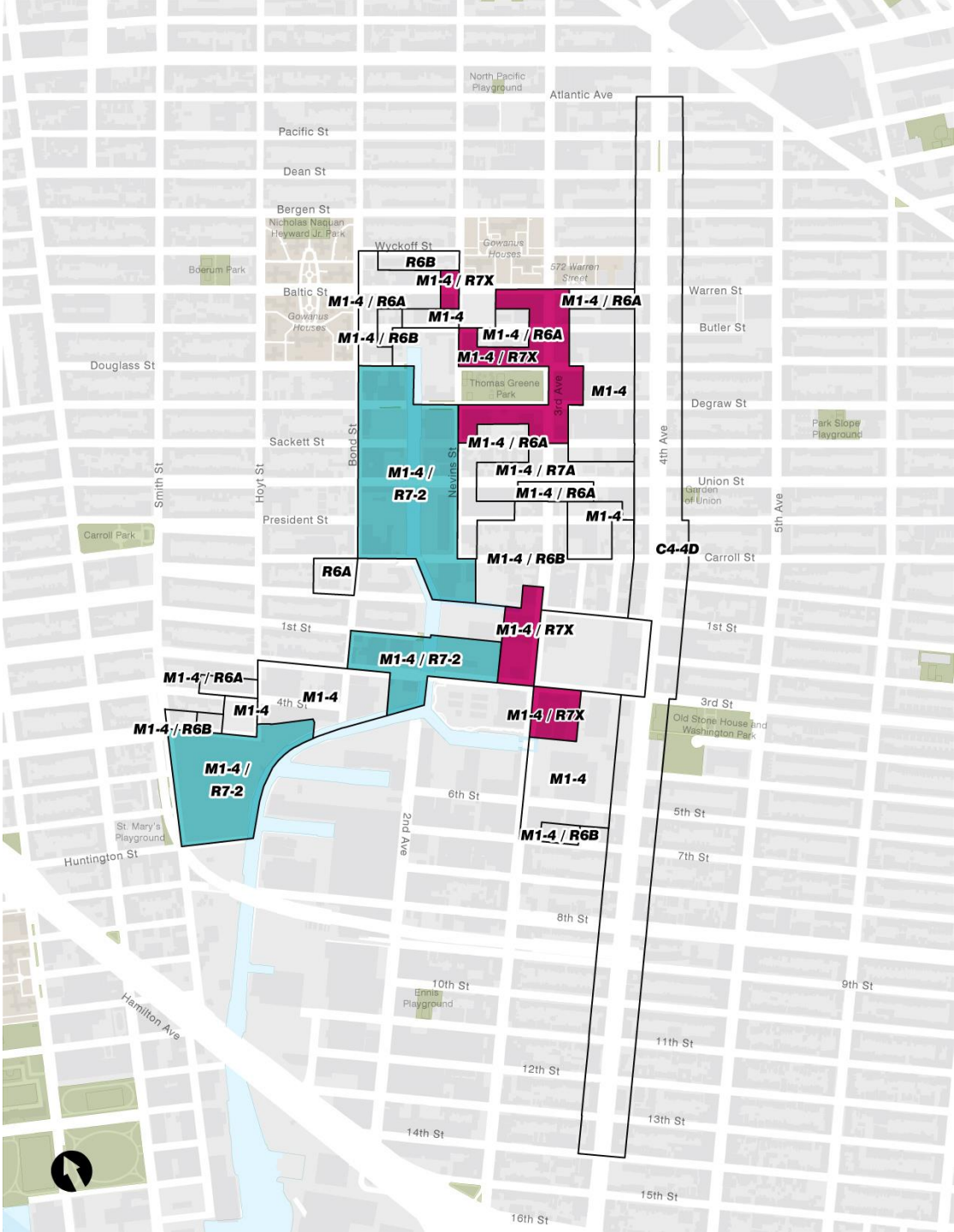
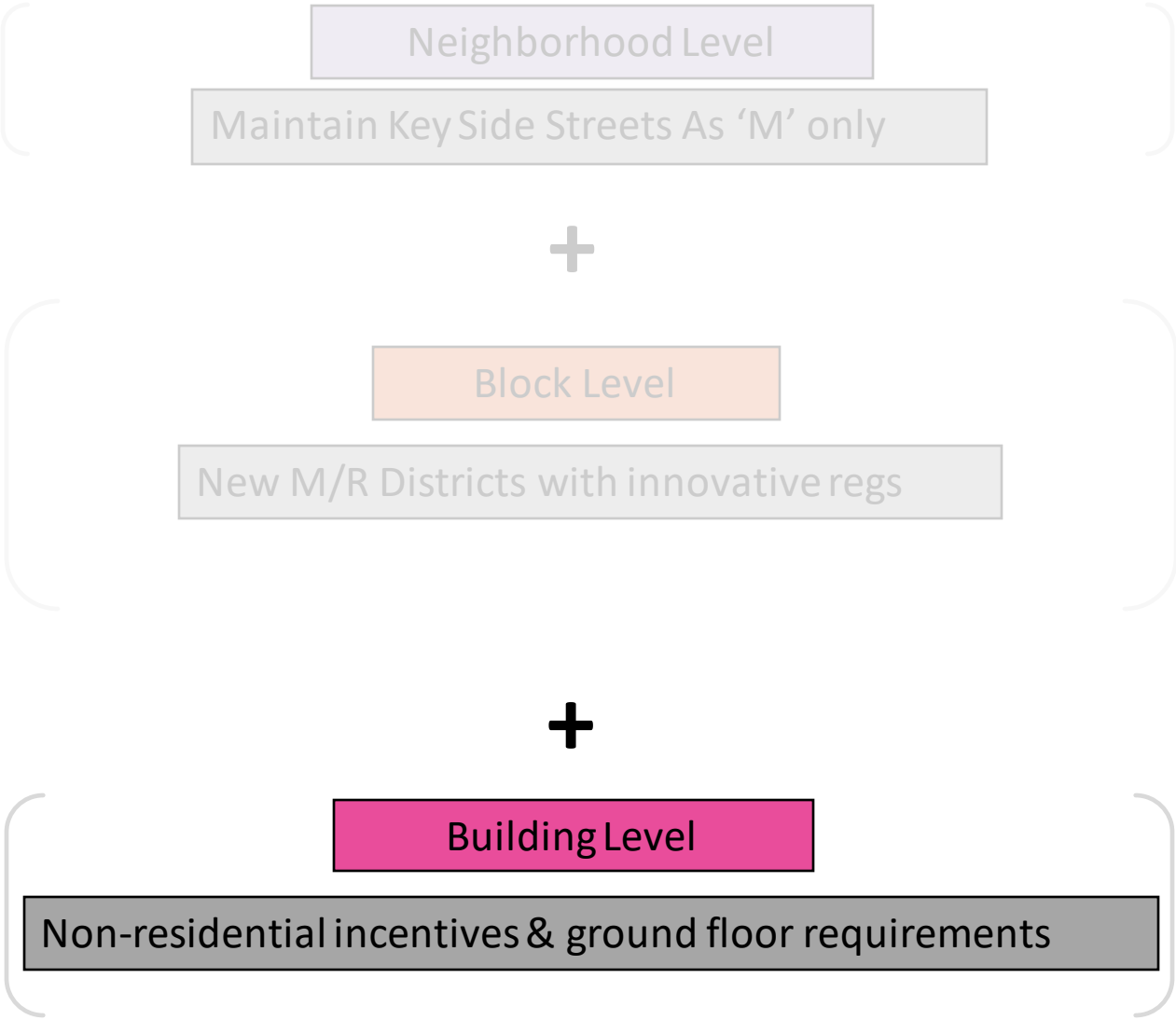


# Zoning Proposal





# Zoning Proposal





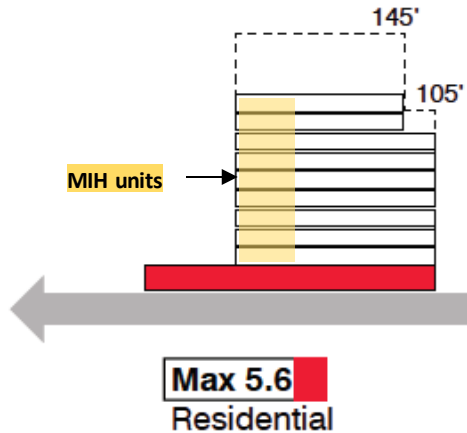
# Zoning Proposal

## Building Level

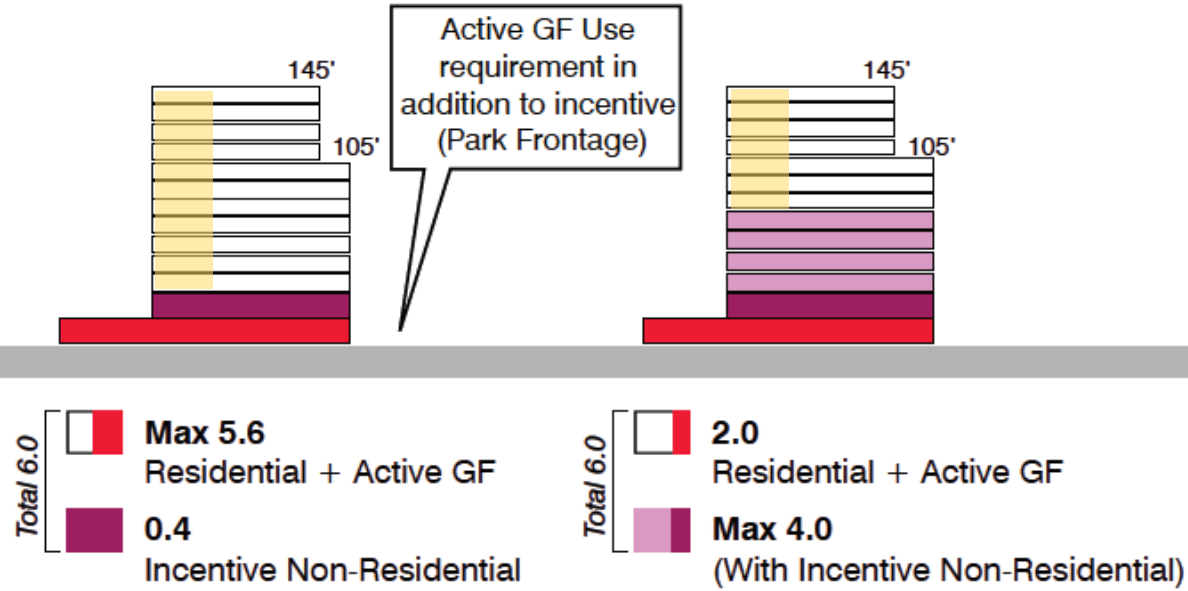
**Current Zoning:** M1-1, M1-2, C8-2

**Proposed Zoning:** M1-4/R7X

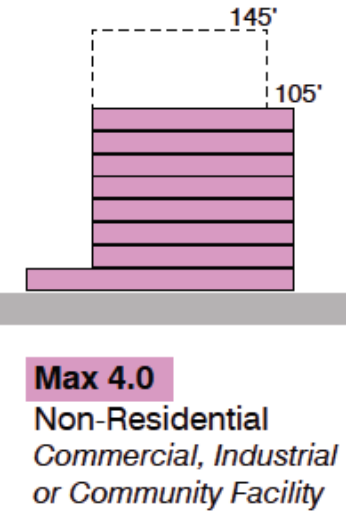
### Baseline Mixed Building Max 5.6 FAR



### Enhanced Mixed-Use Scenarios Max 6.0 FAR



### Non-Residential Building Max. 4.0 FAR





# Land Use Outcomes

MIH + Mix of Uses

8,500 new homes; 3,000 affordable

+

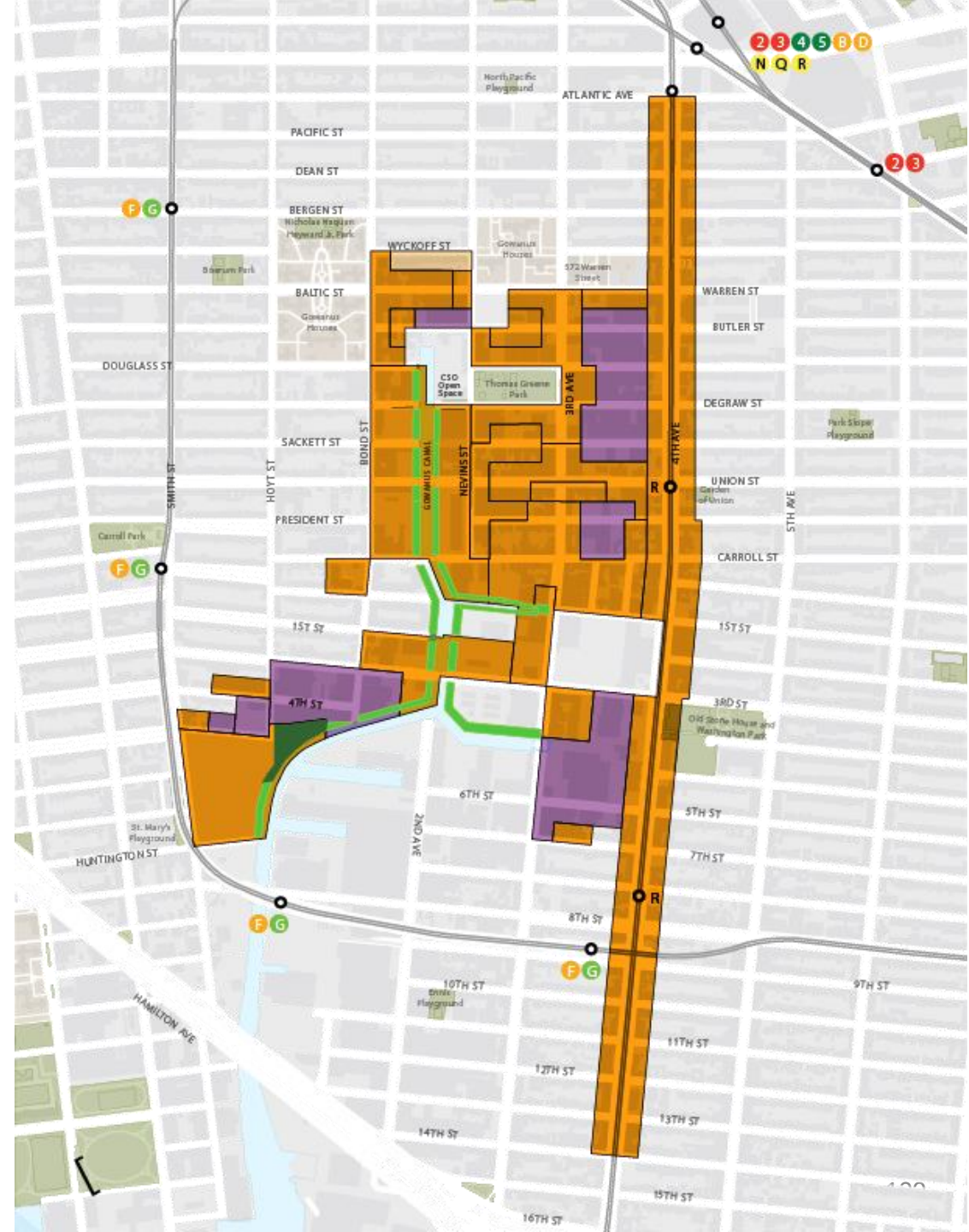
Reinforce Industrial and Commercial

3,500 jobs across a variety of industries

+

Waterfront Access Plan

4 acres of esplanade & 1.5-acre park on Gowanus Green







Industrial and Commercial



# Zoning Proposal

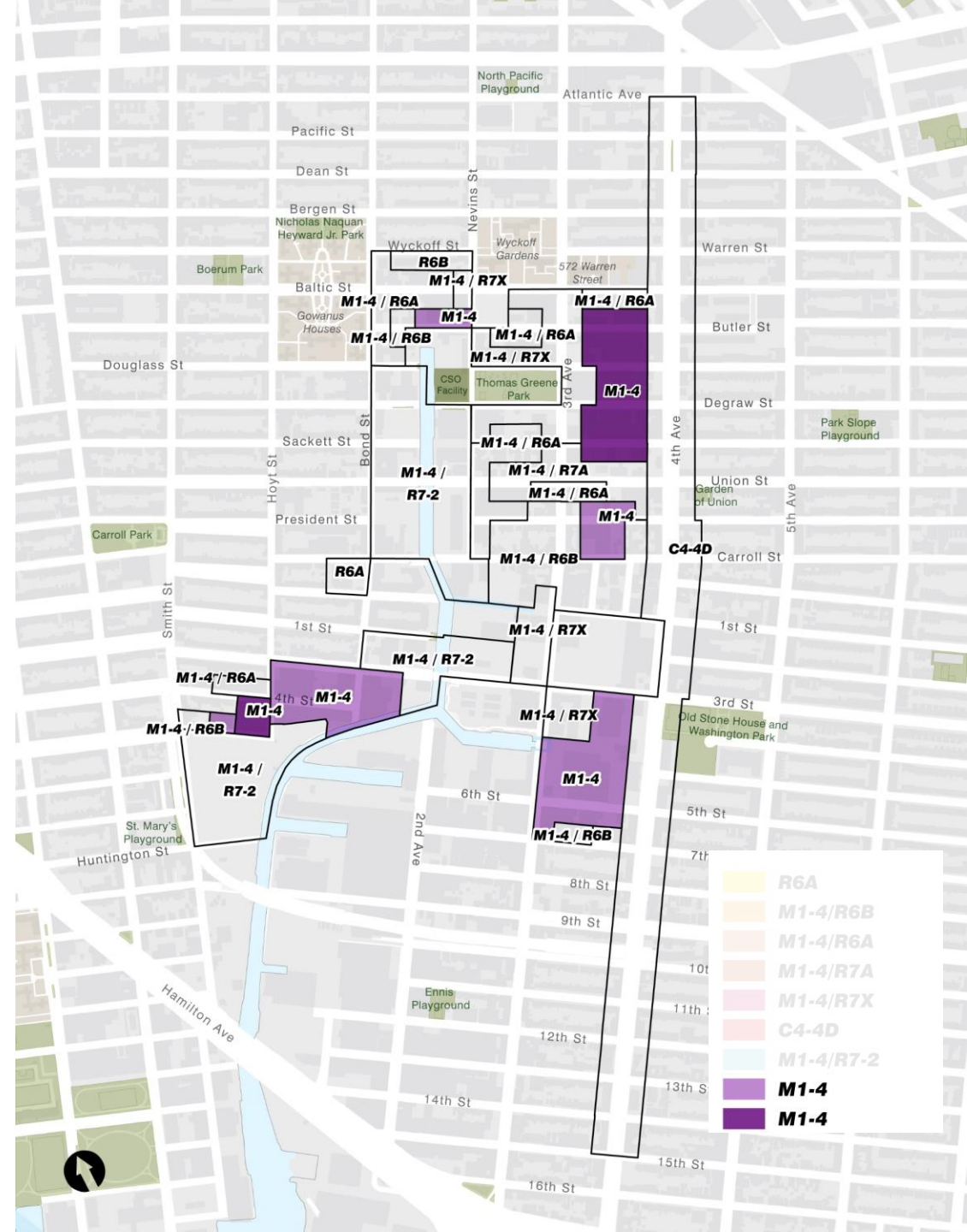
## Industrial and Commercial

**Current Zoning:** M1-1, M1-2, M3-1, C8-2

**Proposed Zoning:** M1-4\*

### Goals:

- Maintain the prohibition on residential use
- Promote non-residential in new mixed-use developments
- Make off-street parking regulations more flexible
- Update bulk regulations
- Encourage retention and reuse of key loft buildings





# Zoning Proposal

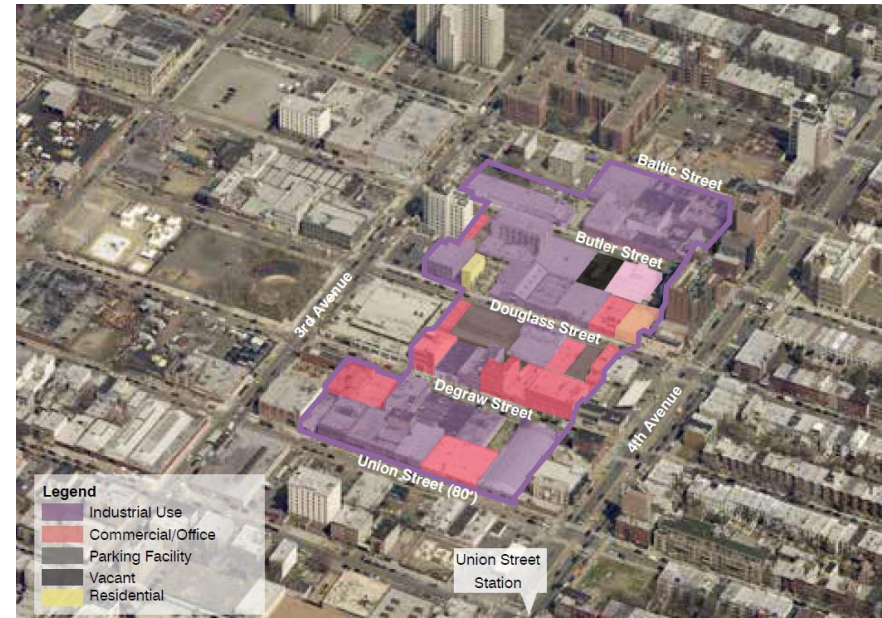
## Industrial and Commercial

**Current Zoning:** M1-1, M1-2, M3-1, C8-2

**Proposed Zoning:** M1-4\*

### Context:

- A hub of economic activity and jobs .
- Malleable spaces of former warehouse buildings,
- Adjacency to thriving residential populations near mass transit.
- A mix of low-scale warehouses and multi-story, loft-style buildings contain a variety of commercial and light-industrial uses.





# Zoning Proposal

## Industrial and Commercial

**Current Zoning:** M1-1, M1-2, M3-1, C8-2

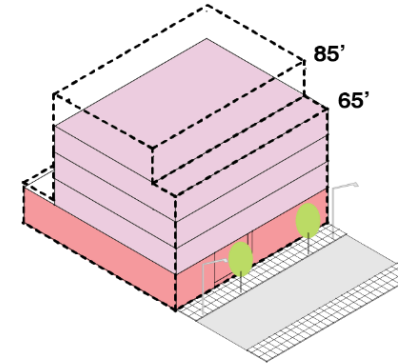
**Proposed Zoning:** M1-4\*

### Summary of tools:

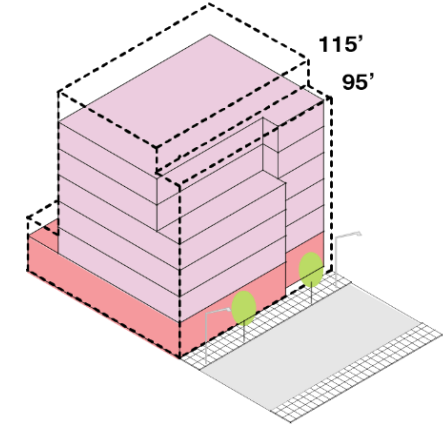
- New mid-density districts that support loft-style buildings
- Retail/Entertainment at 2 FAR across all
- Other uses increased to 3 or 4 FAR (industrial, community facility, other commercial)
- No parking requirements

*For sites over 20,000 sf in area, an additional 30 feet in height will be provided for added flexibility to accommodate office and other job-generating uses*

**M1-4 (3FAR)**



**M1-4 (4FAR)**



Degraw Street



# Zoning Proposal

## Industrial and Commercial

**Current Zoning:** M1-1, M1-2, M3-1, C8-2

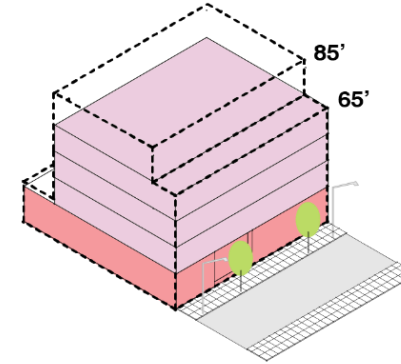
**Proposed Zoning:** M1-4\*

### Summary of tools:

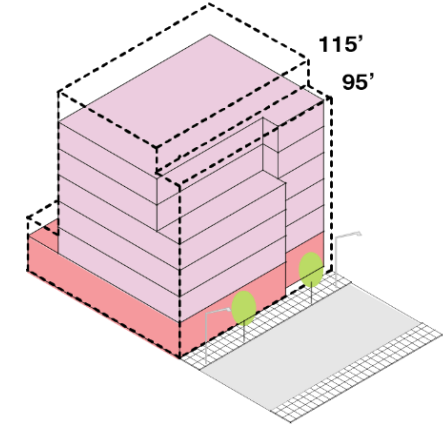
- New mid-density districts that support loft-style buildings
- Retail/Entertainment at 2 FAR across all
- Other uses increased to 3 or 4 FAR (industrial, community facility, other commercial)
- No parking requirements

*For sites over 20,000 sf in area, an additional 30 feet in height will be provided for added flexibility to accommodate office and other job-generating uses*

**M1-4 (3FAR)**



**M1-4 (4FAR)**







Upland Mixed Use



# Zoning Proposal

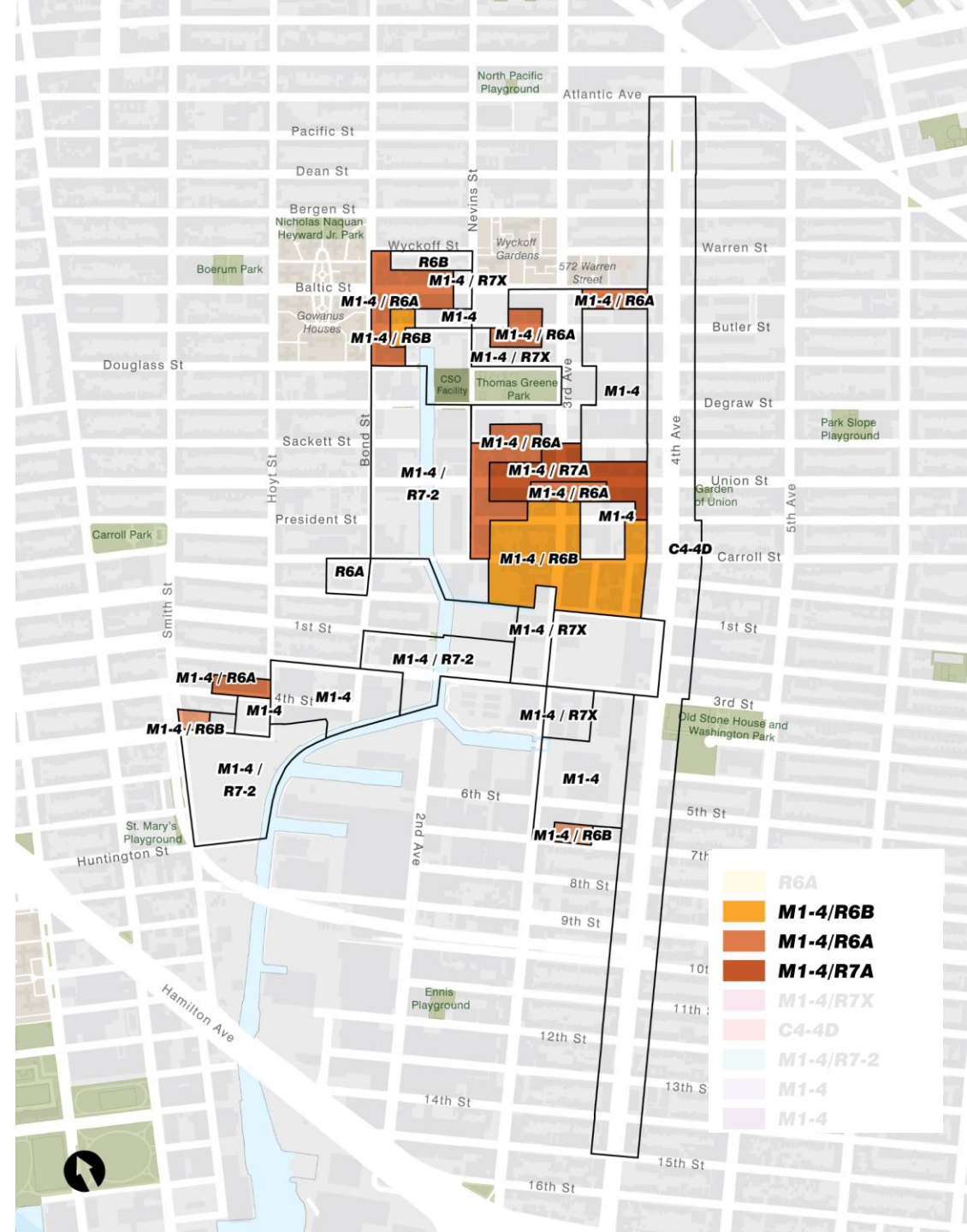
## Upland Mixed Use

**Current Zoning:** M1-1, M1-2, M3-1, C8-2

**Proposed Zoning:** M1-4/R6B, M1-4/R6A, M1-4/R7A \*

### Goals:

- Encourage a vibrant, live-work neighborhood
- Balance neighborhood scale, growth and shared goals
- Promote new mixed-income housing with permanently affordable homes
- Promote a mix of uses in developments and throughout sub-area
- Bring existing residences into conformance with zoning





# Zoning Proposal

## Upland Mixed Use

**Current Zoning:** M1-1, M1-2, M3-1, C8-2

**Proposed Zoning:** M1-4/R6B, M1-4/R6A, M1-4/R7A \*

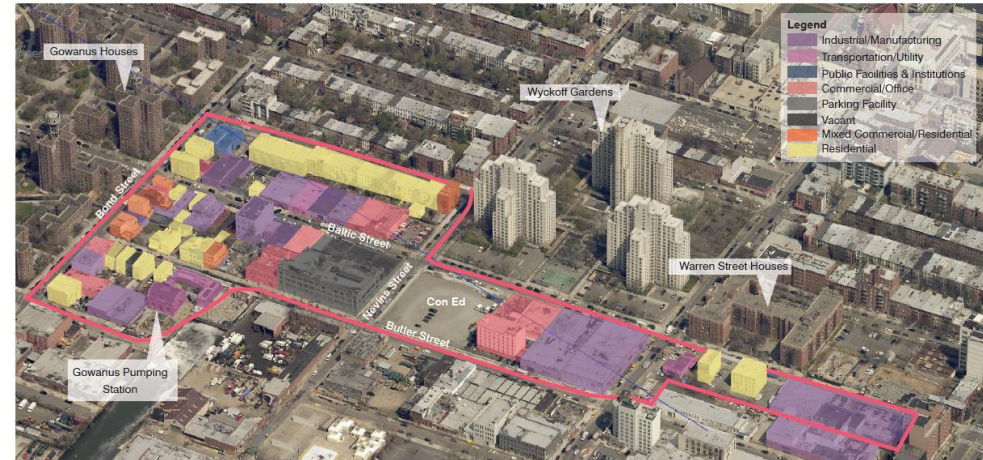
### Context:

- Mix of uses, open storage, parking, vacancies
- Existing residences & NYCHA communities
- Upland brownfields outside EPA or DEC jurisdiction

**M1-4 (2 FAR)/R6B** is proposed in areas where existing context is proposed to be preserved and enhanced

**M1-4 (3 FAR)/R6A** is proposed along secondary corridors & narrower streets

**M1-4 (3 FAR)/R7A** is proposed along Union street to support the creation of an east-west commercial spine





# Zoning Proposal

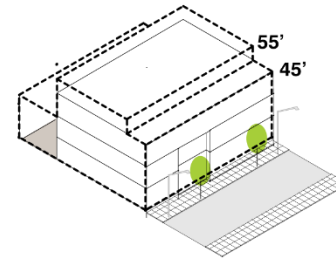
## Upland Mixed Use

**Current Zoning:** M1-1, M1-2, M3-1, C8-2

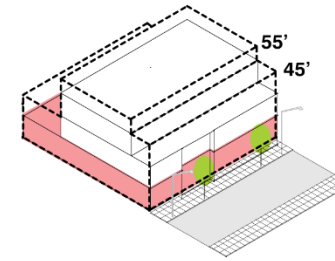
**Proposed Zoning:** M1-4/R6B, M1-4/R6A, M1-4/R7A \*

### Summary of Tools:

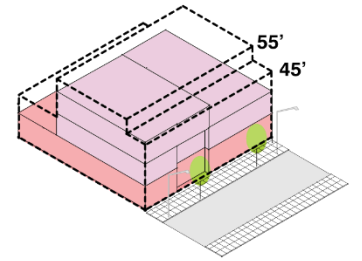
- Parity with mid-density loft districts
- **MIH: 20 to 30%** required permanently affordable housing
- Residential FAR/Non-Residential FAR:
  - **R6B: 2.2/2.0**
  - **R6A: 3.6/3.0**
  - **R7A: 4.6/3.0**
- Market-rate residential parking requirements to **20%**



Residential Scenario

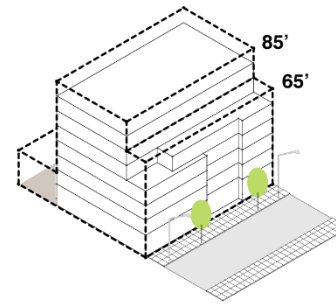


Mixed-use Scenario

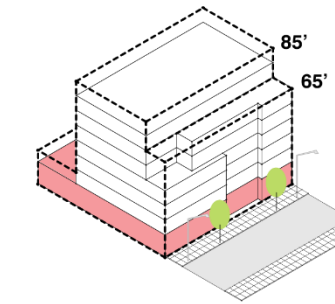


Non-Residential Scenario

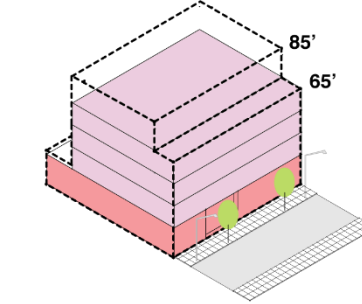
### M1(2)/R6B



Residential Scenario

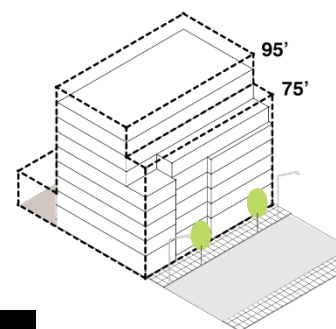


Mixed-use Scenario

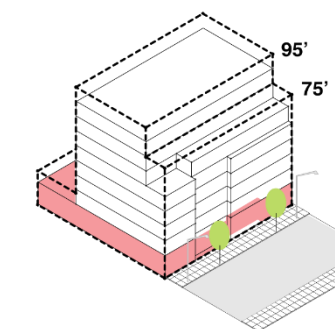


Non-Residential Scenario

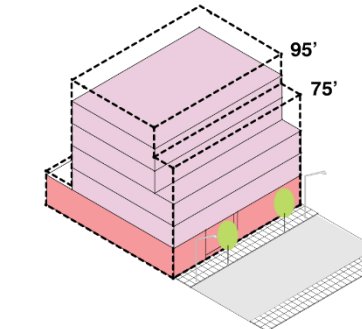
### M1(3)/R6A



Residential Scenario



Mixed-use Scenario



Non-Residential Scenario

### M1(3)/R7A





Enhanced Mixed Use



# Zoning Proposal

## Enhanced Mixed Use

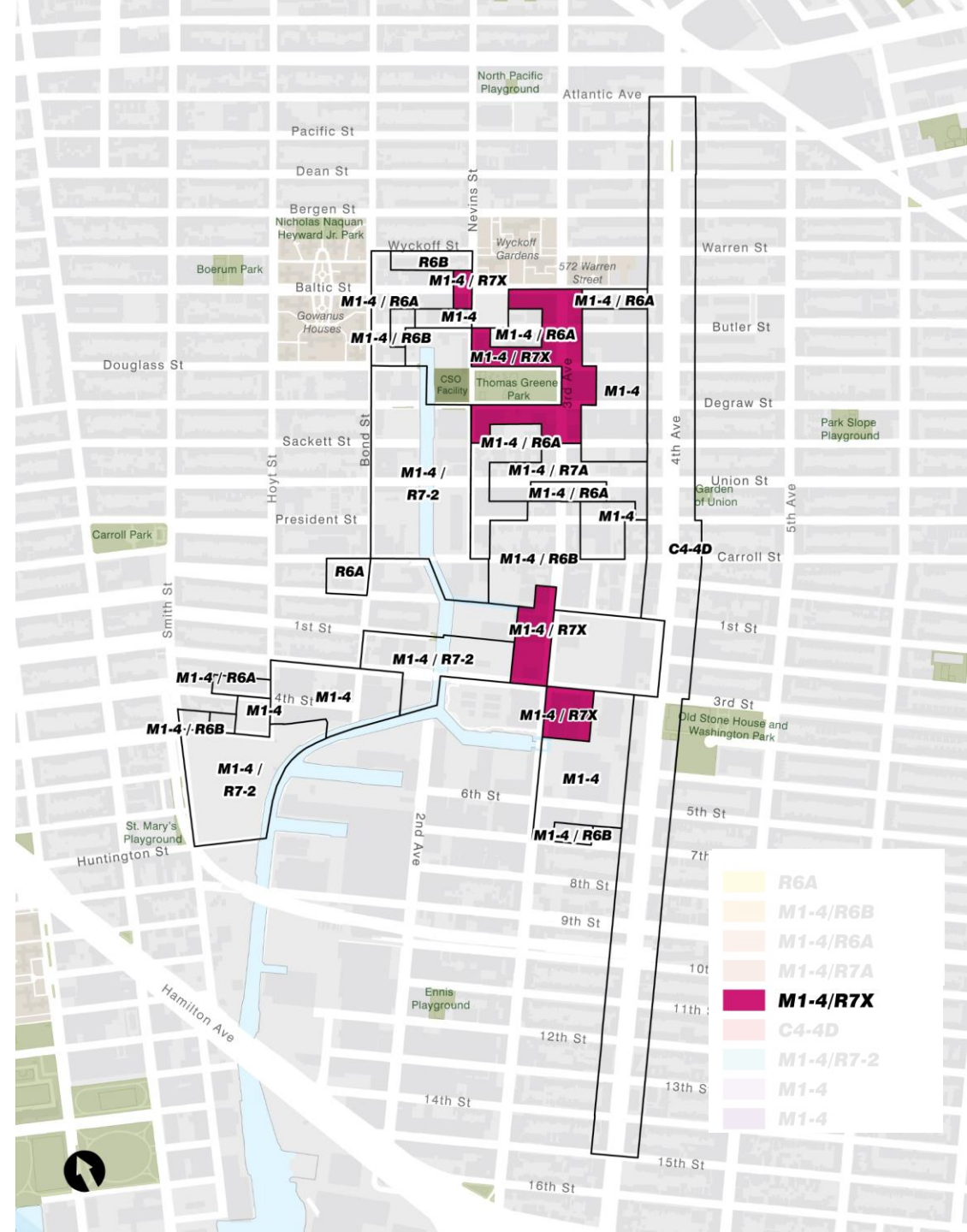
**Current Zoning:** M1-1, M1-2, C8-2

**Proposed Zoning:** M1-4/R7X \*

### Goal:

Incentivize the development of mixed-use projects that include new, permanently affordable housing as well as commercial, artist, civic, and cultural space.

Re-envision a new fabric around a remediated and reconstructed Thomas Greene Playground.





# Zoning Proposal

Enhanced Mixed Use

**Current Zoning:** M1-1, M1-2, C8-2

**Proposed Zoning:** M1-4/R7X \*

*Proposed along 3<sup>rd</sup> Avenue's wider sections and around Thomas Greene*





# Zoning Proposal

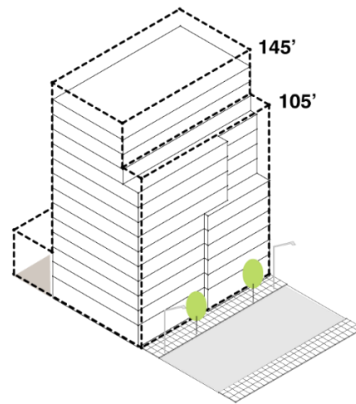
## Enhanced Mixed Use

**Current Zoning:** M1-1, M1-2, C8-2

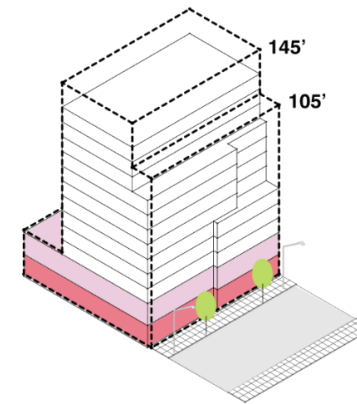
**Proposed Zoning:** M1-4/R7X \*

### Summary of Tools:

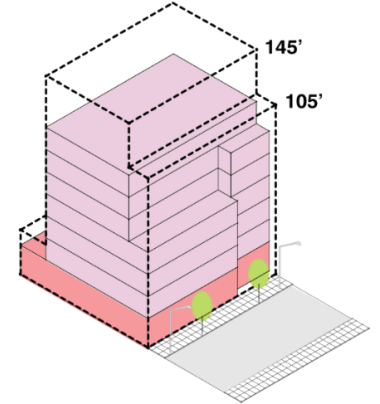
- Parity with mid-density loft districts
- MIH: **20 to 30%** permanently affordable housing
- Residential FAR:
  - **R7X: 5.6**
- **Total Max FAR: 6.0**
  - *Achieved only in buildings with non-residential and Gowanus mix of uses*
- **Required Non-Residential Ground Floor Use** along 3<sup>rd</sup> Avenue and around the park
- Market-rate residential parking requirements: **20%**



Residential Scenario



Mixed-use Scenario



Non-Residential Scenario



3rd Avenue and Degraw Street @ Thomas Greene Playground



# Zoning Proposal

## Enhanced Mixed Use

Current Zoning: M1-1, M1-2, C8-2

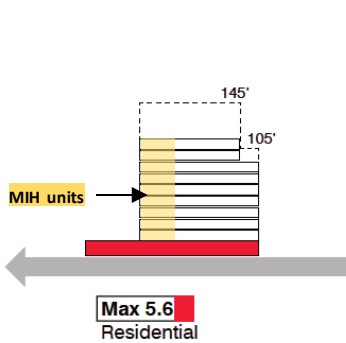
Proposed Zoning: M1-4/R7X \*

### Incentive Structure:

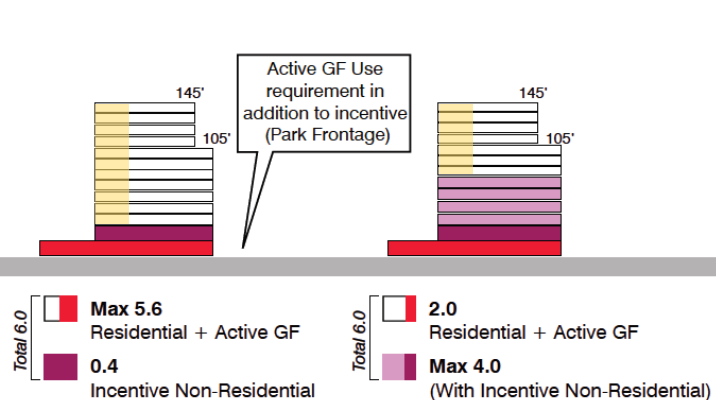
*Incentive FAR By Use*  
**Total 0.4**

*0.2 FAR Light-industrial, arts-related, cultural, civic and repair, and production service*  
*0.2 FAR All Non-residential Uses*

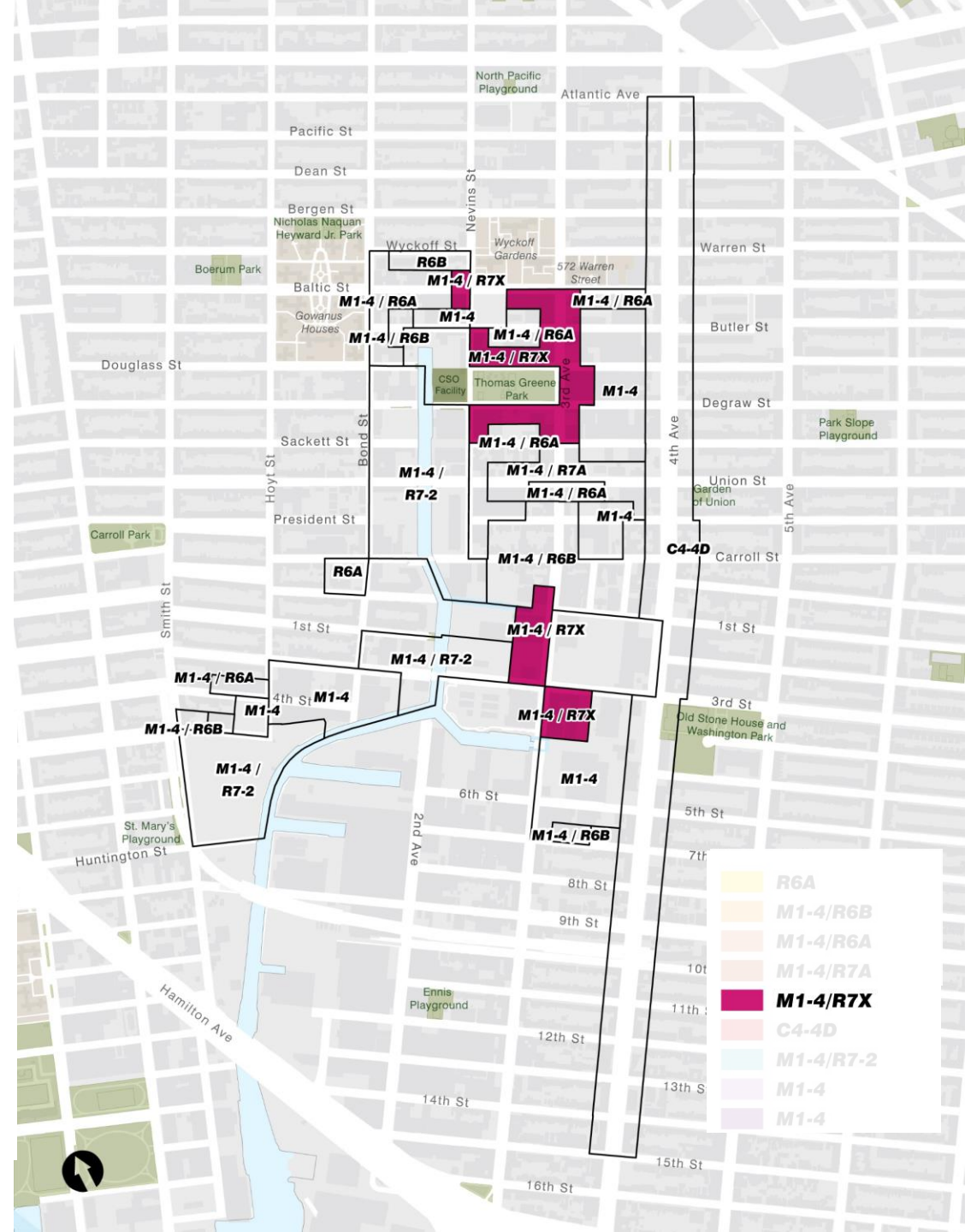
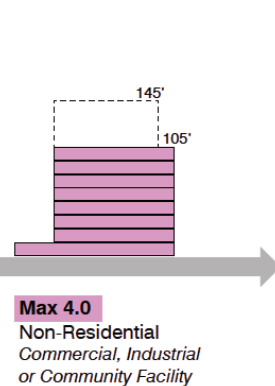
**Baseline Mixed Building**  
Max 5.6 FAR



**Enhanced Mixed-Use Scenarios**  
Max 6.0 FAR



**Non-Residential Building**  
Max. 4.0 FAR







Residential Areas



# Zoning Proposal

## Residential Areas

**Current Zoning:** R6B, R6

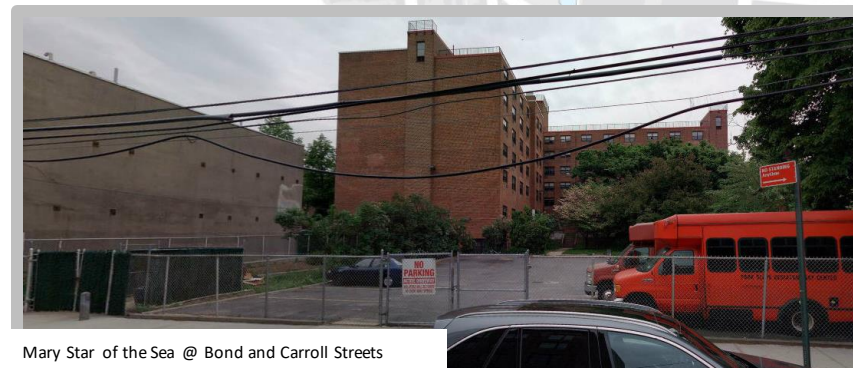
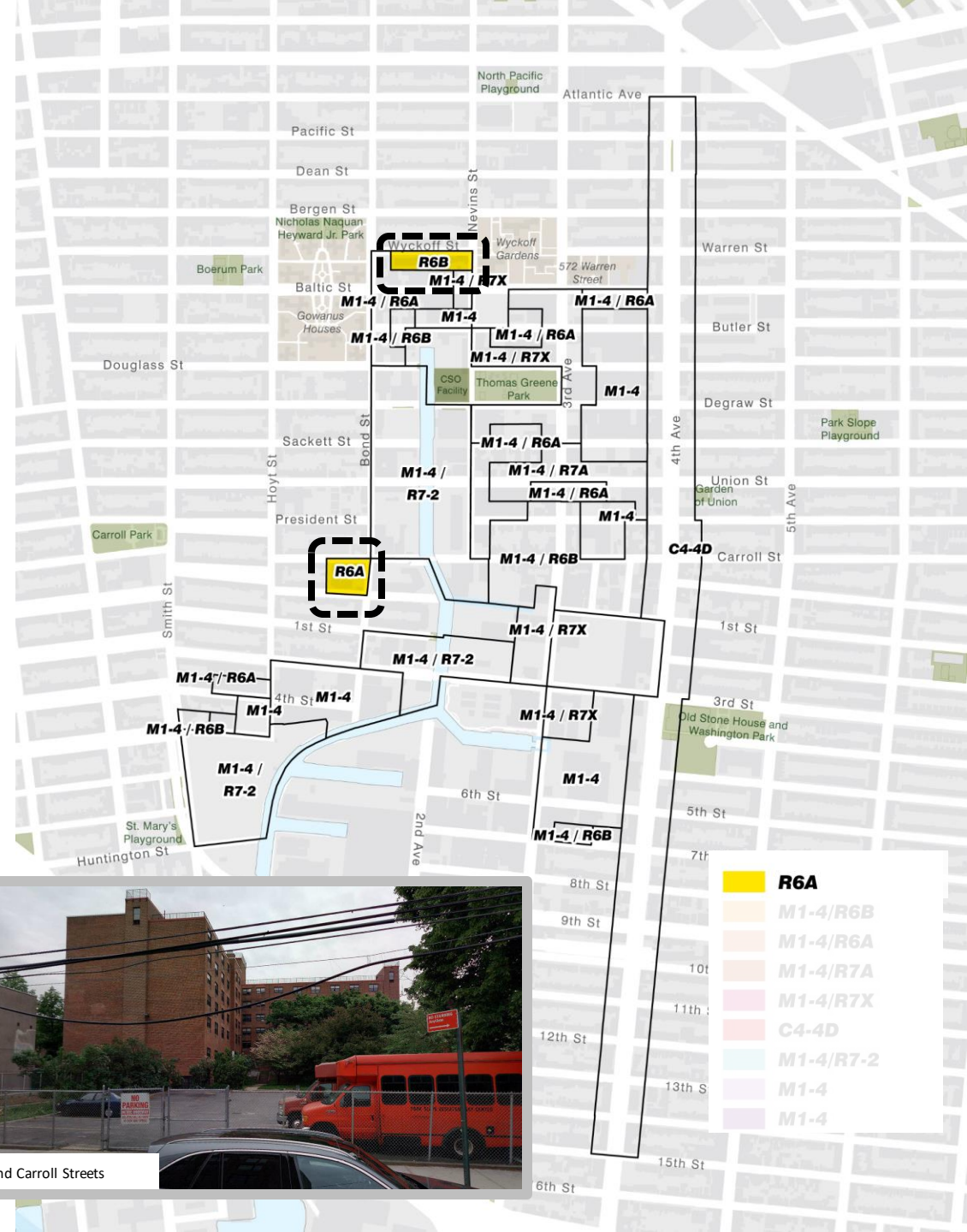
**Proposed Zoning:** R6B, R6A

### Goals:

- Provide redevelopment opportunities on Mary Star of the Sea's parking lot
- Bring existing residences into conformance with zoning

### Summary of Tools:

- Residential FAR:
  - **R6B: 2.2**
  - **R6A: 3.6 [AIRS\* FAR: 3.9]**







Fourth Avenue



# Zoning Proposal

## Fourth Avenue

**Current Zoning:** M1-2, R8A/C2-4, C8-2

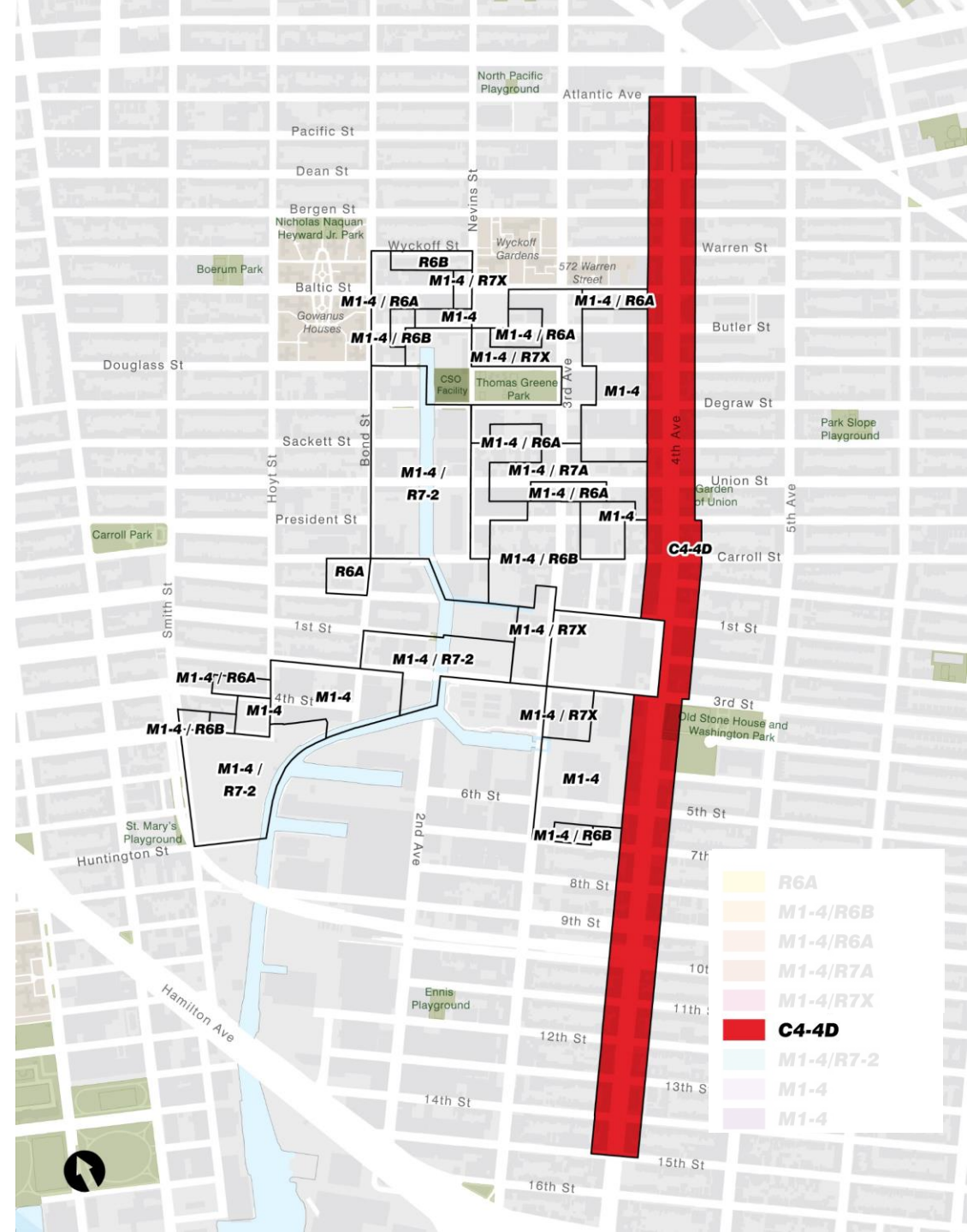
**Proposed Zoning:** C4-4D/R9A\*

### Goals:

- New mixed income housing, market-rate and affordable
- Allow existing parking to be replaced by active uses
- Facilitate better connectivity and accessibility to subway stops along the corridor

### Context:

- Rezoned in 2003 & 2011 – no affordable housing required
- Widest major corridor with a mix of uses
- Local R subway stops at Union Street & 4th Avenue/9th St.





# Zoning Proposal

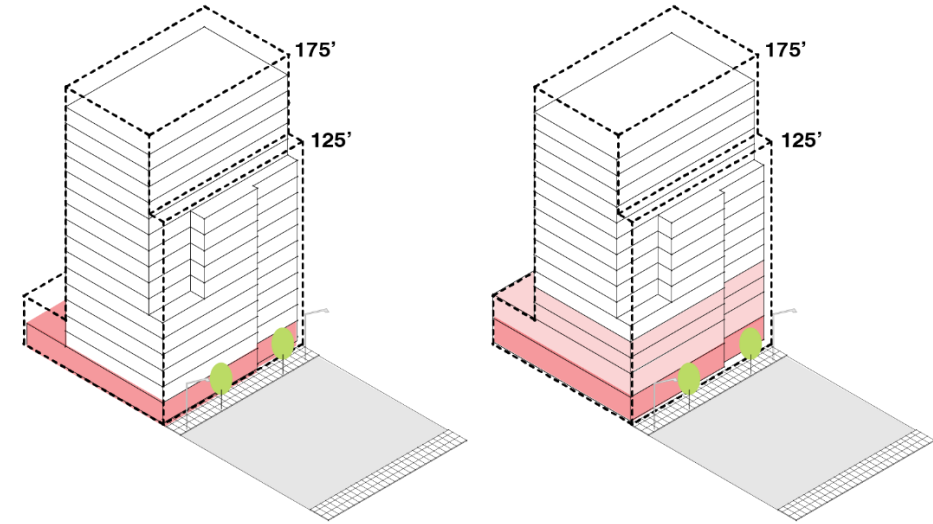
## Fourth Avenue

**Current Zoning:** M1-2, R8A/C2-4, C8-2

**Proposed Zoning:** C4-4D/R9A\*

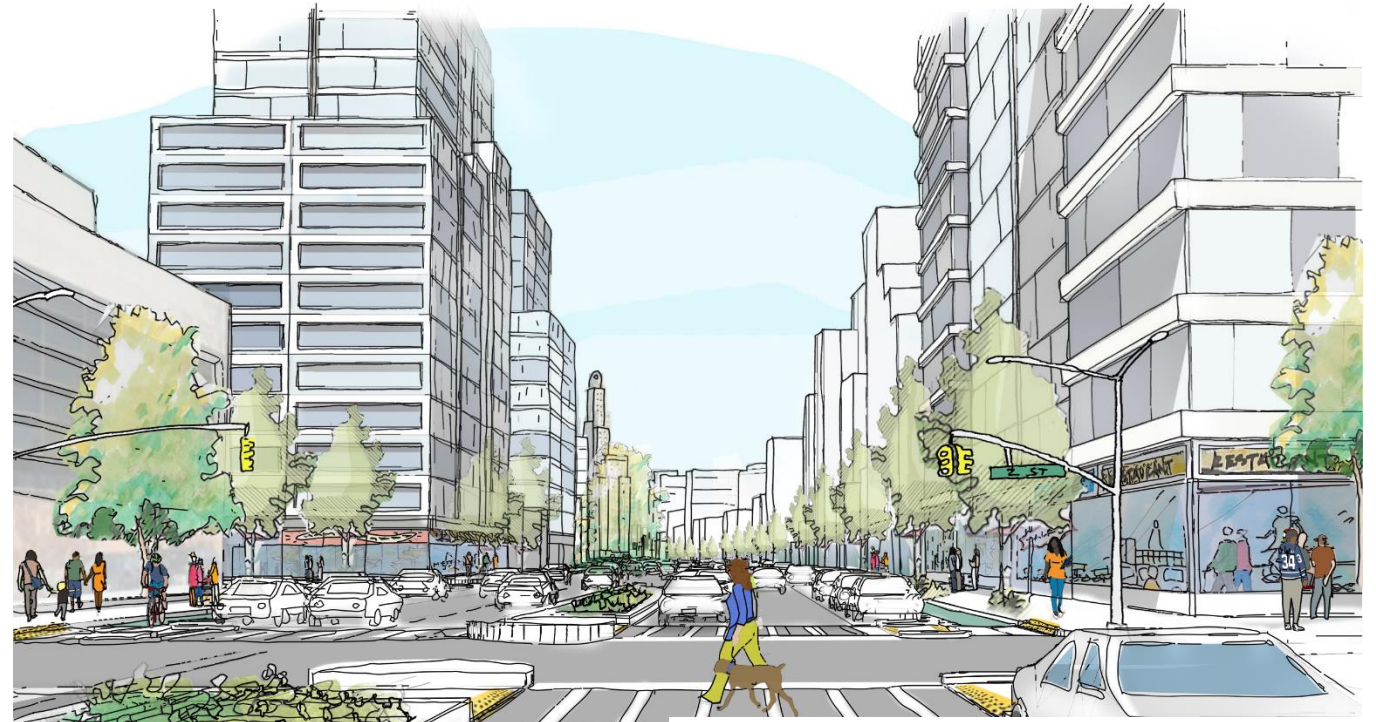
### Summary of Tools:

- Max FAR by Use:
  - Commercial: 3.4
  - Community Facility FAR: 6.5
  - Residential FAR: 8.5
- MIH: 20 to 30% required permanently affordable housing
- Required Non-Residential Ground Floor Use
- Market-rate residential parking requirements: 20%



Mixed-use Scenario

Mixed-use (multiple floors) Scenario



Looking north on 4th Avenue at 2nd Street 119





Canal Corridor



# Zoning Proposal

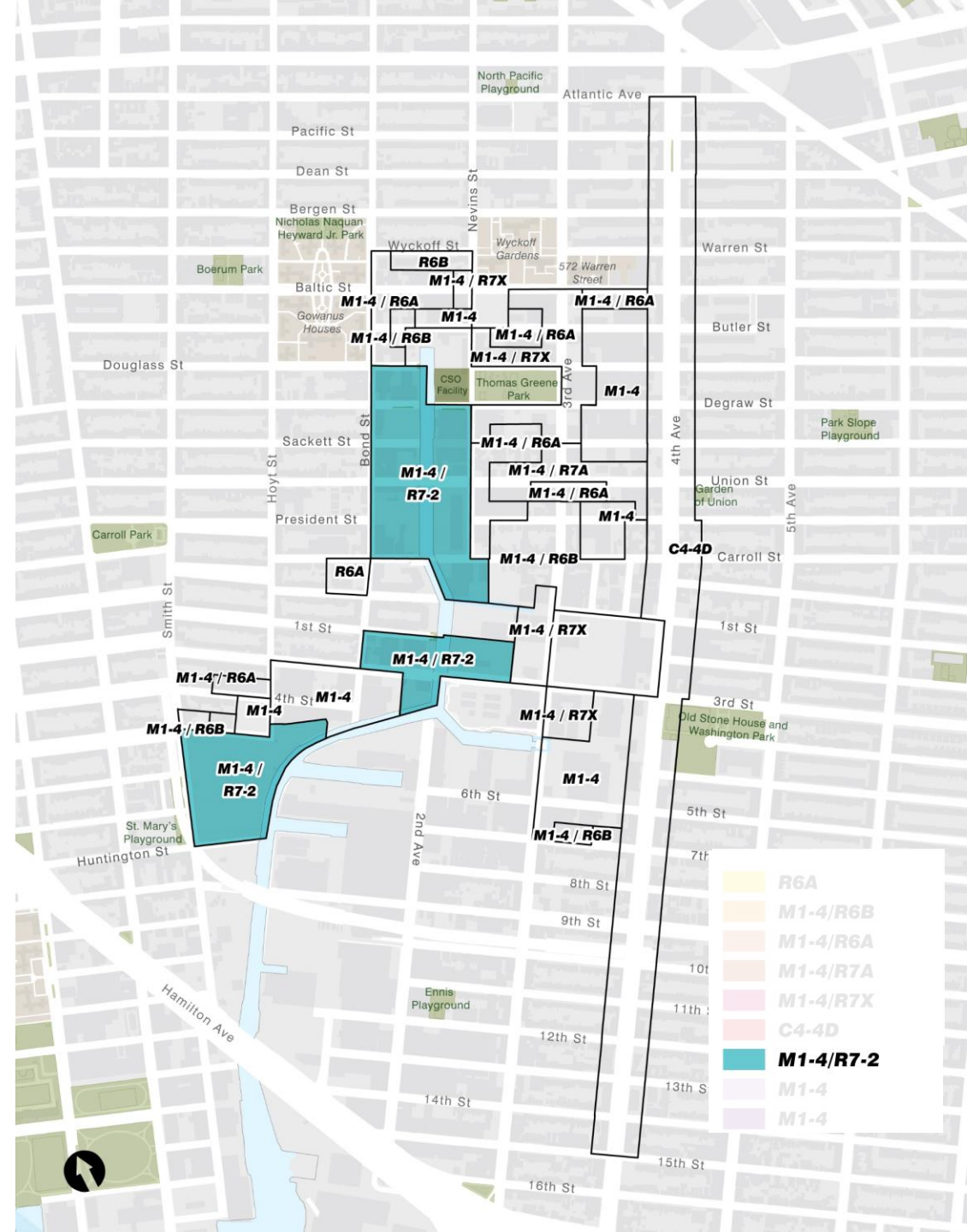
## Canal Corridor

**Current Zoning:** M2-1, M3-1

**Proposed Zoning:** M1-4/R7-2\*

### Goal:

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





# Zoning Proposal

## Canal Corridor

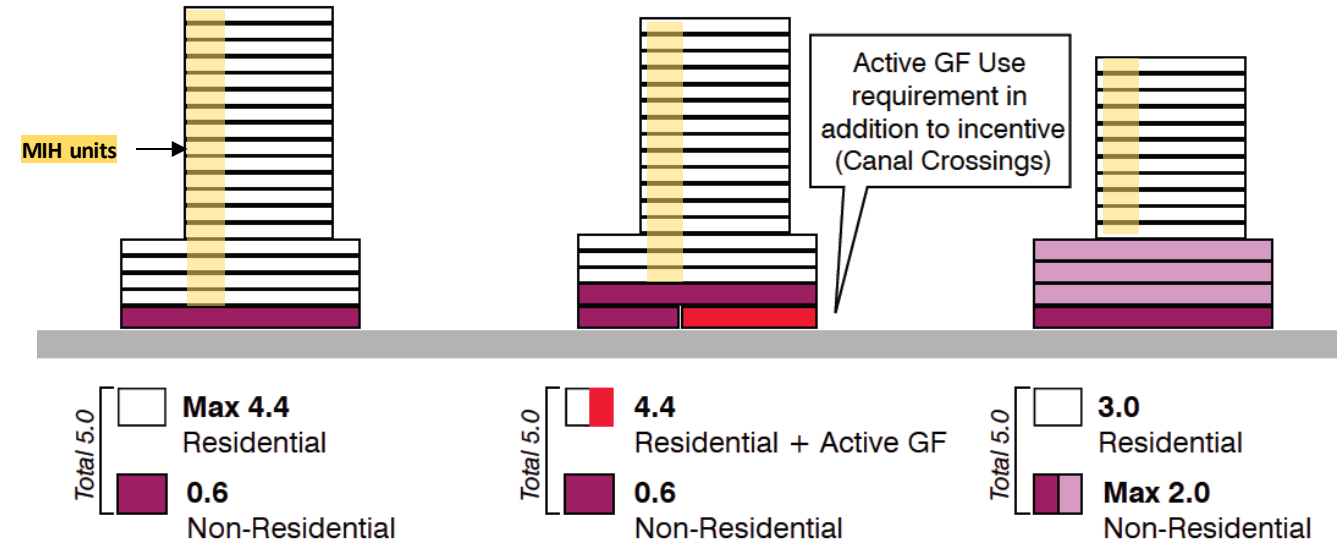
**Current Zoning:** M2-1, M3-1

**Proposed Zoning:** M1-4/R7-2\*

### Summary of Tools:

- Parity with mid-density Manufacturing districts
- MIH: 20 to 30%
- Residential FAR: 4.4
- Non-Residential FAR: 3.0
- Total Max FAR: 5.0
  - Achieved only in buildings that include Incentive FAR
- Required Non-Residential Ground Floor Use at canal crossings
- Market-rate residential parking requirements: 20%

### Mixed-Use Building Scenarios Max 5.0 FAR



**Incentive FAR By Use**  
[Total 0.6]

**0.3 FAR** Light-industrial, arts-related, cultural, civic and repair, and production service

**0.3 FAR** All Non-residential Uses



# Zoning Proposal

## Canal Corridor

### Upper Canal

- Smaller and more regularly shaped blocks
- Surrounding streets are generally narrow

### Mid Canal

- larger blocks, Some irregular
- Most surrounding streets are narrow
- 3<sup>rd</sup> street is a wide street
- Canal turns north within this portion

### Lower Canal

- One large super block
- Consists of two of the largest and deepest waterfront properties, one is city owned (aka Public Place)
- Cut off from Carroll Gardens by the elevated rail along Smith Street

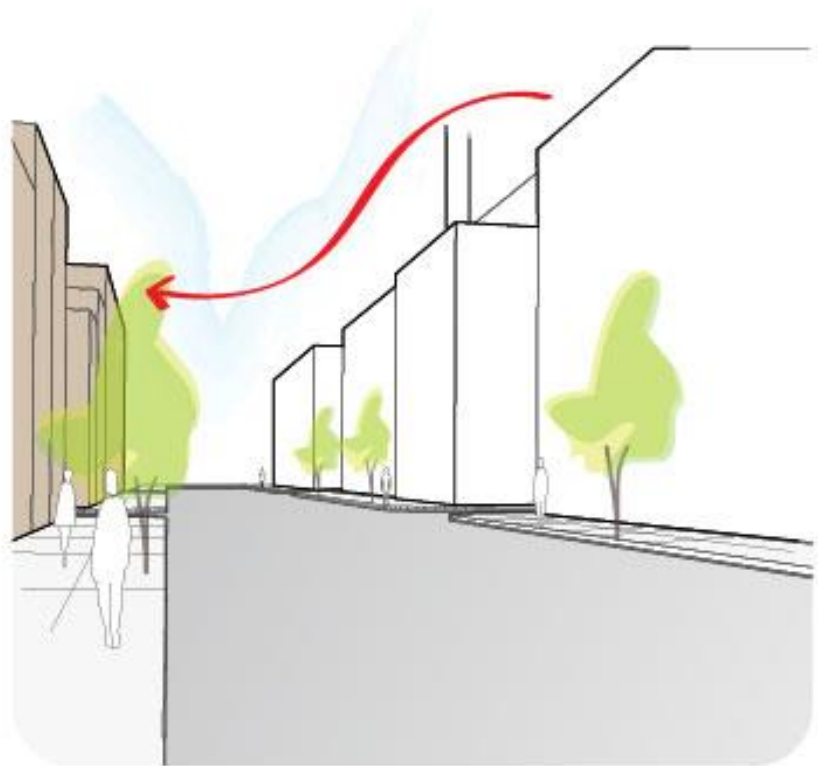




# Zoning Proposal

## Canal Corridor

- 1 Stepping down to the lower Scale neighborhood context along upland frontages such as Bond Street



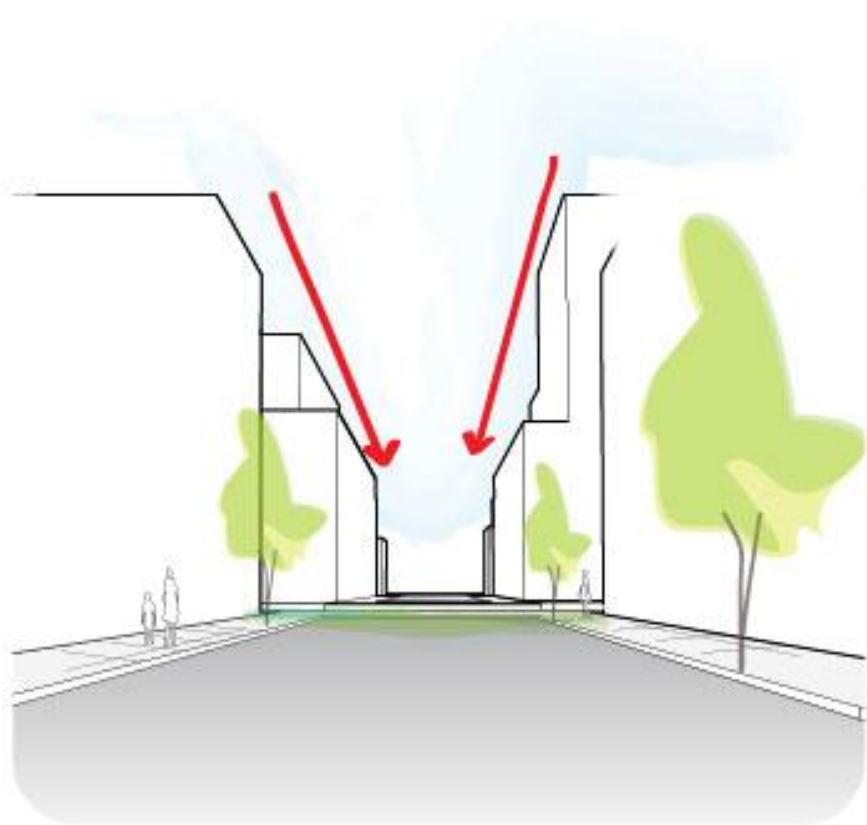
*Bond Street Looking to Carroll Gardens Context*



# Zoning Proposal

## Canal Corridor

**2** Setting back tower portion of buildings to ensure light and air to narrow side street and the canal



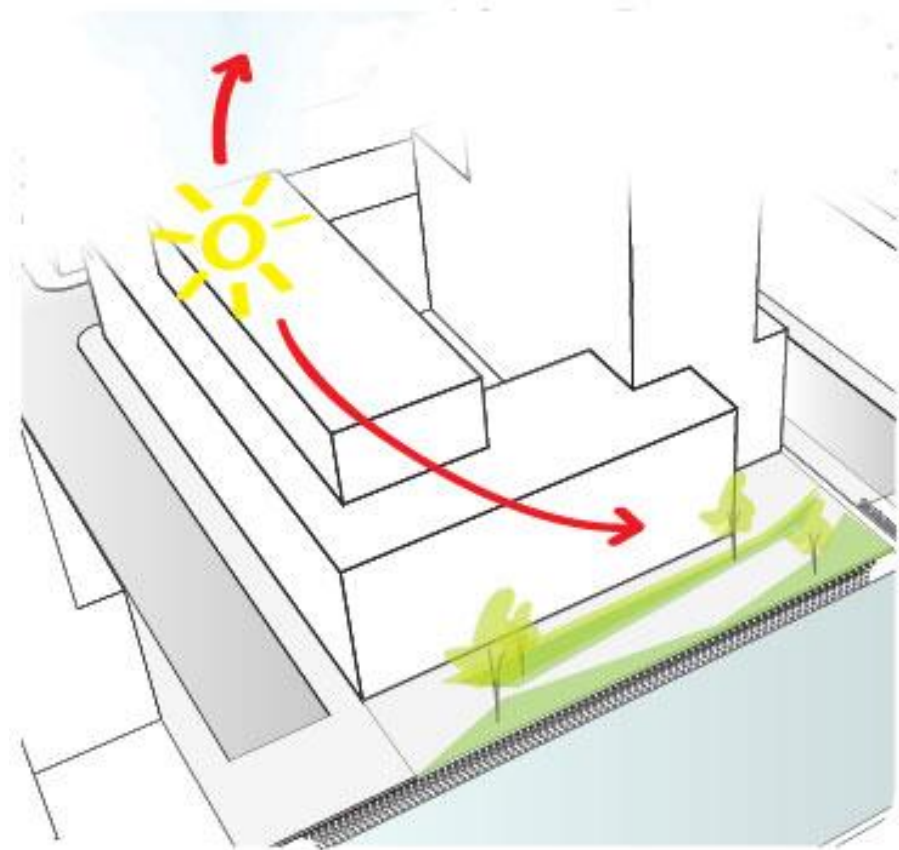
2<sup>nd</sup> Street



# Zoning Proposal

## Canal Corridor

- 3** Ensure tower locations have minimal impact on open spaces, internal courts and the pedestrian experience



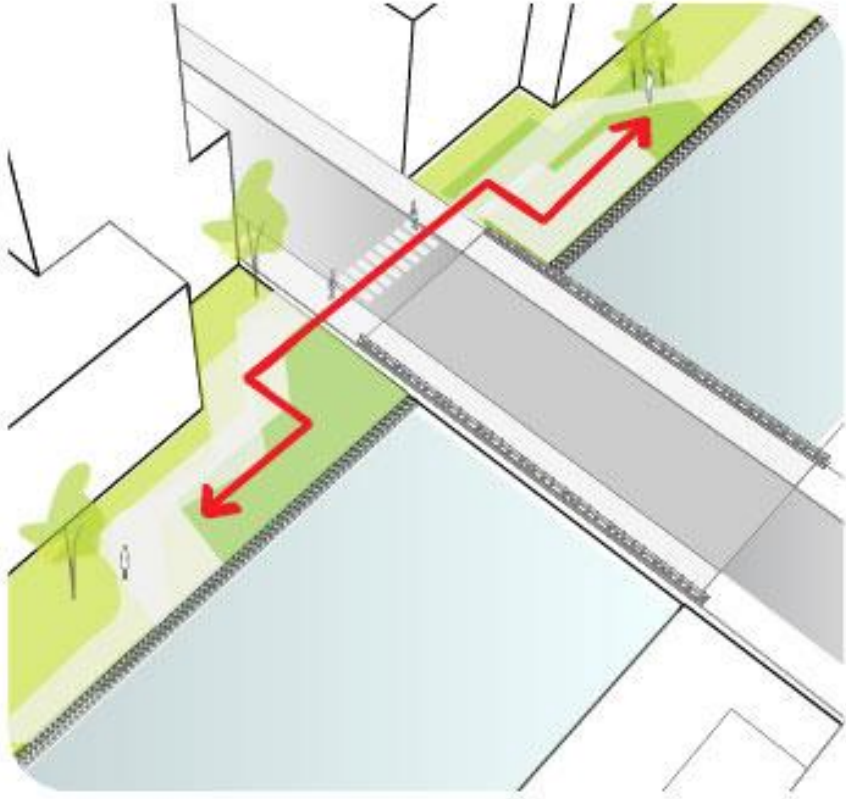
*365 Bond Street Esplanade*



# Zoning Proposal

## Canal Corridor

- 4** Ensure continuity of public access across sites and at bridge crossings with grade change constraints and bridge operations



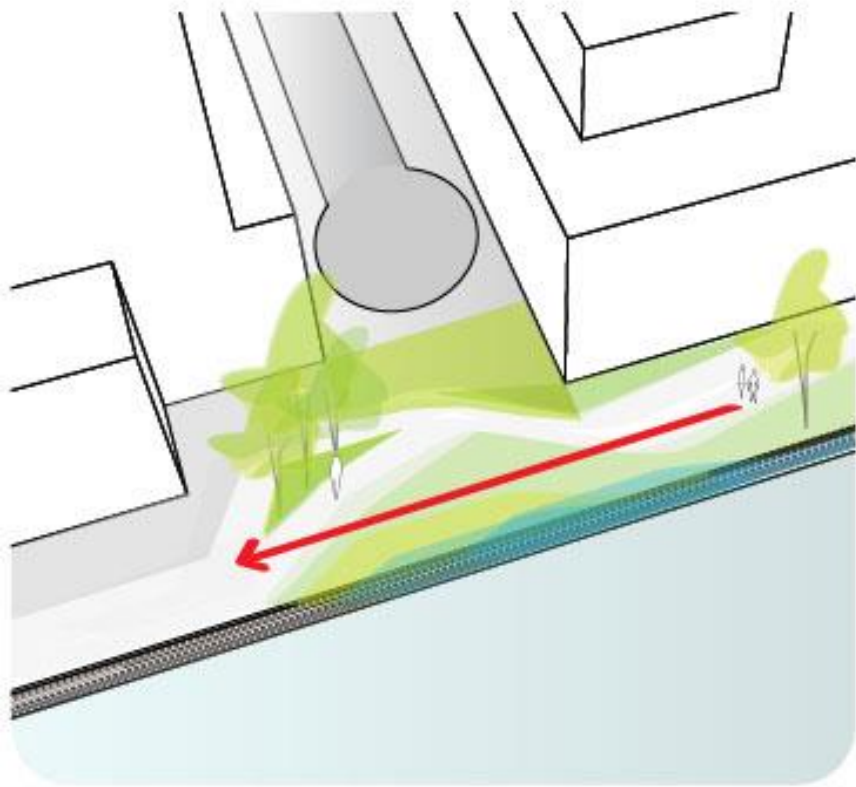
*3<sup>rd</sup> Street Bridge*



# Zoning Proposal

## Canal Corridor

- 5 Encourage flood-resilient street end design to protect upland areas
- Better connect open spaces across developments along the canal



*Degraw Street End*



# Zoning Proposal

## Flood Resiliency

### Buildings:

Flexible bulk regulations, in conjunction with additional relief provided by *Zoning for Coastal Flood Resiliency*, will ensure that buildings are able to meet the flood resilient construction standards



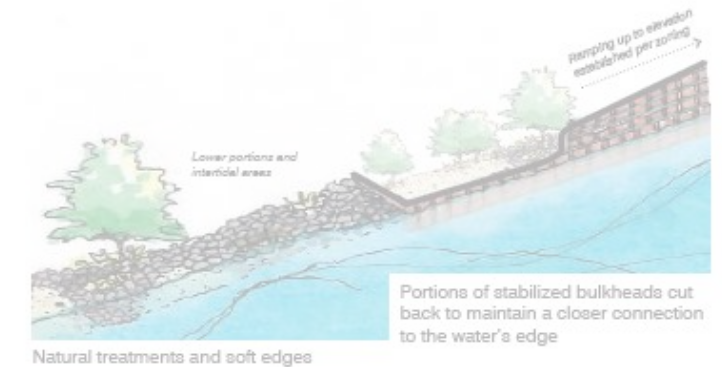
### The Public Realm:

The Gowanus Waterfront Access Plan would facilitate site-scale resiliency strategies, while ensuring a vibrant public realm.



### The Shoreline:

The Gowanus Waterfront Access Plan encourage soft edge conditions and resilient shorelines



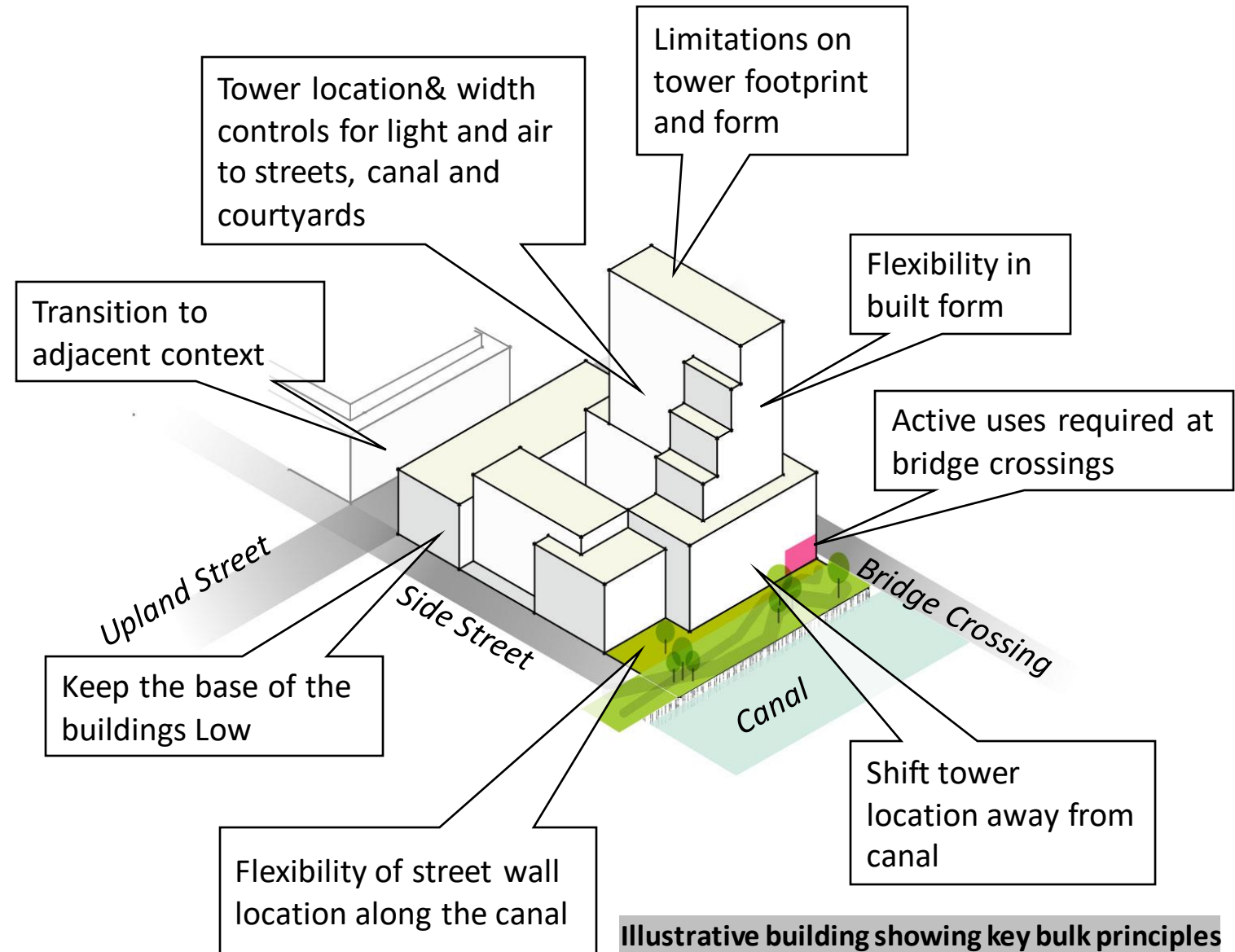


# Zoning Proposal

## Canal Corridor

### Proposed Envelopes:

- Crafted to support the urban design principles
- Respond to existing and proposed context
- Respond to specific site configurations
- Provide sufficient flexibility
- Work in harmony with proposed Waterfront Access Plan



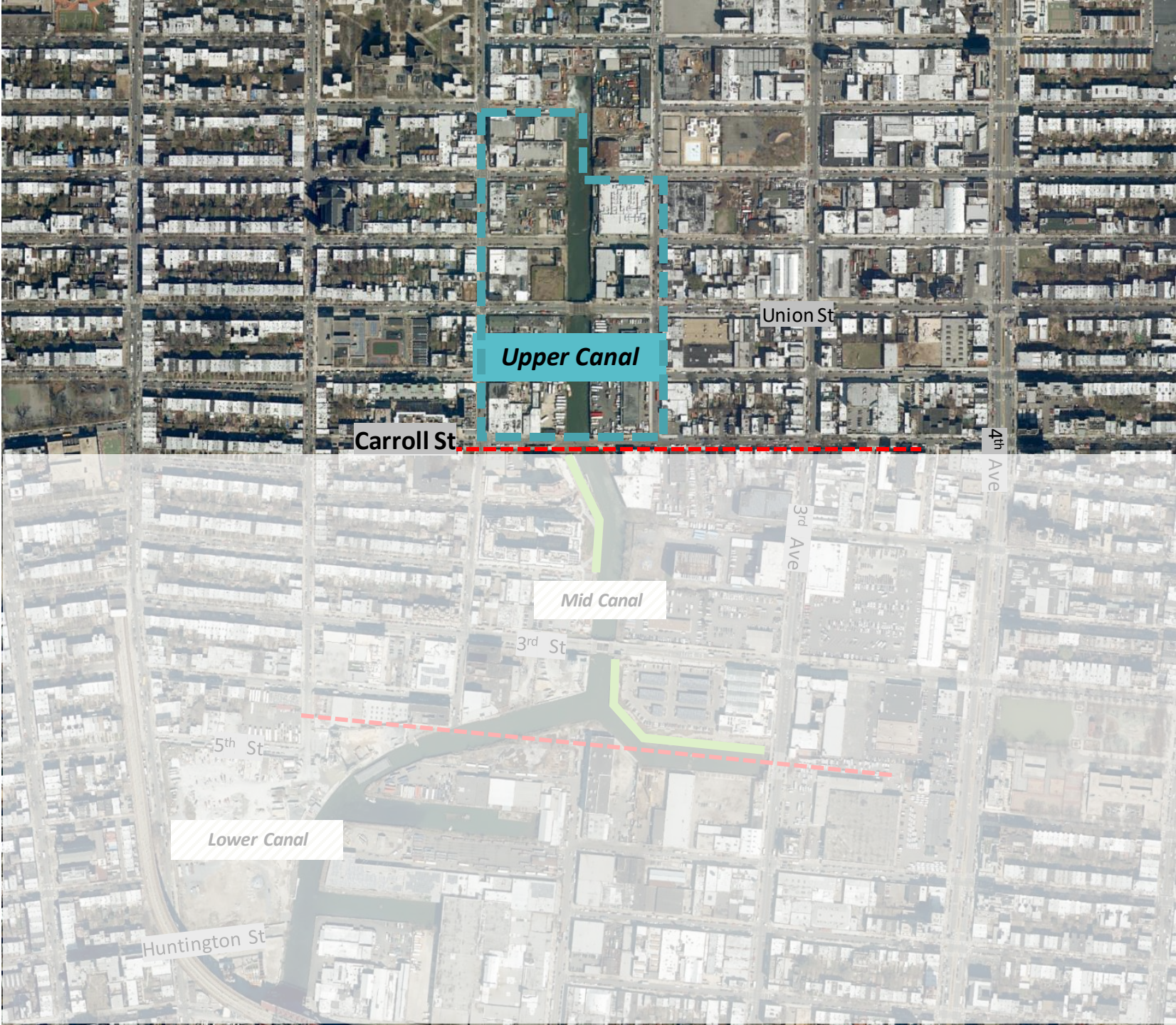


# Zoning Proposal

## Canal Corridor – Upper Canal

### Upper Canal

- Smaller and more regularly shaped blocks
- Surrounding streets are generally narrow



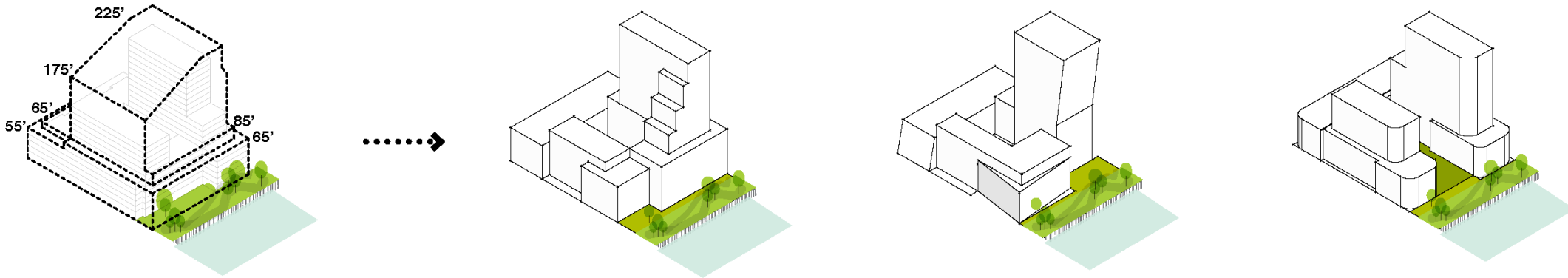


# Zoning Proposal

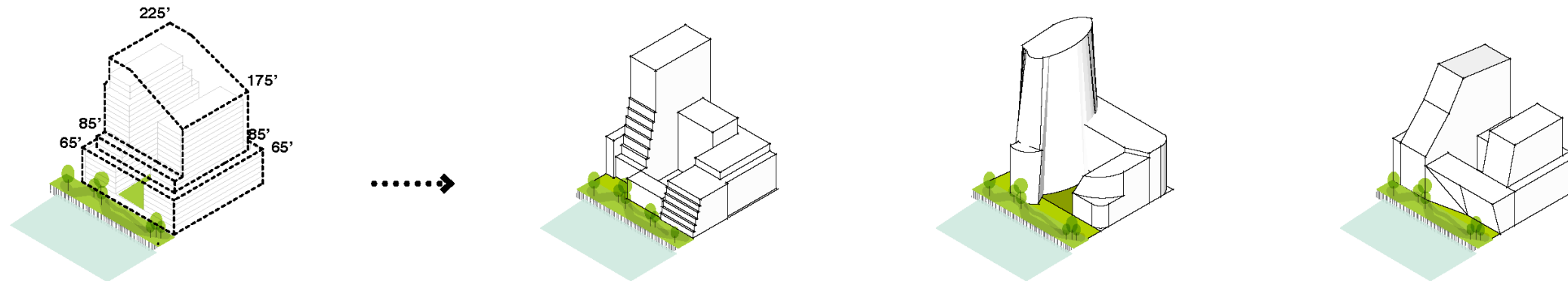
## Canal Corridor – Upper Canal

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

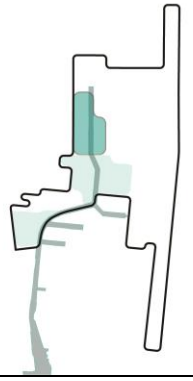
*Proposed envelopes along the western side of the canal (Bond Street)*



*Proposed envelopes along the eastern side of the canal (Nevins Street)*



*For illustrative purposes only*



### **Base Height:**

Bond Street: 55'  
Nevins Street: 65'  
Side Streets: 65'  
Canal: 65'

### **Max Height:**

Bond Street: 65'  
Nevins Street: 85'  
Side Streets: 85'  
Canal: 85'

### **Tower Heights:**

175-225'

### **Tower Setback:**

From SPW: 30'  
From Bond: 65'  
From Nevins: 30'



# Zoning Proposal

## Canal Corridor – Upper Canal

*For illustrative purposes only*



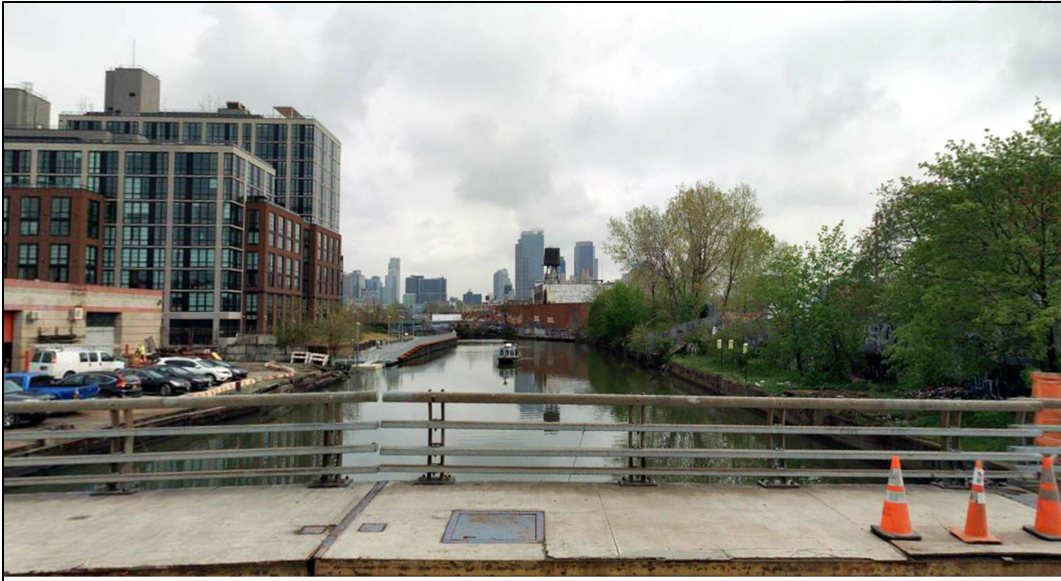


# Zoning Proposal

## Canal Corridor – Mid Canal

### Mid Canal

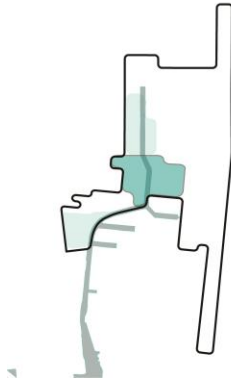
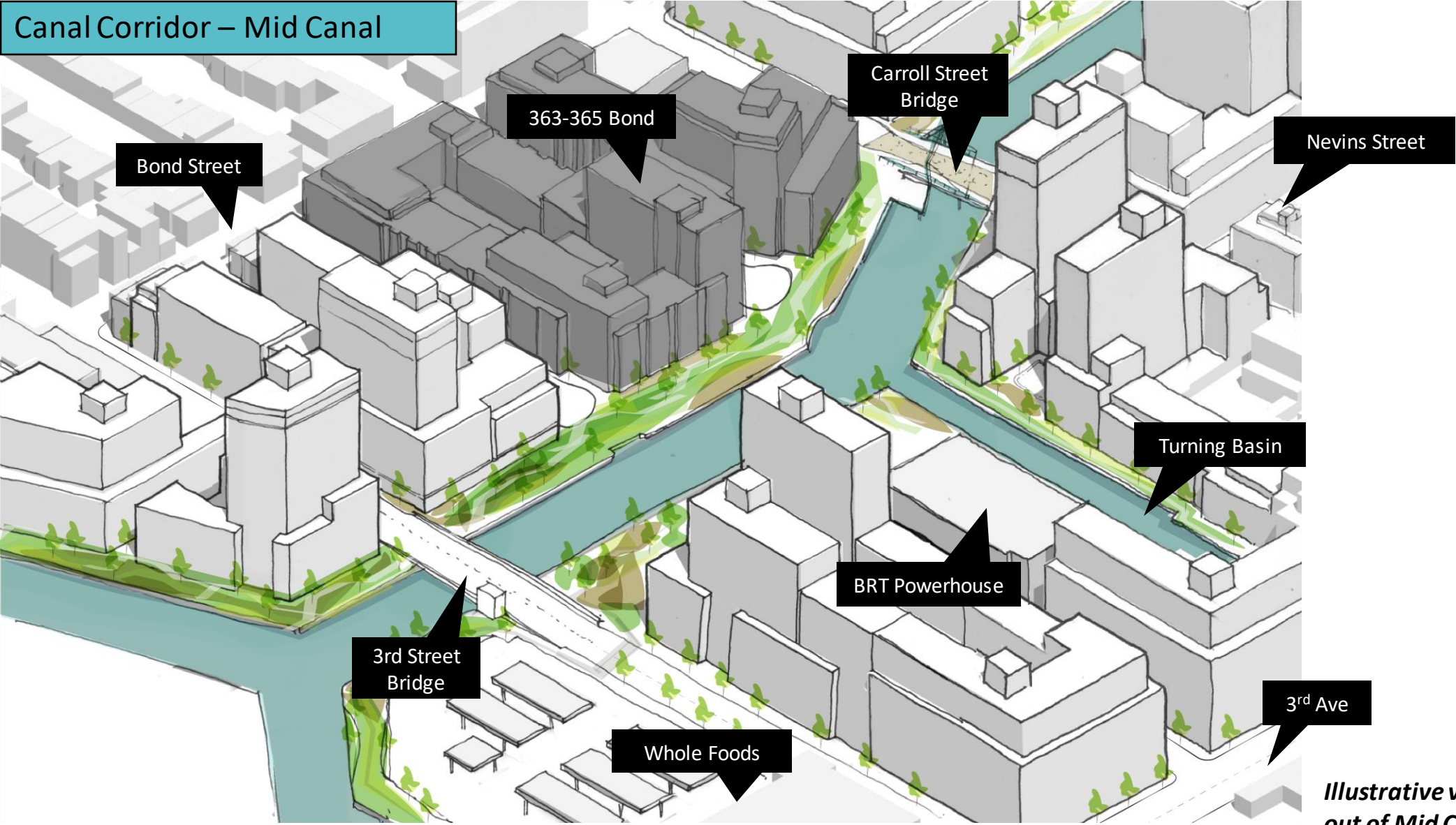
- Some irregular and larger blocks
- Most surrounding streets are narrow with the exception of 3<sup>rd</sup> street
- Canal turns within this portion





# Zoning Proposal

## Canal Corridor – Mid Canal

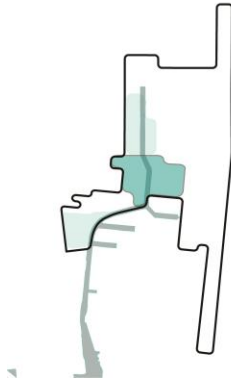
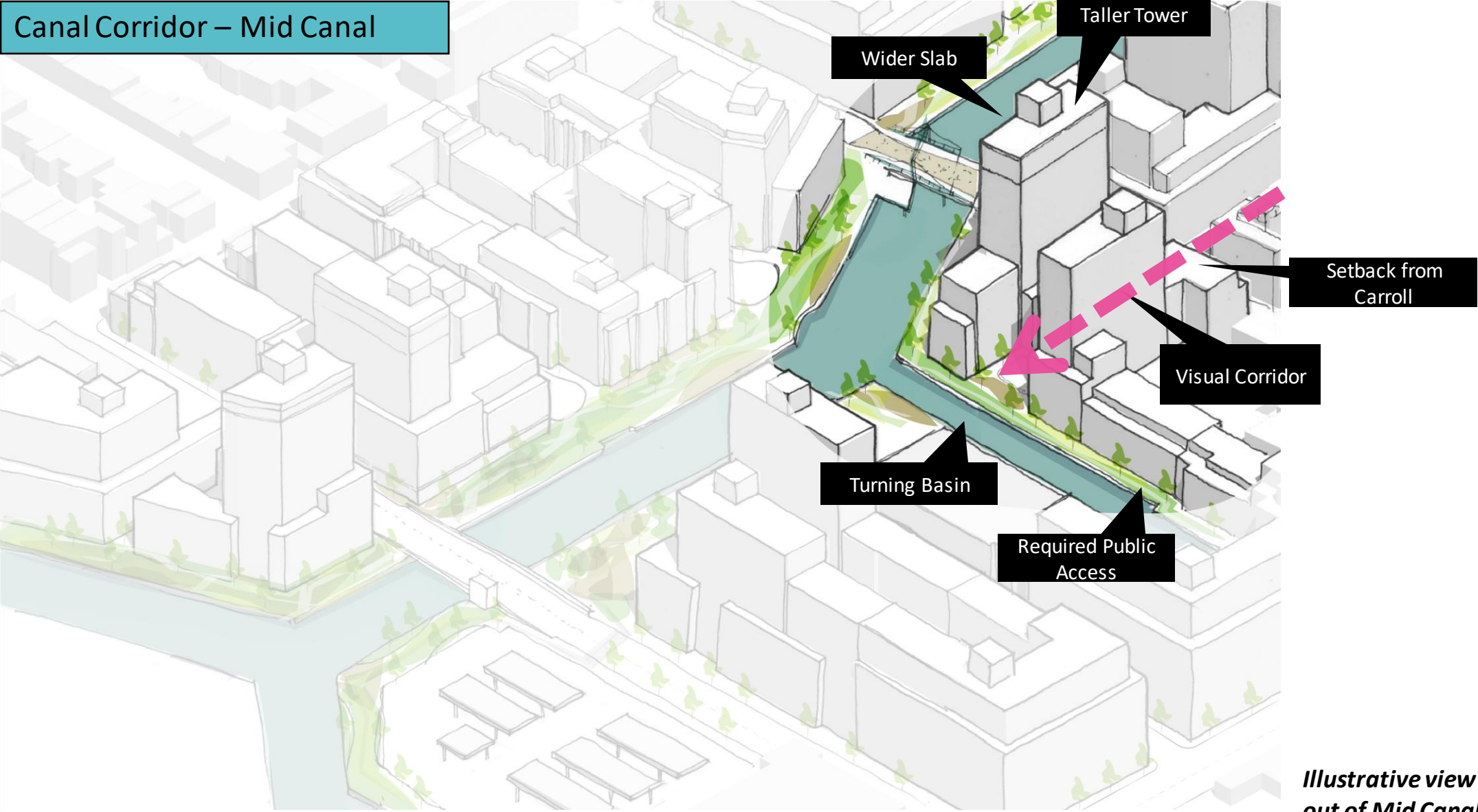


*Illustrative view of potential full build out of Mid Canal*



# Zoning Proposal

## Canal Corridor – Mid Canal

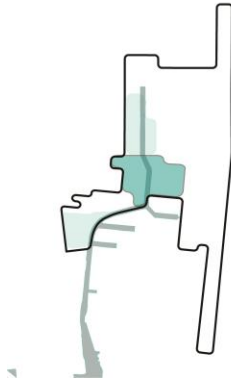
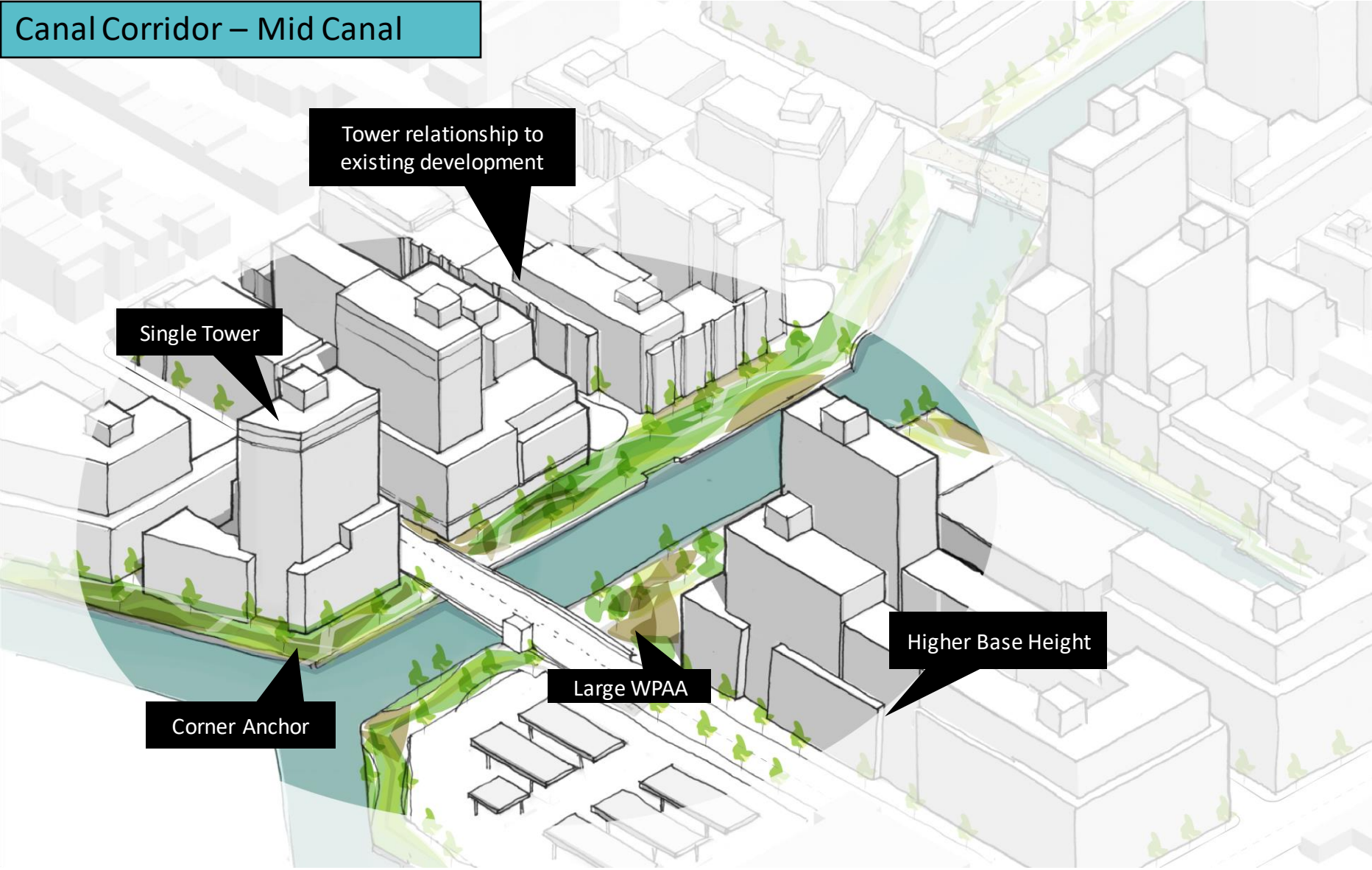


*Illustrative view of potential full build out of Mid Canal*



# Zoning Proposal

## Canal Corridor – Mid Canal

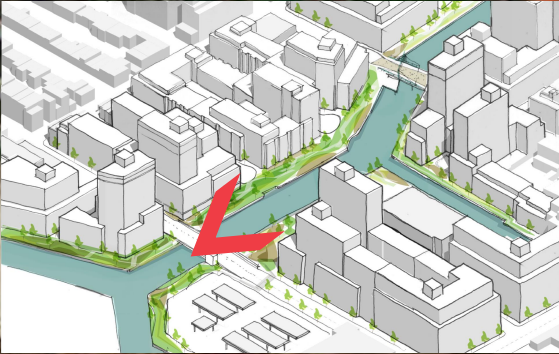


*Illustrative view of potential full build out of Mid Canal*



# Zoning Proposal

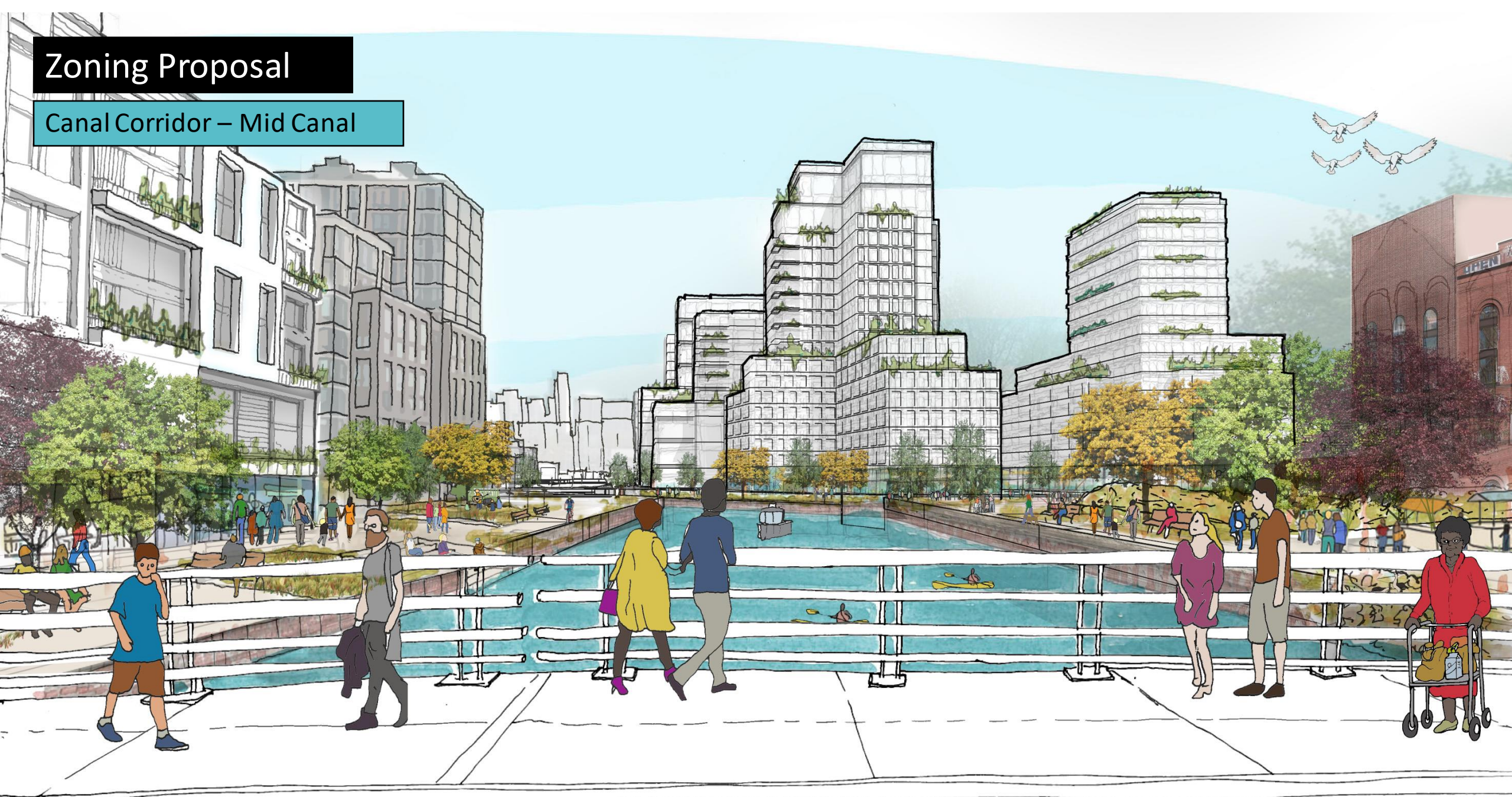
Canal Corridor – Mid Canal





# Zoning Proposal

## Canal Corridor – Mid Canal



*For illustrative purposes only*



# Zoning Proposal

## Canal Corridor – Lower Canal

### Lower Canal

- Consists of two of the largest and deepest waterfront properties, one is city owned (aka Public Place)
- Cut off from Carroll Gardens by the elevated rail along Smith Street

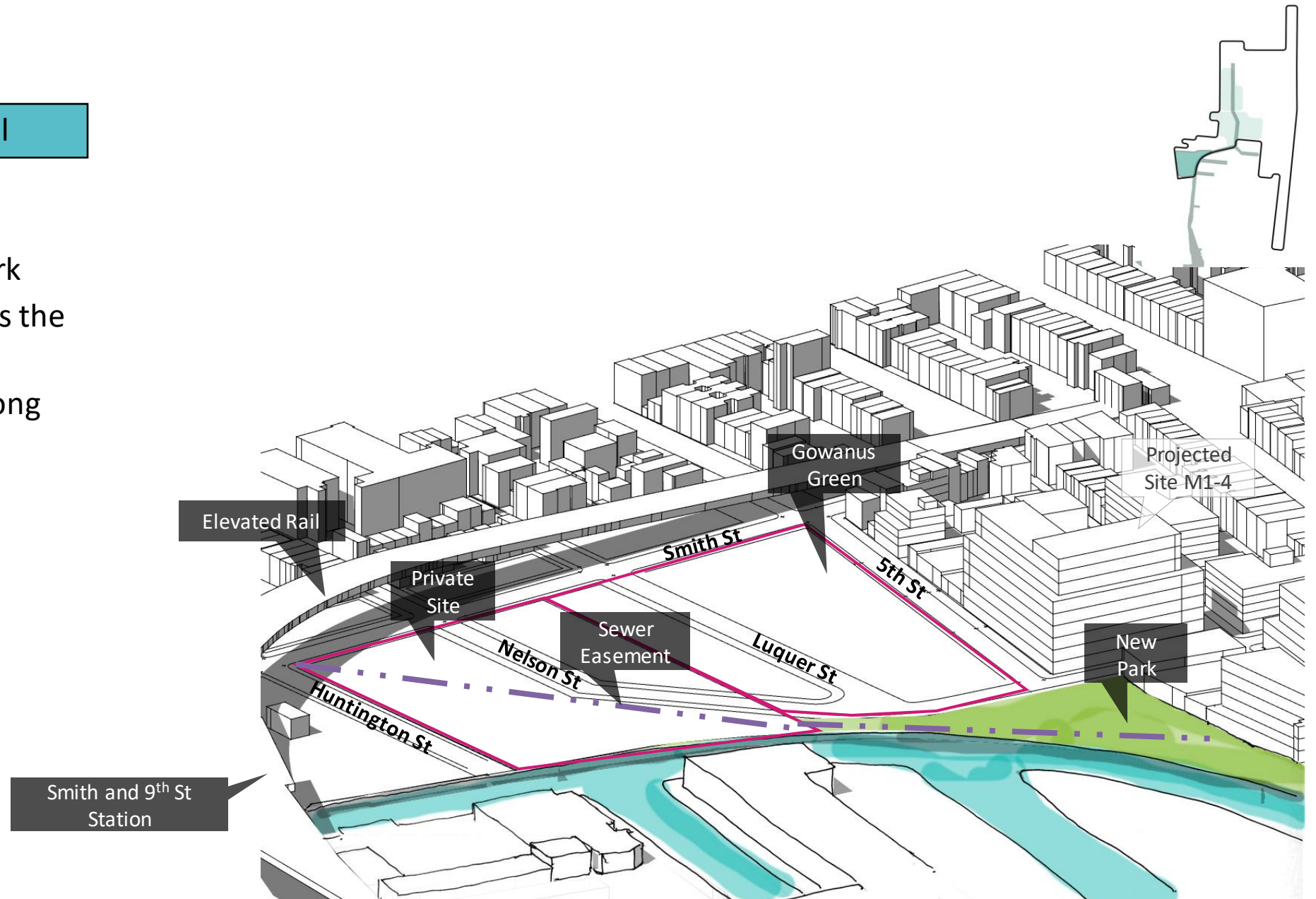




# Zoning Proposal

## Canal Corridor – Lower Canal

- Only city-owned site
- 1.5 Acre new mapped park
- Sewer Easement traverses the private site
- Elevated rail slopes up along Smith Street



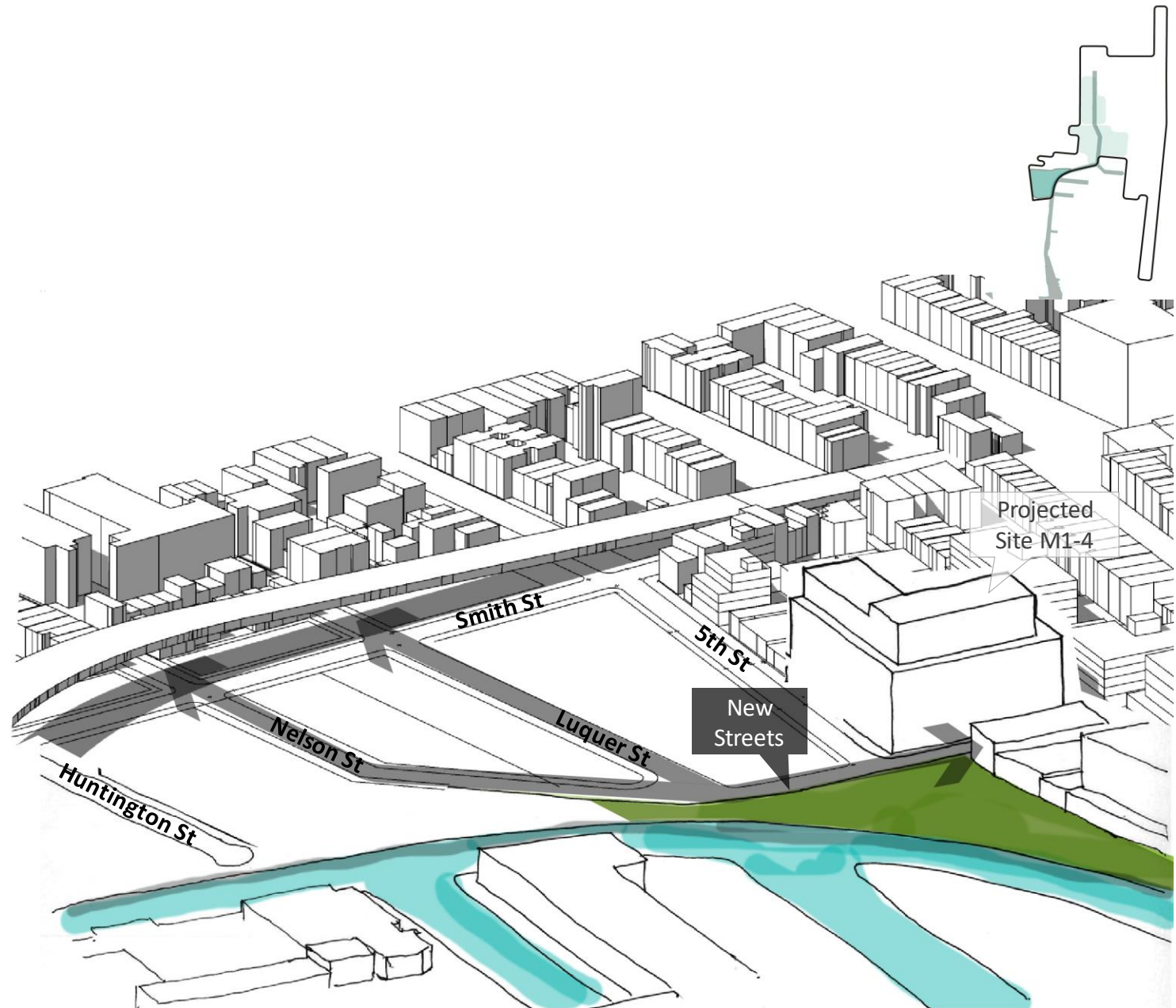


# Zoning Proposal

## Canal Corridor – Lower Canal

Proposed mapped streets:

- Luquer Street
- Hoyt Street
- Nelson Street



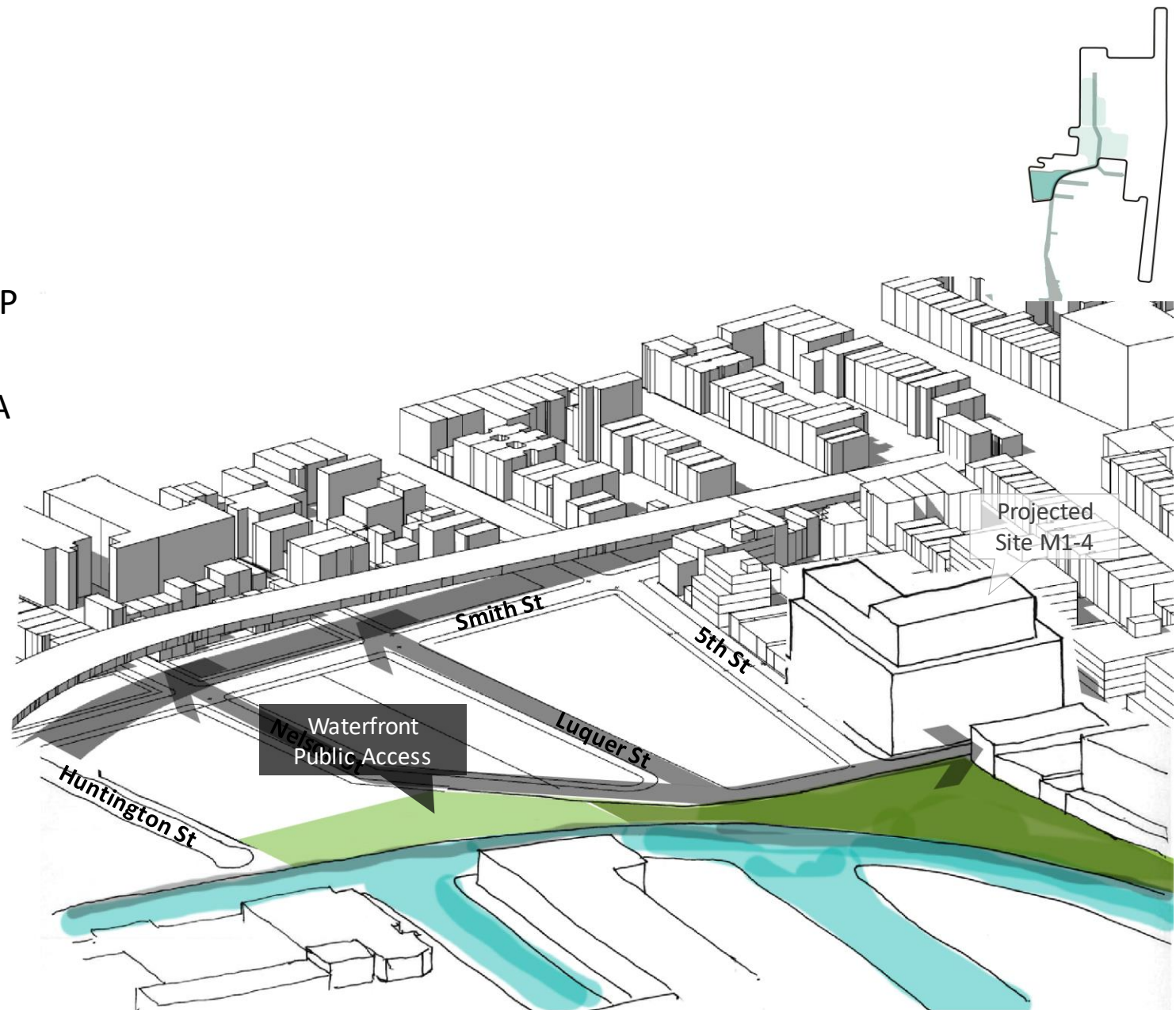


# Zoning Proposal

## Canal Corridor – Lower Canal

### Future Waterfront Public Access:

- Will be required as part of the Gowanus WAP
- Will connect to the future park
- Will likely be deeper than 40' due to an SPAA requirement



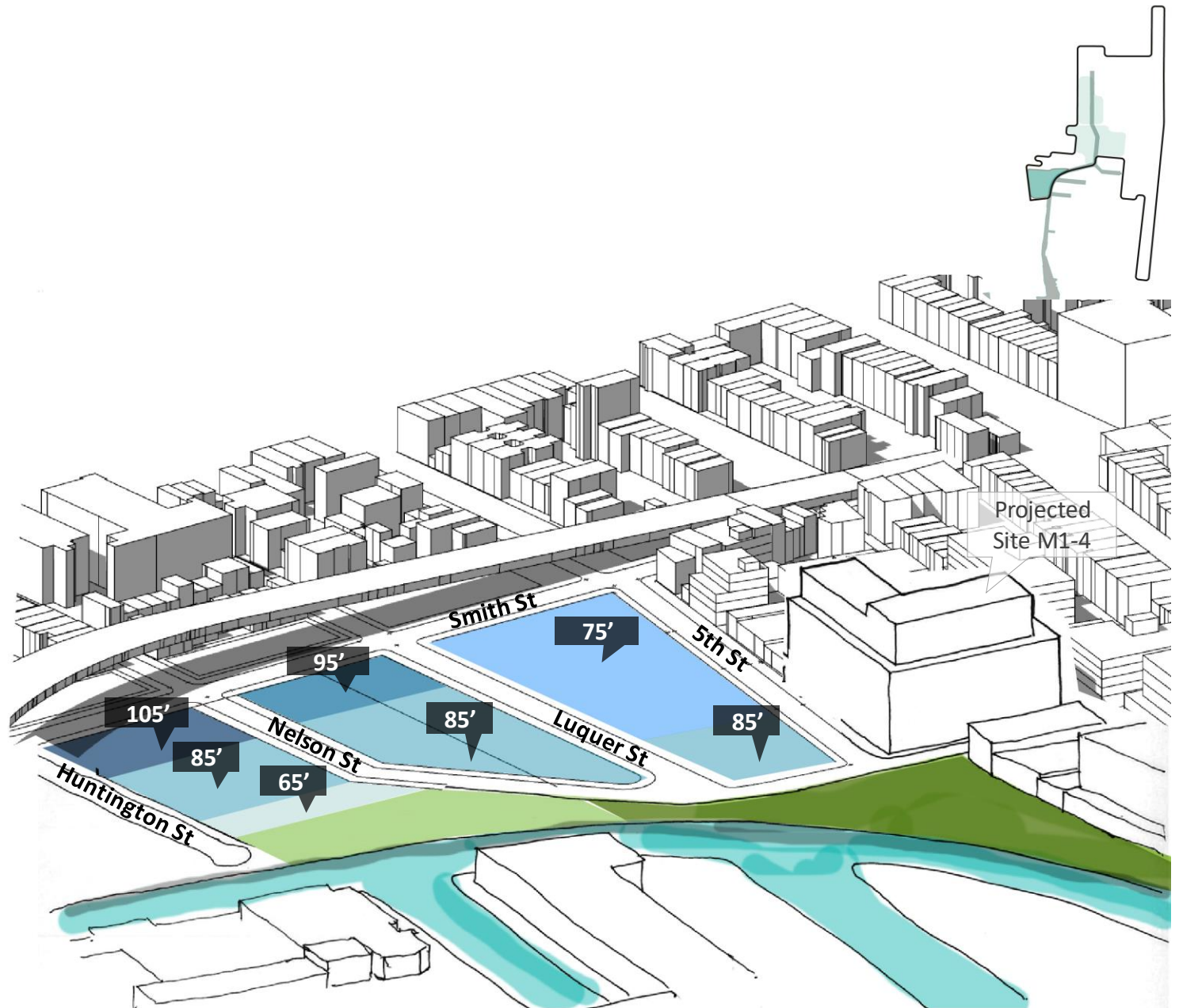


# Zoning Proposal

## Canal Corridor – Lower Canal

### Base heights:

- 75'-105' along Smith Street
- 85' towards the mapped streets along the waterfront
- 65' along the Shore Public Walkway



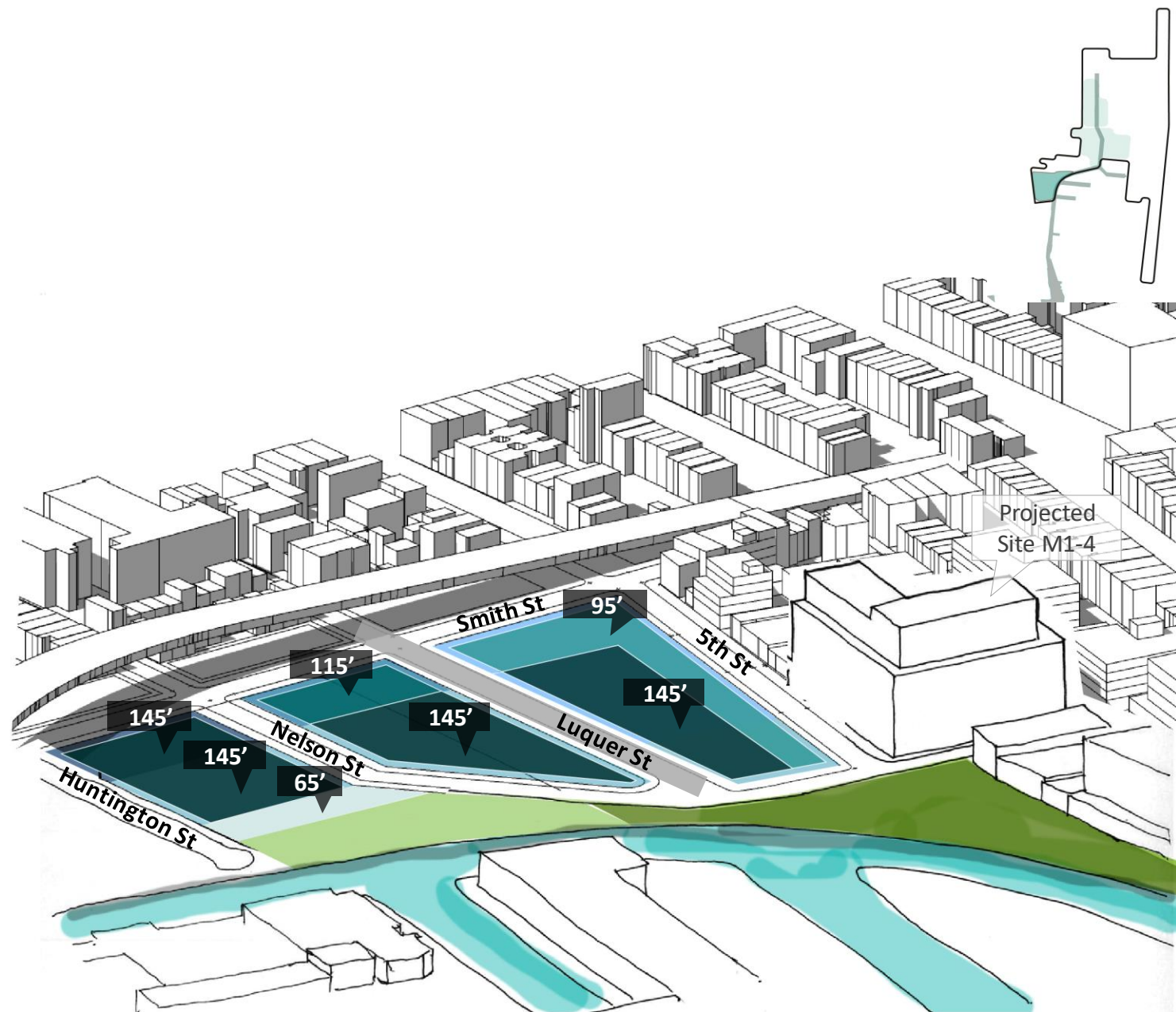


# Zoning Proposal

## Canal Corridor – Lower Canal

Transition heights:

- 95'-115' along Smith Street
- 95' along 5<sup>th</sup> Street
- 145' in all other areas





# Zoning Proposal

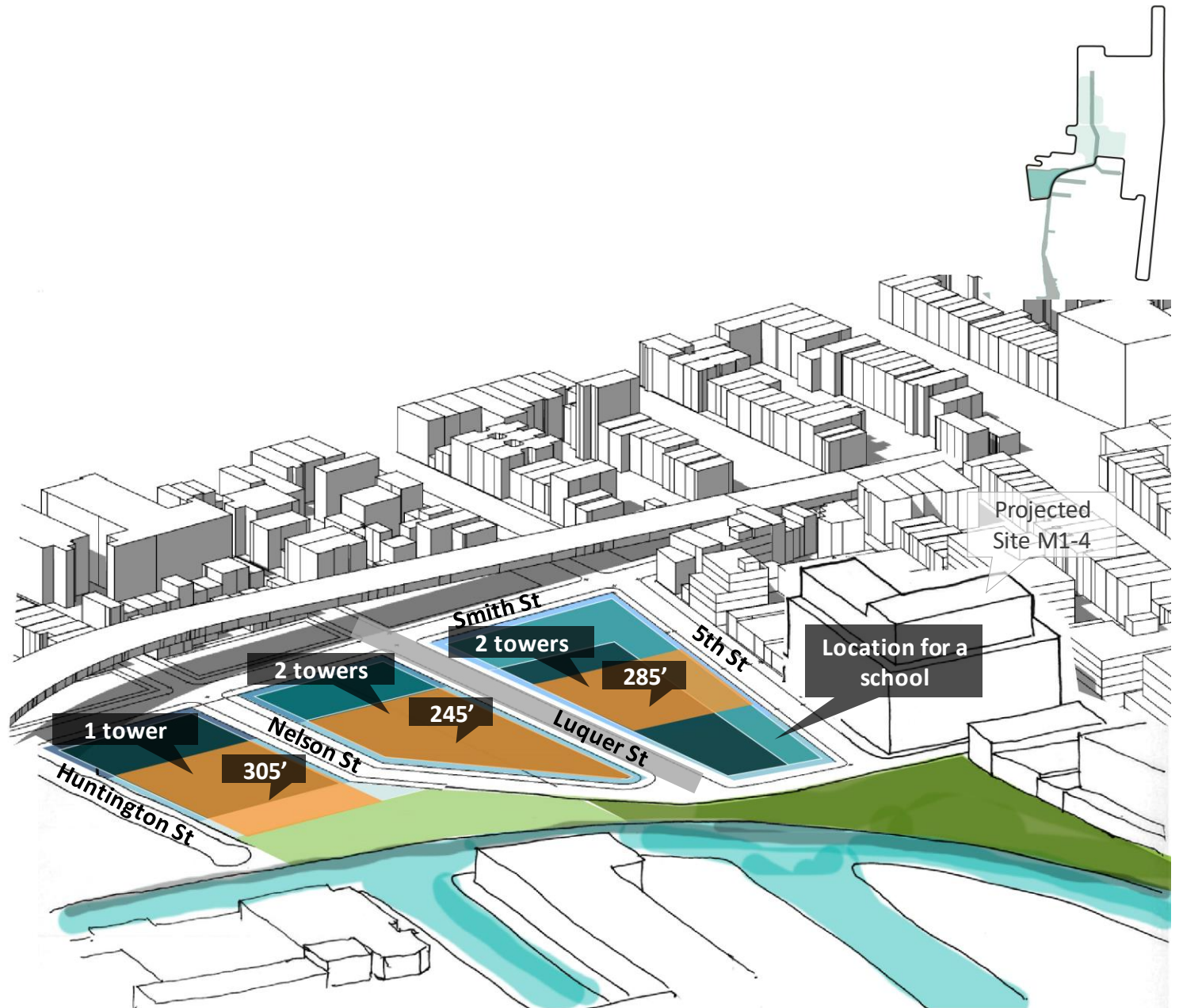
## Canal Corridor – Lower Canal

### Tower heights:

- Northern block: 2 towers up to 285'
- Middle block: 2 towers up to 245'
- Southern block: 1 tower up to 305'

### Tower locations:

- Northern block: mid block
- Middle block: towards the water
- Southern block: towards the water



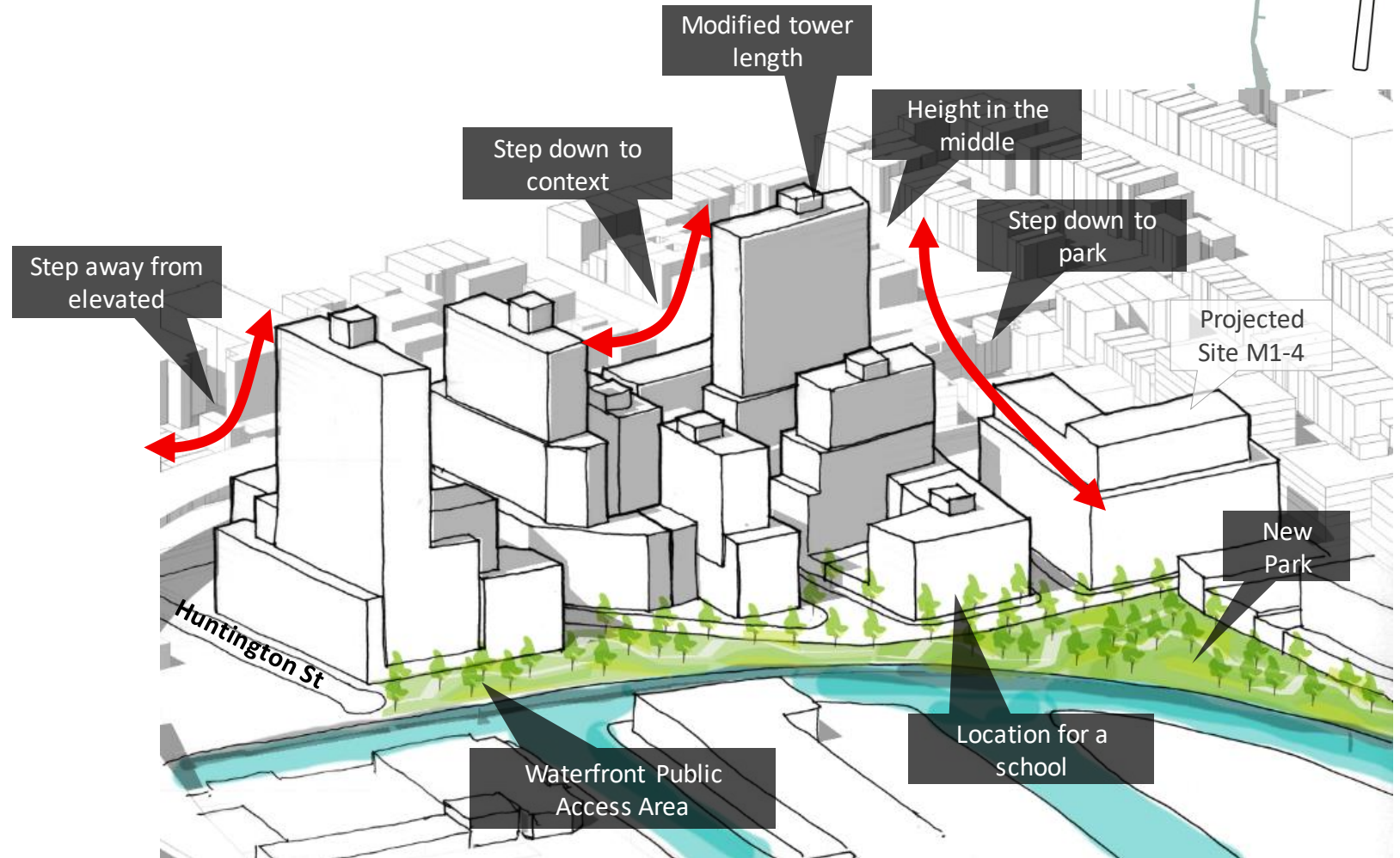


# Zoning Proposal

## Canal Corridor – Lower Canal

### Envelope Principles:

- Step down to Smith Street and away from Elevated
- Step down to Park
- Relate to slope of elevated rail
- Accommodate a site for school fronting the park
- Maintain key setbacks from side streets and waterfront



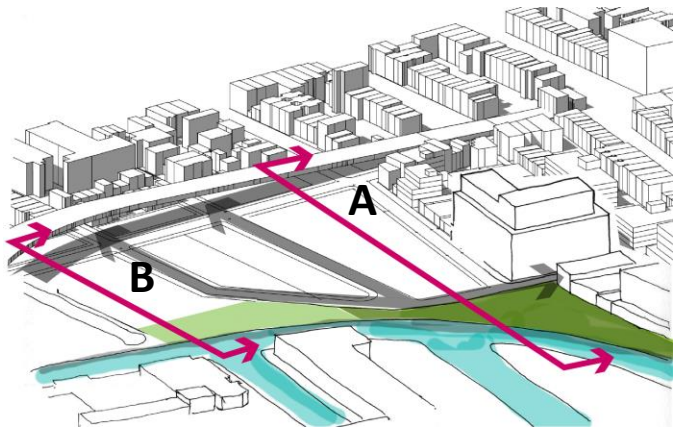
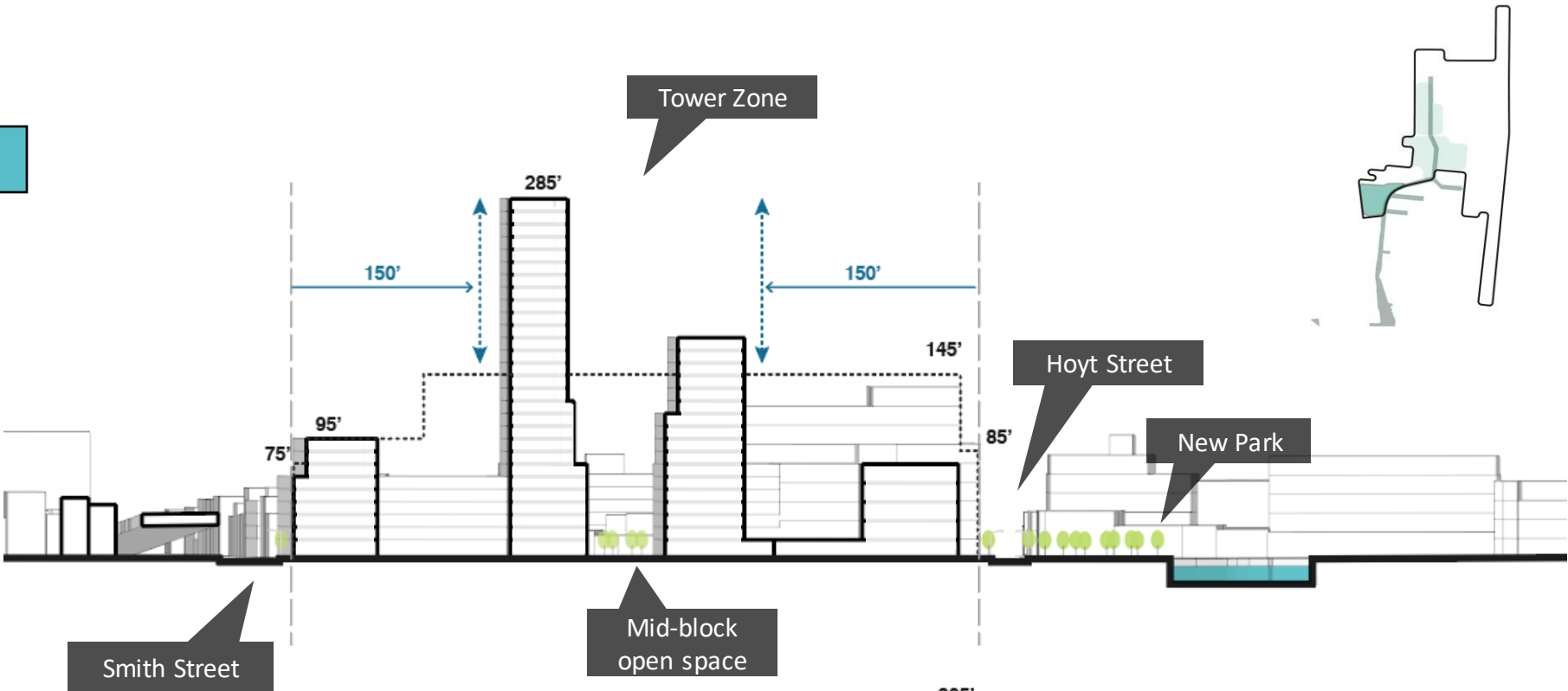
*Illustrative view of potential full build out of Lower Canal*



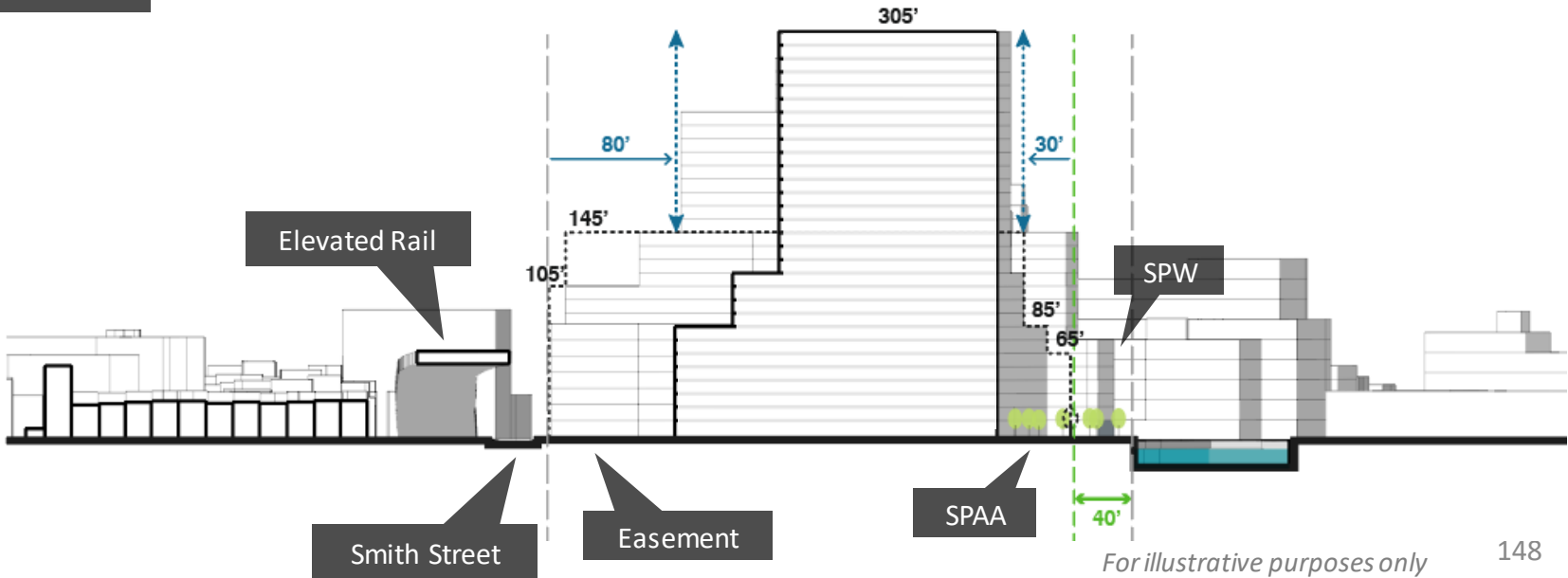
# Zoning Proposal

## Canal Corridor – Lower Canal

A



B







Gowanus Green



# Lower- Canal: City-Owned Site

## Gowanus Green

### Context:

- City-owned site
- Brownfield, National Grid is remediating
- Currently vacant
- F/G stations at Carroll Street & Smith/9th Street





# Gowanus Green Project History

## Gowanus Green

- 5.8-acre City-owned site
- Only City-owned affordable housing site in Brooklyn CD 6
- 2007 - HPD released a Request for Proposals to develop mixed-use, mixed-income affordable housing
- 2008 – HPD selected current development team for a project called Gowanus Green (Approx. 775 homes, 75% affordable and 25% market-rate)
- Also 2008 - Gowanus Canal nominated to be designated a Superfund site.
- 2010 - EPA designated Canal a Superfund site

***Development team has remained actively engaged in site planning with the City since 2008***



Gowanus Green 2008



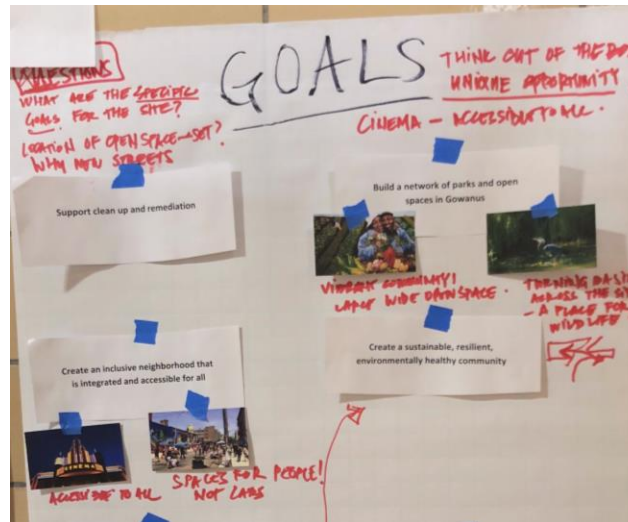
# Site Goals

## Gowanus Green

Presented for feedback at HPD/DCP at Community Workshop - November 1, 2018

### Topics Covered:

- Community goals and priorities
- Site massing
- Open space programming



Public Place Community Workshop, November 1, 2018



# Lower- Canal: City-Owned Site

## Gowanus Green

### Project Goals:

1. Create a **sustainable**, resilient, environmentally **healthy** community
2. Support clean up and **remediation**
3. Create and preserve **affordable housing** for all people, especially those with the lowest incomes
4. Build a network of **parks** and open spaces in Gowanus
5. Create an **inclusive** neighborhood that is integrated and accessible for all
6. Support community and economic development for a **thriving neighborhood**





# Lower- Canal: City-Owned Site

## Gowanus Green

### Project program:

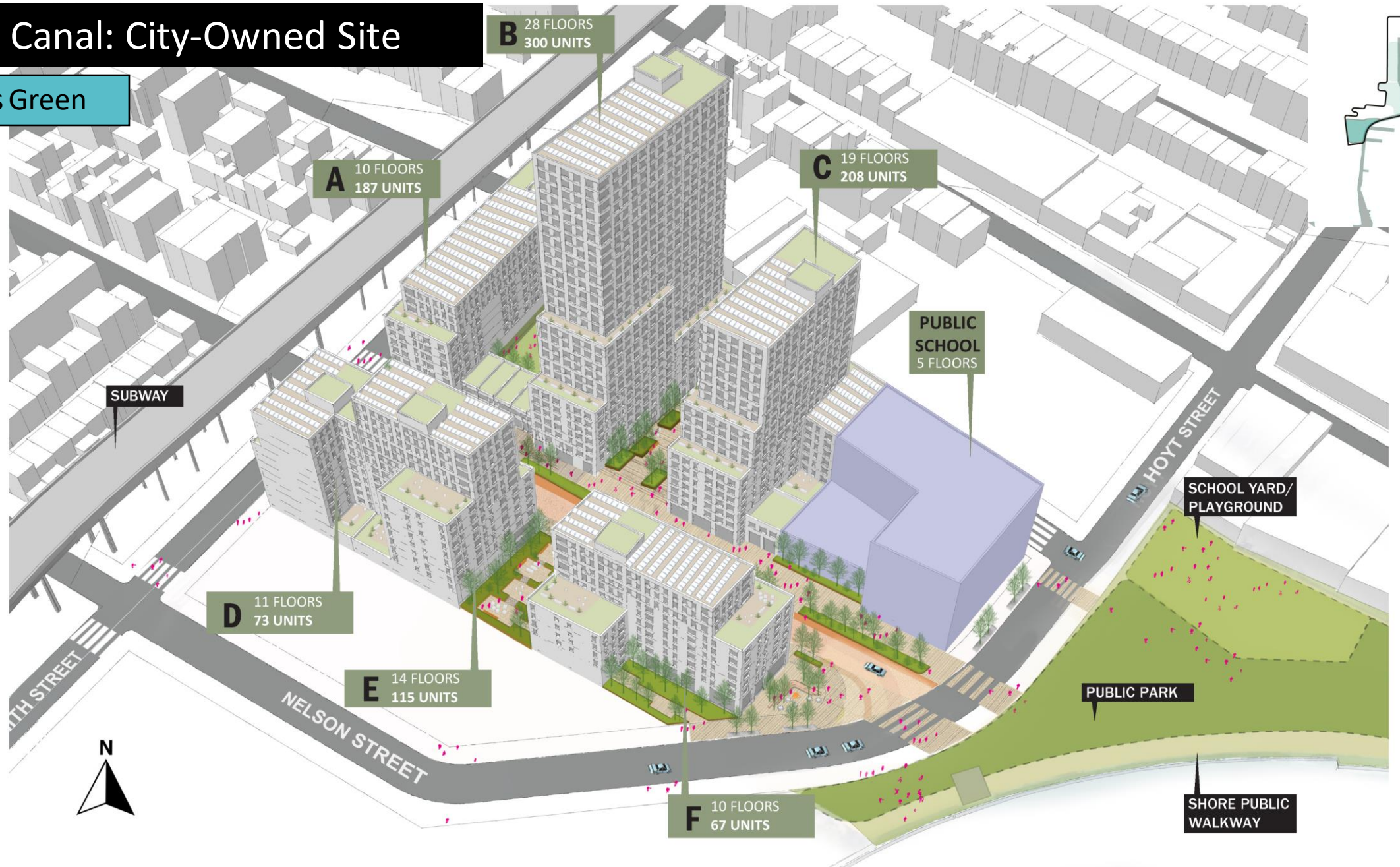
- ~950 Affordable housing units
- ~500 -seat School
- ~36,500 SF of Community Facility, Commercial & Retail Space
- No required parking spaces





# Lower- Canal: City-Owned Site

Gowanus Green





# Lower- Canal: City-Owned Site

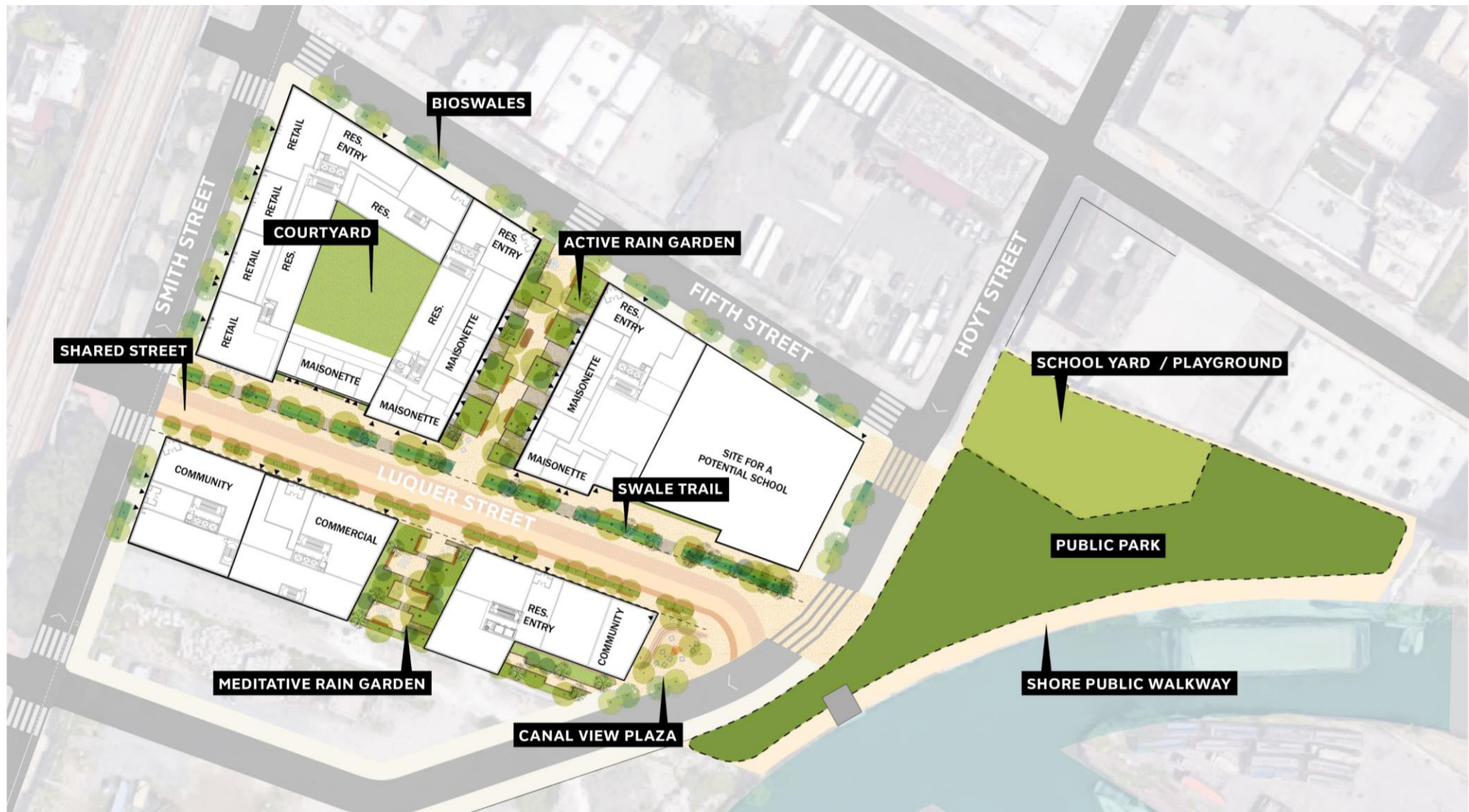
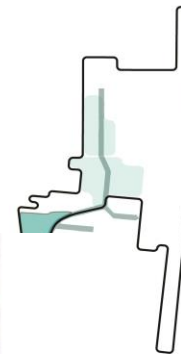
Gowanus Green





# Lower- Canal: City-Owned Site

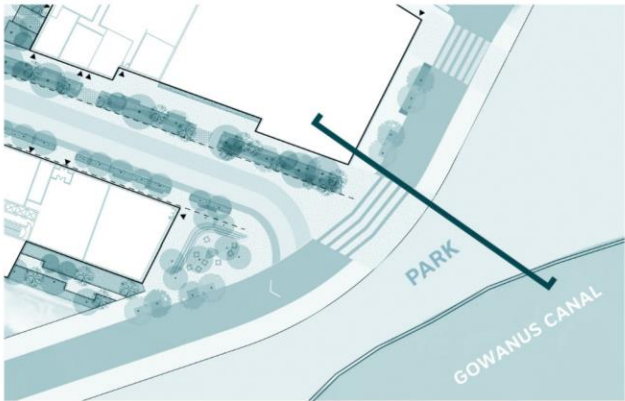
Gowanus Green





# Lower- Canal: City-Owned Site

Gowanus Green



Building-scale

Site-scale Grading

BUILDING FLOOR  
EL. +17.0

EL. +11.0  
DESIGN FLOOD  
ELEVATION  
REQUIRED BY  
NYC DEPARTMENT  
OF BUILDINGS  
CODE

SIDEWALK  
APPROX. EL. +16.5

HOYT ST  
APPROX. EL. +16.0

SIDEWALK

PARK  
AVERAGE EL. +12.5

BULKHEAD HEIGHT  
VARIES [EL. +8.0 - 12.0]

2100 [EL. +16.25]  
2050 [EL. +12.50]  
2020 [EL. +10.00]

2020 MHW [EL. +1.96]  
2020 MLW [EL. -2.57]





# Lower- Canal: City-Owned Site

Gowanus Green

View along proposed extension of Luquer Street

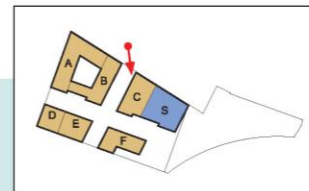




# Lower- Canal: City-Owned Site

Gowanus Green

View from 5<sup>th</sup> Street looking South East





# Zoning Proposal

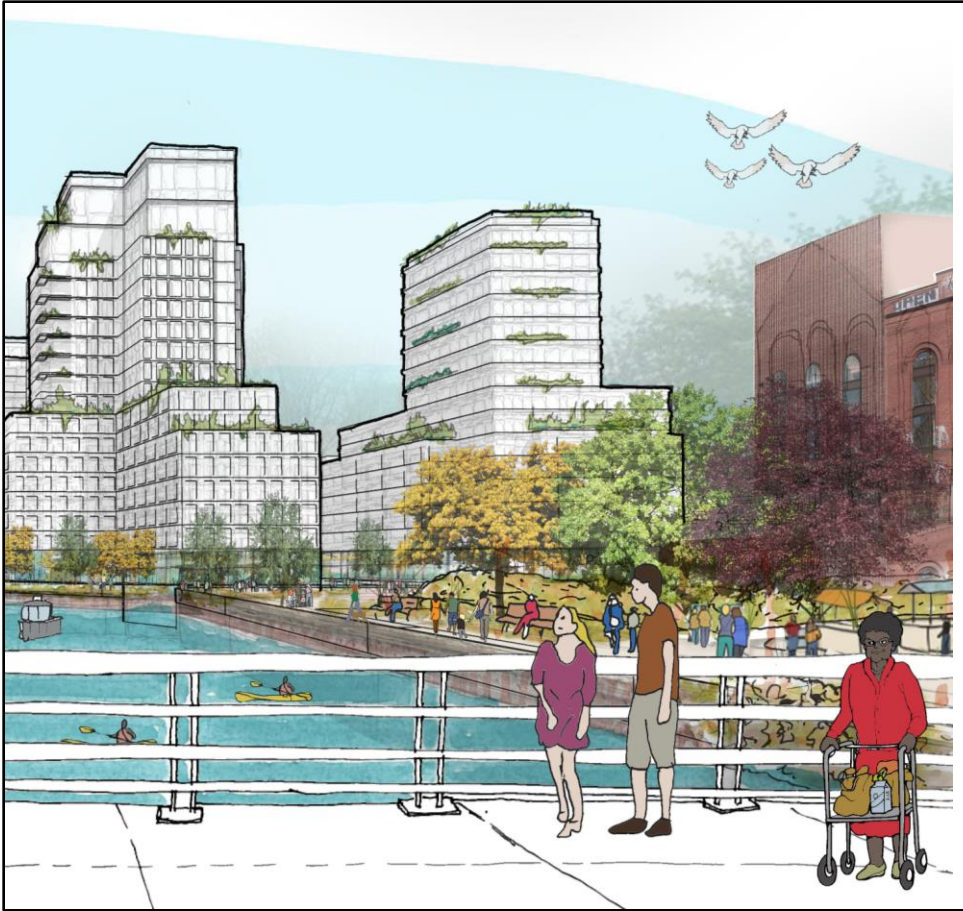
## Gowanus Green & Canal Corridor



Gowanus Green Park



Union Street Bridge



3<sup>rd</sup> Street Bridge



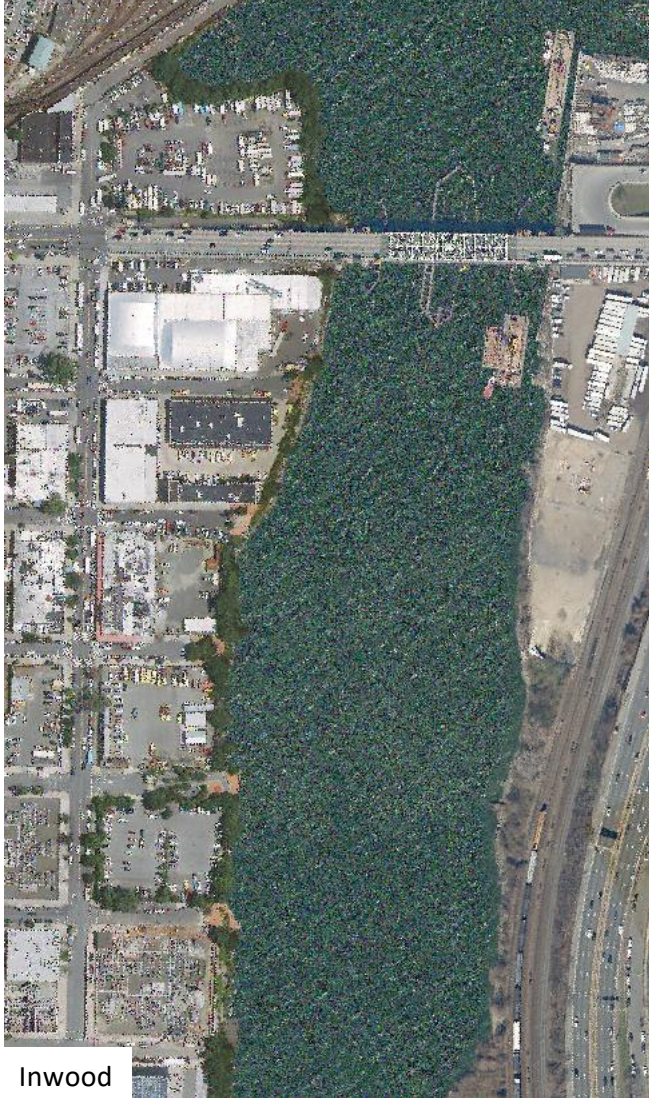


# Waterfront Access Plan



# Waterfront Access Plan

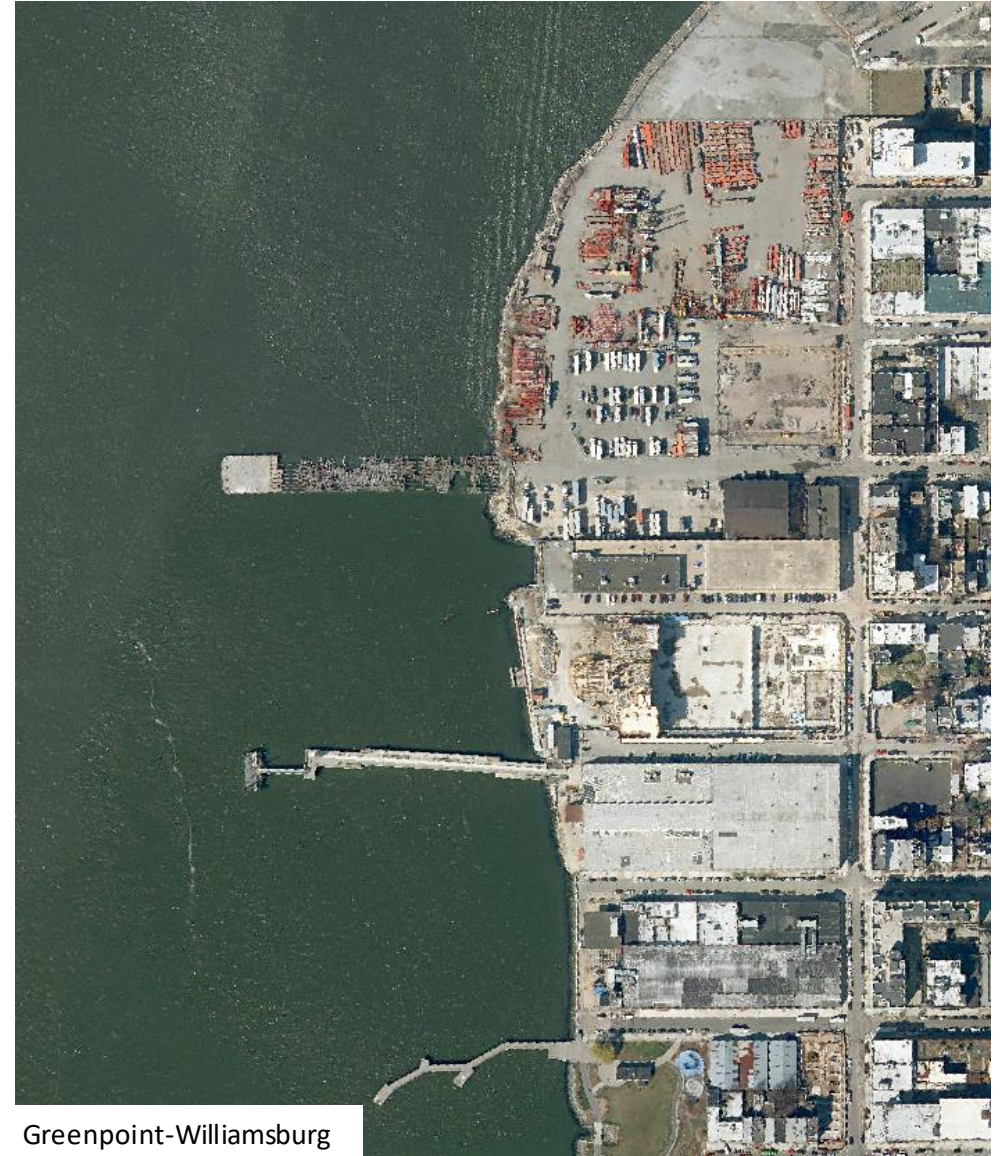
*Respond to the Canal's unique built context and scale*



Inwood



Gowanus



Greenpoint-Williamsburg



# Waterfront Access Plan

*Consider relationship to the Canal and to future developments across the Canal*





# Waterfront Access Plan

*Respond to distinctive neighborhood characteristics*





# Waterfront Access Plan

## Guiding Principles

- Adapt existing waterfront zoning to better suit the unique character of the Gowanus Canal and **facilitate a variety of design outcomes**
- Allow for design flexibility to address **site-planning challenges in flood zones**
- Incentivize strategies that **provide ecological benefits**
- Plan for **sea-level rise adaptation** to protect against long-term daily tidal flooding



# Waterfront Access Plan

## The Vision

*Social spaces and program*



*Active edges and recreation*



*Passive open space*



*Natural and resilient edges*



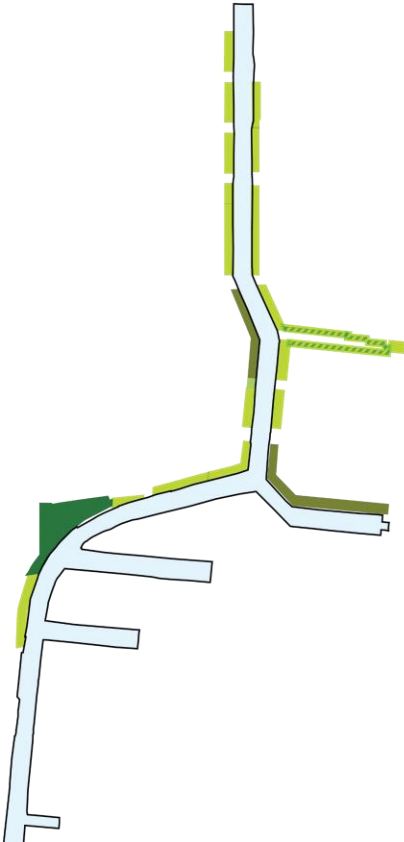


# Waterfront Access Plan

## Scales of Applicability

### *Canal -scale*

Ensure a cohesive public realm experience



### *Parcel -specific*

Tailor requirements to location-specific conditions and adjacencies



### *Site -scale*

Provide site planning flexibility while ensuring a vibrant building edge condition



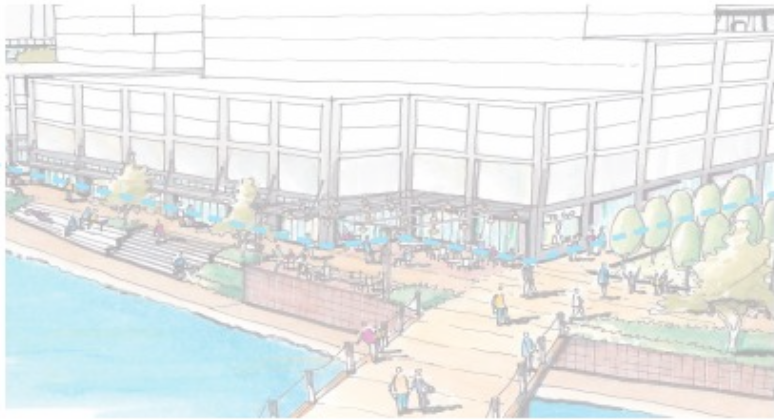


# Waterfront Access Plan

## Flood Resiliency

### Buildings:

Flexible bulk regulations, in conjunction with additional relief provided by *Zoning for Coastal Flood Resiliency*, will ensure that buildings are able to meet the flood resilient construction standards



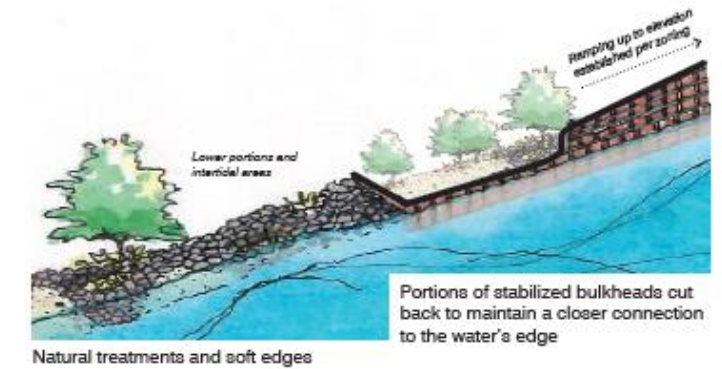
### The Public Realm:

The Gowanus Waterfront Access Plan would facilitate site-scale resiliency strategies, while ensuring a vibrant public realm.



### The Shoreline:

The Gowanus Waterfront Access Plan would address daily tidal inundation expected with future sea-level rise.



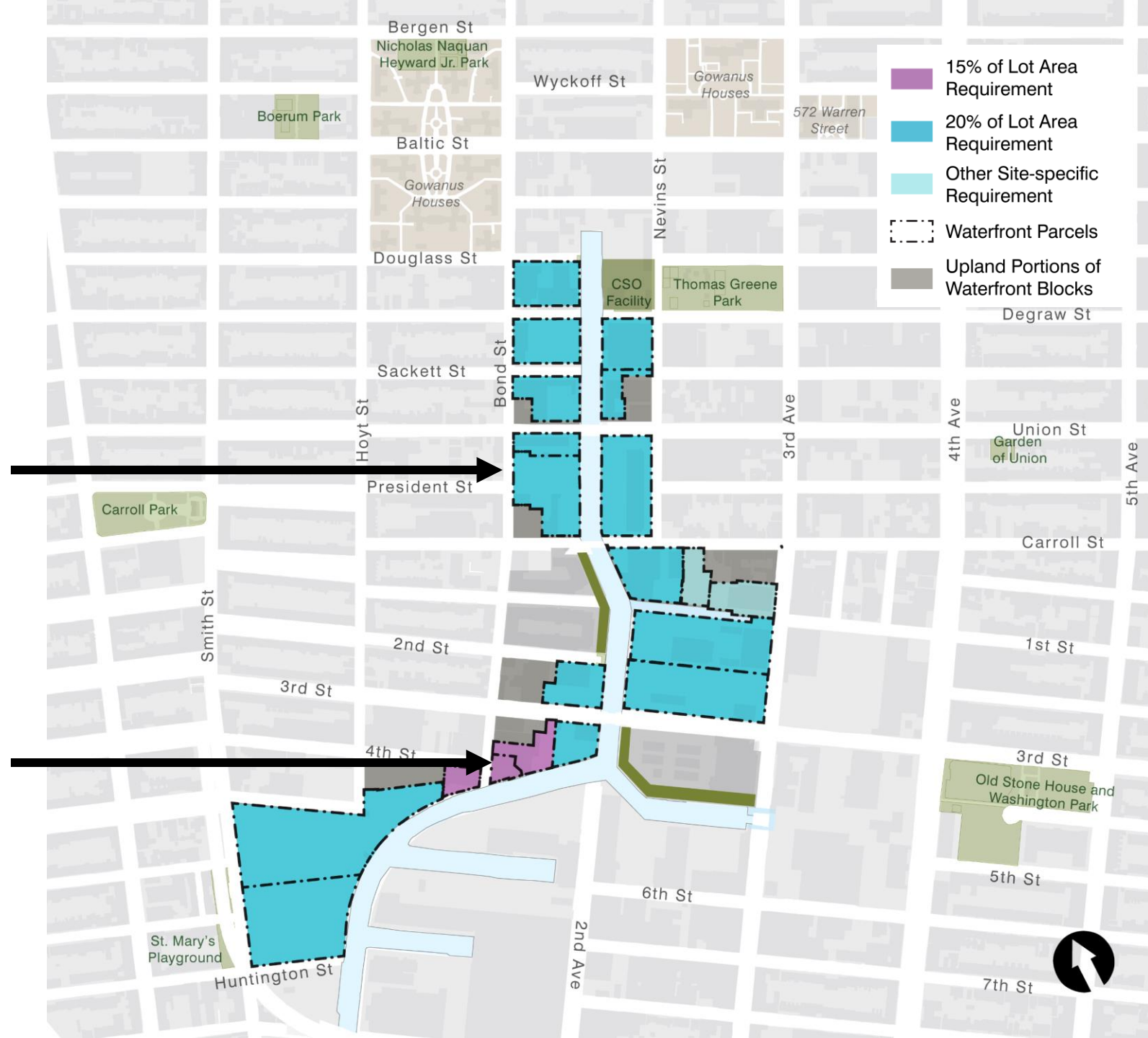


# Waterfront Access Plan

## Public Access Requirement

**For Canal sites with an FAR of 5.0:**  
**20% of Lot Area is required as WPAA**

**For Canal Sites with an FAR of 3.0:**  
**15% of Lot Area is required as WPAA**





# Waterfront Access Plan

## Public Access Elements: *Shore Public Walkway*

### Shore Public Walkways:

Create a continuous path along the water





# Waterfront Access Plan

## Public Access Elements: *Upland Connections and Visual Corridors*

- Upland connections at prolongation of the street grid
- Visual corridors to the Canal
- Visual access to 1<sup>st</sup> Street Turning Basin





# Waterfront Access Plan

## Public Access Elements: *Supplemental Public Access Areas*

- Over half of the sites along the Canal would have required Supplemental Public Access Areas (SPAA)
- SPAA must be located adjacent to a street end or along a SPW -> maximizing open areas
- Requires same amenities as the SPW (planting, seating, lighting, etc.)



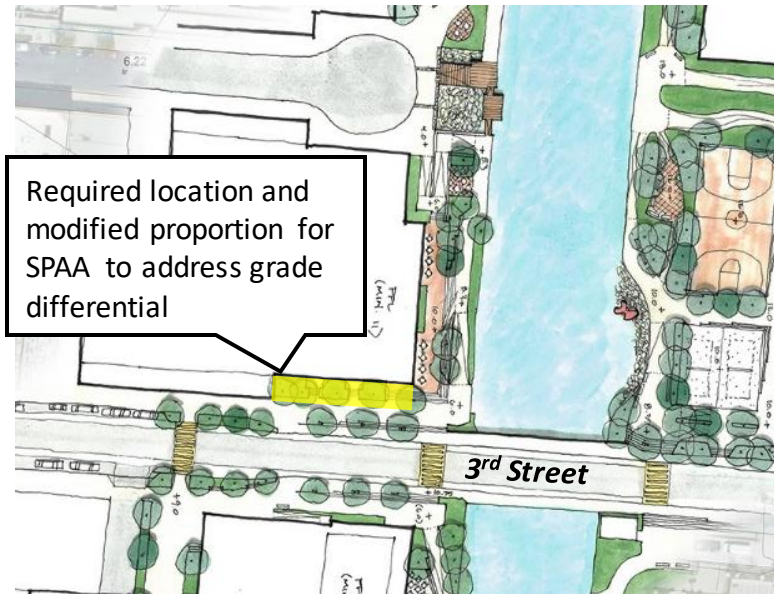
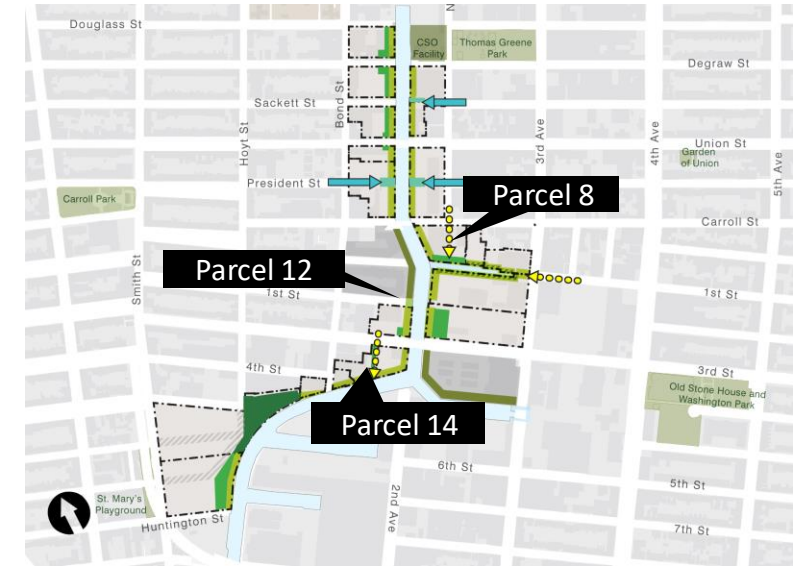


# Waterfront Access Plan

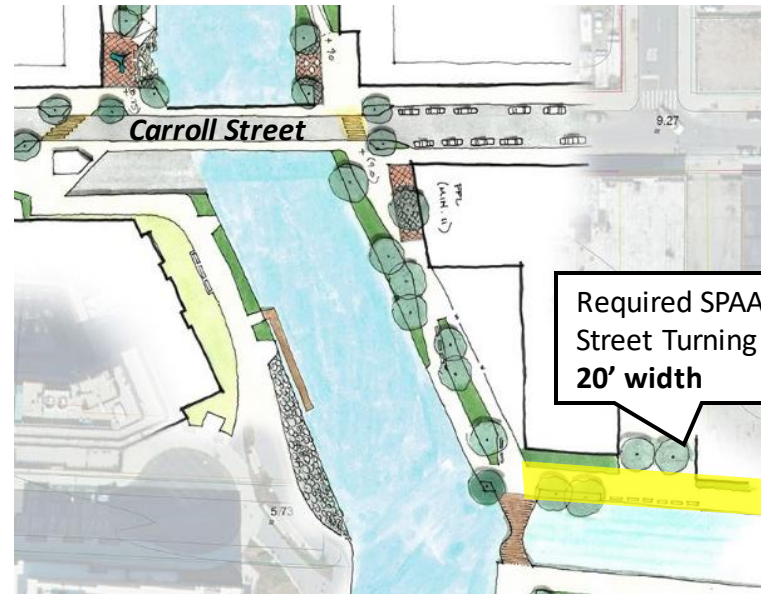
## Public Access Elements: *Supplemental Public Access Areas*

### Parcel-Specific SPAA requirements

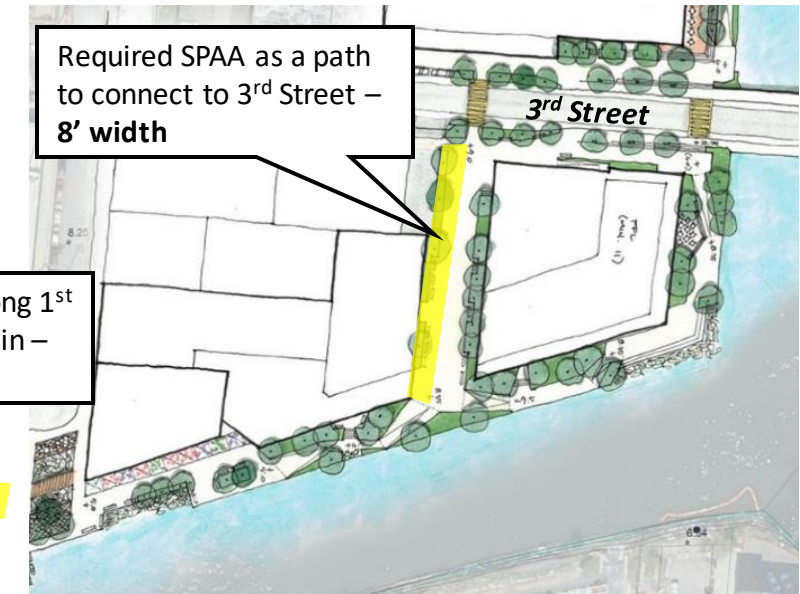
Modify location and proportion requirements for SPAAs to allow for flexibility with placement based on unique site conditions



Parcel 12



Parcel 8



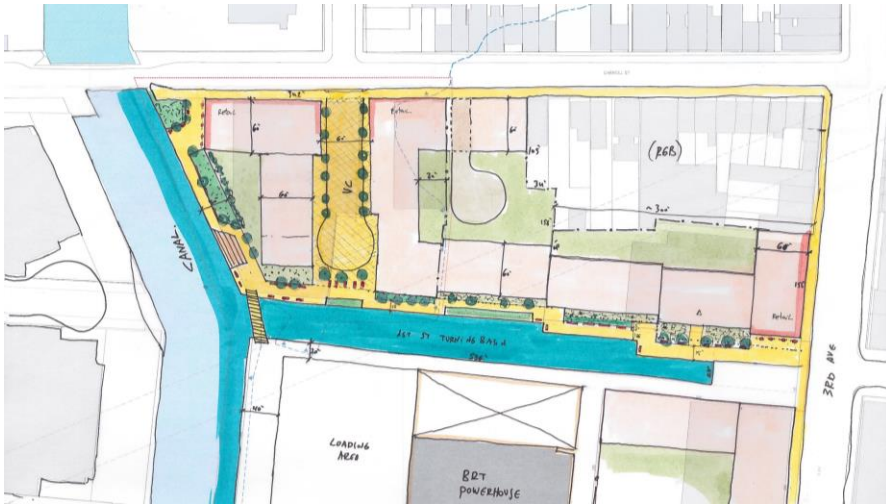
Parcel 14



# Waterfront Access Plan

## Public Access Elements: *First Street Turning Basin*

- Excavated and restored as part of the superfund cleanup - 50 feet wide
- Required access: 20' width
- Design requirements similar to Shore Public Walkways

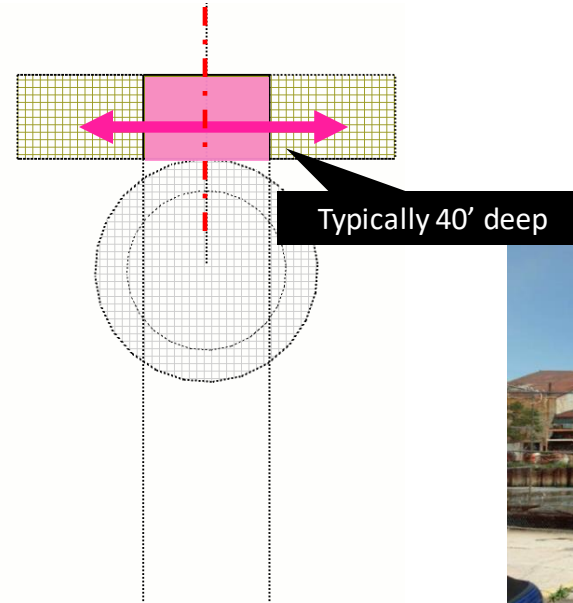




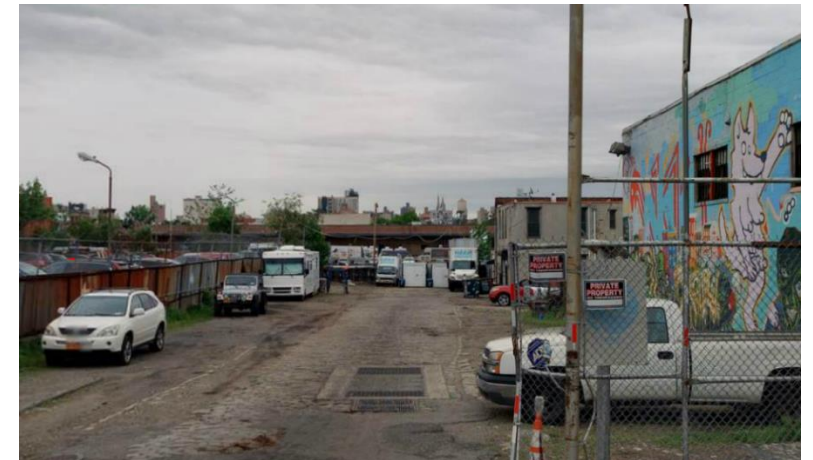
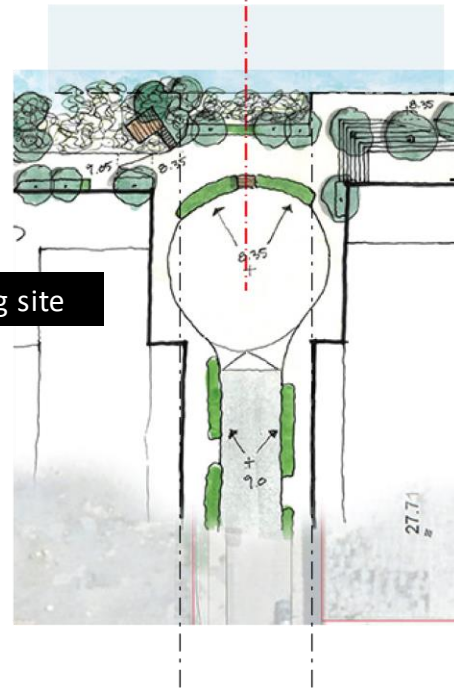
# Waterfront Access Plan

## Public Access Continuity: *Street Ends*

- Street ends would be required to be improved as a continuation of the Shore Public Walkway
- Parks and DOT Memorandum of Understanding to facilitate planting, seating, pedestrian paths, and safety features



Degraw St. West  
City Mapped, built and dedicated as a public street



Privately owned (future Upland Connection)



# Waterfront Access Plan

*Encourage variety, activation & quality design*



Planting requirement



Circulation and Access



Screening Buffers

*Incentivize community amenities*



Amenity Incentive



Lawn Requirement



Kiosks

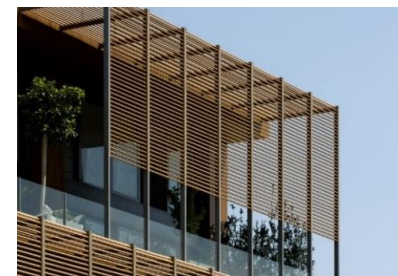
*Promote resiliency and sustainability*



Expanded Planting Types & Soft Shoreline



Grading and Sea-level Rise Adaptation



Sun control Devices



# Waterfront Access Plan

Design Requirements: *Percentage of Planting Required*

## Objective

*Promote resiliency and sustainability*

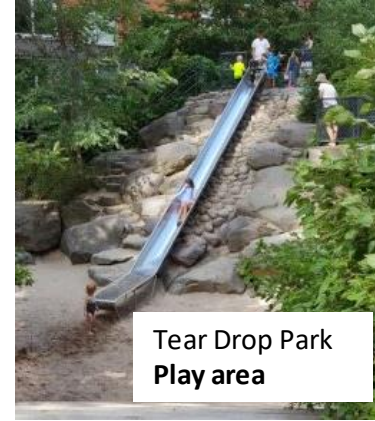
*Encourage variety, activation & quality design*

Rightsize planting requirements to facilitate site planning flexibility in flood zones and promote a variety of design features

## Proposed

Reduce minimum required planting from **50%** to **35%**

» Further reductions to **30%** with Amenity SF reduction



Tear Drop Park  
Play area



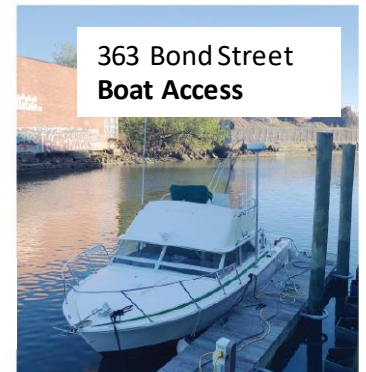
Brooklyn Bridge Park  
Picnic Tables



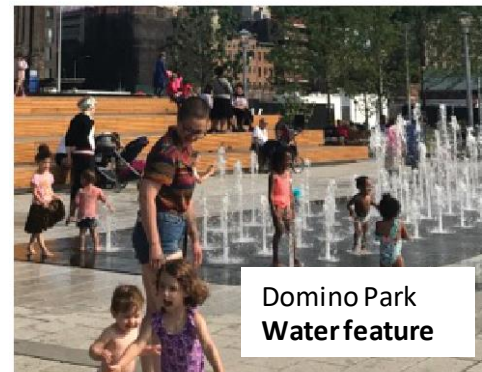
Brooklyn Bridge Park  
Historic Interpretation



Domino Park  
Historic Interpretation



363 Bond Street  
Boat Access



Domino Park  
Waterfeature



IKEA  
Art



Battery Park City  
Dog Run



# Waterfront Access Plan

## Design Requirements: *Lawns and Active Recreation*

### Objective

*Encourage variety, activation & quality design*

*Incentivize community amenities*

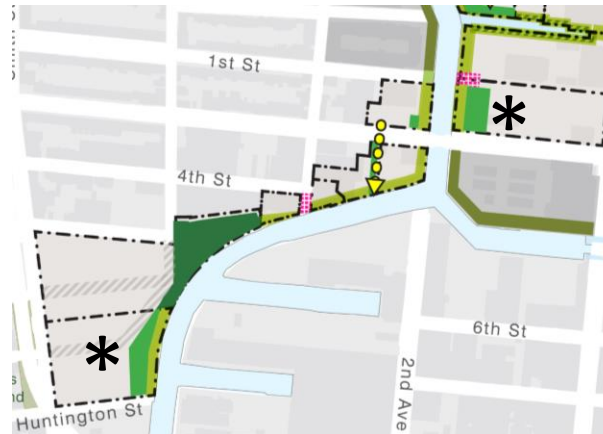
Tailor requirements for larger sites and expand the menu of options for programming

### Proposed

Eliminate lawn requirement for smaller sites

Require lawns on larger sites\* where **SPAA** is greater than 15000 SF

» Incentivize active recreation by allowing substitution of lawns with active recreation





# Waterfront Access Plan

## Design Requirements: *Kiosks*

### Objective

*Encourage variety, activation & quality design*

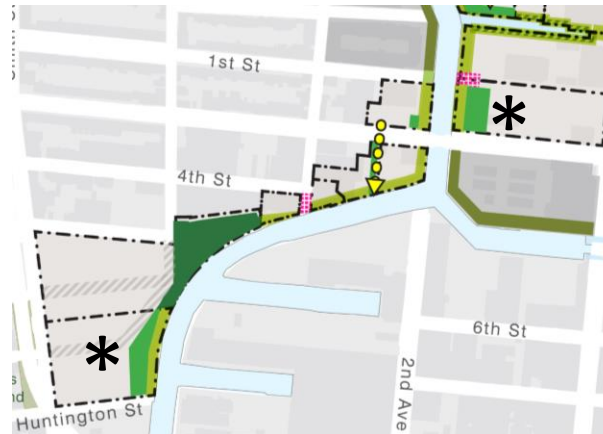
Facilitate larger kiosks where appropriate to encourage activate of larger public spaces

### Proposed

Baseline kiosk limitation to remain **150 SF**.

When SPAA is greater than 15,000 SF, a kiosk of **up to 400 SF** is allowed

\* Applicable to two large sites in Gowanus WAP where additional programming is feasible within the WPAA





# Waterfront Access Plan

Design Requirements: *Width of Primary & Secondary Circulation Paths*

## Objective

*Encourage variety, activation & quality design*

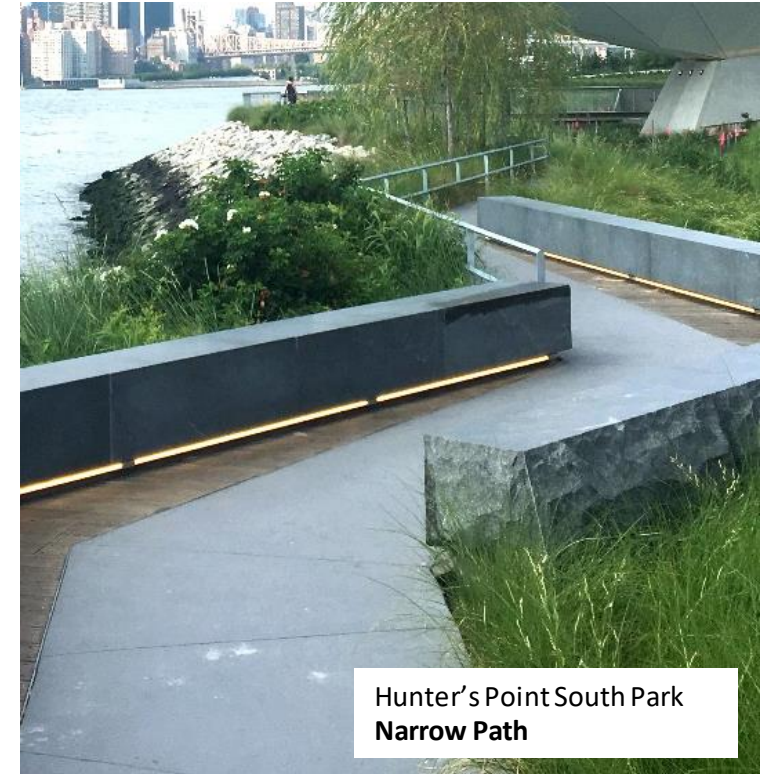
*Promote resiliency and sustainability*

Allow for site planning flexibility and creation of more immersive landscape experiences while also ensuring ADA accessibility

## Proposed

Reduce width of primary circulation path from 12 feet to **10 feet**

Reduce secondary path from 6 feet to **4 feet 6 inches**





# Waterfront Access Plan

## Design Requirements: *Intertidal Planting Areas*

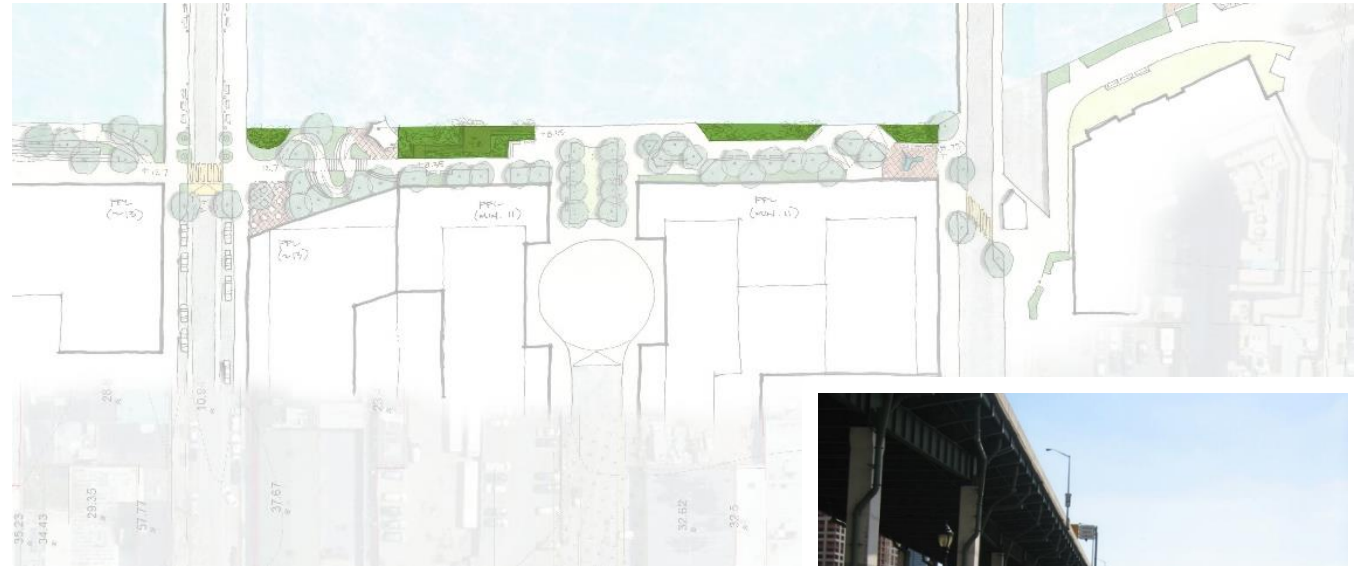
### Objective

*Promote resiliency and sustainability*

Expand definition of planting to promote softer edge conditions with water-tolerant species and intertidal planting areas

### Proposed

**Up to 30%** of minimum planting required may be provided as intertidal planting (dimensional requirements would apply)



Houtan Park  
Intertidal areas



Riverside Park  
Planted shoreline



# Waterfront Access Plan

Grading Requirements: ***Level of paths adjacent to planting***

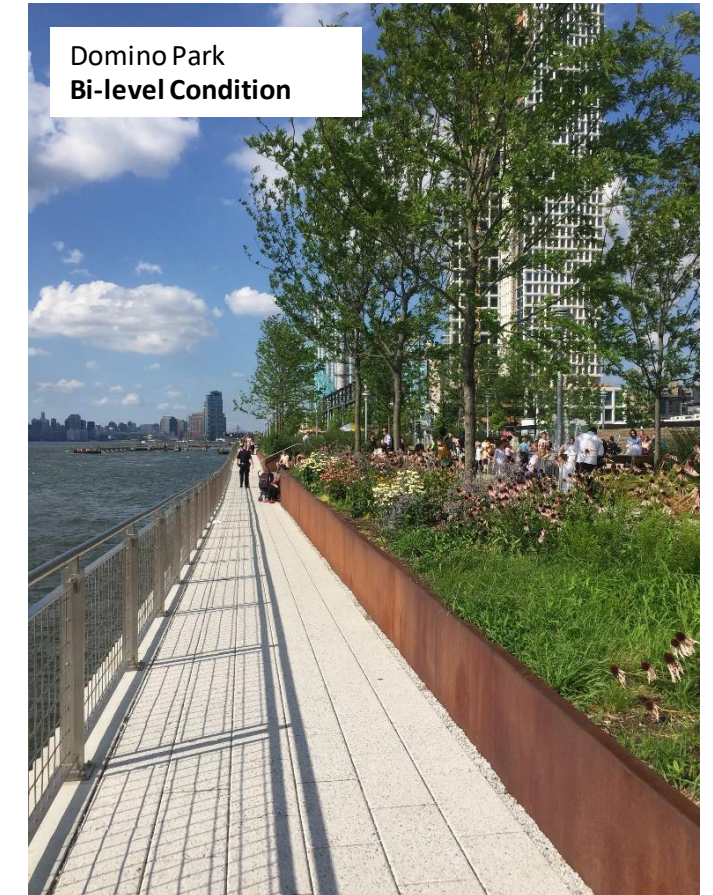
## Objective

*Promote resiliency and sustainability*

Provide additional flexibility with grading requirements on sites being designed to meet higher flood elevations

## Proposed

Modify grading requirements for pathways adjoining planted areas to more easily mitigate grade changes – allow **up to 3 feet** above or below adjacent planted area





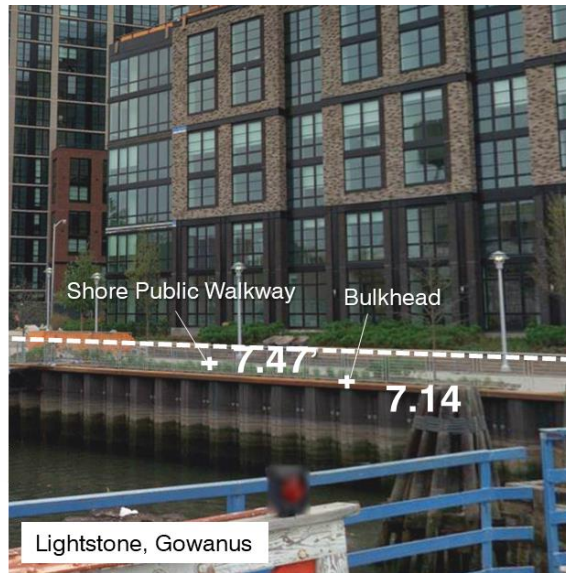
# Waterfront Access Plan

## Grading Requirements: *Sea-Level-Rise Adaptation*

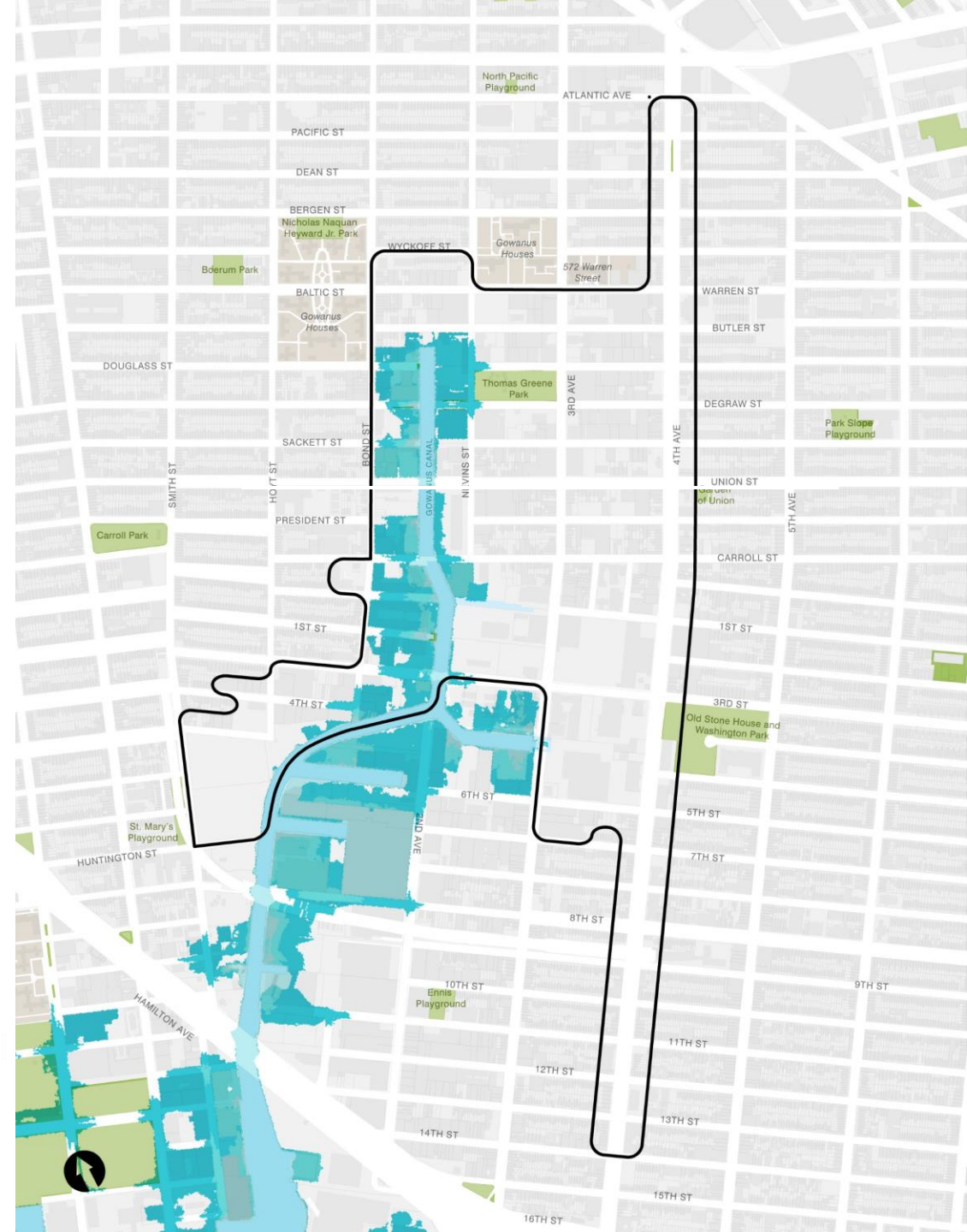
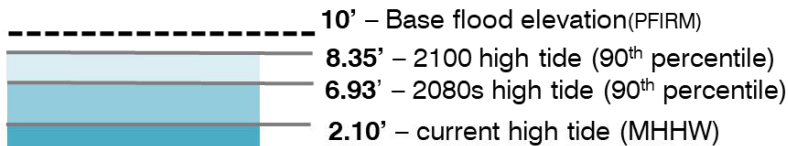
### Objective

*Promote resiliency and sustainability*

Establish elevations along canal blocks to protect against long-term daily tidal flooding, while allowing for flexibility with design to encourage interaction with the water's edge



Lightstone, Gowanus





# Waterfront Access Plan

## Grading Requirements: *Sea-Level-Rise Adaptation*

### Objective

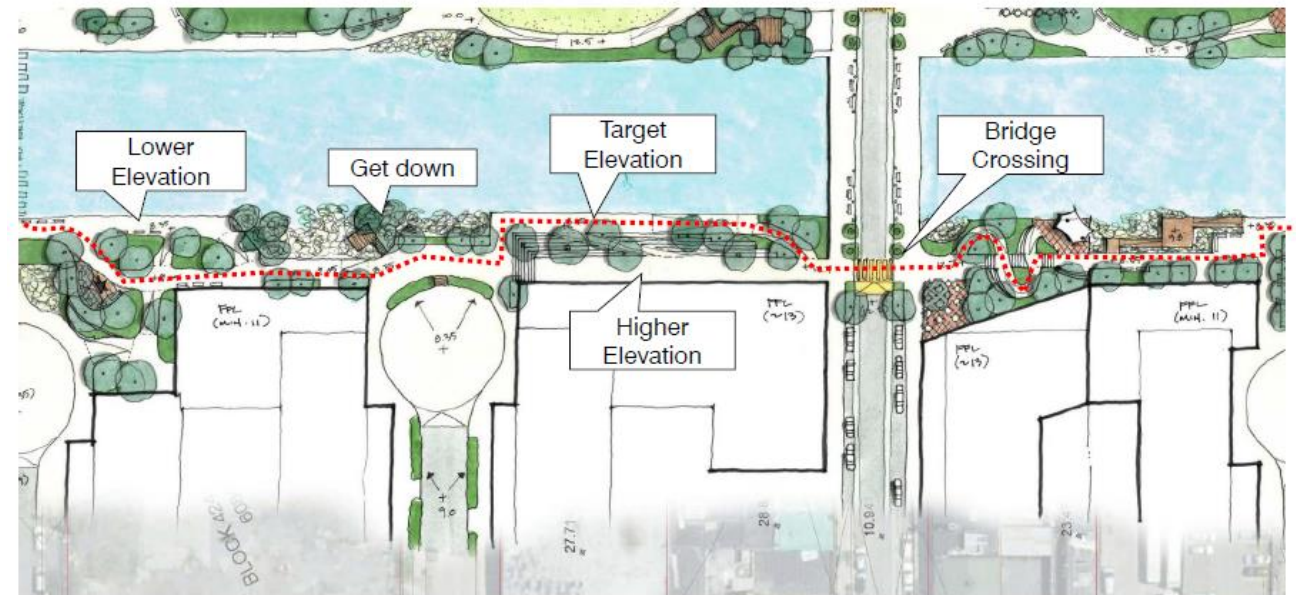
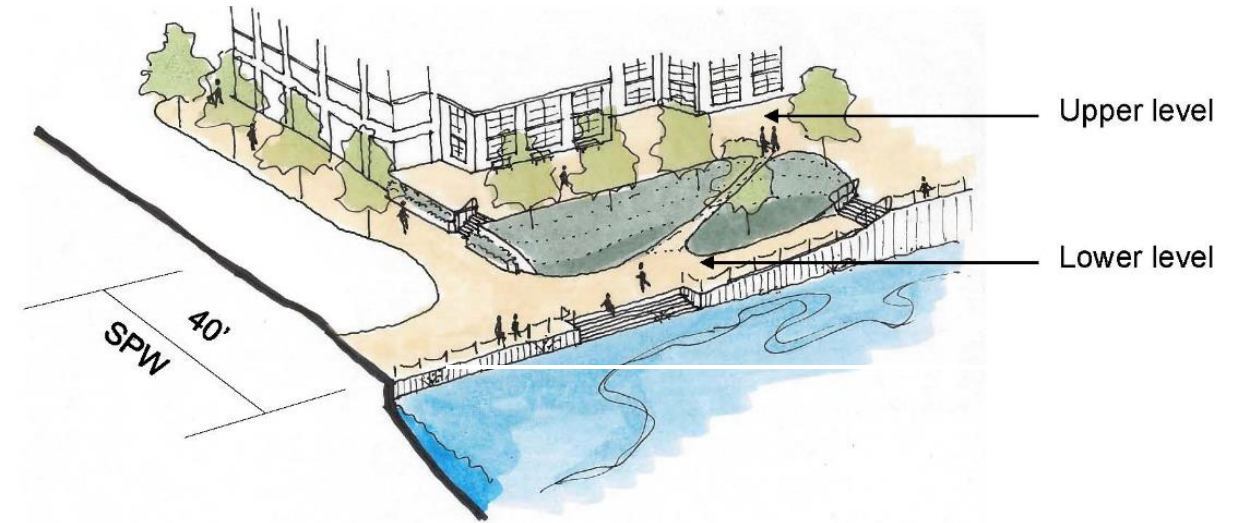
*Promote resiliency and sustainability*

Establish elevations along canal blocks to protect against long-term daily tidal flooding, while allowing for flexibility with design to encourage interaction with the water's edge

### Proposed

A minimum of **80 percent** of the required circulation path shall be located **no less than 6 feet** above the shoreline (8.35' NAVD 88)

Additional flexibility when providing access to a "get-down"





# Waterfront Access Plan

## Design Requirements: *Building Interface*

### Objective

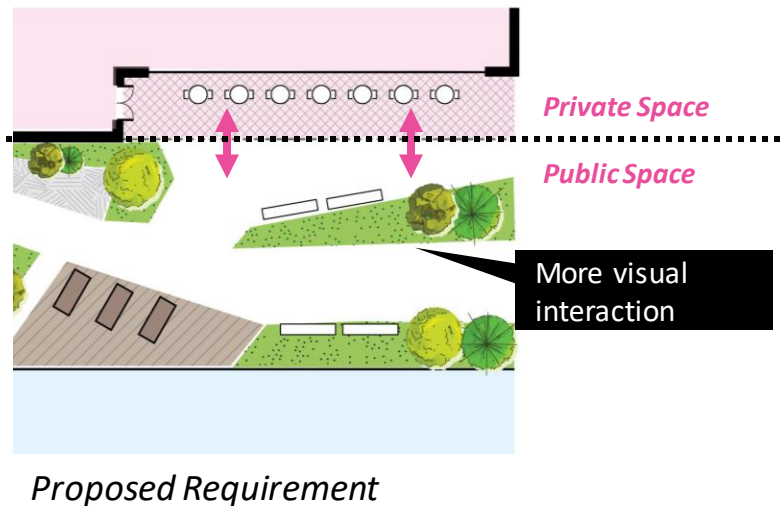
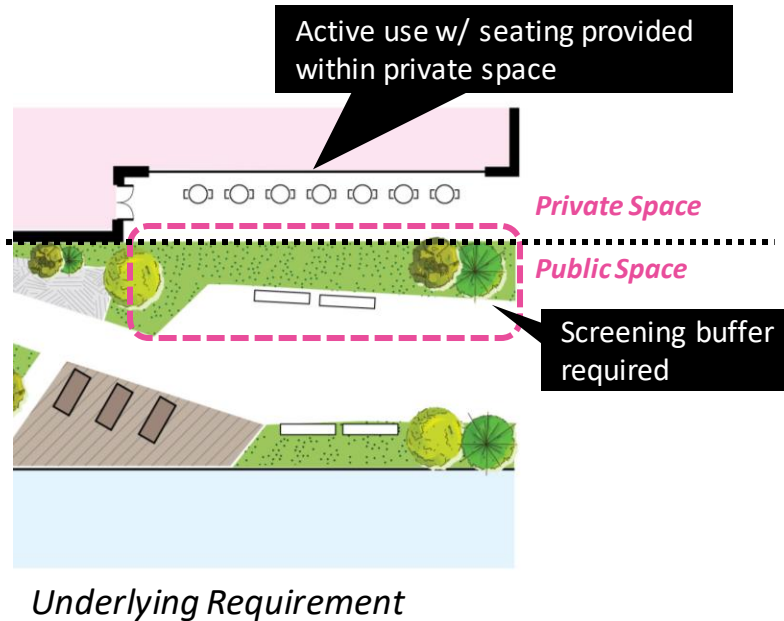
*Encourage variety, activation & quality design*

Promote active frontages along the shore public walkway and enhance connectivity with the building interface

### Proposed

Reduce the required minimum width of screening buffers from **10 feet** to **4 feet**

Remove screening buffer requirement when seating areas are proposed active use ground floor frontages





# Waterfront Access Plan

## Design Requirements: *Illumination Requirements*

### Objective

*Encourage variety, activation & quality design*

Modify illumination requirements to respond to the two-sided narrow Canal context and ambient light from buildings along the SPW

### Proposed

Lower illumination requirements **consistent with DOT standards** for sidewalks

- » Average level of illumination not less than **0.5 horizontal fc** (lumens per foot) for all walkable areas
- » Average uniformity ratio no greater than **6:1**





# Waterfront Access Plan

Incentives: *Public Restrooms / Comfort Stations*

## Objective

*Incentivize community amenities*

Incentivize the provision of an essential public amenity along future esplanades

## Proposed

Exempt **double** the floor area of the comfort station or public restroom

The amount of Supplemental Public Access Area may be **reduced by an amount equal to the size of the comfort station**



Fountain Square, Cincinnati  
Public Restrooms



Tête d'Or Park, France  
Public Restrooms



# Waterfront Access Plan

## Permitted Obstructions: *Building Elements*

### Objective

*Encourage variety, activation & quality design*

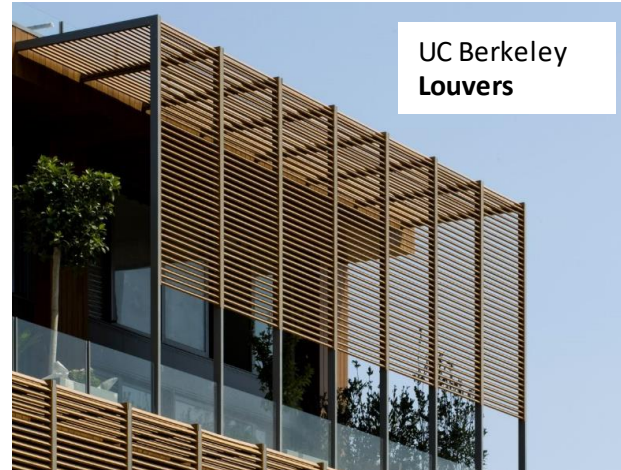
*Promote resiliency and sustainability*

Encourage façade articulation/activation through elements such as balconies and promote sustainable building features

### Proposed

Allow balconies to project up to **4 feet** when located at or above the third story.

Allow sun control devices as permitted obstructions above Shore Public Walkway per *Zone Green* provisions – up to **2 feet 6 inches**





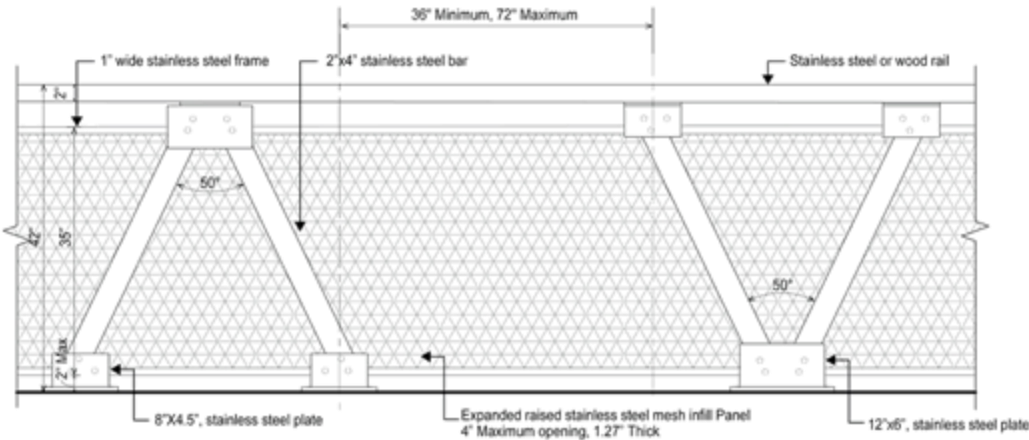
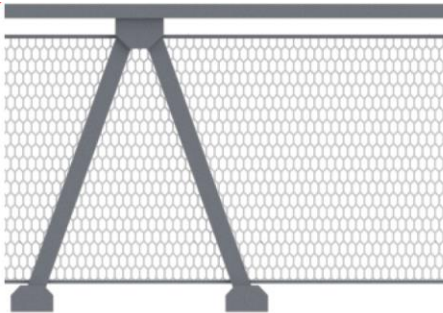
# Waterfront Access Plan

Required Fixtures: ***Railing***

*Railing design developed by the Gowanus Canal Conservancy*

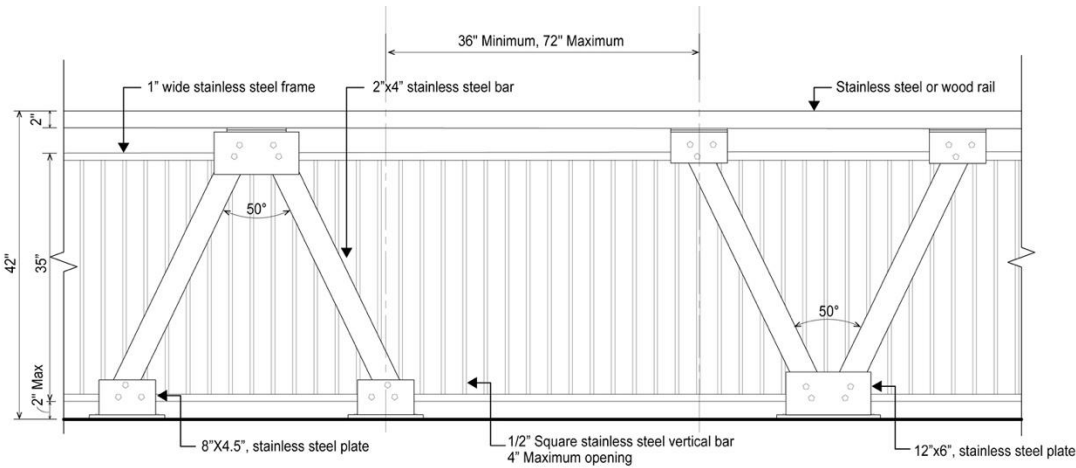


Option 1: Mesh Panel



GUARDRAIL (TYPICAL)  
Front Elevation

Option 2: Vertical Rail

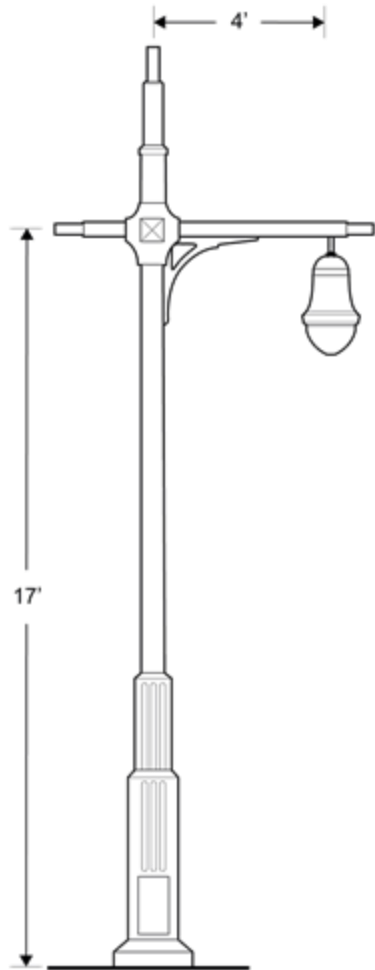


GUARDRAIL (TYPICAL)  
Front Elevation



# Waterfront Access Plan

Required Fixtures: **Lighting**



LIGHTPOST  
Side Elevation



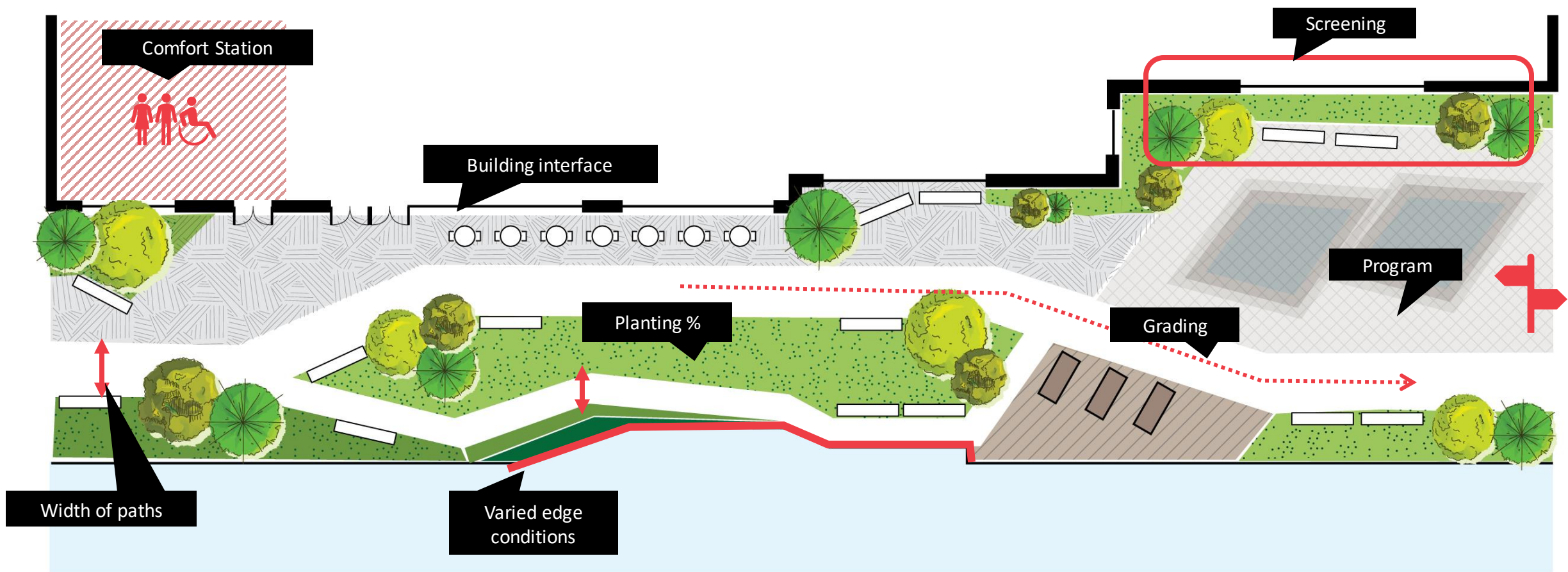
Teardrop Luminaire



TBTA Pole - Black



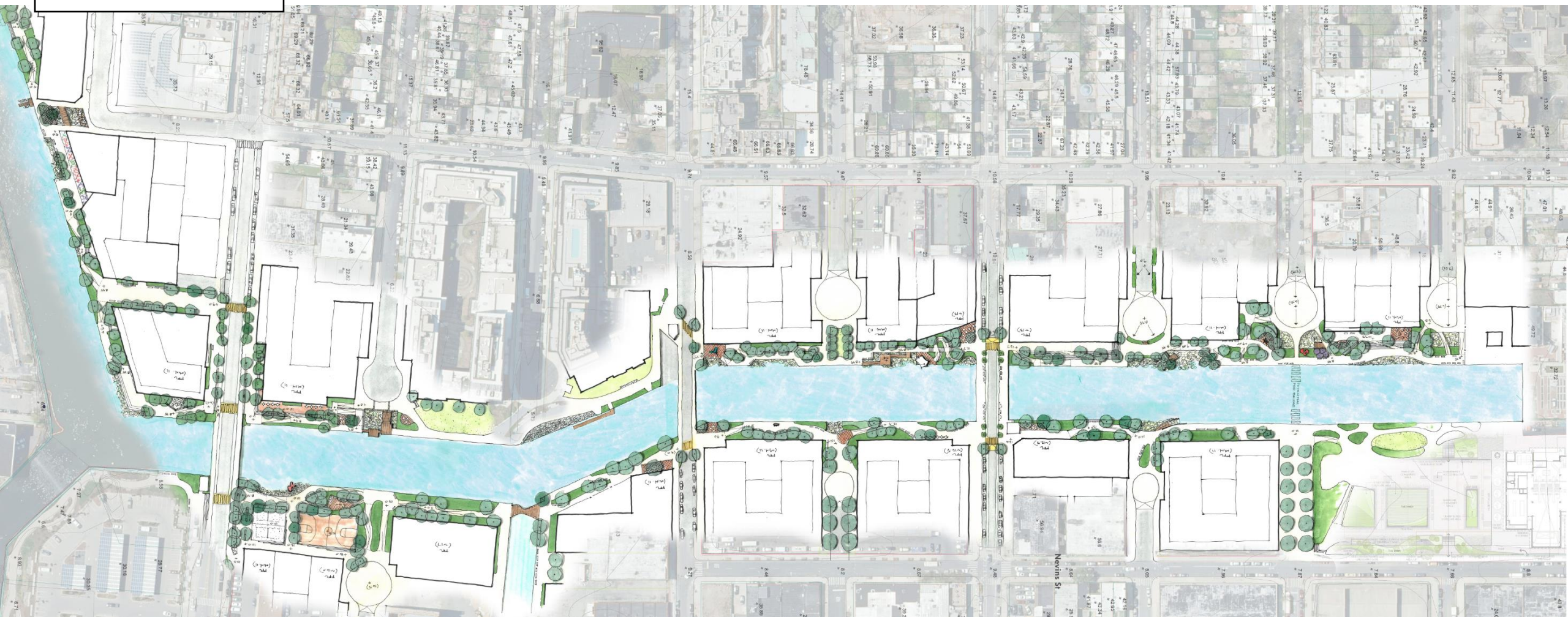
# Waterfront Access Plan





# Waterfront Access Plan

## Illustrative Vision





# Waterfront Access Plan

## Illustrative Vision

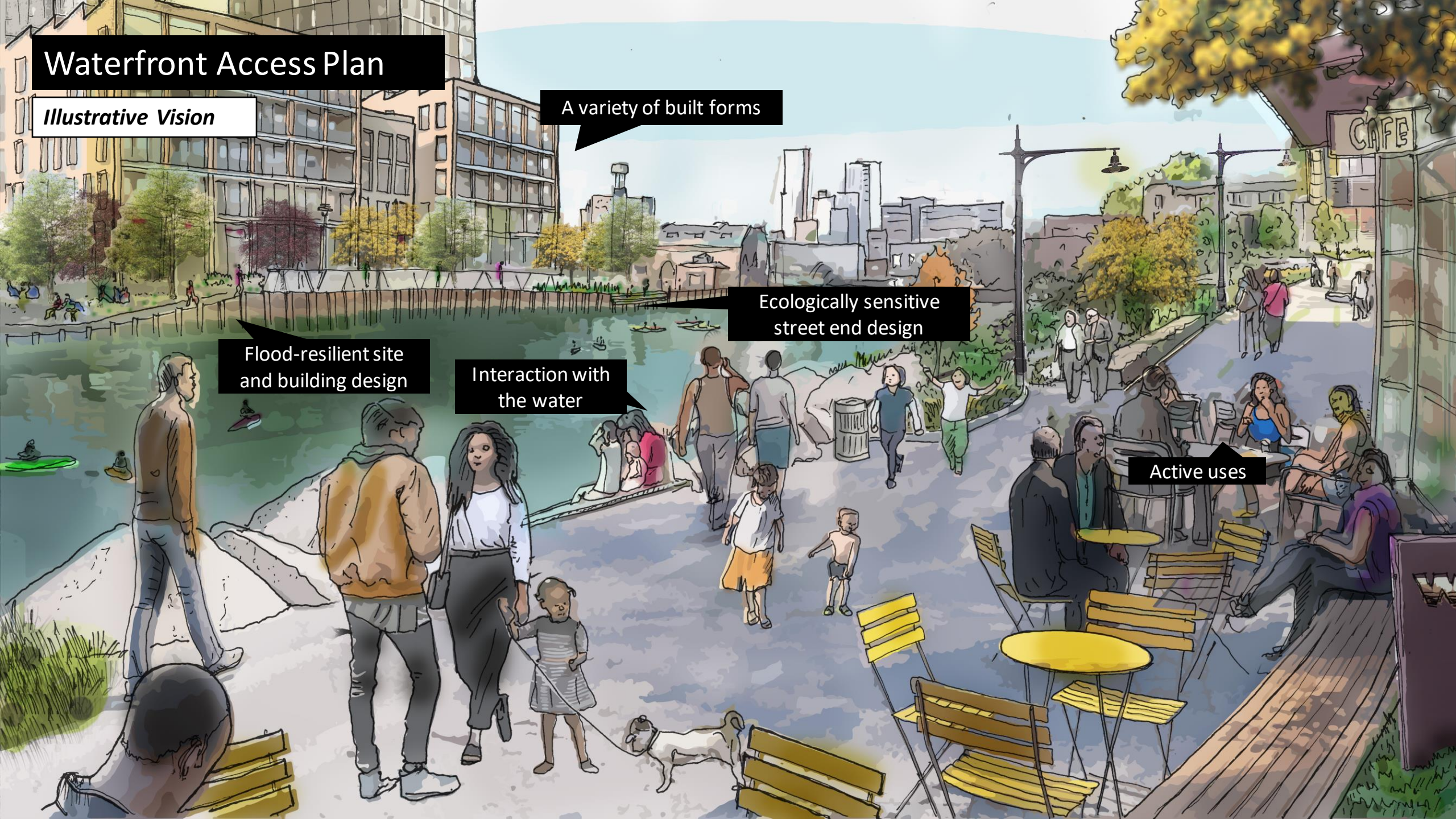
A variety of built forms

Ecologically sensitive  
street end design

Flood-resilient site  
and building design

Interaction with  
the water

Active uses







Special District



# Proposal Overview

## Special District

*The Gowanus Special District would include special rules for both waterfront and non-waterfront blocks to ensure a mix of uses and quality public realm.*

### Bulk, Use, and Floor Area Regulations



Ground floor use requirements



Rules to ensure a desirable mix of uses



Special regulations to promote schools



M1 Hotel Special Permit



Sidewalk widenings



Parking and Loading Modifications



Transit Improvements



Sustainability (Solar Panels)



Authorization for Mixed-Use Sites

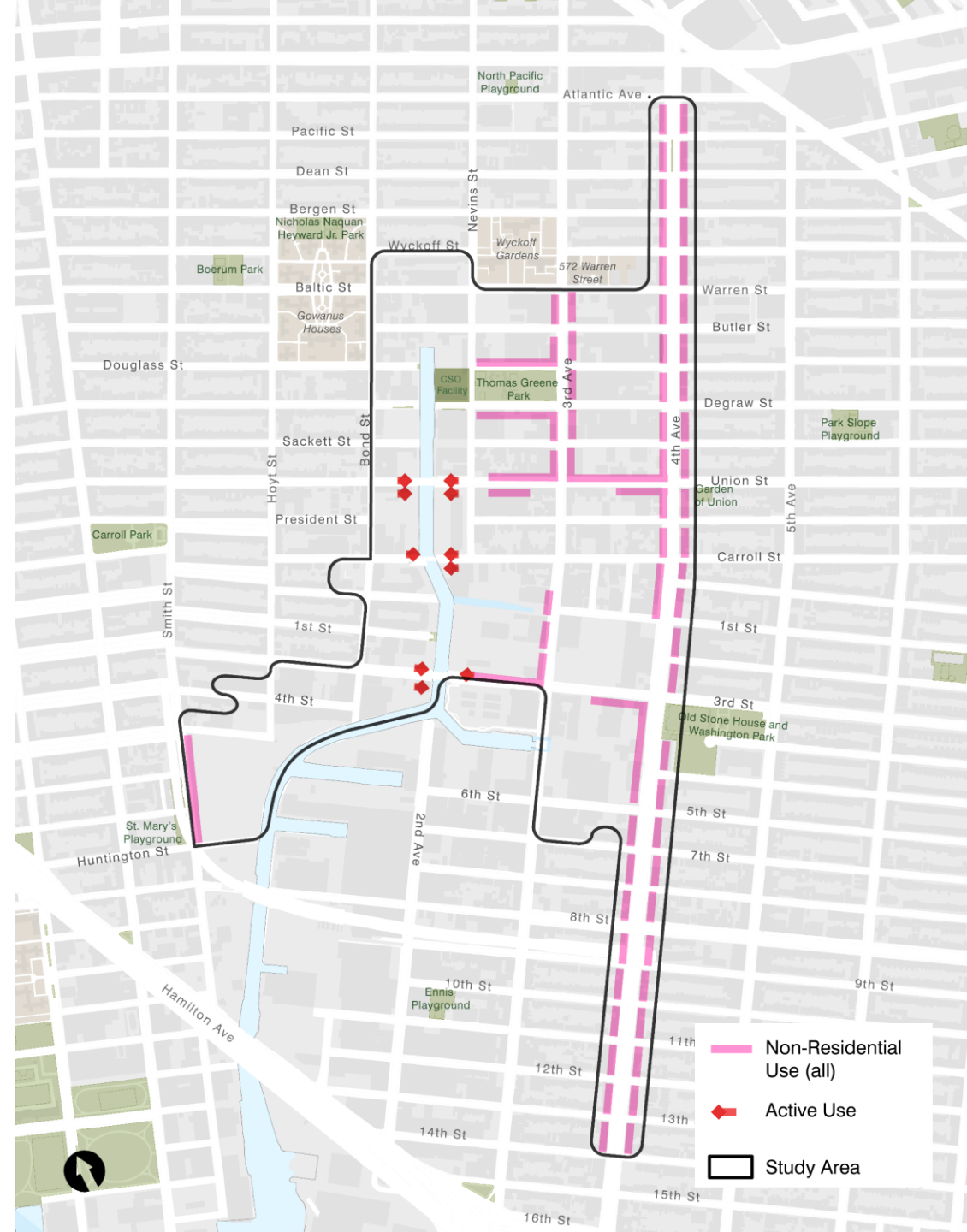


# Proposal Overview

## Special District: *Ground Floor Use Requirements*

**Purpose:** To ensure retail continuity, an active and vibrant streetscape, and active bridge crossings

- Non-residential uses are required along major corridors: 4<sup>th</sup> Avenue, 3<sup>rd</sup> Avenue, Union Street and around Thomas Greene Park
- Commercial requirement at Canal's Bridge Crossing to ensure that the entrance to the Waterfront remains active and lively





# Proposal Overview

## Special District: *Mixed-Use Incentives*

**Purpose:** To ensure a desirable mix of residential, commercial, light industrial, arts-related, and production uses

*Applicable in higher density M/R districts primarily around the Canal and Thomas Green Playground*

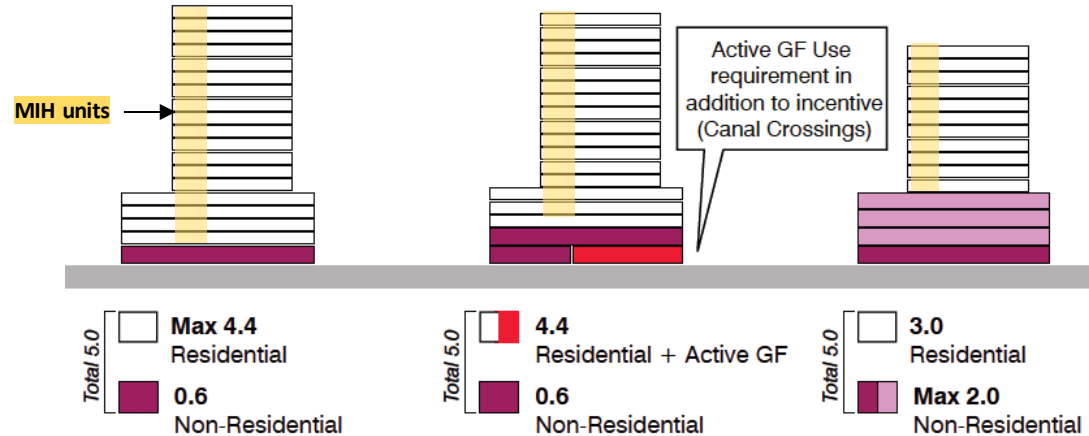
- **Non-residential uses incentive**

- All underlying non-residential uses
  - » **.3 FAR** in **M1-4/R7-2**
  - » **.2 FAR** in **M1-4/R7X**

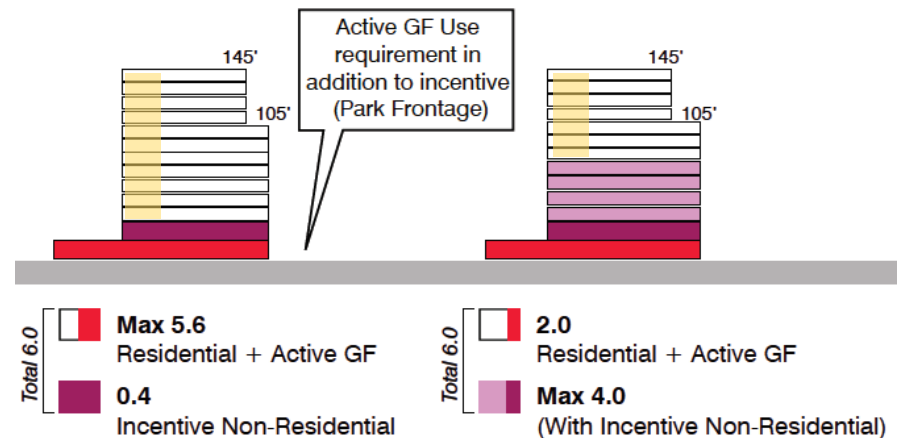
- **Gowanus mix incentive**

- Focused on light industrial, arts-related, cultural, and civic uses; and repair and production services
  - » **.3 FAR** in **M1-4/R7-2**
  - » **.2 FAR** in **M1-4/R7X**

### Mixed-Use Building Scenarios Max 5.0 FAR



### Enhanced Mixed-Use Scenarios Max 6.0 FAR





# Proposal Overview

## Special District: *Schools Incentive & Authorization*

**Purpose:** To support the creation of new neighborhood schools as the neighborhood grows

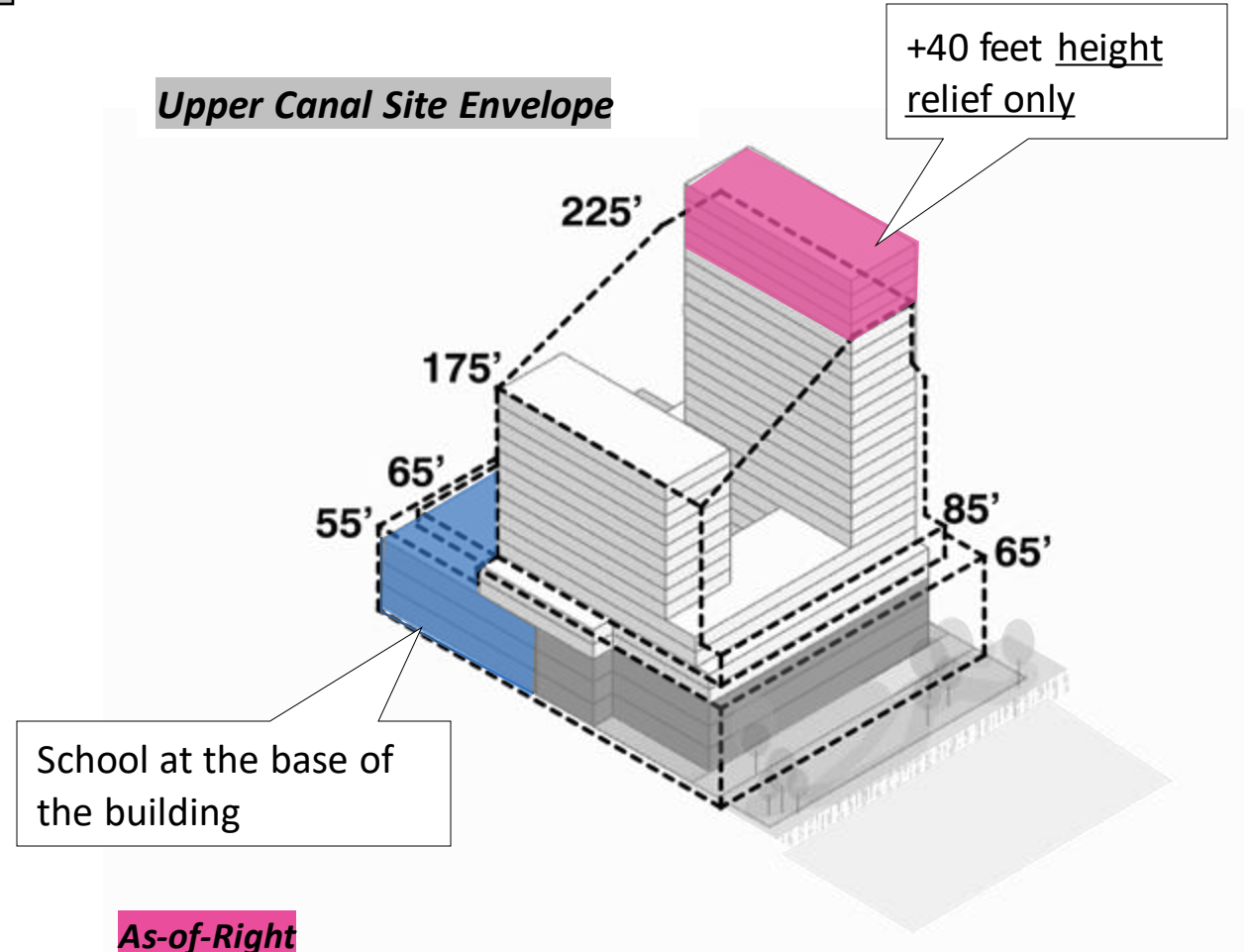
### *As-of-right within Special District*

- **Floor Area Exemption**
  - Applicable to zoning lots > 30,000 square feet
  - Floor area exempted up to 60K square feet

### *Applicable to Canal Sites only*

- **Height increase up to 4 floors to accommodate School use (As-of-right)**

### **Upper Canal Site Envelope**



### **As-of-Right**

(Applicable to Canal Sites: Height relief only)



# Proposal Overview

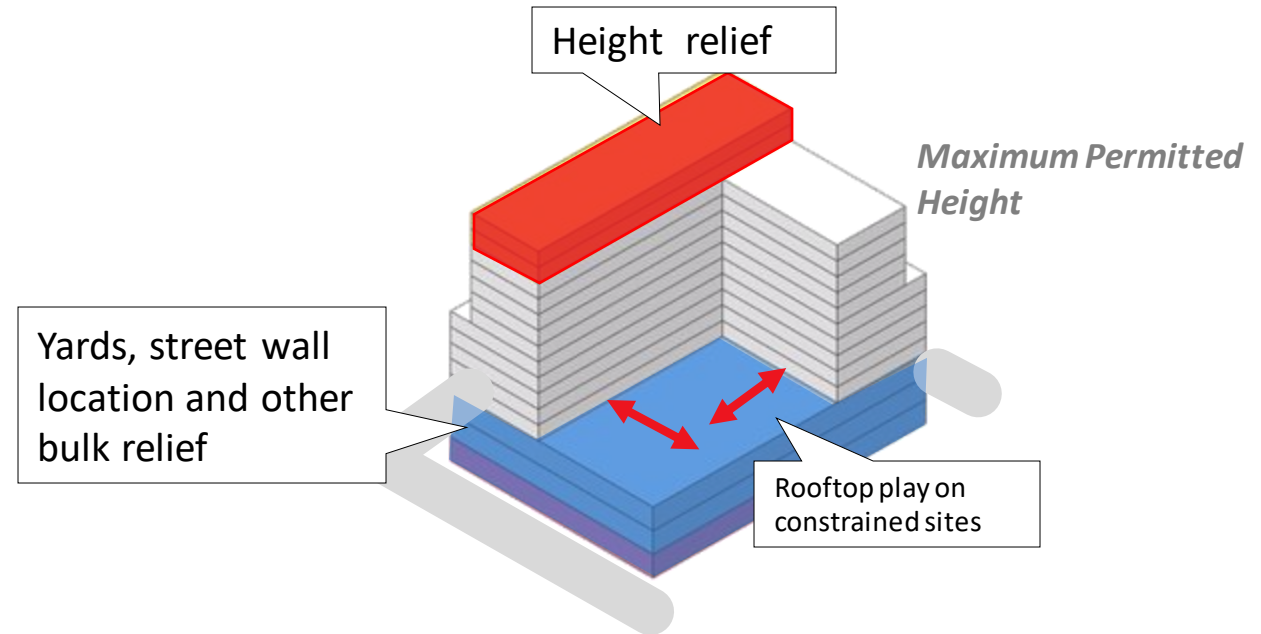
## Special District: *Schools Incentive & Authorization*

**Purpose:** To support the creation of new neighborhood schools as the neighborhood grows

### Discretionary City Planning Commission Authorization (Special District-wide)

- Special District-wide
- Allow school floor area to be exempt
- Modify bulk regulations to accommodate

#### *Prototypical Upland Lot*



#### **Authorization**

(Applicable to all sites and to obtain additional bulk relief beyond height)



# Proposal Overview

Special District: *Transit Improvements*

**Purpose:** To ensure coordination and encourage development to support major transit improvements for a growing neighborhood

1. Transit Easement Zones
2. Transit Bonus City Planning Commission Authorization





# Proposal Overview

## Special District: *Transit Easement Requirements*

**Purpose:** To ensure coordination and encourage development to support major transit improvements for a growing neighborhood

- **Transit Easement Zones**

- Requirements for all redevelopment **within 50 feet** of a subway station
- 4<sup>th</sup> Avenue subway stations
- Determine if easement is needed
- Before Department of Building permits can be issued





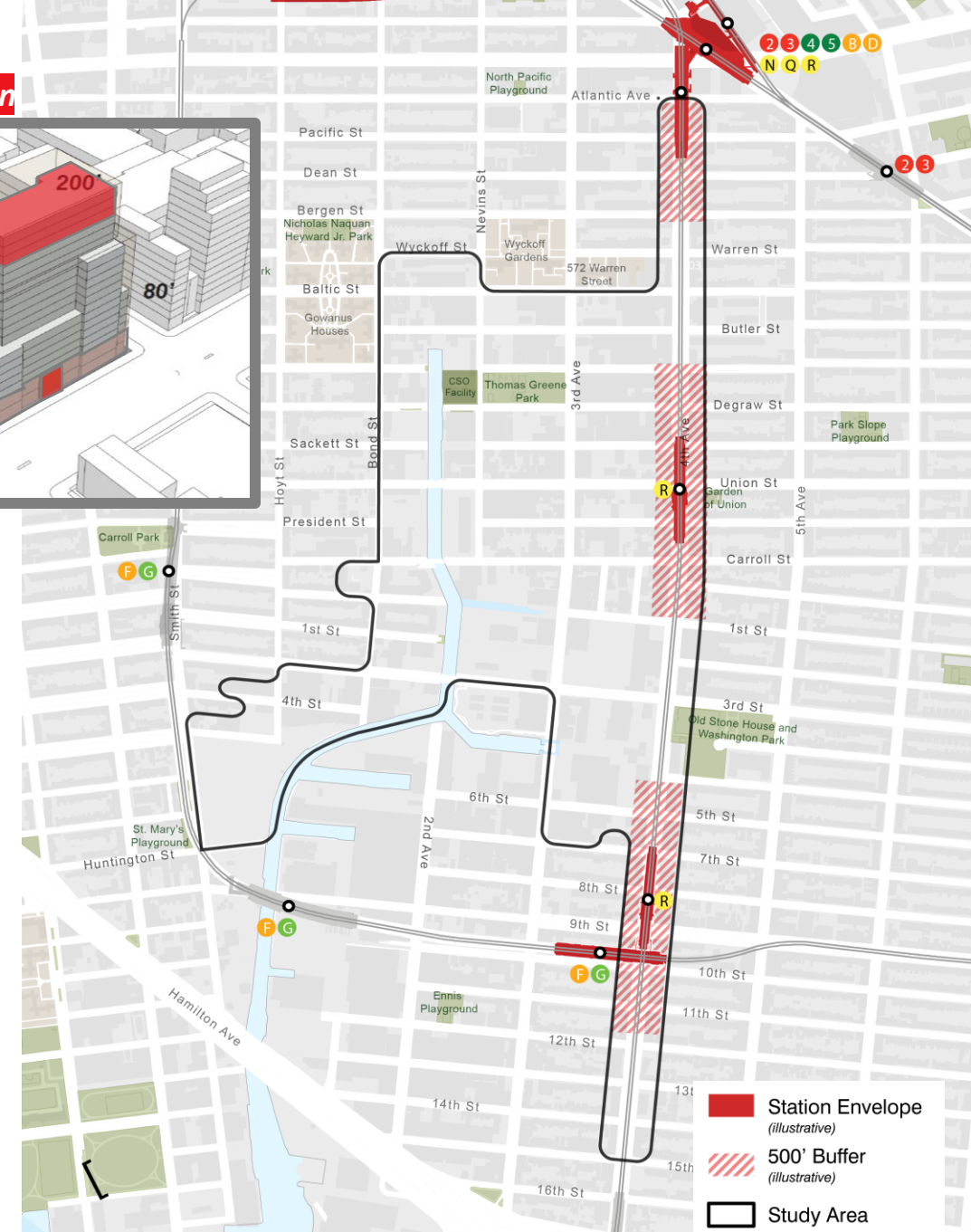
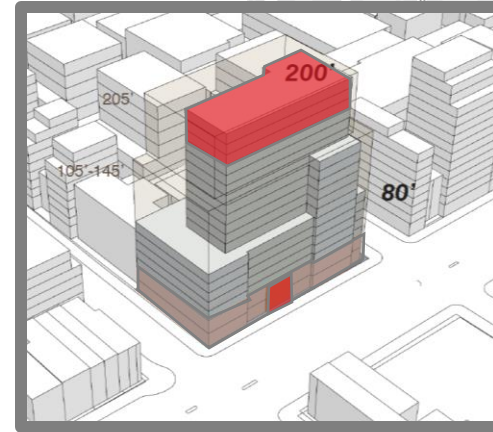
# Proposal Overview

## Special District: *Transit Bonus for Improvements*

**Purpose:** To ensure coordination and encourage development to support major transit improvements for a growing neighborhood

- **Transit Bonus City Planning Commission Authorization**
  - 4<sup>th</sup> Avenue
  - Allows CPC to:
    - Increase density & height **up to 20 percent**
      - Height up to 3 stories
    - Applicable **within 500 feet** of a subway station
    - Off-site improvements permitted
  - Referral of application to Community Board
  - Bonus commensurate with improvements
    - Determined by MTA and CPC

### Authorization





# Proposal Overview

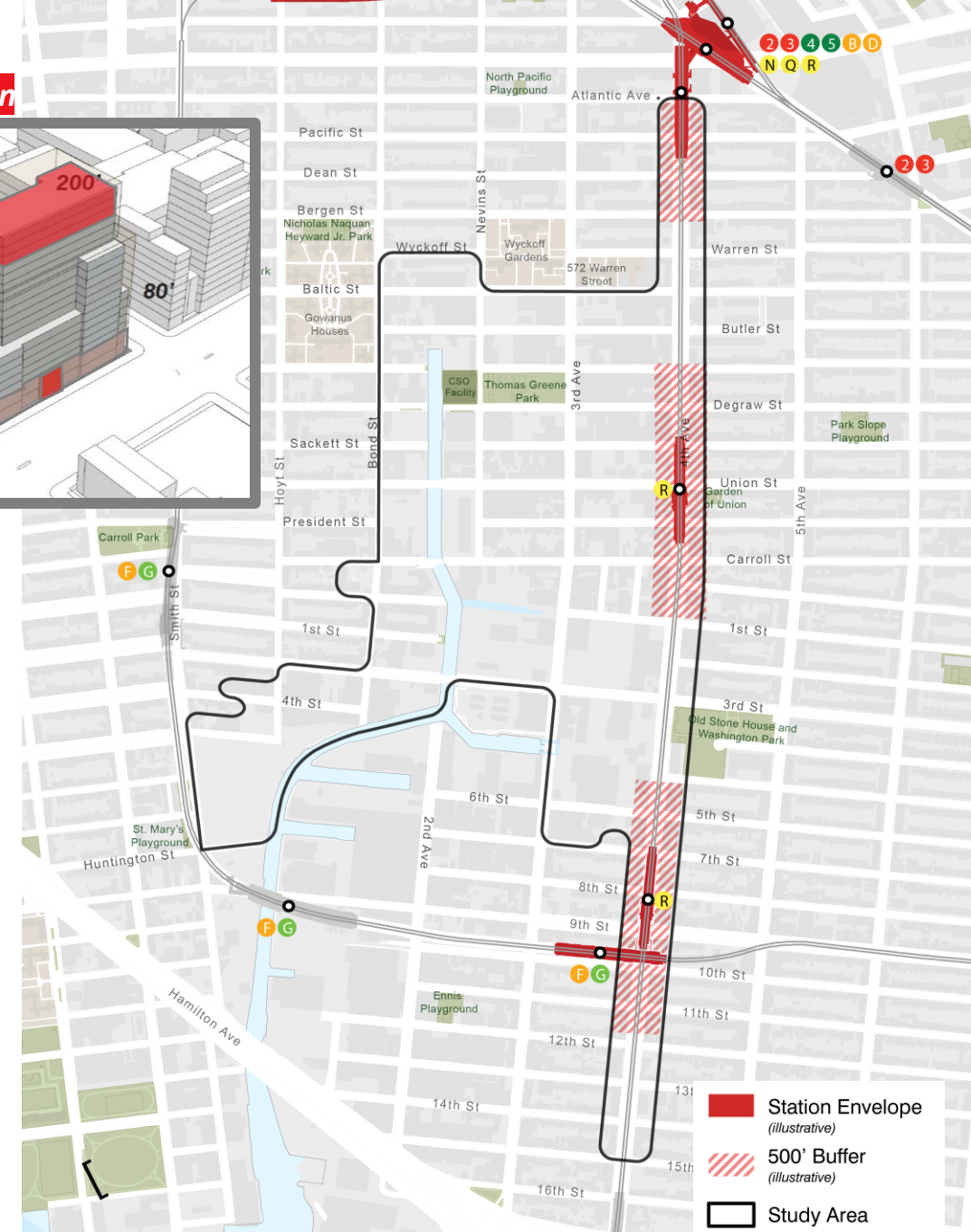
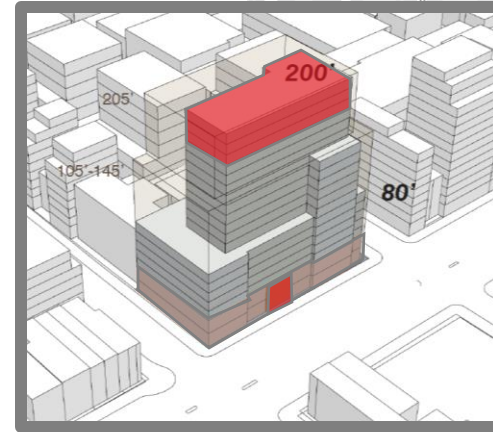
Special District: *Transit Bonus for Improvements*

**Purpose:** To ensure coordination and encourage development to support major transit improvements for a growing neighborhood

- **Transit Bonus Chair Certification**

- Union Street Southbound Entrance
- Ministerial approval for site at Union St. and 4<sup>th</sup> Avenue
  - Increase density **up to 20 percent**
  - Increase height **up to 30 feet**

## Authorization





# Zoning Proposal

Special District: ***Mixed-Use Sites Authorization***

**Purpose:** To support integration of new development on large sites with an existing non-residential buildings

- **CPC Authorization**
  - Required Ground Floor Uses
  - Height and Setback Regulations
  - Parking Regulations (Curb Cuts)
  - ***Key Findings include:***
    - » Promote mixed-use developments
    - » Better site plan
    - » Traffic and congestion



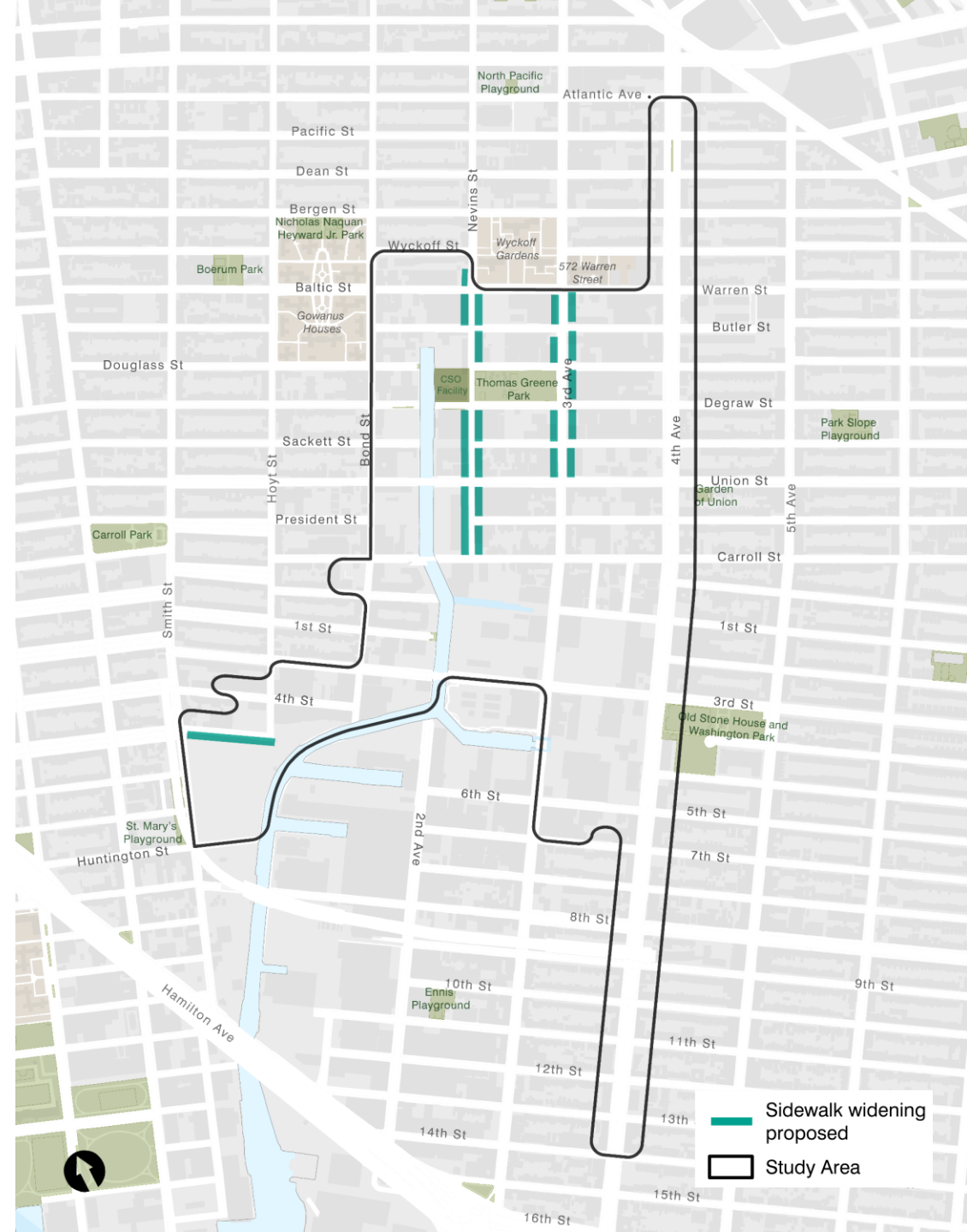


# Proposal Overview

## Special District: *Sidewalk Widenings*

**Purpose:** Ensure key streets and corridors can accommodate projected growth while facilitating a quality public realm (wider sidewalks and street tree planting)

- 5' sidewalk widening will be required along **3<sup>rd</sup> Avenue** between Union Street and Baltic Street
- 5' sidewalk widening will be required along both sides of **Nevins Street** from Carroll Street to Degraw street, along east side of Nevins Street between Douglass and Butler Street and along the west side between Butler and Baltic Streets
- 3' Sidewalk widening will be required along southern side of **5<sup>th</sup> Street** between Smith Street and Hoyt Street





# Proposal Overview

## Special District: *Parking*

**Purpose:** To address site and environmental conditions, encourage a more vibrant, active, and safe streetscape and encourage alternative modes of transportation

- Reduction of residential parking requirements to **20%**
- **Elimination** of non-residential parking requirements
- Flexibility to site required parking spaces
  - **Off-site & joint** parking facilities
- Increase cap allowed for **car share vehicles** in required spaces
- **Flexibility for Public Parking** facilities





- » Introduction & Background
- » Neighborhood Plan
- » Zoning Proposal
- » **Proposed Actions**
- » Environmental Review





# Proposed Actions

## **Zoning Map Amendment**

- Promote mixed-use growth in key areas
- Preserve and strengthen clusters of non-residential activity

## **Zoning Text Amendment**

- Establish the Special Gowanus Mixed-Use District
- Create the Gowanus Waterfront Access Plan
- Apply Mandatory Affordable Housing (MIH)

## **City Map Changes**

- New parkland and streets

## **Disposition Approval and Urban Development Action Area Project (UDAAP)**

- Facilitate redevelopment on city-owned sites

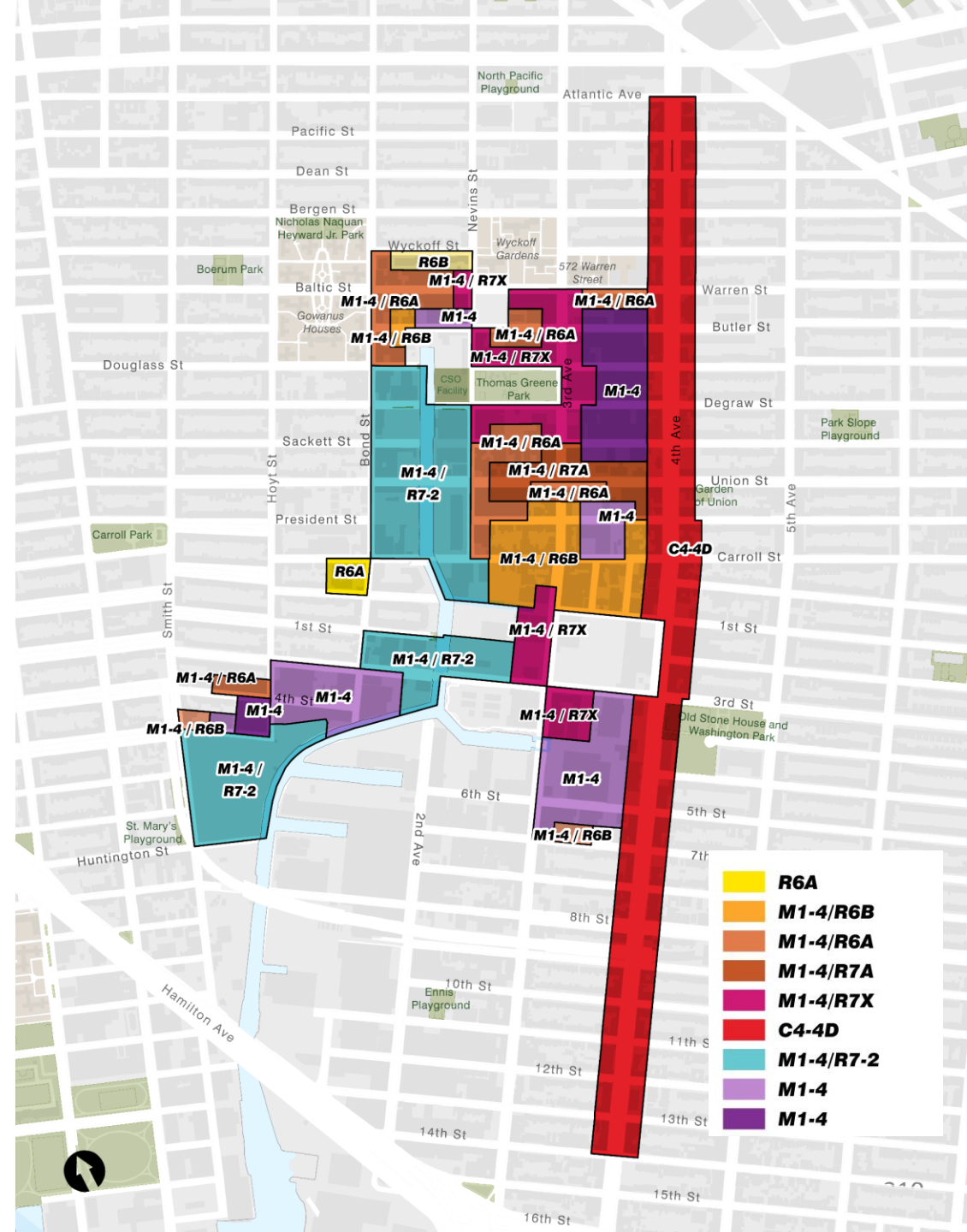
## **Disposition of City-owned Property**

- Facilitate sale of development rights



# Zoning Map Amendment

- NYC**  
PLANNING

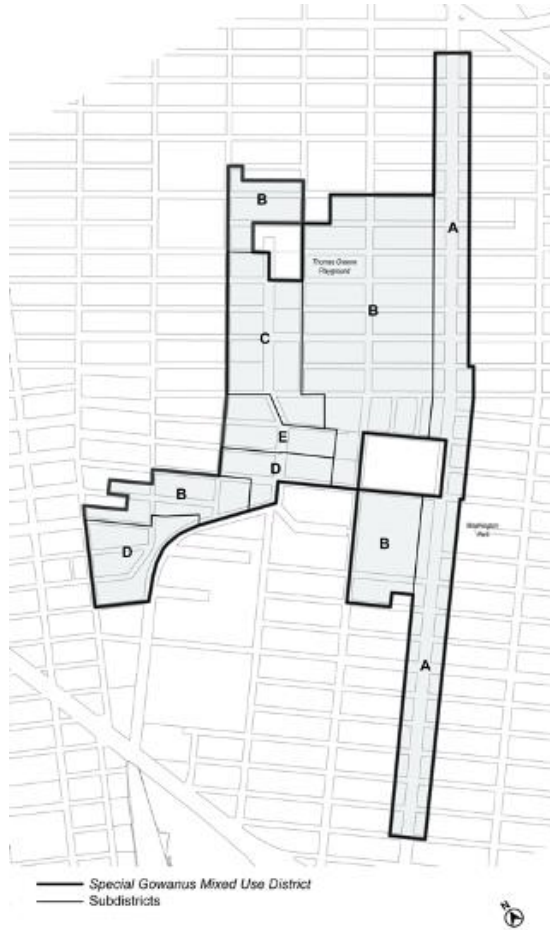




# Proposed Actions

## Zoning Text Amendment

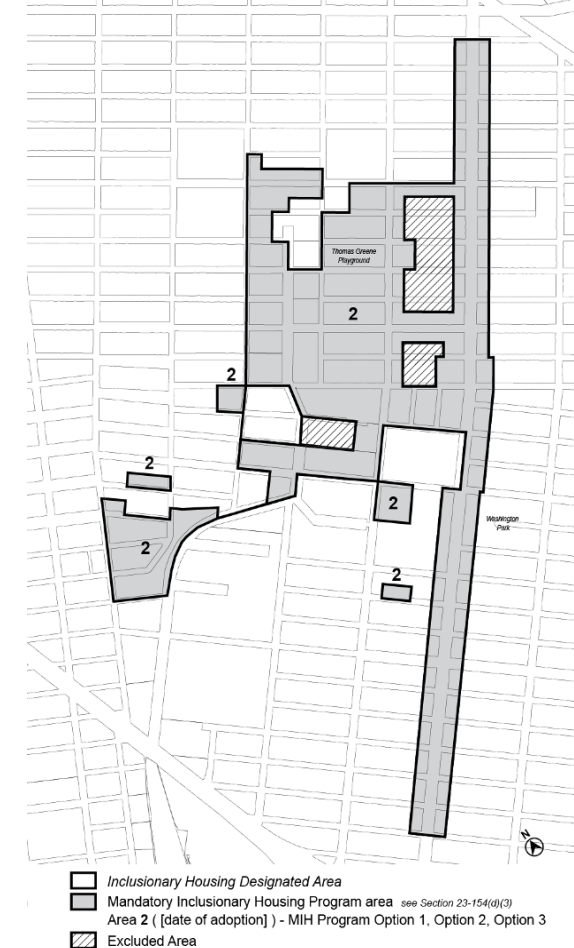
- Establish the Special Gowanus Mixed-Use District



- Create the Gowanus Waterfront Access Plan



- Apply Mandatory Affordable Housing (MIH)
  - » Map Options 1, 2, & 3



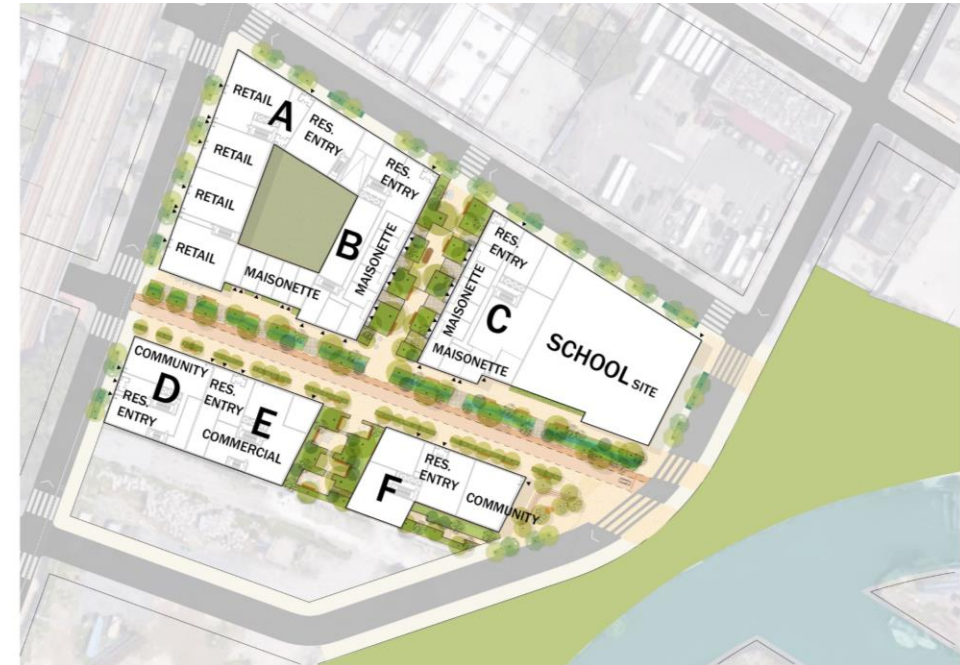


# Proposed Actions

## Urban Development Action Area Project Designation and Disposition Approval

**Purpose:** Facilitate the development of an affordable mixed-use project on the City-owned site located on Block 471

- Allow uses per new zoning
- M1-4/R7-2 zoning will allow light industrial, residential, commercial, or community facility use
- Block 471, p/o Lots 1 and 100 will be conveyed to a developer to be selected by HPD.





# Proposed Actions

## 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

### Goals:

- Remove Public Place designation on Block 471 to facilitate development of housing, community resources, and new open space
- **Demap 7th Street** between Smith Street and the Gowanus Canal
- **Map new streets** on Block 471
- **Map parkland** on Block 471





# Proposed Actions

## City Map Changes



- **Phase 1:** Map New Streets to reconnect the community to the Gowanus Canal
  - Extension of Luquer, Hoyt and Nelson Streets



- **Phase 2:** Map new parkland on City owned site to provide approximately 1.5 acres of new neighborhood open space
- New parkland would connect waterfront esplanades to the north and south along Canal



- **Phase 2 Alternative:** Portion reserved for potential school playground
  - » Not an explicitly allowed park use
- Alternative map allows flexibility in planning for potential school across Hoyt Street





# Proposed Actions

## Disposition of City-owned Property

**Purpose:** To facilitate a sale of development rights pursuant to the proposed zoning.

- Located at 276 4<sup>th</sup> Avenue (Block 456, Lot 29)
- City-owned and under master lease to MTA for NYCTA substation
- Proposed C4-4D zoning will allow approximately 51,000 sf of floor area.
- Allow the sale of development rights to adjacent, privately-owned tax lot(s) that will comply with the proposed zoning
- Substation would remain





# Presentation Outline

- » Introduction & Background
- » Neighborhood Plan
- » Zoning Proposal
- » Proposed Actions
- » **Environmental Review**





# Environmental Review

## Draft Environmental Impact Statement

**A Draft Environmental Impact Statement (DEIS) was prepared and analyzed the following subjects:**

- Land Use, Zoning, and Public Policy
- Socioeconomic Conditions
- Community Facilities and Services
- Open Space
- Shadows
- Historic and Cultural Resources
- Urban Design and Visual Resources
- Hazardous Materials
- Water and Sewer Infrastructure
- Solid Waste and Sanitation Services
- Energy
- Transportation
- Air Quality
- Greenhouse Gas Emissions
- Noise
- Public Health
- Neighborhood Character
- Construction

# Environmental Review

## Draft Environmental Impact Statement

**Of these, the analysis found the potential for significant adverse impact in the following categories:**

- Community Facilities
- Open Space
- Shadows
- Historic and Cultural Resources
- Transportation
- Construction

**Mitigation measures will be further studied between the draft and final EIS.**

**In order to completely avoid significant adverse impacts, the amount of development would have to be so limited that the goals and objectives of the Proposed Actions would not be achieved.**



## Illustrative Vision

