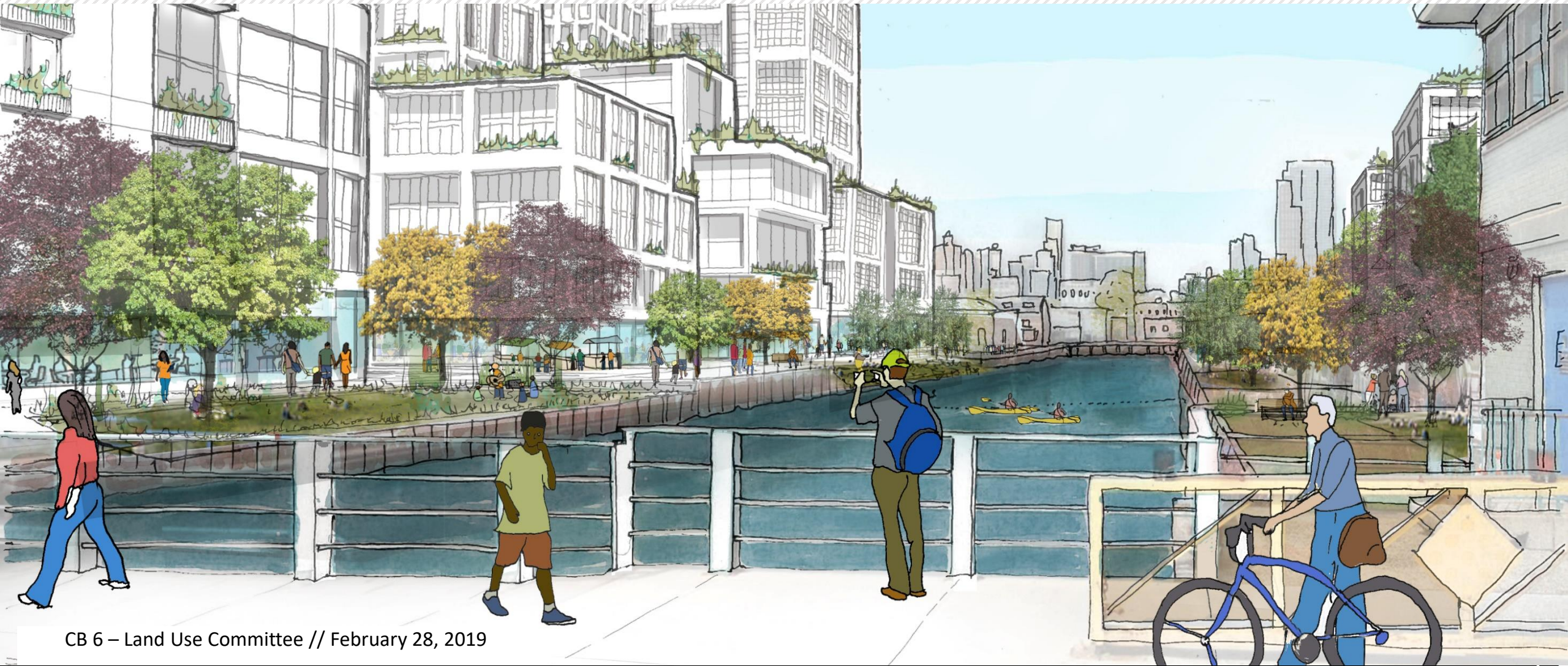


# Gowanus Neighborhood Planning Study

## Draft Zoning Proposal



CB 6 – Land Use Committee // February 28, 2019



## *Facilitate Community Priorities*

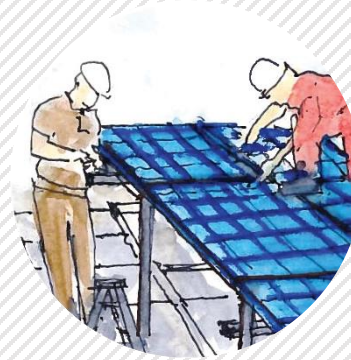
- *Thousands of new homes, including thousands for lower-income New Yorkers*
- *New jobs across a variety of sectors*
- *New open space and new schools*
- *A resilient shoreline and cleaned-up brownfields*
- *An expanded, greener urban canopy*





## ***Make Broader Investments & Community Goals Possible***

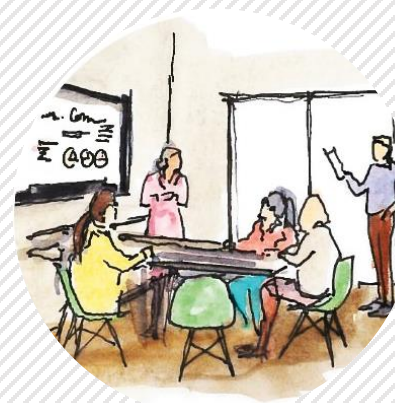
- **Equitable, sustainable future**
  - Planning for climate change
  - Lowering carbon footprint
  - Remediating Land
  - New open spaces and expanded urban tree canopy
- **NYCHA**
  - \$4M for Community Center
- **Gowanus IBZ study**
- **Infrastructure**
  - Schools, transit, open space, etc...



### **Housing**

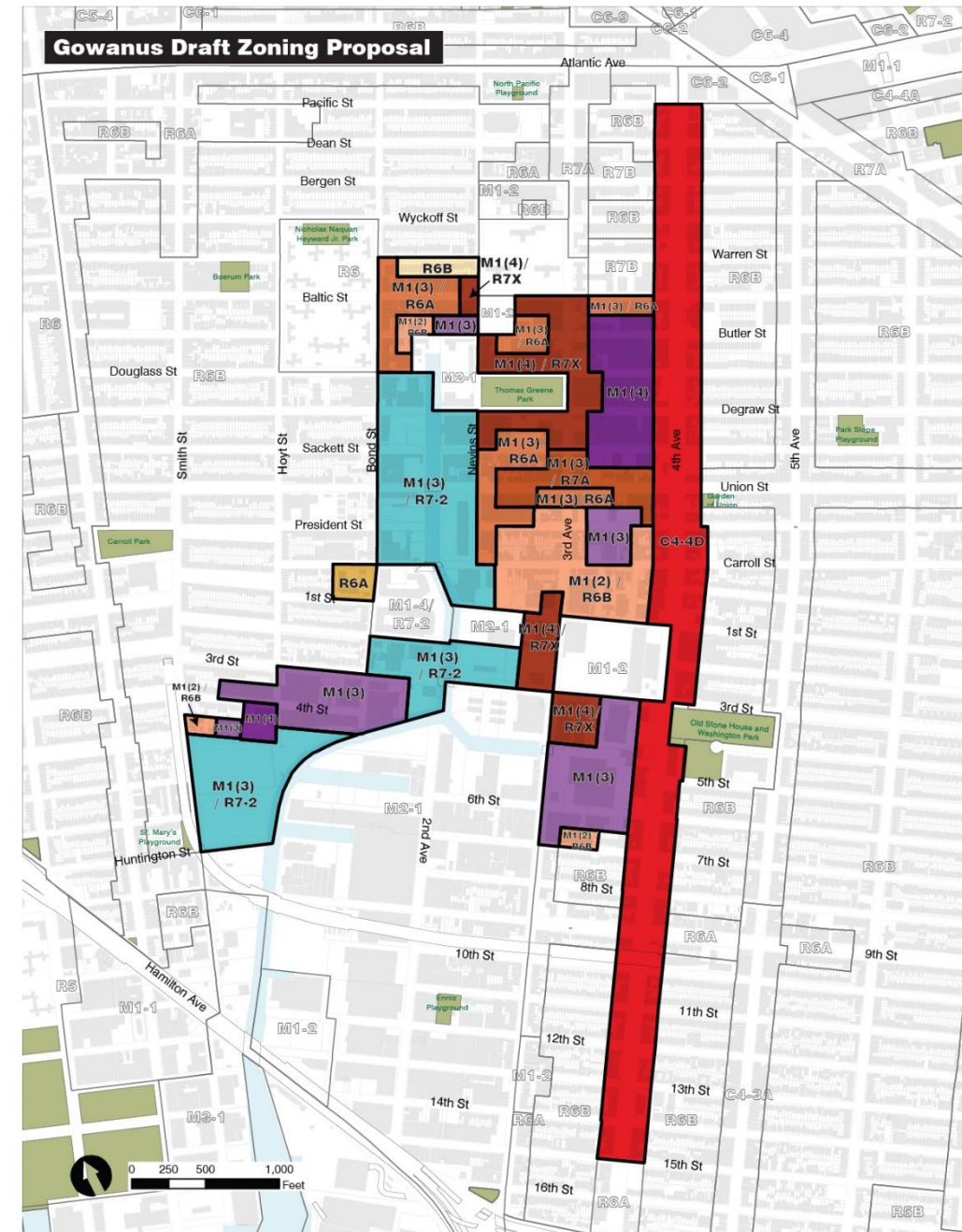
**Make improvements to NYCHA campuses by preserving and developing affordable housing**

- The City will consider funding improvements to Gowanus Houses, Wyckoff Gardens, and Warren Street Houses during the rezoning process. Capital needs will be evaluated via an assessment of improvements needed in these developments, in the context of broader investments in NYCHA.”

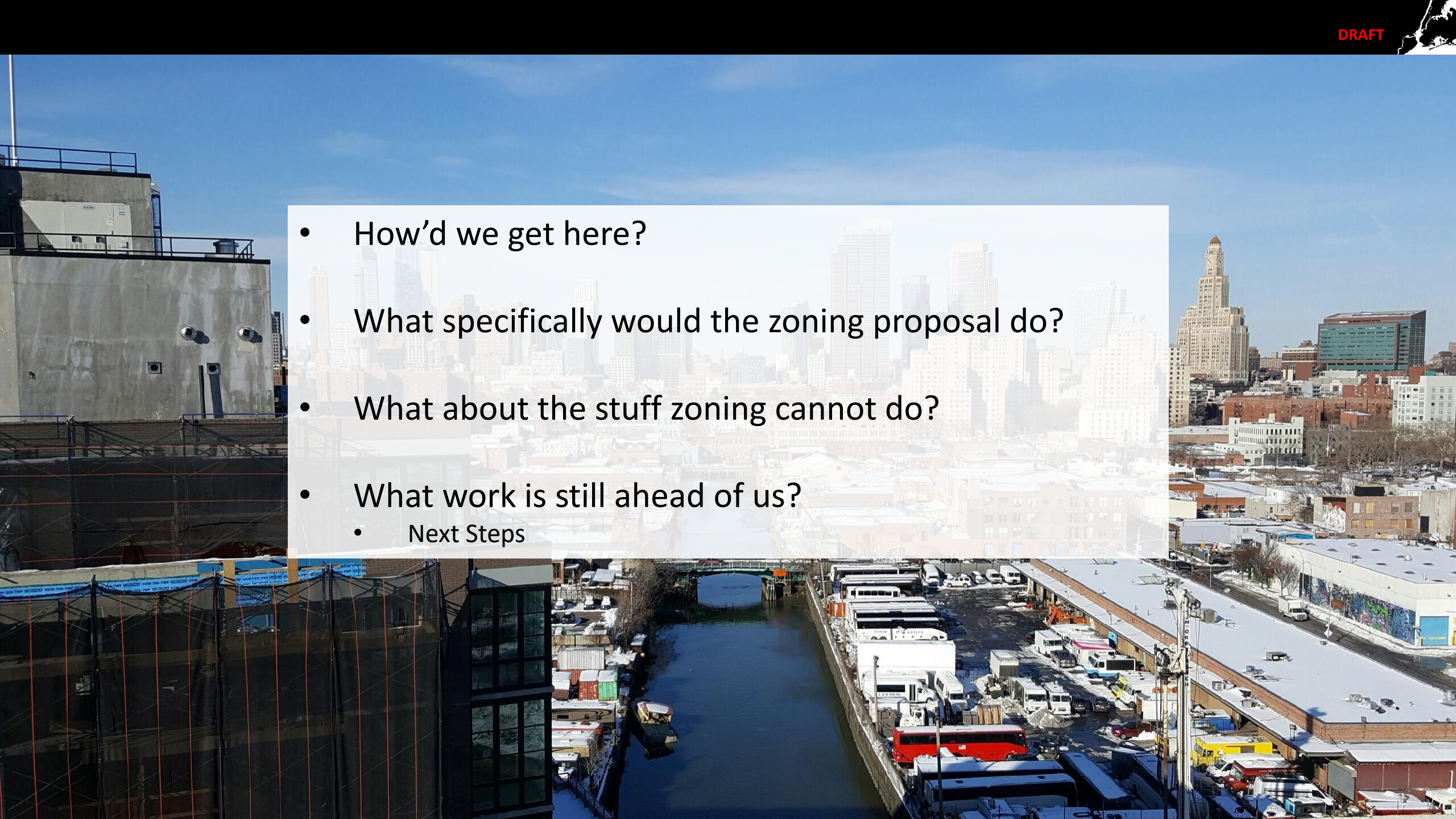




- **Zoning Map Amendment**
  - » Promote mixed-use growth in key areas
  - » Preserve and strengthen clusters of non-residential activity
- **Zoning Text Amendment**
  - » Establish the Special Gowanus Mixed-Use District
  - » Create the Gowanus Waterfront Access Plan
  - » Apply Mandatory Affordable Housing (MIH)
- **City Map Changes**
  - » New parkland and streets
- **Disposition Approval and Urban Development Action Area Project (UDAAP)**
  - » Facilitate redevelopment on city-owned sites





- 
- How'd we get here?
  - What specifically would the zoning proposal do?
  - What about the stuff zoning cannot do?
  - What work is still ahead of us?
    - Next Steps



## *Issues and Opportunities*

- City-wide **housing crisis** + thriving and **diversifying economy**
- Thriving nearby neighborhoods **without 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
- A sustainable future **requires** more **efficient land use** near mass transit



1924 Aerial View of Gowanus Canal



## *Issues and Opportunities*

- City-wide **housing crisis** + thriving and **diversifying economy**
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1924 Aerial View of Gowanus Canal



## *Issues and Opportunities*

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- A sustainable future **requires** more **efficient land use** near mass transit



1924 Aerial View of Gowanus Canal

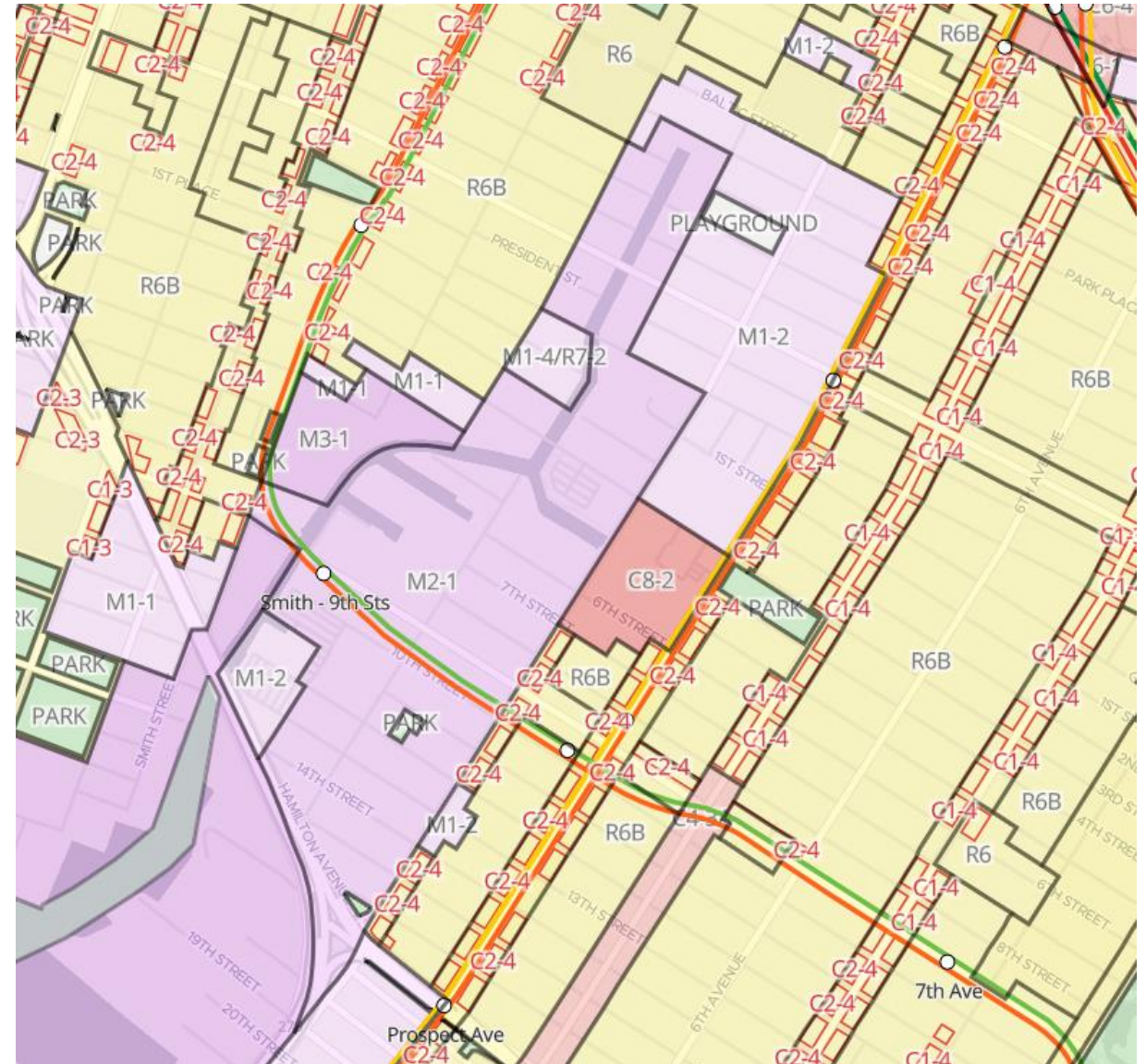


## Outdated Existing Zoning

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

Existing Zoning Districts

Zoning District	Residential FAR	Industrial/Commercial FAR	Community Facility FAR
M1-1	-	1.0	2.4
M1-2	-	2.0	4.8
M2-1	-	2.0	-
M3-1	-	2.0	-
C8-2	-	2.0	4.8
R8A/C2-4	6.02	2.0	6.50



Existing Zoning



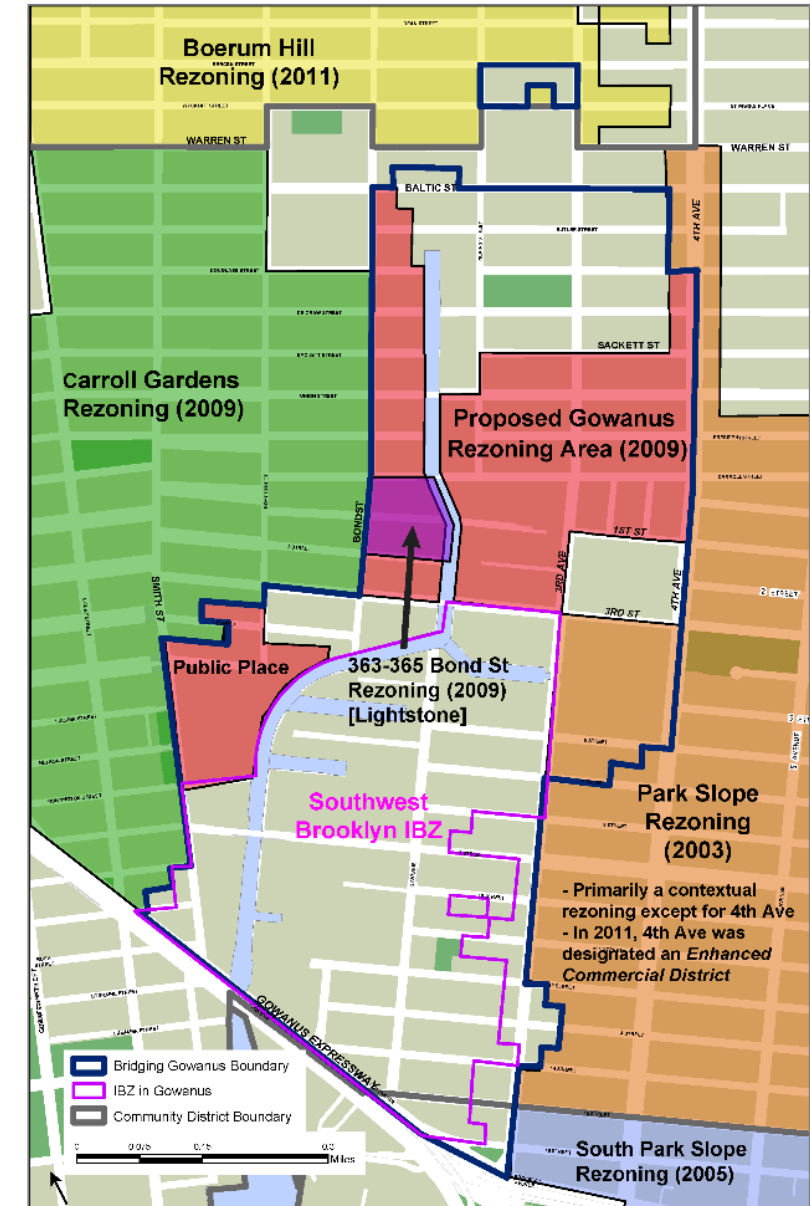
*How'd we get here?*



*October 2016 – Kickoff Event*



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





## *What we heard?*

- Community and CB6 early input
- Give opportunity for community members to hear and talk about tradeoffs in front of each other
- Be transparent, open and real
- Show us the proposed zoning and density early – before scoping

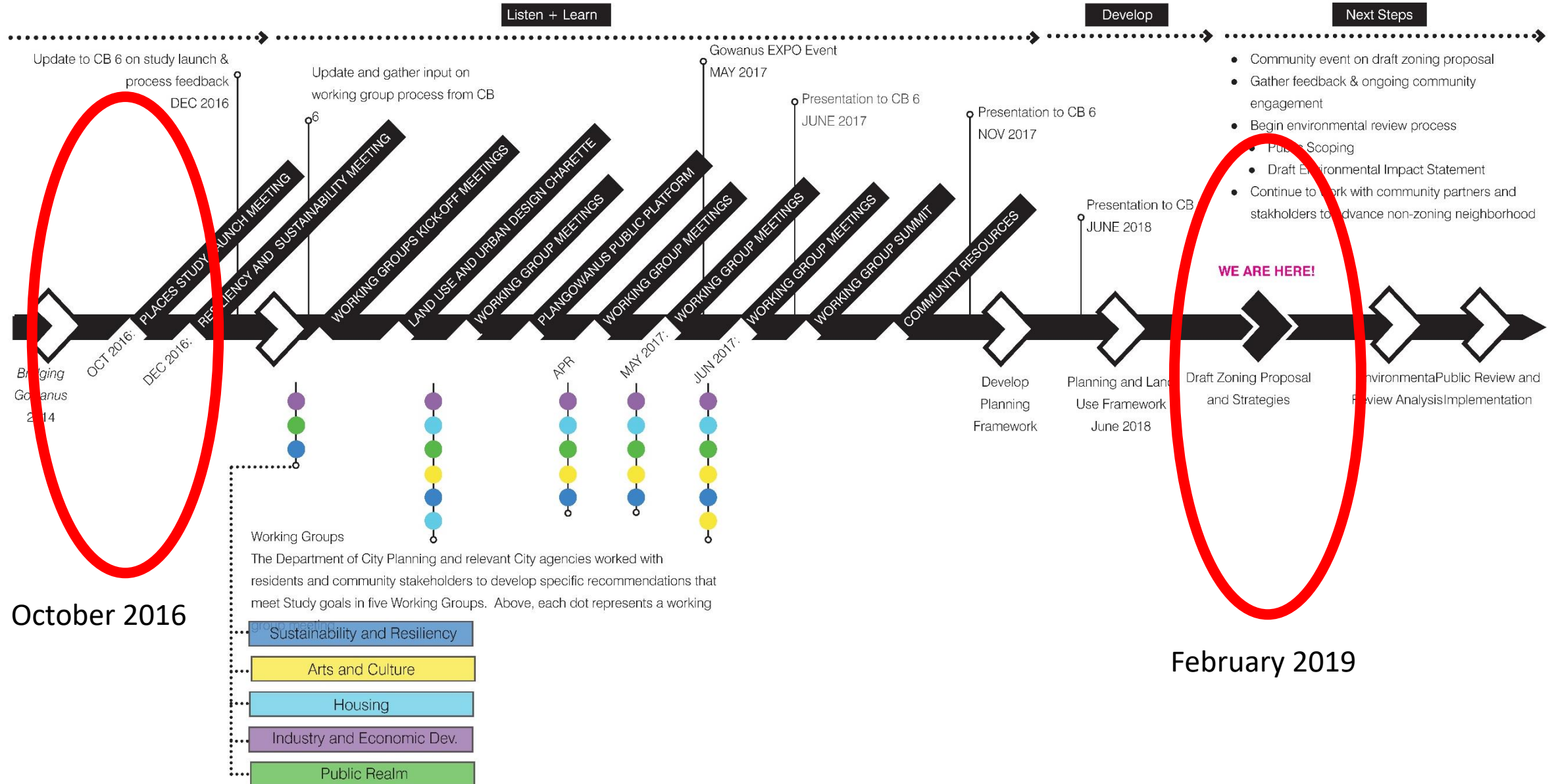
## *What we did*

- Working groups deep dives into technical topics (Feb to June '17)
- Shared all notes, presentations online and at public meetings
- Held facilitated roundtables and workshops to engage in
- Proposal shared January 2019



# A long, robust process with lots of community input and feedback

DRAFT







***Listen & Learn***

**Public Meetings & Workshops**

**NYCHA & Targeted Outreach**

**Sustainability & Resiliency**  
**Industry & Economic Dev.**

**Working Groups**

**Public Realm**  
**Arts & Culture**  
**Housing**

**Plangowanus.com**

- 100+ hours of workshops and meetings
- 26 working group meetings
- Large public events
- CB6 Meetings
- NYCHA Tenant Association meetings
- Over 17,000 total page visits on PlanGowanus.com
- Community roundtables and pop-up events



*Listen & Learn*

**Public Meetings & Workshops**

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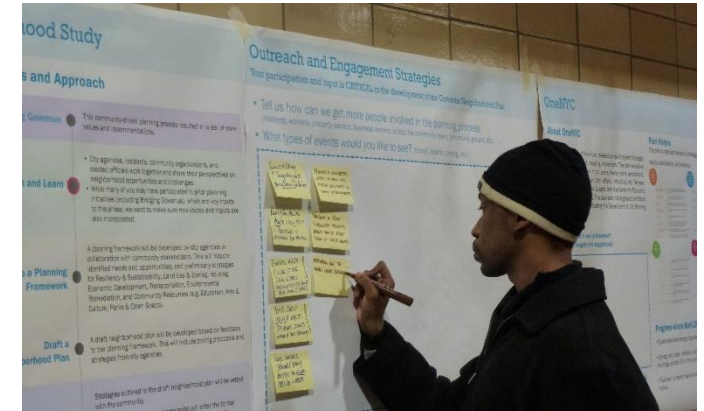
- Large format events since 2016 gathering input, feedback
- Sharing out results



**Gowanus Framework Open House**



**March 2017 Urban Design Workshop**



**October 2016 Kick-off Meeting**



**July 2017 Working Group Summit**



**December 2016 Sustainability & Resiliency**



*Listen & Learn*

Public Meetings & Workshops

**NYCHA & Targeted Outreach**

Sustainability & Resiliency  
Industry & Economic Dev.

Working Groups

Public Realm  
Arts & Culture  
Housing

Plangowanus.com

- Regularly attended NYCHA Tenant
- Association Meetings
- Individual and group stakeholders
  - Community-based organizations
  - Elected officials
  - Businesses and property owners
  - Residents and citizens
- CB6 Outreach



## Help shape the future of Gowanus in a Working Group

Working Groups will be held in order to identify strategies and recommendations in five topic areas:

RESILIENCY & SUSTAINABILITY

HOUSING

ARTS & CULTURE

PUBLIC REALM

INDUSTRY & ECONOMIC DEVELOPMENT

## Anyone can join!

Time Commitment:

// 5 to 10 hours each month, for approximately 6 months



For more information, please visit [nyc.gov/gowanus](https://nyc.gov/gowanus)





*Listen & Learn*

**Public Meetings & Workshops**

**NYCHA & Targeted Outreach**

**Sustainability & Resiliency**  
**Industry & Economic Dev.**

**Working Groups**

**Public Realm**  
**Arts & Culture**  
**Housing**

**Plangowanus.com**

- 5 Groups / 5 Meetings – 80+ hours
- Developed mutually shared priorities and objectives
- Discussed tradeoffs and hard questions
- Shared out to community on website and at Fall 2017 public event





**Listen & Learn**

**Public Meetings & Workshops**

**NYCHA & Targeted Outreach**

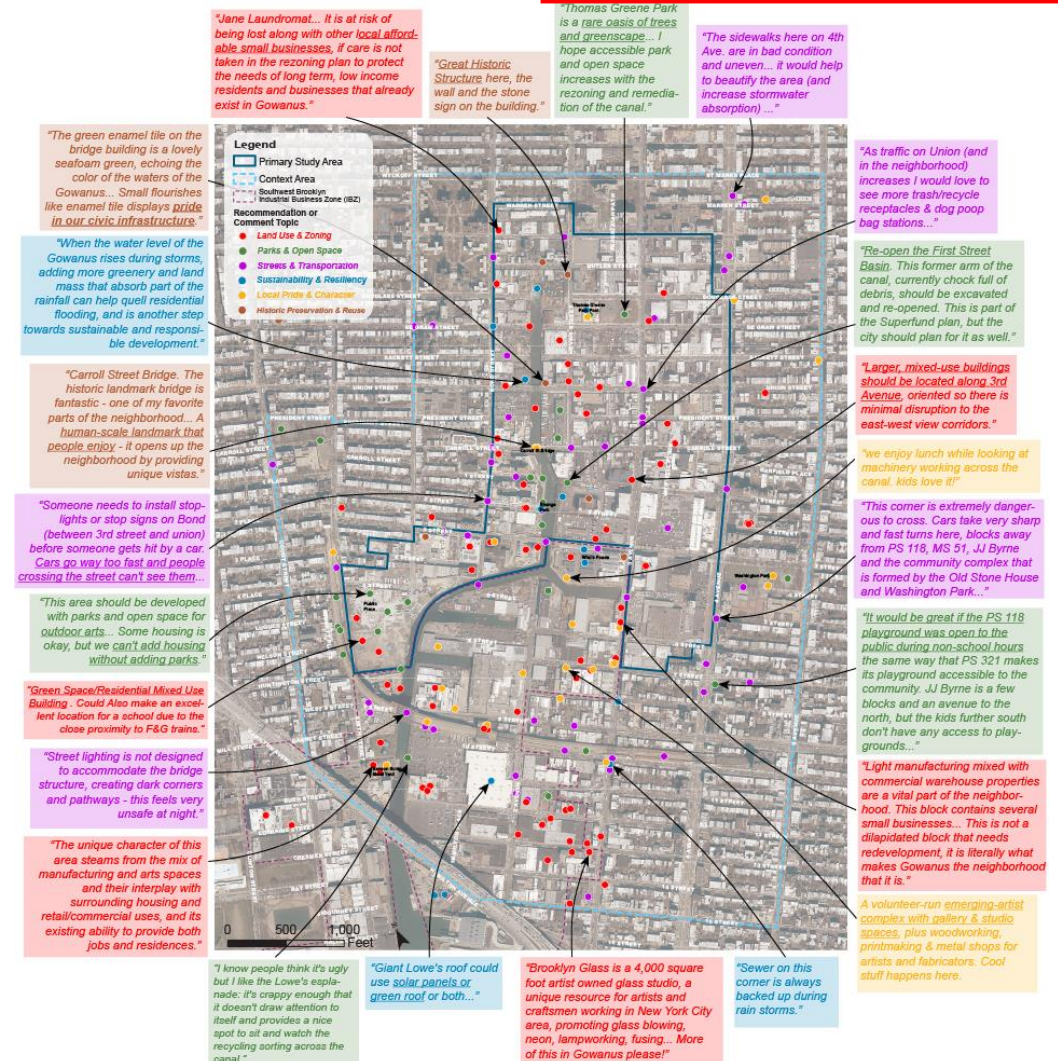
**Sustainability & Resiliency**  
**Industry & Economic Dev.**

**Working Groups**

**Public Realm**  
**Arts & Culture**  
**Housing**

**Plangowanus.com**

- DCP Pilot used during listen and learn phase
- Topical Pages
- Interactive tools to gather feedback / ideas
- >17,000 visitors
- Used to share and archive information with Working Groups





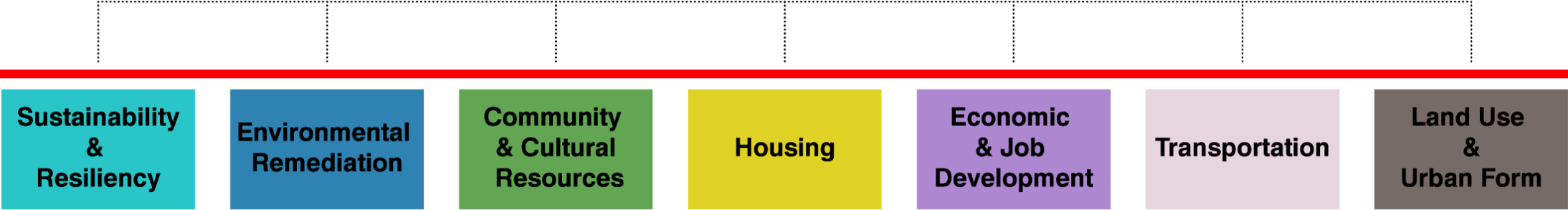
# Led to Planning and Land Use Framework

DRAFT

*Listen & Learn*



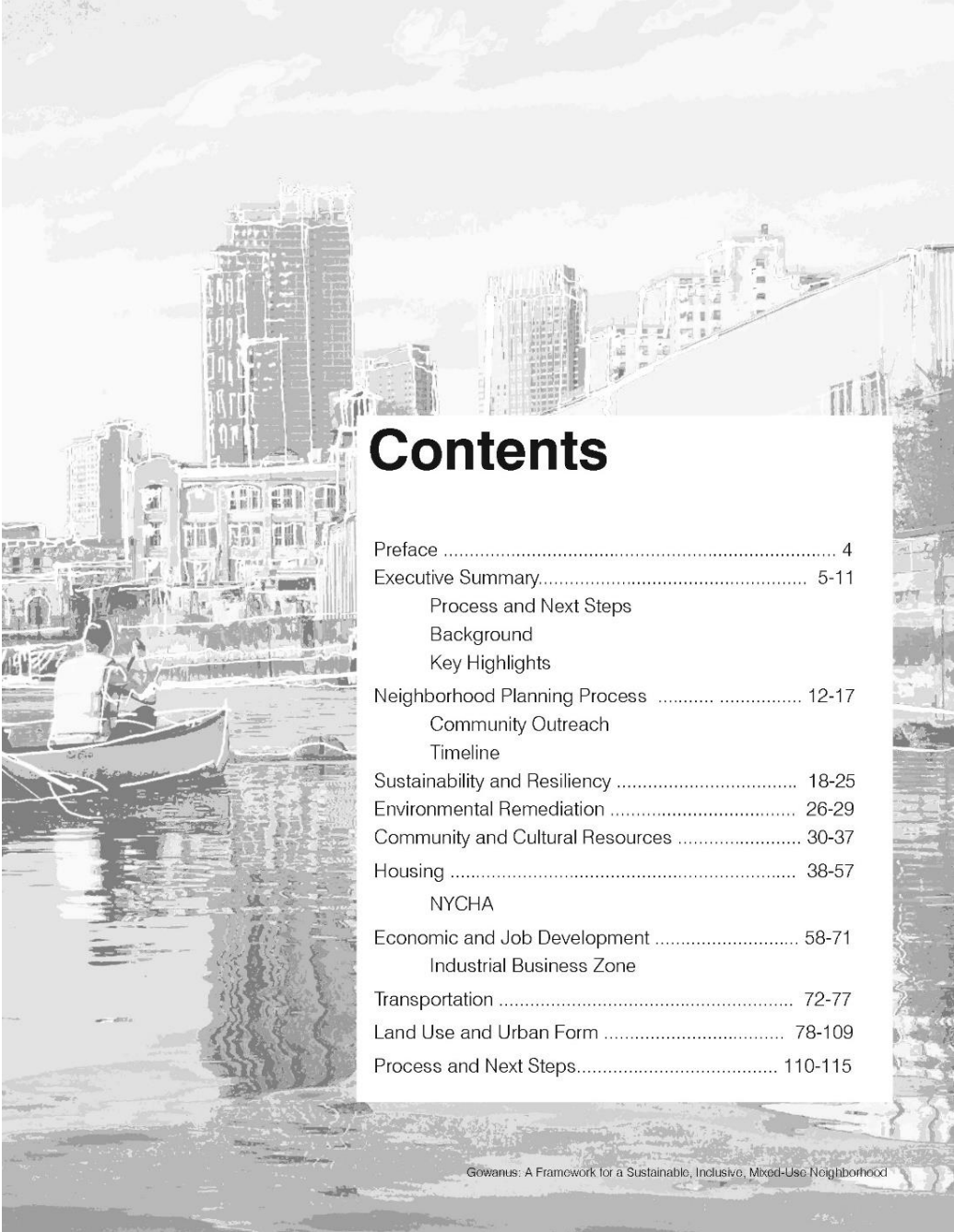
*Develop Framework*



Gowanus: A Framework For A Sustainable, Inclusive, Mixed-use Neighborhood



- Snapshot in time
- Structured around community priorities
- Includes some elements of a nabe plan based on what we heard so far
  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

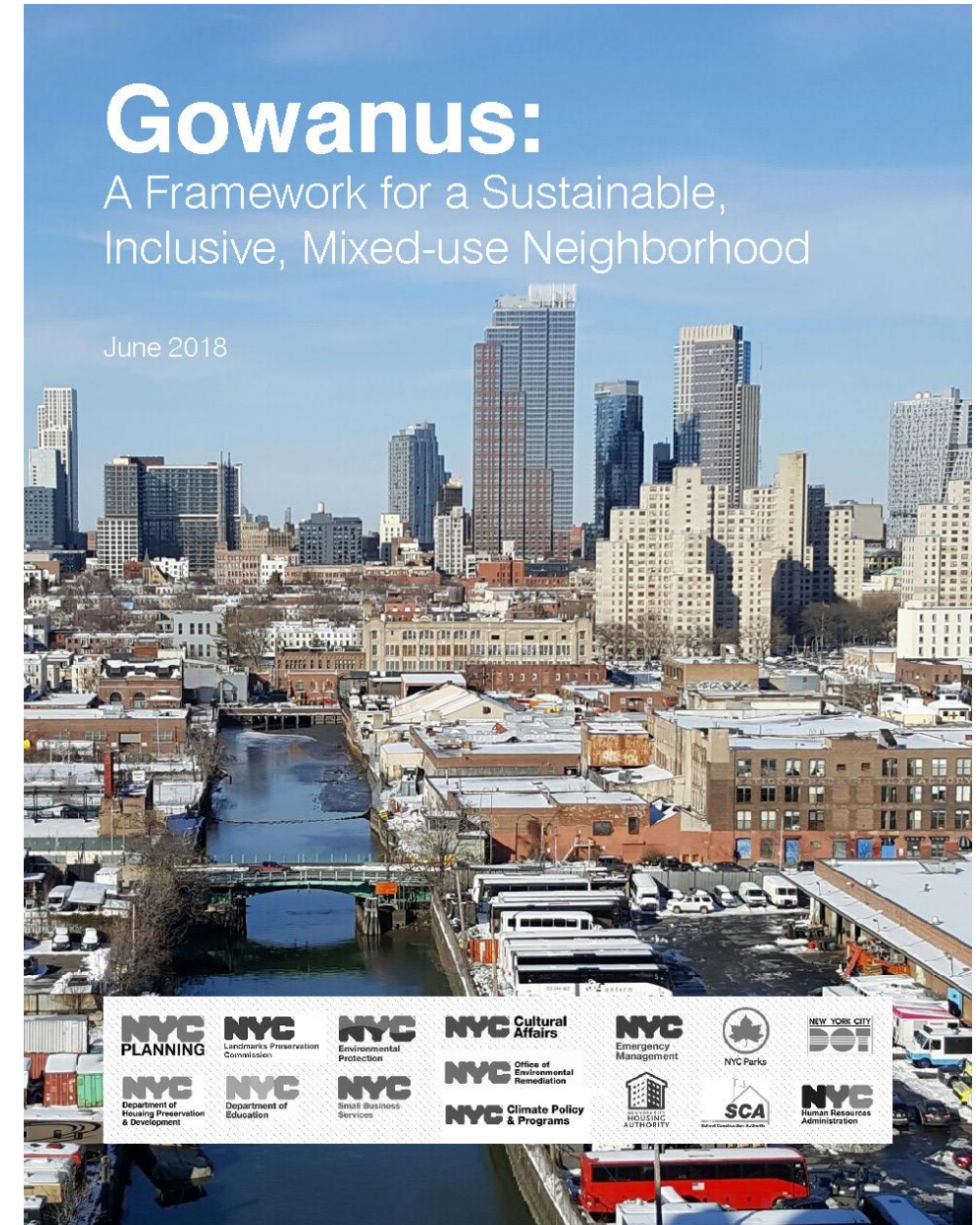




# How is the Framework Used?

DRAFT

- Roadmap to achieving a shared vision
  - Requires collective action
  - All levels of society
    - Agencies, CBs, CBOs, developers, businesses, etc...
- Engagement and organizing around priorities
- Check-in with community on direction
- Alignment of city tools and resources
- In drafting detailed Zoning Proposal
- Tool for evaluating existing and future projects or programs





# What progress has been made since it was released?

DRAFT

*Since June 2018, the City and community partners have continued to work around community priorities.  
More details on [nyc.gov/gowanus](https://nyc.gov/gowanus)*

## ***Sustainability & Resiliency***

- High-level storm sewers
- Incorporate in draft zoning
  - WAP

## ***Community & Cultural Resources***

- St. Mary's and Ennis Playgrounds
- Develop supportive zoning proposal
- Evaluate historic resources

## ***Economic Development & Jobs***

- Develop supportive zoning proposal
- Advance IBZ vision study
- SBS Mobile Outreach Unit launch

## ***Environmental Remediation***

- Support continued Canal & upland remediation efforts
- E-designations

## ***Housing & NYCHA***

- Public Place Workshop
- Gowanus Community Center
- Meeting on Fair Housing

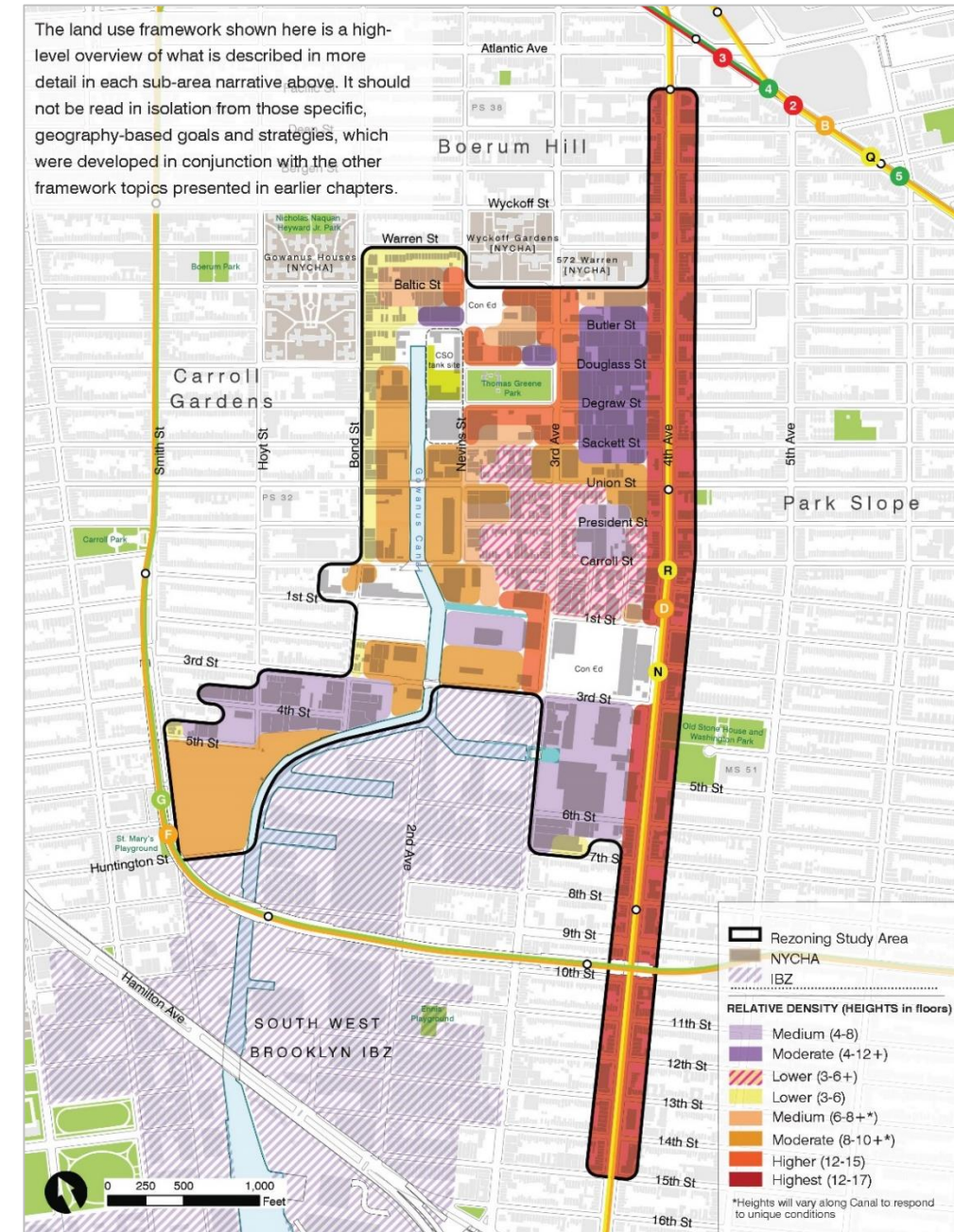
## ***Transportation***

- Map transit easements along 4<sup>th</sup> Avenue
- Assess connectivity across Nevins Street by existing and planned open space

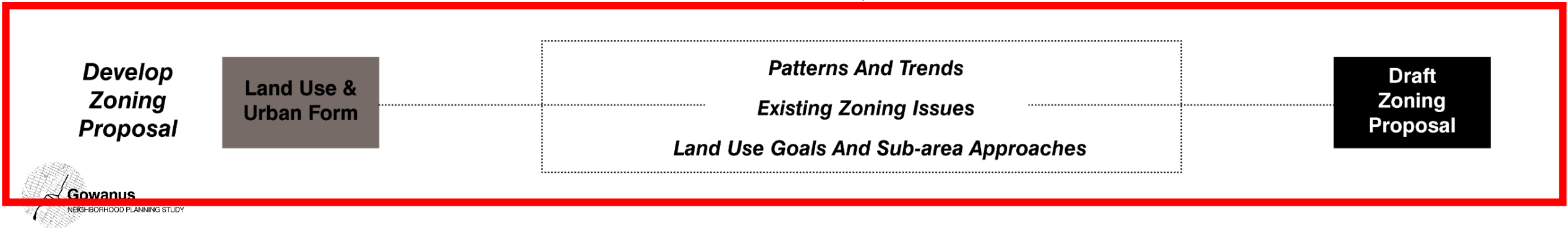
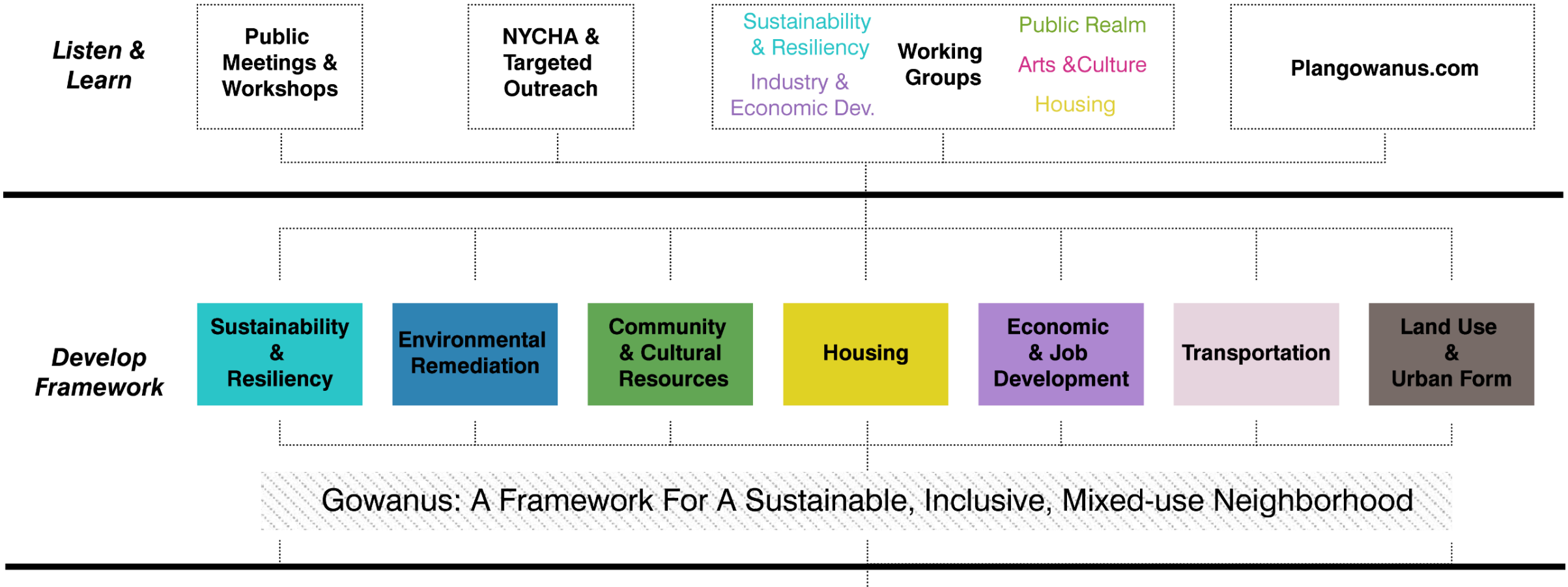


## Goals:

- Support **Sustainability and Resiliency** efforts to make Gowanus a model green neighborhood
- Strengthen / **promote clusters** of non-residential activity
- Allow housing in key areas and **require affordable housing** in new development
- Leverage and focus **density** in appropriate locations
- Promote active, accessible, **resilient waterfront**
- Strengthen / **extend** commercial **corridors**
- Encourage and reinforce a vibrant, **live-work neighborhood**
- Be responsive to key elements of **character/scale**



















**Proposed Zoning // Industrial and Commercial**



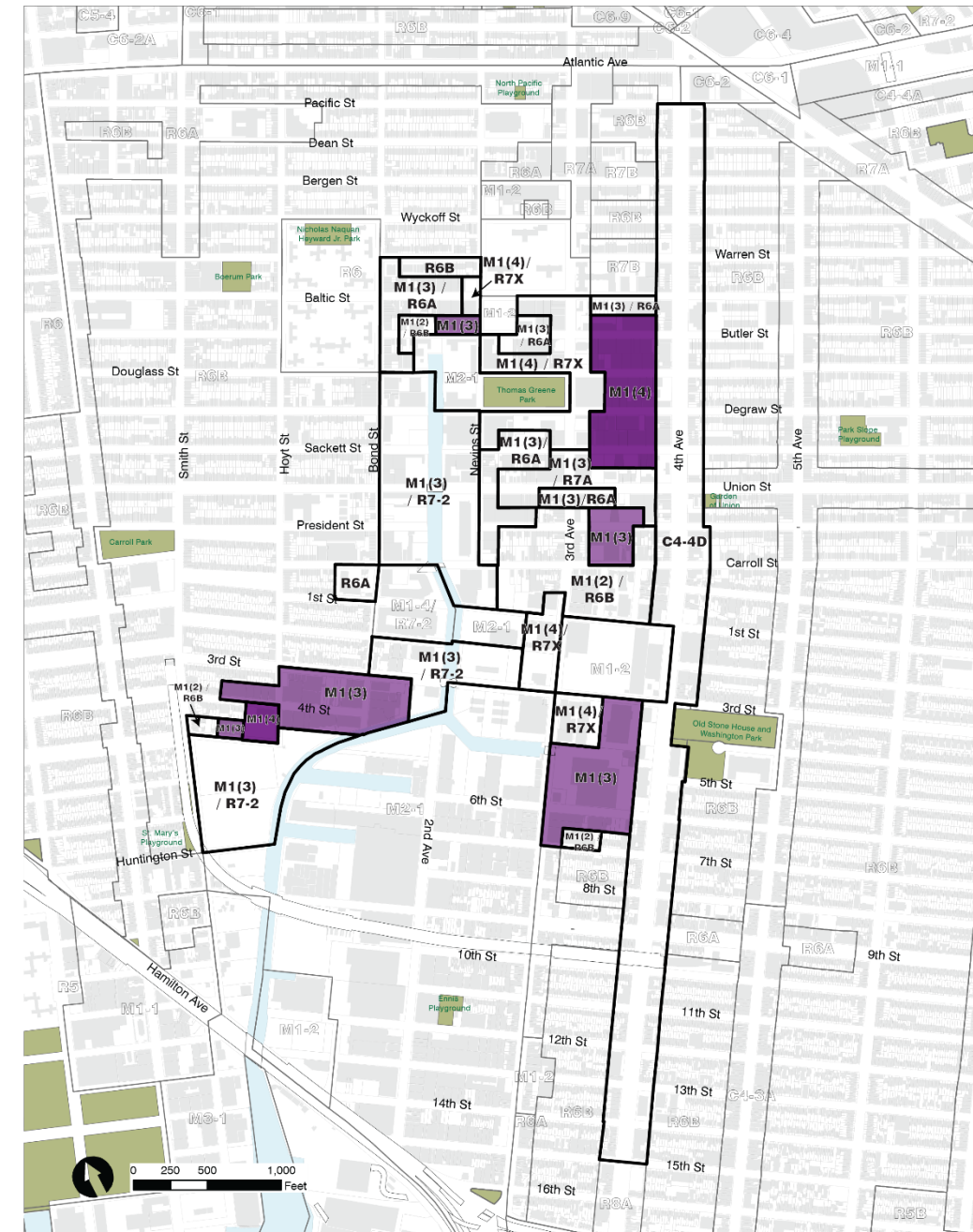
## Proposed Zoning: M1(2), M1(3) & M1(4)\*

### Context:

- Active clusters of non-residential activity
- Near transit and major corridors

### 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



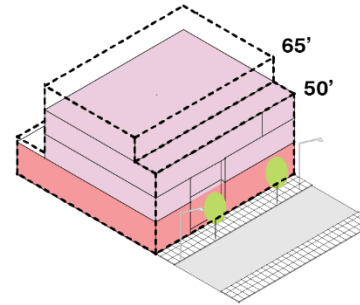


## Proposed Zoning: M1(2), M1(3) & M1(4)\*

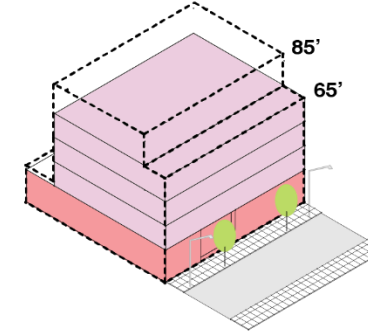
### Key Specs:

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

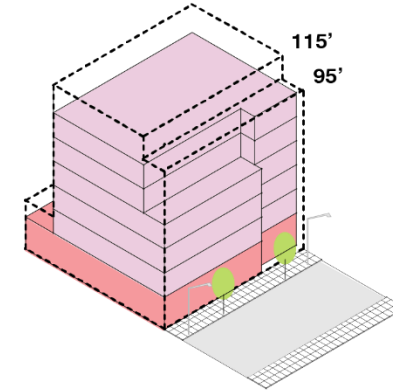
M1 (2FAR)



M1 (3FAR)



M1 (4FAR)



Degraw Street

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





**Proposed Zoning // Upland Mixed-Use**



### Context:

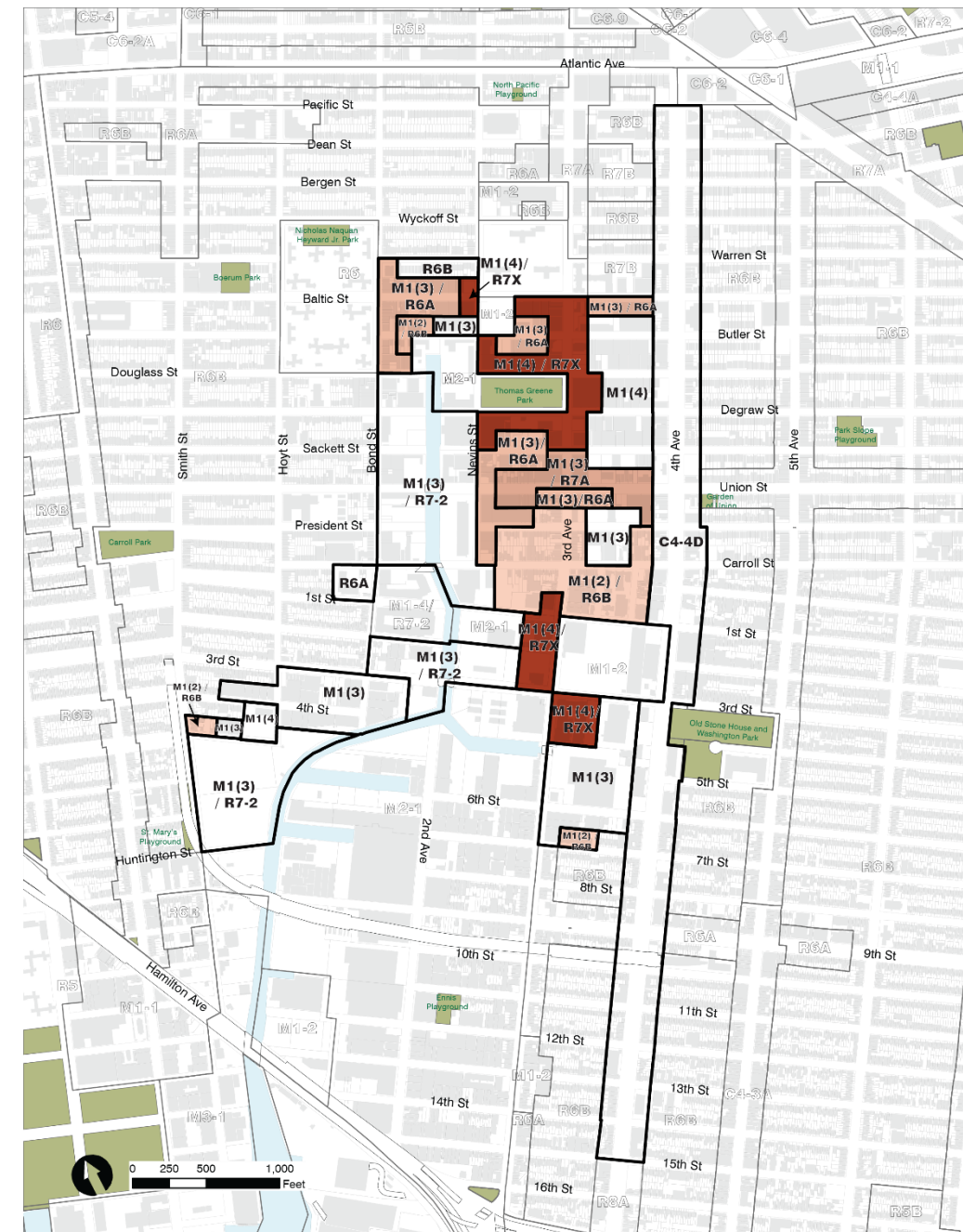
- Mix of uses, open storage, parking, vacancies
- Existing residences & NYCHA communities
- Upland brownfields outside EPA or DEC jurisdiction

## Goals:

- Encourage vibrant, live-work neighborhood
- Balance neighborhood scale, growth and shared goals
- New mixed-income housing, market-rate and permanently affordable
- Promote a mixing of uses
- Bring existing residences into conformance with zoning



*\*Exact Zoning District Names To Be Determined*



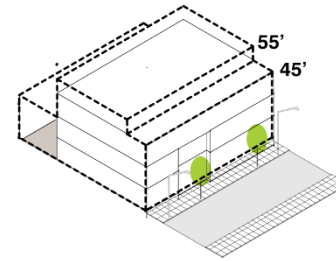


**Proposed Zoning:** M1(2)/R6B,  
M1(3)/R6A, M1(3)/R7A

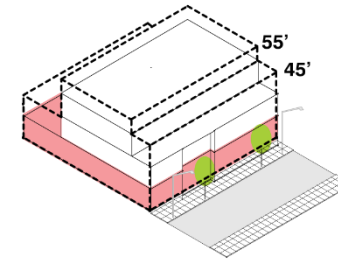
## Key Specs:

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

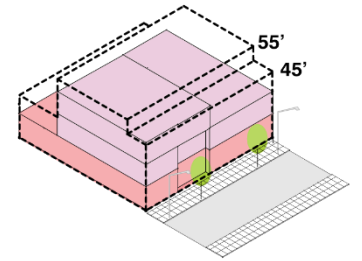
### M1(2)/R6B



Residential Scenario

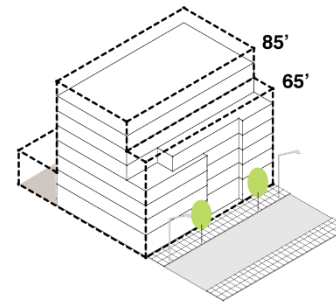


Mixed-use Scenario

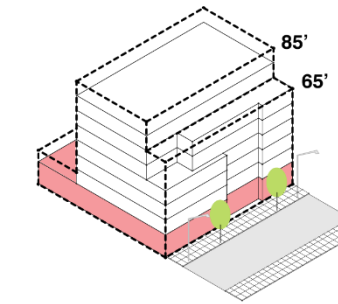


Non-Residential Scenario

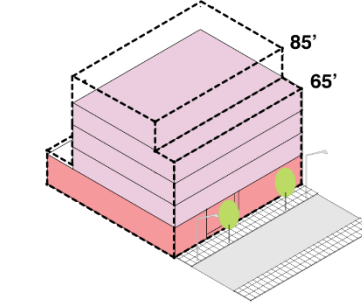
### M1(3)/R6A



Residential Scenario

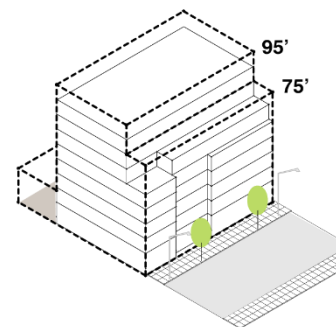


Mixed-use Scenario

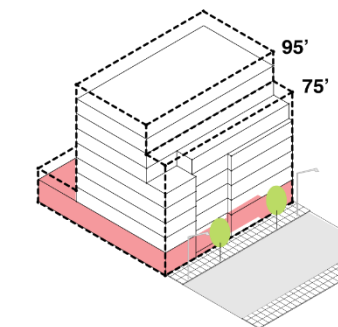


Non-Residential Scenario

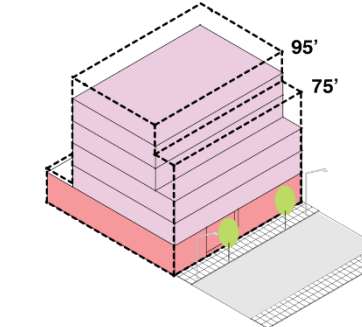
### M1(3)/R7A



Residential Scenario



Mixed-use Scenario



Non-Residential Scenario





*Proposed Zoning // Enhanced Mixed-Use*



## Proposed Zoning: M1(4)/R7X

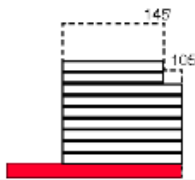
**Purpose:** Incentivize the development of mixed-use projects that include new, permanently affordable housing as well as commercial, artist, civic, and cultural space. Re-envision a new fabric around a remediated and reconstructed Thomas Greene Playground

Incentive FAR by Use  
[Total 0.4]

0.2 FAR Light-Industrial, arts-related, cultural, civic and repair and production service

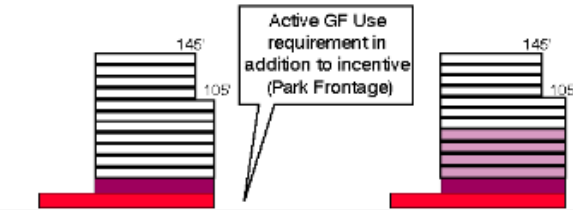
0.2 FAR All Non-Residential Uses

Baseline Mixed Building  
Max 5.6 FAR



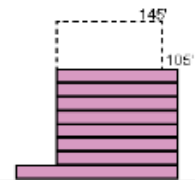
Max 5.6  
Residential

Enhanced Mixed-Use Scenarios  
Max 6.0 FAR

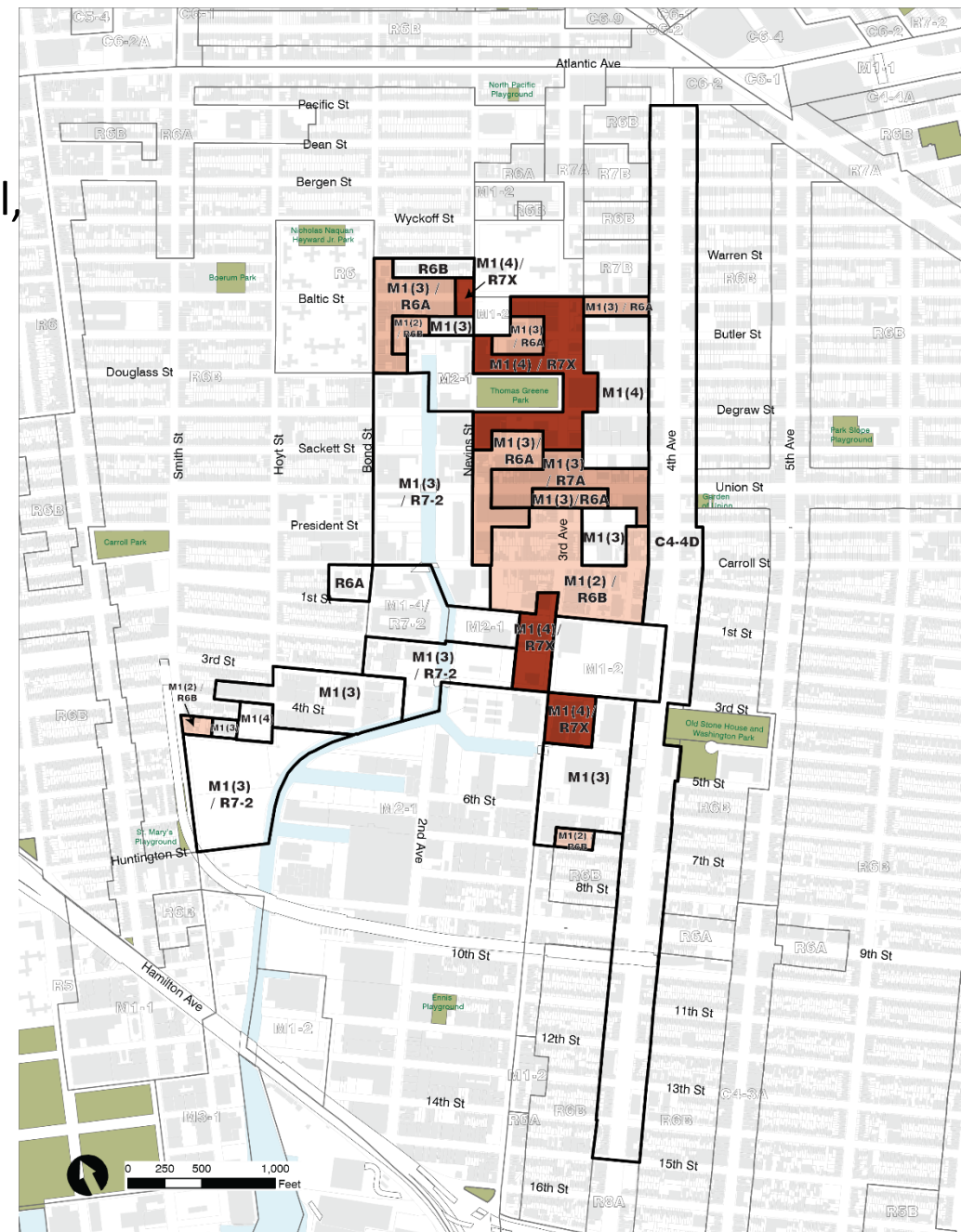


Total 6.0  
Max 5.6 Residential + Active GF  
0.4 Incentive Non-Residential

Non-Residential Building  
Max. 4.0 FAR



Max 4.0  
Non-Residential  
Commercial, Industrial  
or Community Facility



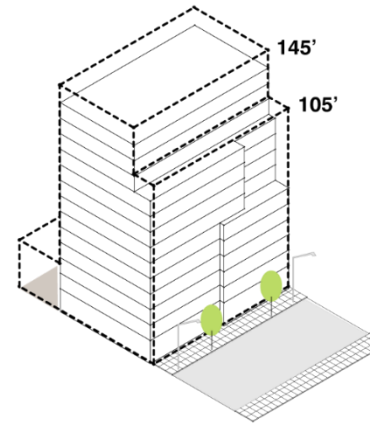


## Proposed Zoning: M1(4)/R7X

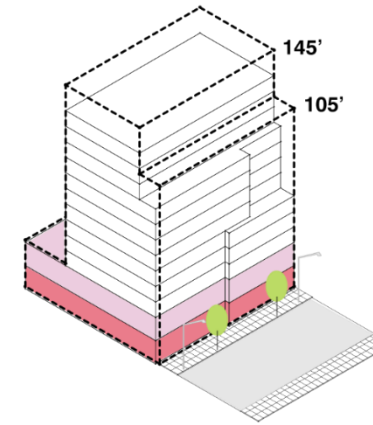
- **Key Specs:**

- 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 in select areas
- Market-rate residential parking requirements to 20%

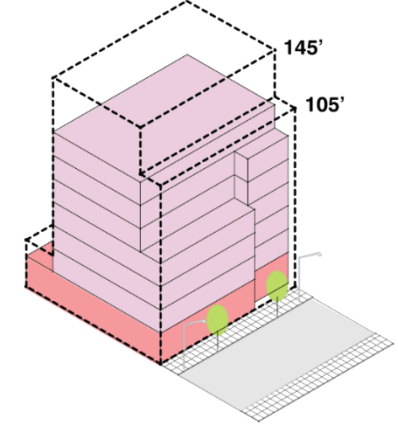
### M1(4)/R7X



Residential Scenario



Mixed-use Scenario



Non-Residential Scenario



3<sup>rd</sup> Avenue and Degraw Street @ Thomas Greene Playground









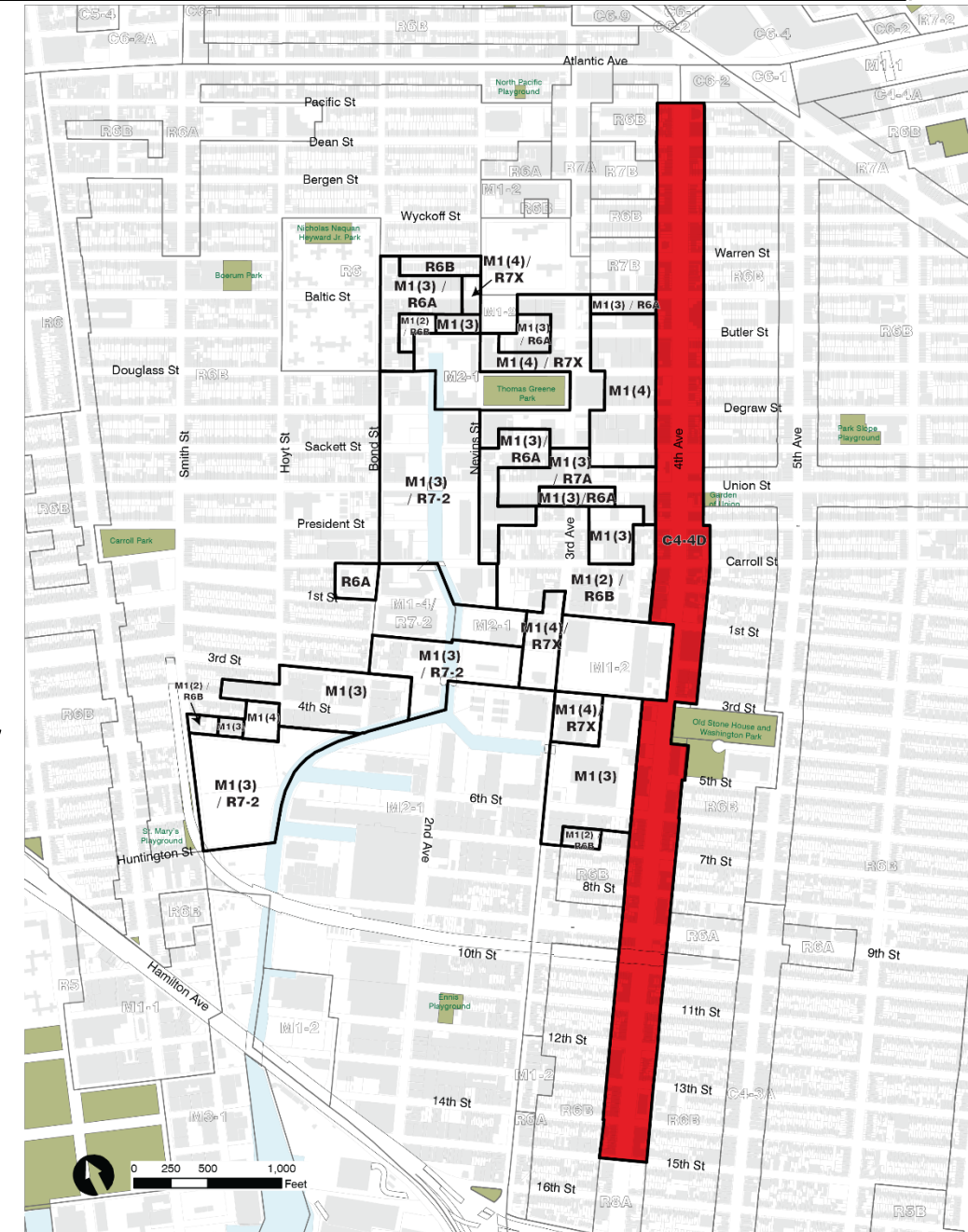
***Proposed Zoning // 4th Avenue***



## Context:

- ## Goals:

- New mixed income housing, market-rate and affordable
- Allow existing parking to be replaced by active uses
- Apply transit easement zones along 4th Avenue to support new entrances, ADA accessibility and other station improvements

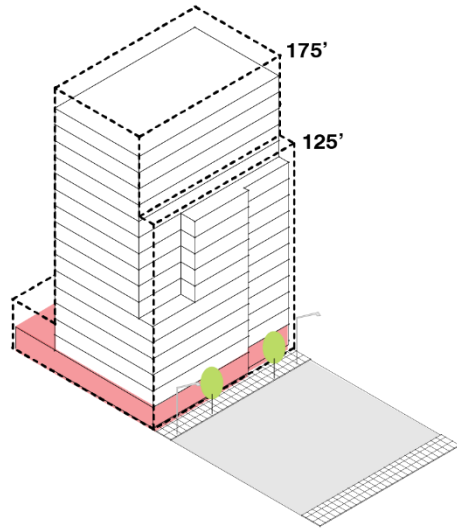




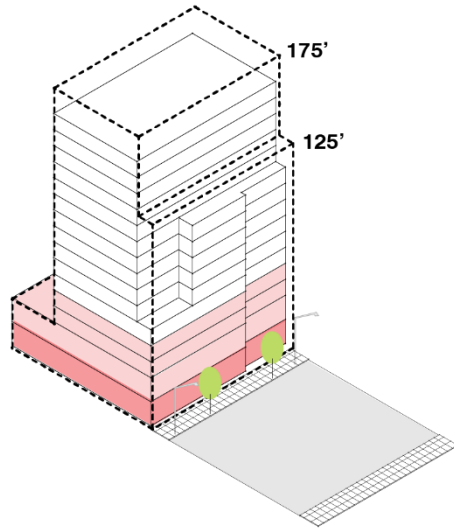
## Proposed Zoning: C4-4D

### Key Specs:

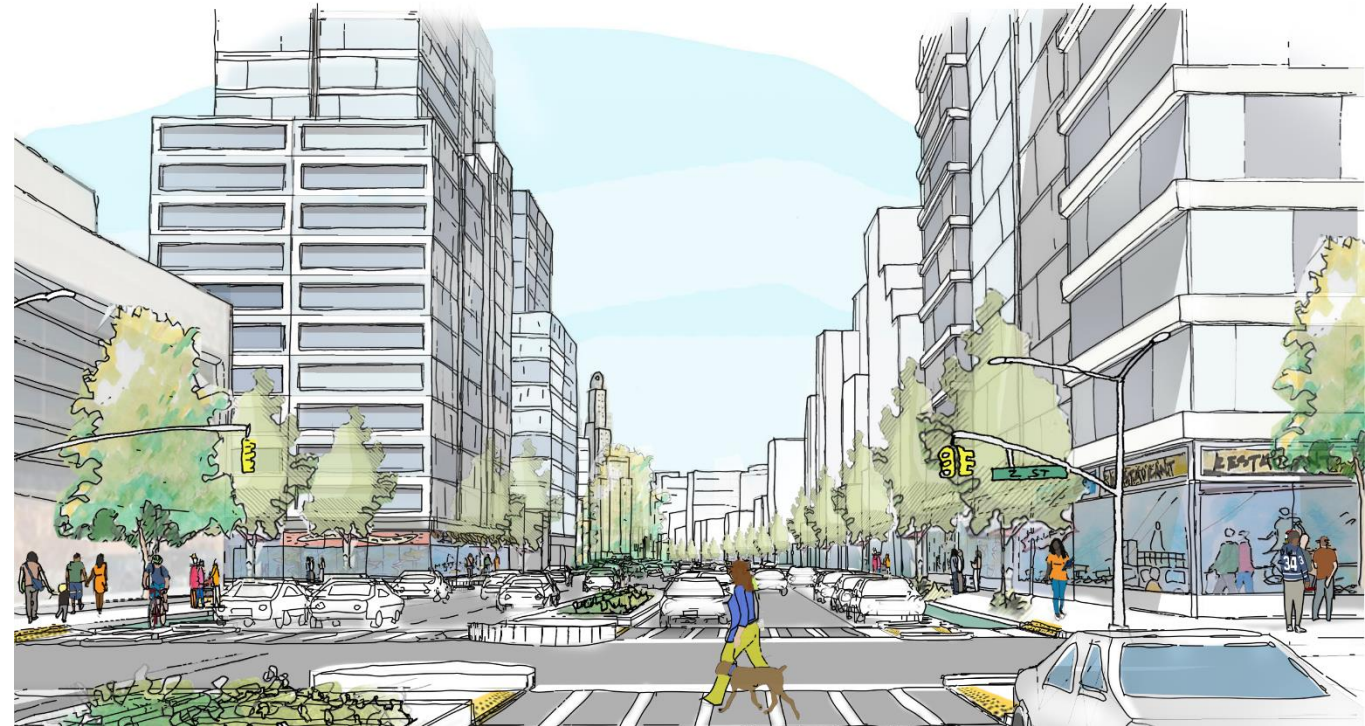
- Max FAR by Use
  - Commercial: 3.4
  - Community Facility FAR: 6.5
  - Residential FAR: 8.5
- MIH: 20 to 30% required permanently affordable housing
- Required Non-Residential Ground Floor Use
- Market-rate residential parking requirements to 20%



Mixed-use Scenario



Mixed-use (multiple floors) Scenario



Looking north on 4<sup>th</sup> Avenue at 2<sup>nd</sup> Street

\*Special District modification for an R9A equivalent for a C4-4 District



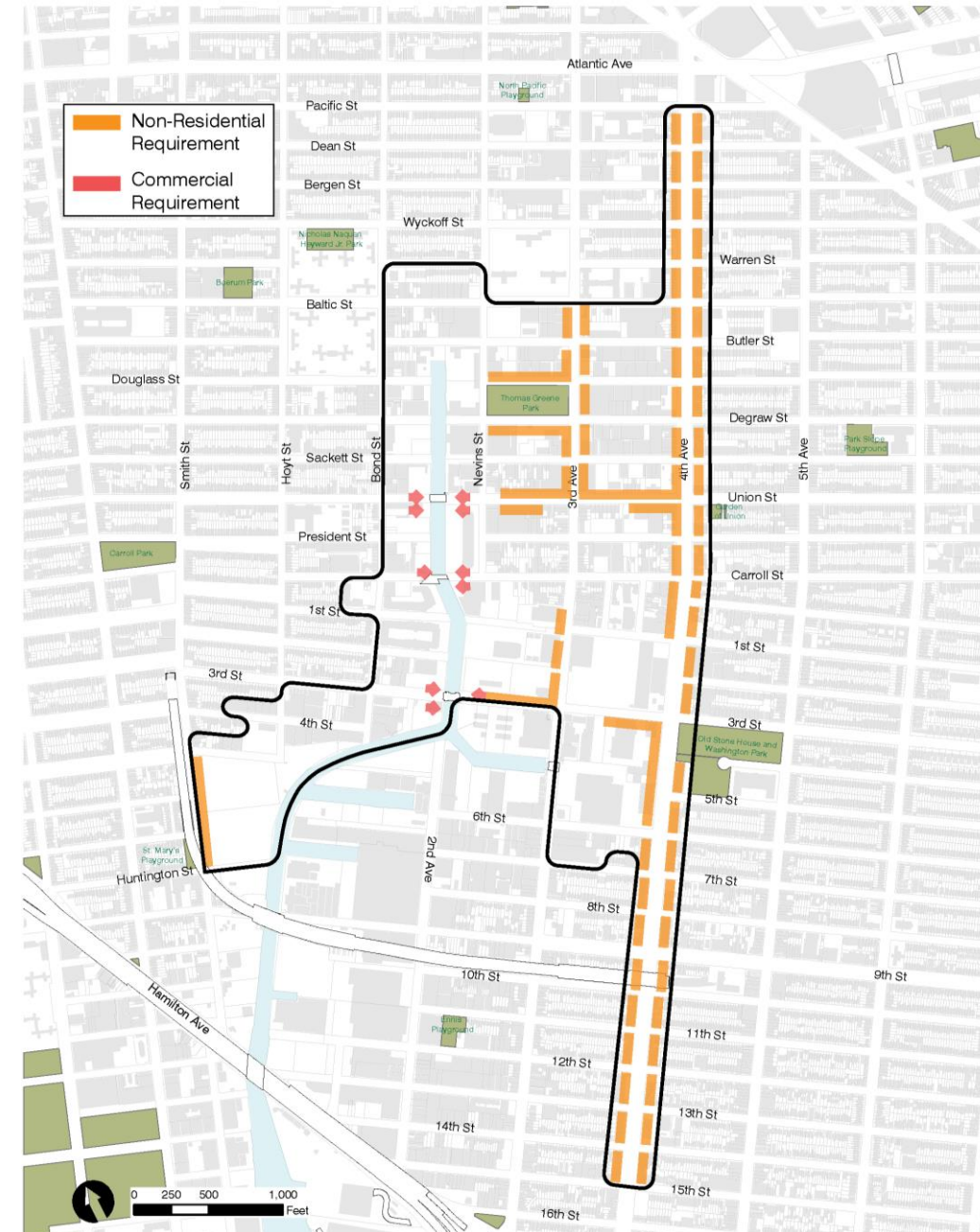
## Proposed Zoning: Gowanus Mixed-Use Special District

### Purpose:

- Create special rules for both waterfront and non-waterfront blocks. Establish special height and setback regulations for buildings on waterfront blocks and key corridors.

### Key Specs:

- Use and Floor Area Regulations
  - Ground Floor Requirements
  - Ensure a desirable mix of uses area wide
  - Special regulations to promote schools
- Streetwall Location and Envelopes
  - Sidewalk widenings (Nevins Street and 3<sup>rd</sup> Avenue)
- Parking and Loading Modifications







*Proposed Zoning // Canal Sub-District*



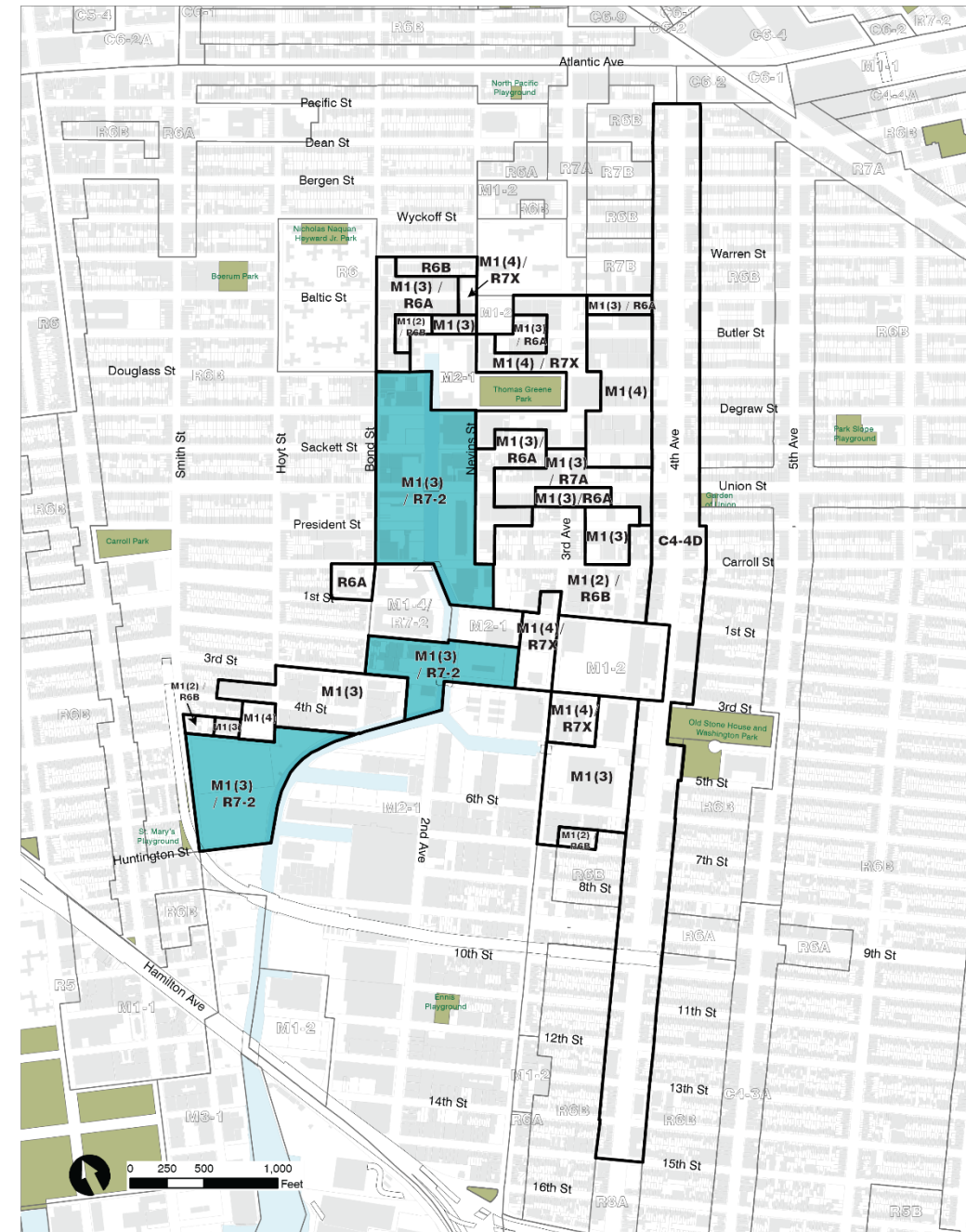
## Proposed Zoning: M1(3) / R7-2\*

### Key Specs:

- Parity with mid-density loft districts
- MIH: 20 to 30%
- Residential FAR: 4.4
- Non-Residential FAR: 3.0
- Total Max FAR: 5.0
  - Achieved only in buildings with non-residential and Gowanus mix of uses
- Required Non-Residential Ground Floor Use at canal crossings
- Market-rate residential parking requirements to 20%



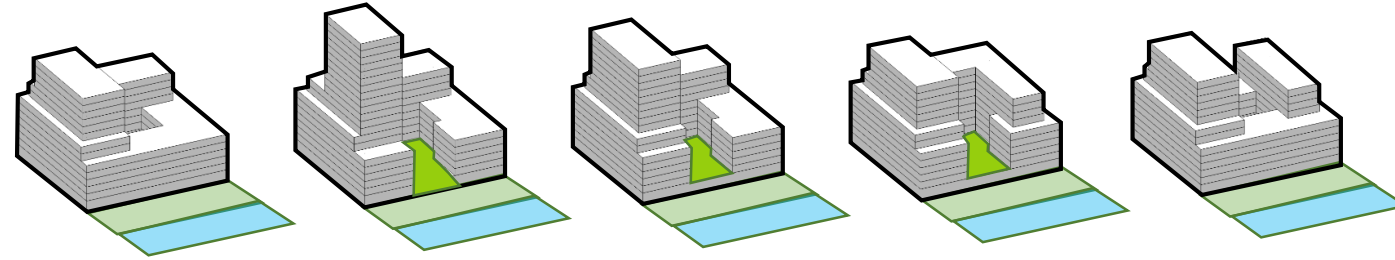
*\*Exact Zoning District Names To Be Determined*



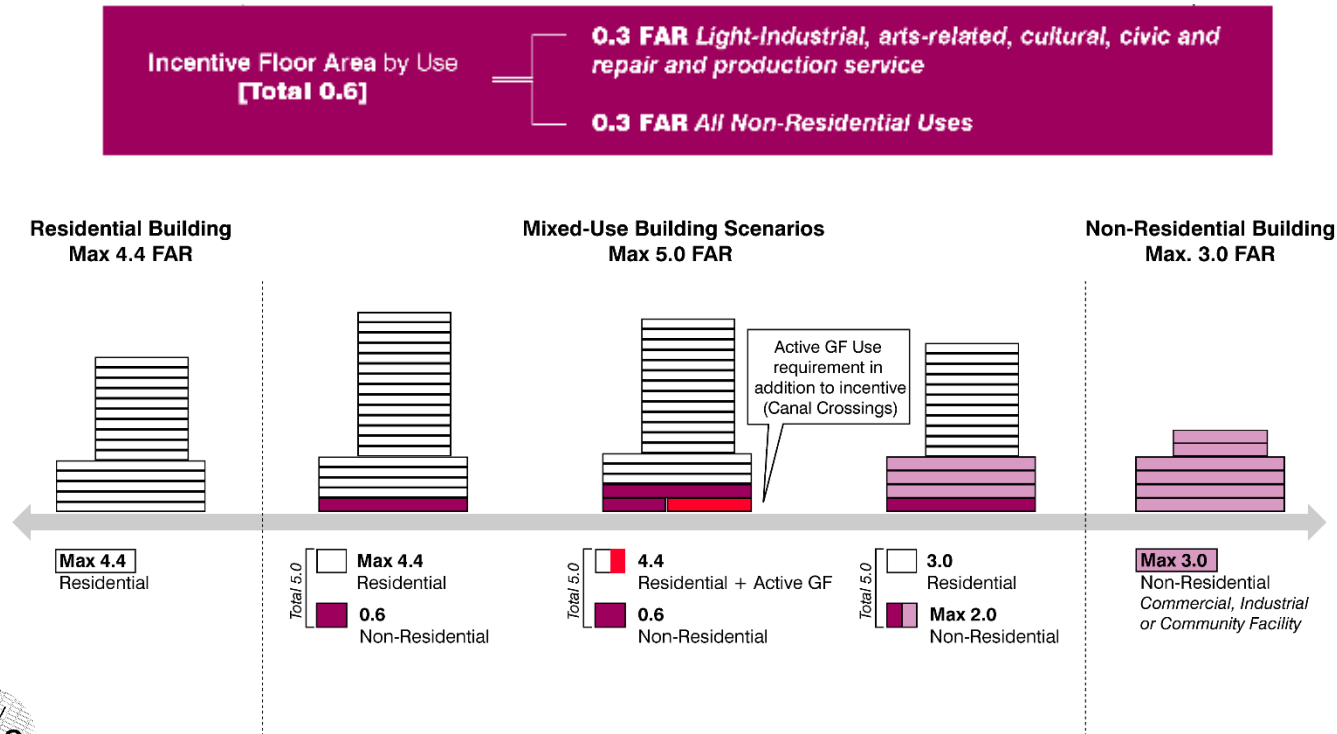


## Proposed Zoning: M1(3) / R7-2\*

**Purpose:** 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.



*An envelope that ensures sufficient flexibility*







**Proposed Zoning // Public Place**



## Proposed Zoning: M1(3)/R7-2

### Context:

- City-owned site
- Brownfield, National Grid to remediate
- Currently vacant
- F/G stations at Carroll Street & Smith/9th Street
- **Goals:**
  - Update vision with community for mixed-use development with affordable housing, community facilities, open space
  - Facilitate new waterfront neighborhood parks
  - Support remediation of sites adjacent to the Canal





## 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

- Remove Public Place designation on Block 471
- Map parkland on Block 471
- Map new public streets on Block 471
- De-map whole or partial segments of streets
- Map parkland on Bond Street streetend



*For illustrative purposes only, exact street alignment and park mapping*



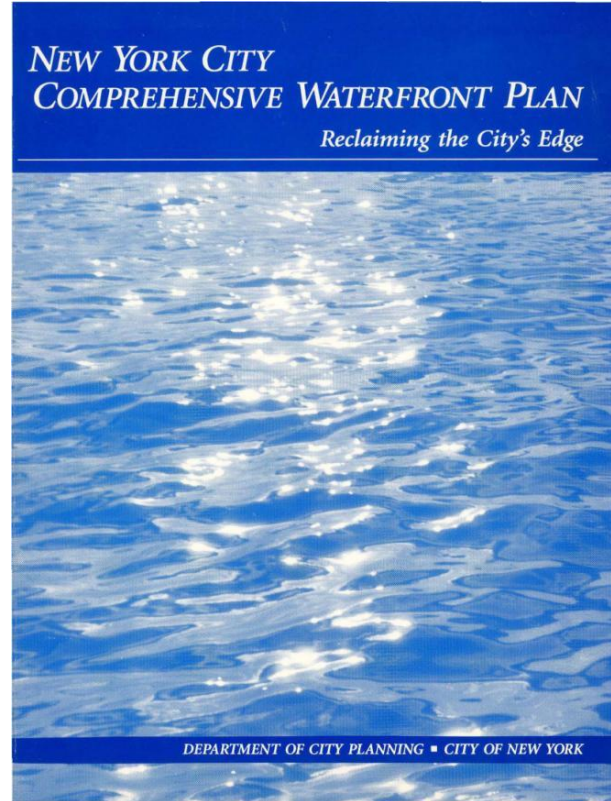


*Proposed Zoning // Waterfront Access Plan*



## Waterfront zoning applies city-wide and has the following over-arching goals:

- Inviting waterfront public access areas
- High-quality design elements
- Greening of our waterfront
- Function ecologically
  - Planting
  - Edge conditions
- Variety of amenities and programs
- Variety of designs
- Improved connectivity to upland streets





## Applicability

What types of development would require waterfront access

## Bulk Controls

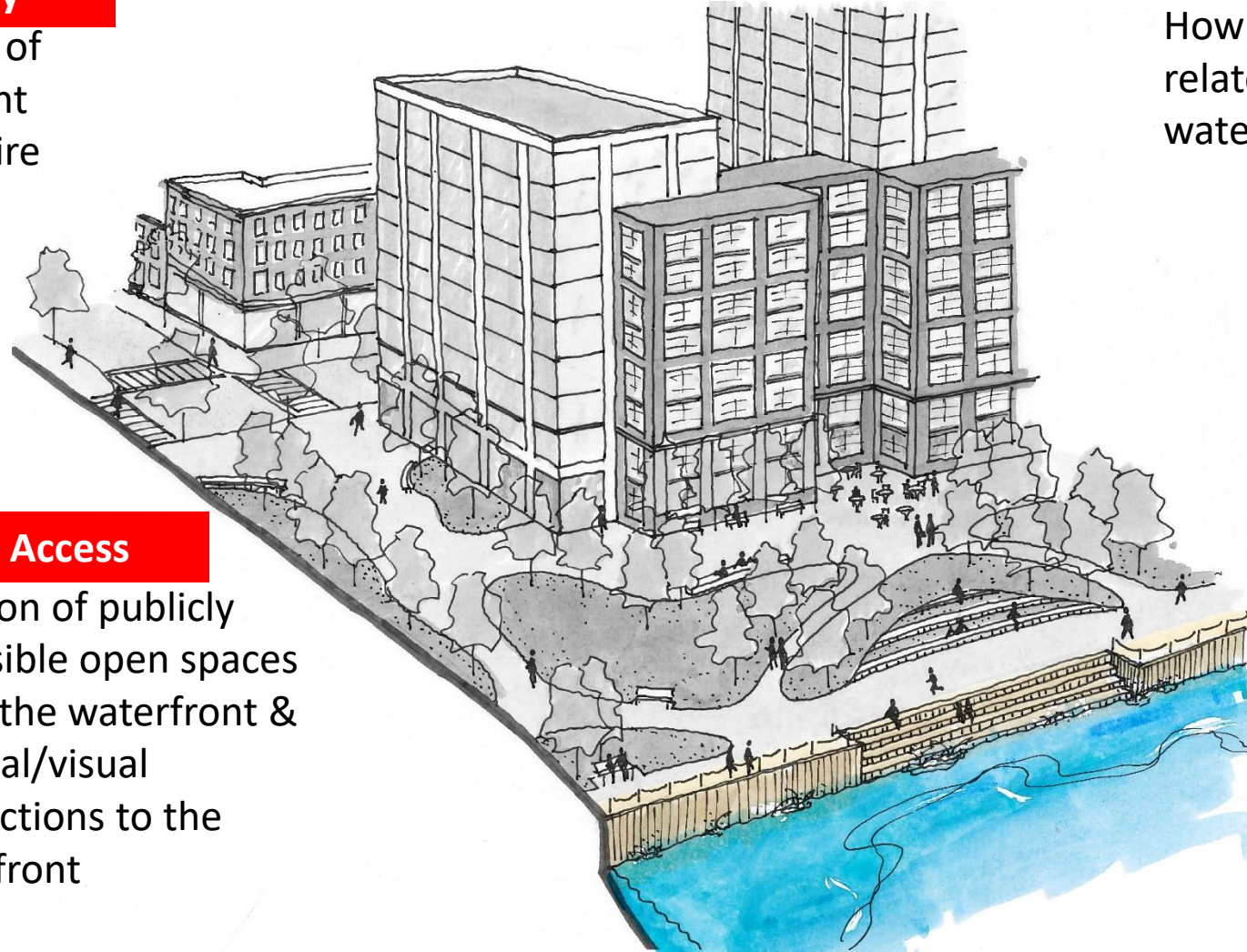
How buildings relate to the waterfront

## Design Requirements & Standards

Include minimum design requirements and standards to ensure spaces are accessible to a variety of users while allowing for flexibility in design outcomes

## Public Access

Creation of publicly accessible open spaces along the waterfront & physical/visual connections to the waterfront





## Applicability

What types of development would require waterfront access

## Bulk Controls

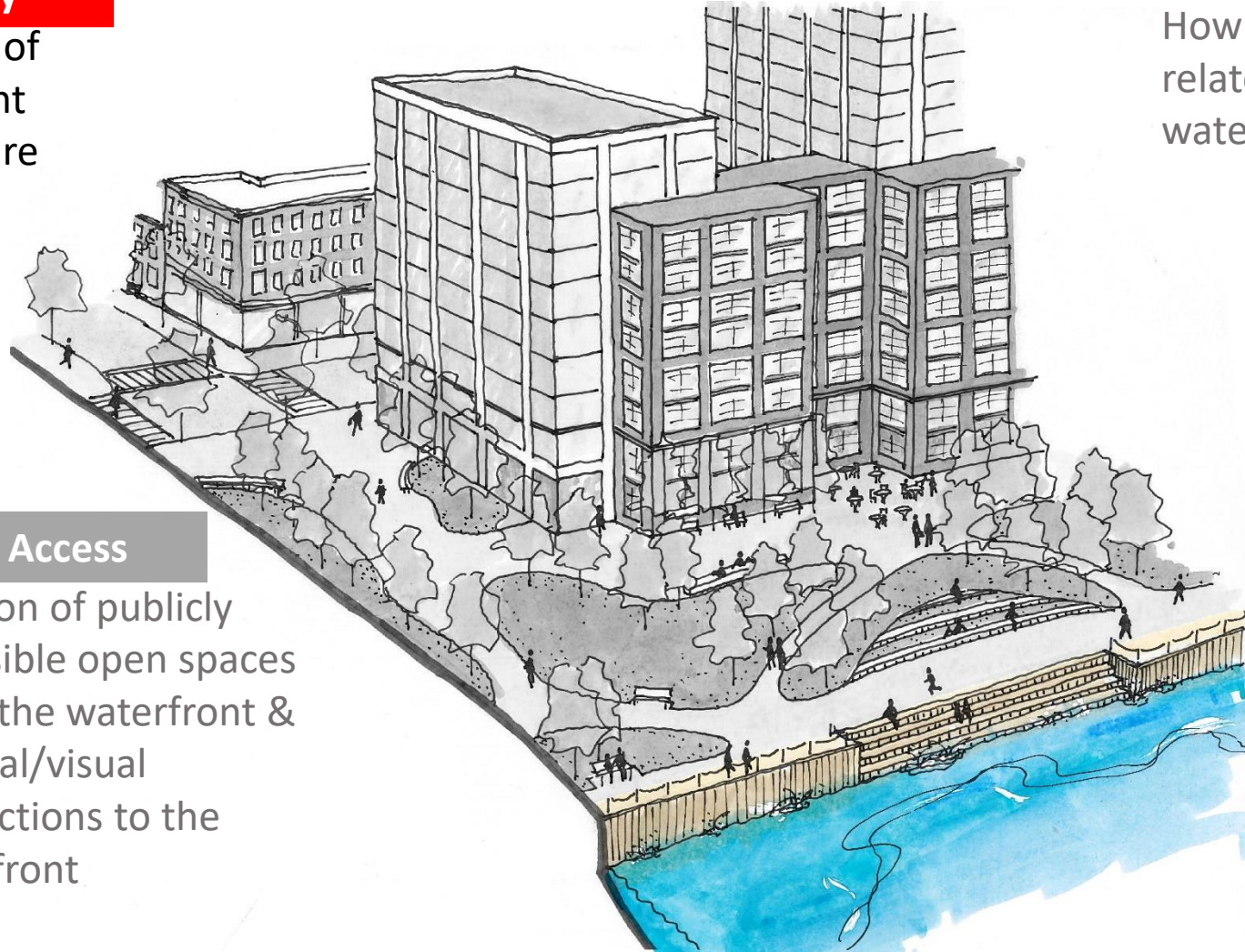
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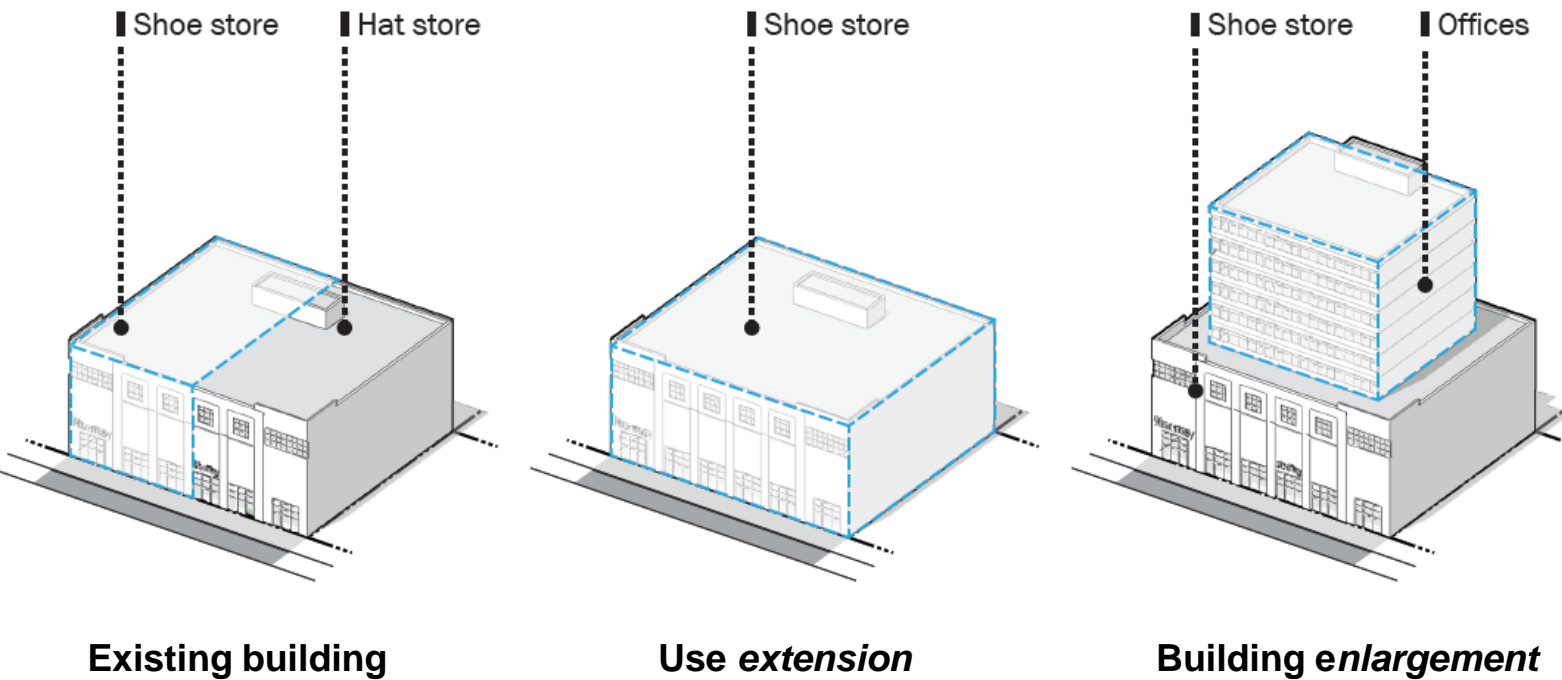




# When/Where does Waterfront Zoning Apply?

DRAFT

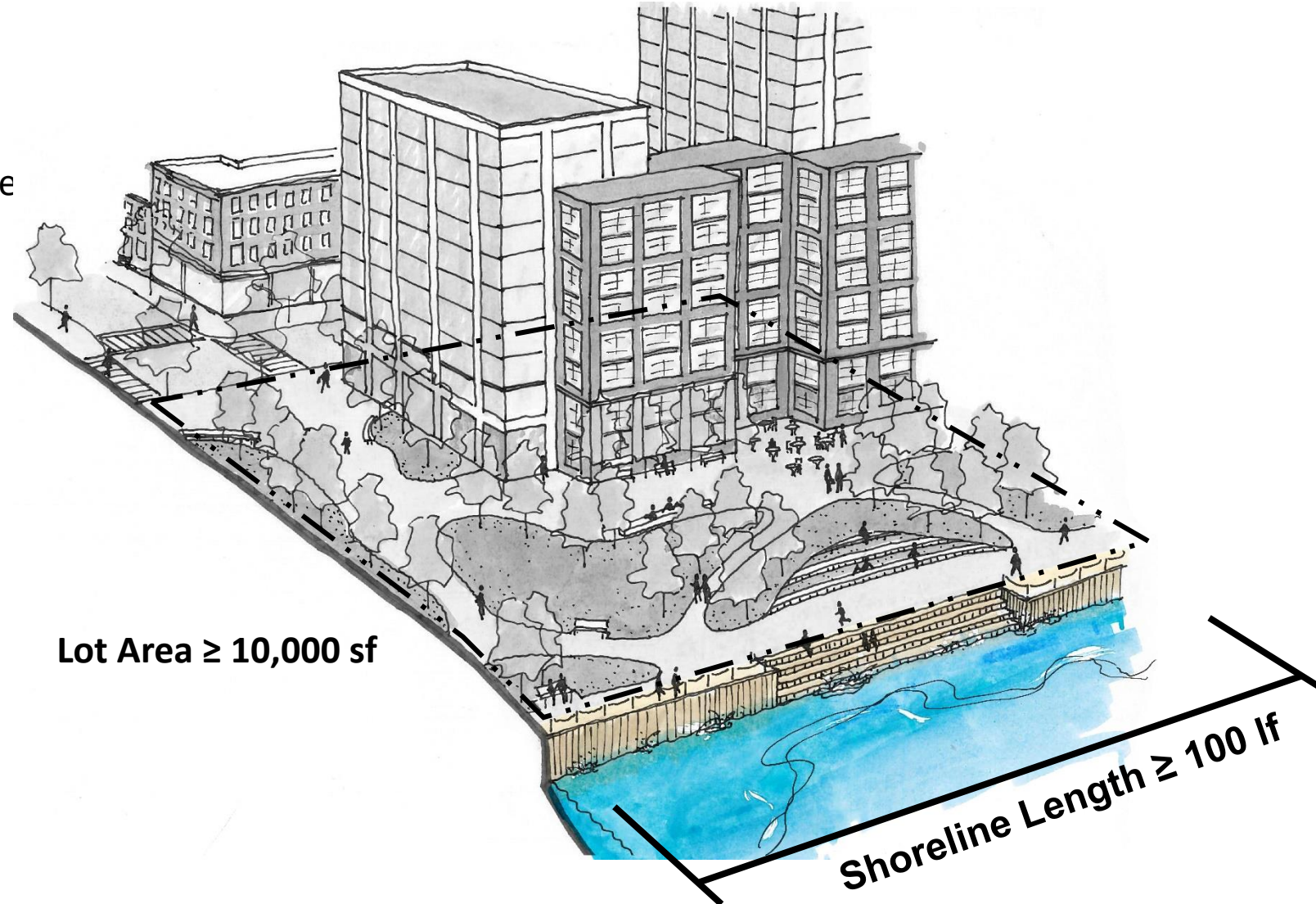
A “development” includes: new buildings, *enlargements*; *extensions*; any *change of use*; or alterations that increase *height* or *coverage* of an existing building.





## Public Access is required when:

- Lot Area is greater than 10,000 SF
- Shoreline length is greater than 100 feet in length





## Applicability

What types of development would require waterfront access

## Bulk Controls

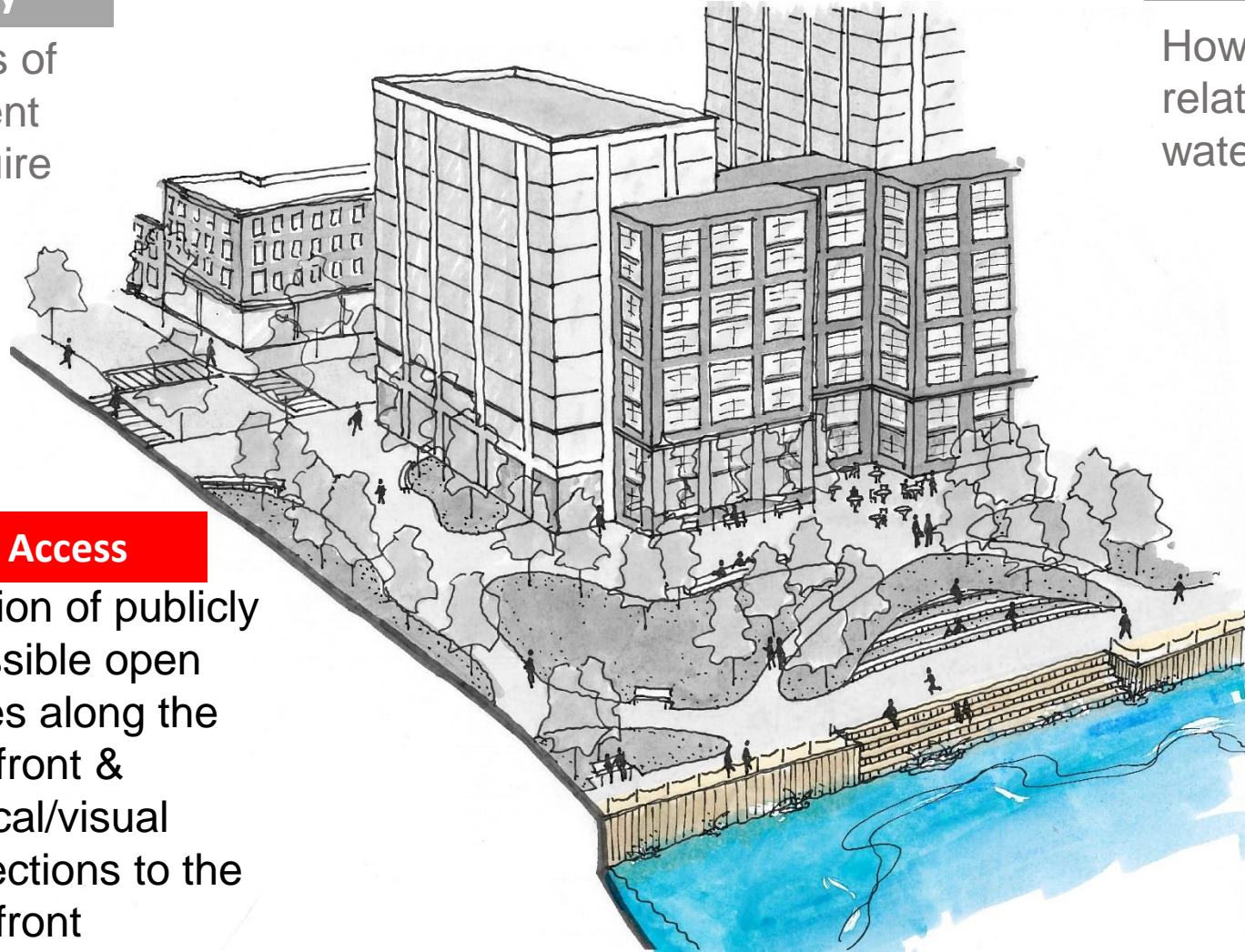
How buildings relate to the waterfront

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## Public Access

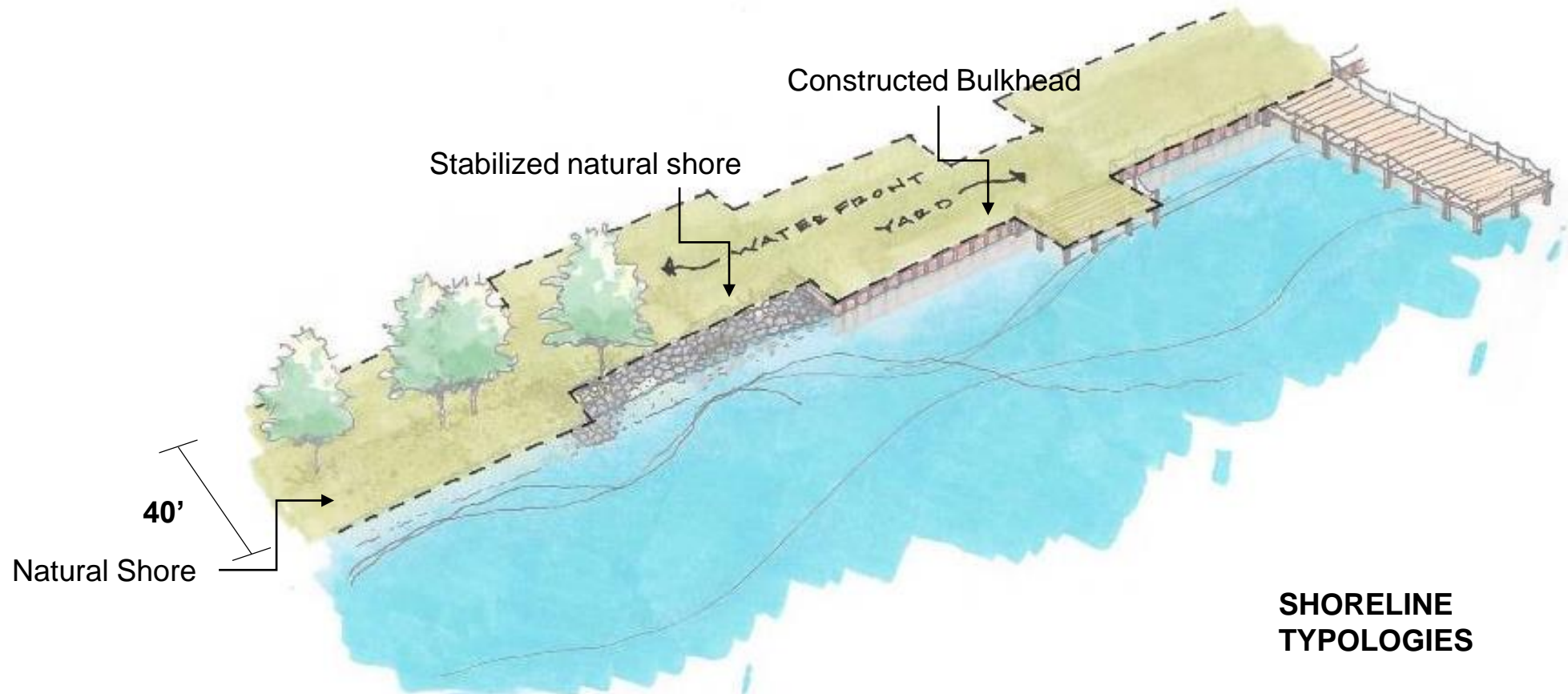
Creation of publicly accessible open spaces along the waterfront & physical/visual connections to the waterfront





Waterfront zoning lots must provide **waterfront yards**

**They are typically 40 feet, measured from a stabilized shoreline**  
(or mean high water line)



**SHORELINE  
TYPOLOGIES**

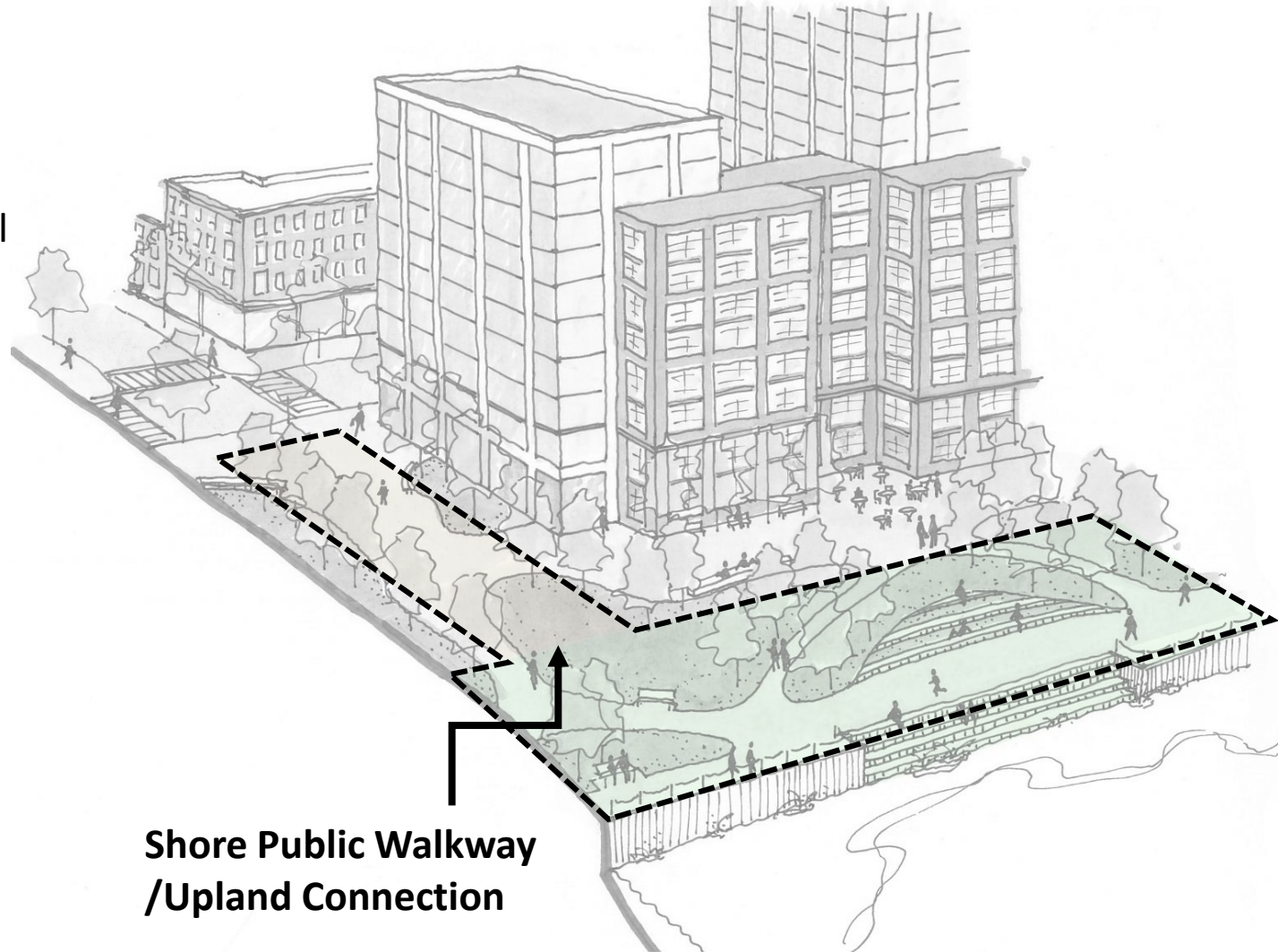






Zoning lots must provide 15-20% of the lot area as WPAA.

If the Shore Public Walkway and Upland Connection do not equal this required amount of WPAA, **Supplemental Public Access Areas** are required.

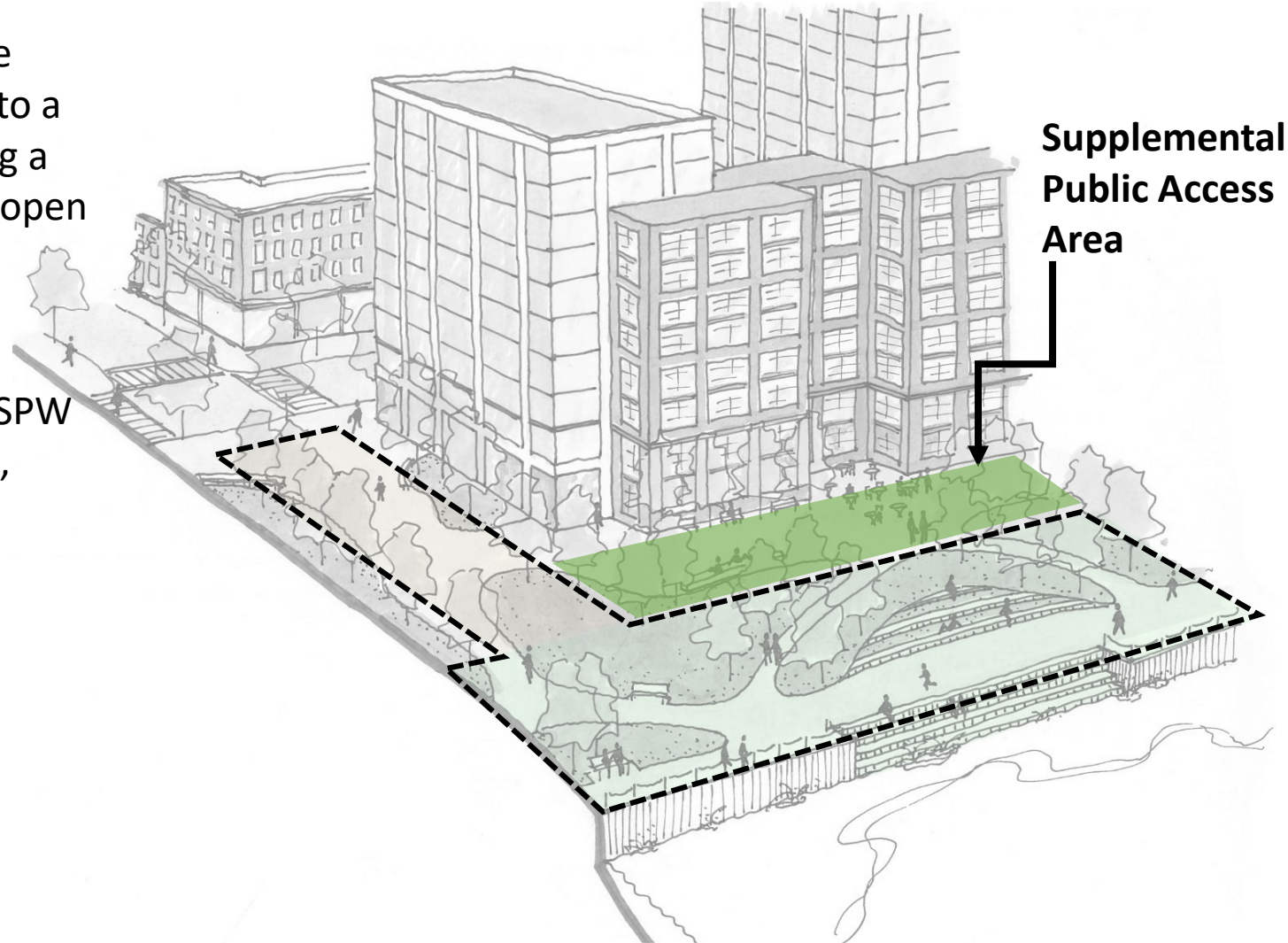


Shore Public Walkway  
/Upland Connection



## Supplemental Public Access regulations:

- Any SPAA must be located adjacent to a streetend or along a SPW, maximizing open areas
- Requires same amenities as the SPW (planting, seating, lighting, etc.)





## Applicability

What types of development would require waterfront access

## Bulk Controls

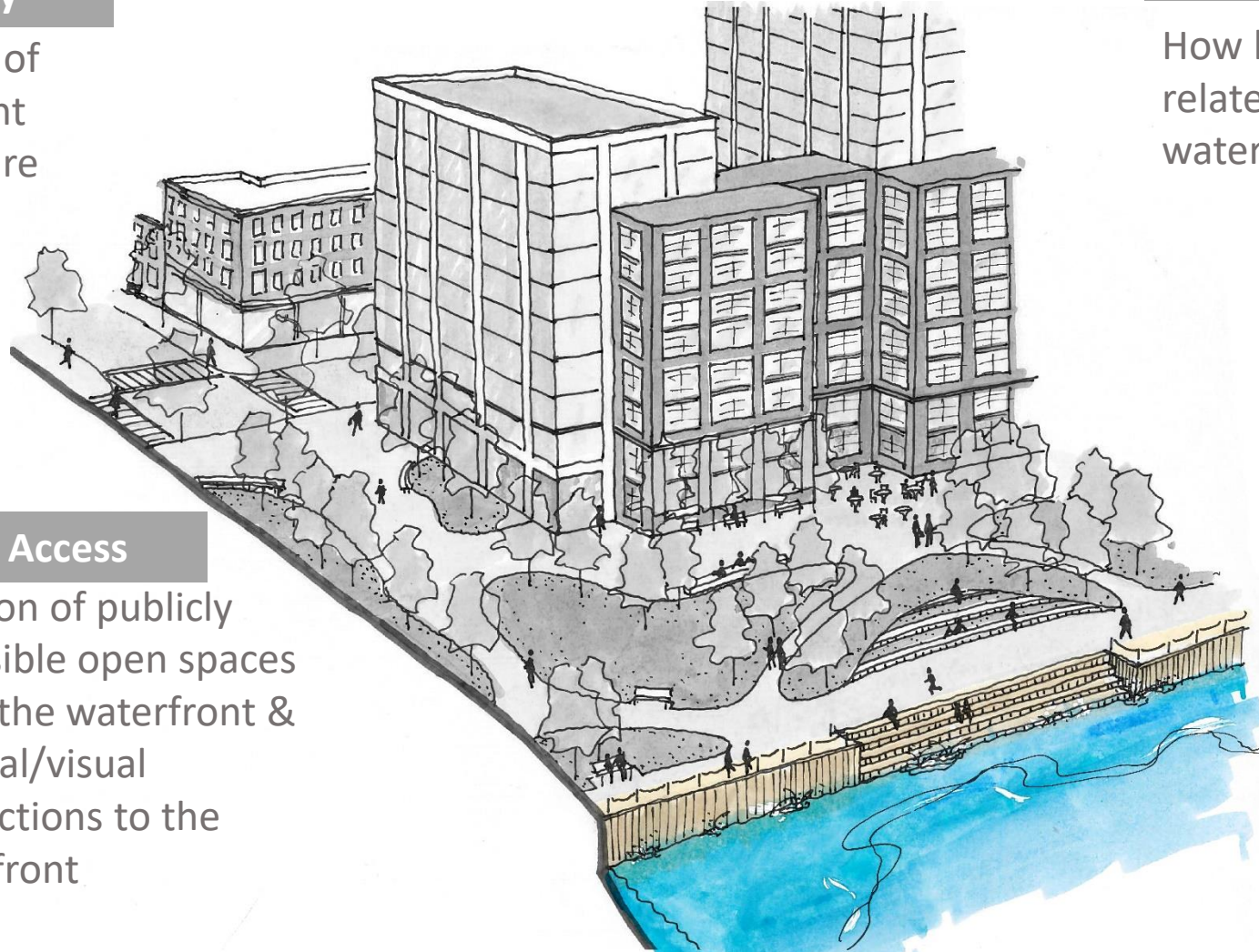
How buildings relate to the waterfront

## Design Requirements & Standards

Include minimum design requirements and standards to ensure spaces are accessible to a variety of users while allowing for flexibility in design outcomes

## Public Access

Creation of publicly accessible open spaces along the waterfront & physical/visual connections to the waterfront





# Waterfront Public Access Design Requirements

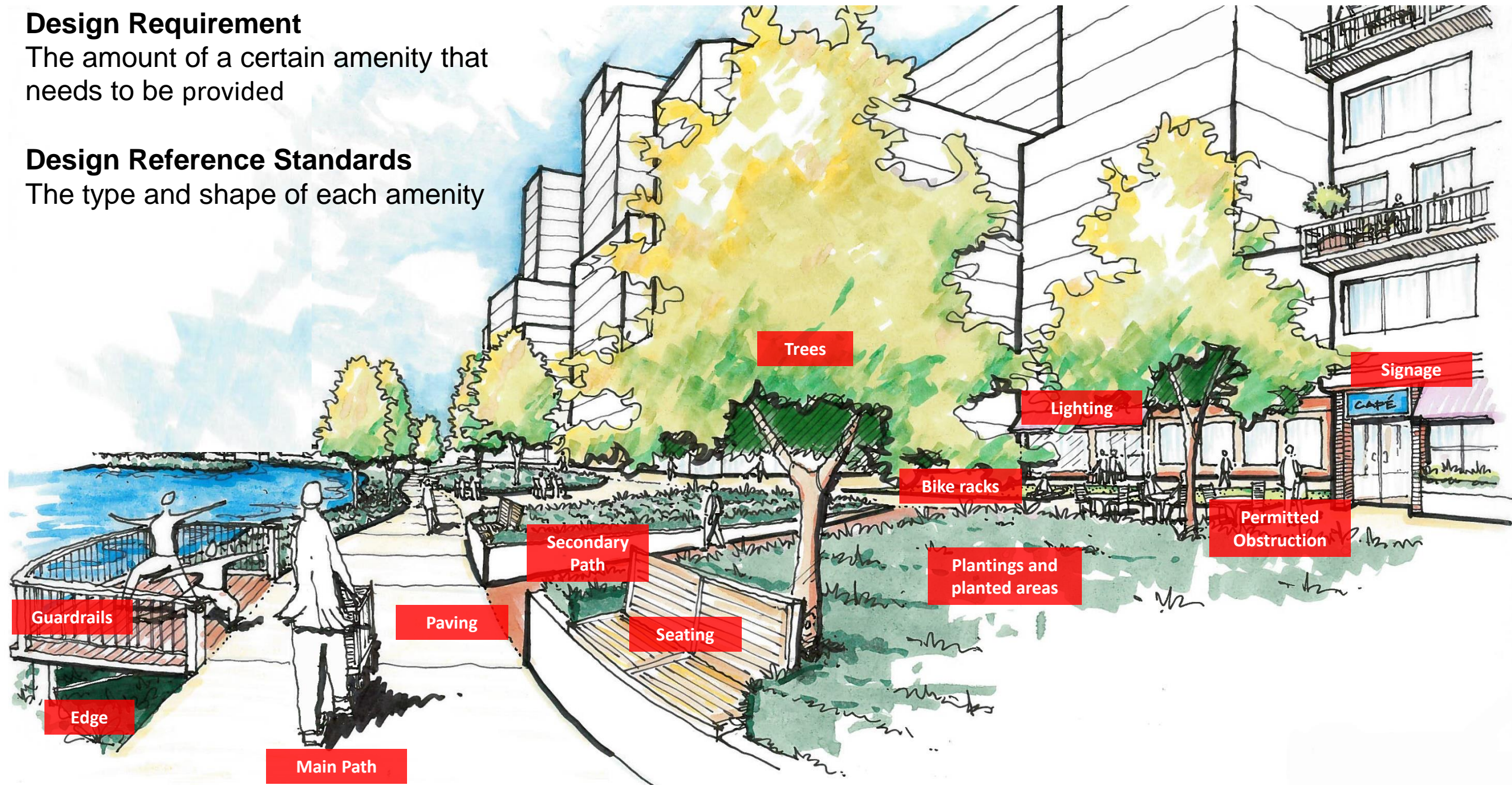
DRAFT

## Design Requirement

The amount of a certain amenity that needs to be provided

## Design Reference Standards

The type and shape of each amenity





## Applicability

What types of development would require waterfront access

## Bulk Controls

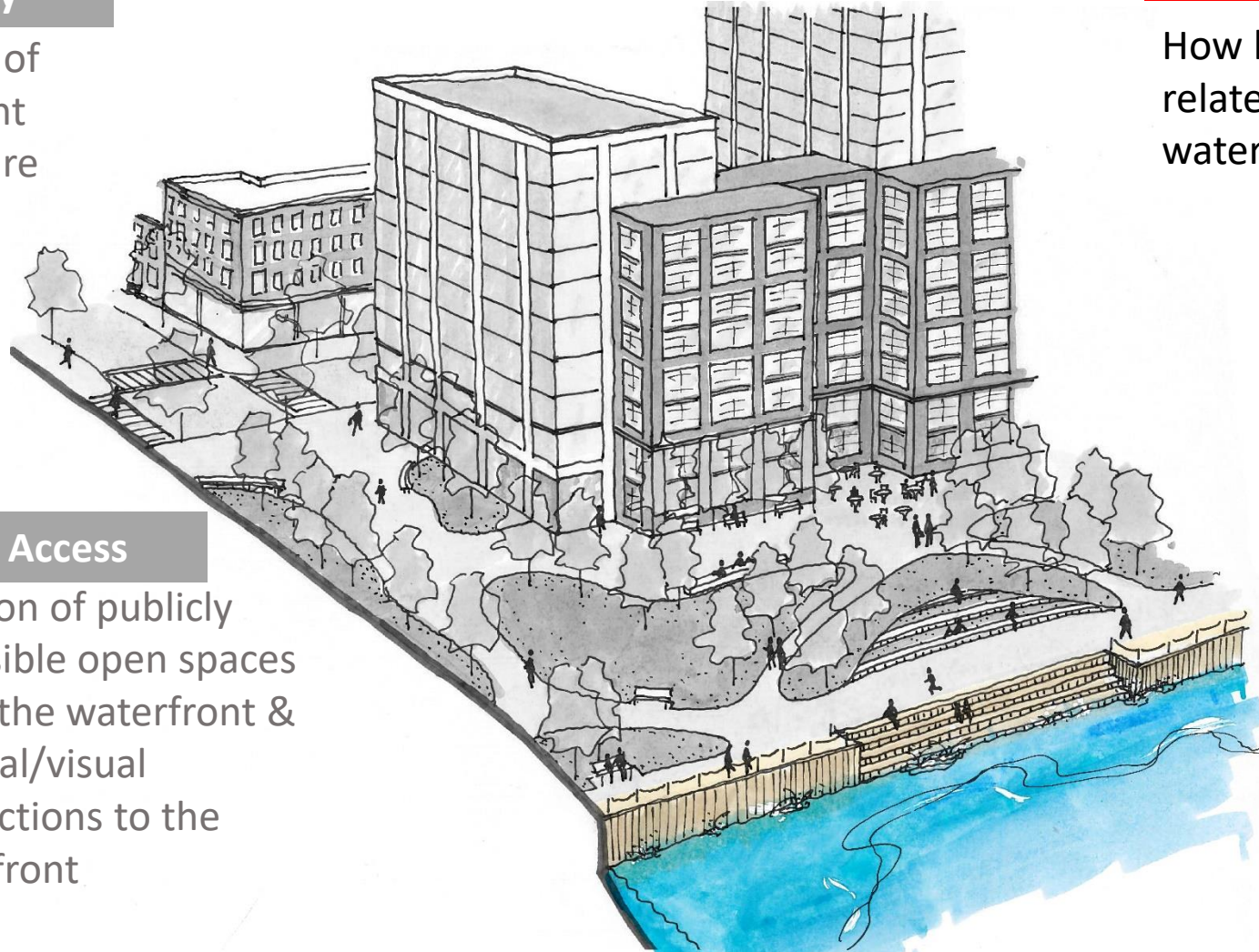
How buildings relate to the waterfront

## Design Requirements & Standards

Include minimum design requirements and standards to ensure spaces are accessible to a variety of users while allowing for flexibility in design outcomes

## Public Access

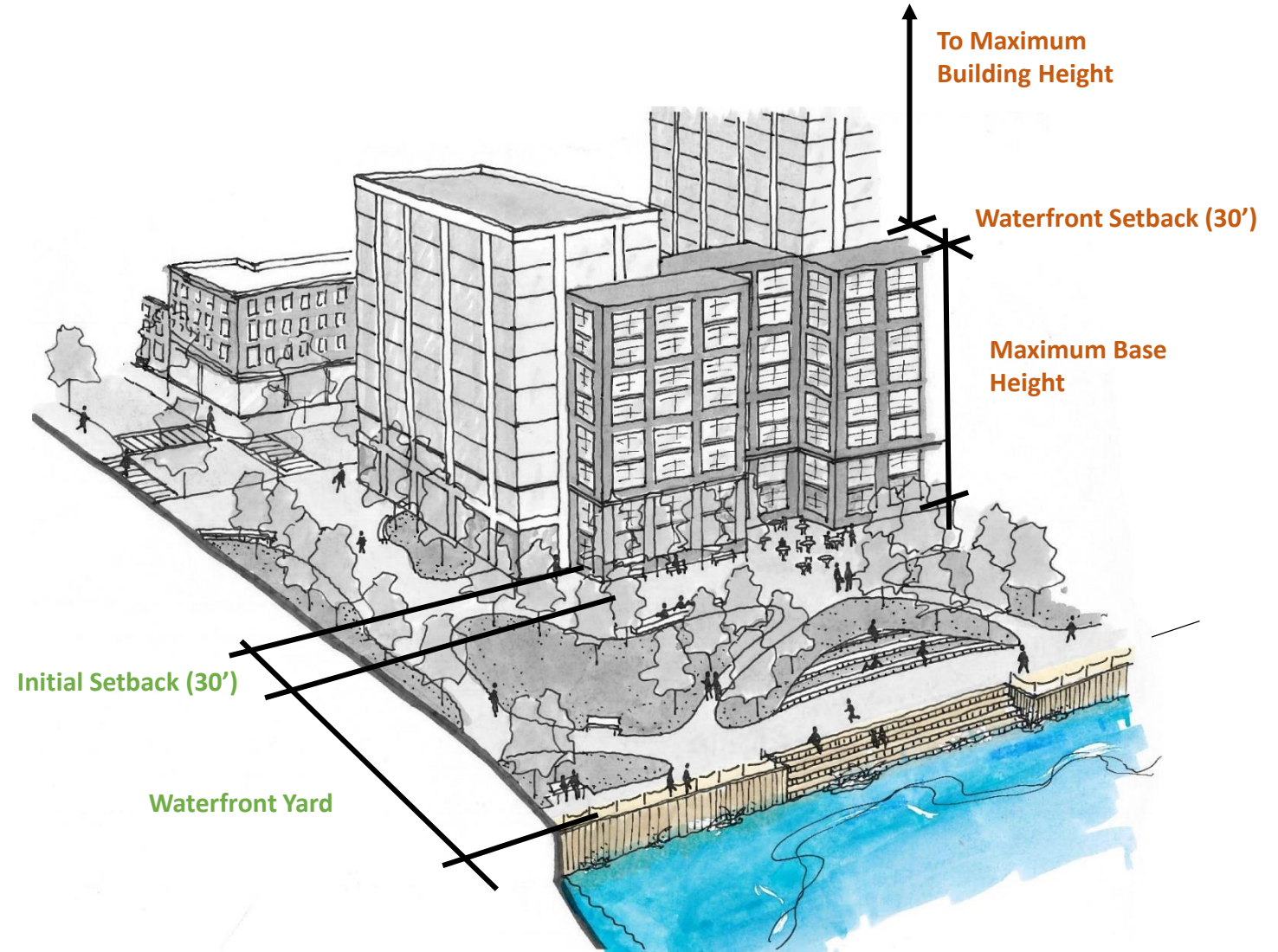
Creation of publicly accessible open spaces along the waterfront & physical/visual connections to the waterfront





## Height and setback regulations

- **Maximum heights**
  - Height is measured from the Design Flood Elevation when in the flood zone
- **Setbacks**
  - 30' setback from waterfront yard line
- **Ground floor streetscape requirements** to prevent blank walls
  - Active uses
  - Screening
  - Transparency

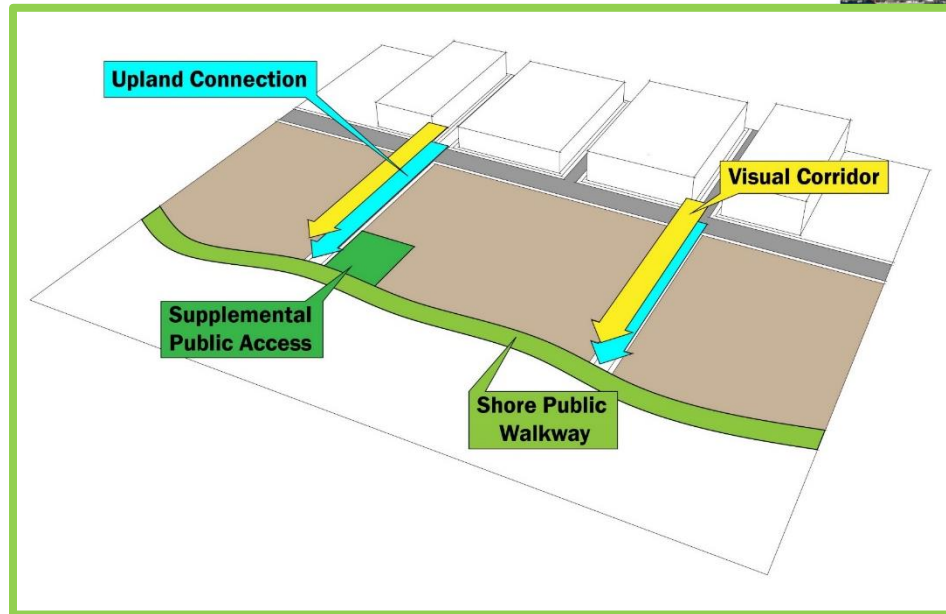




# What is a Waterfront Access Plan (WAP)?

DRAFT

A Waterfront Access Plan (WAP) is a detailed framework in zoning that tailors waterfront bulk regulations, visual corridors, and public access requirements to the specific conditions of a particular geography.



*Development of individual waterfront parcels governed by the plan triggers a requirement to build and maintain public access areas in accordance with the WAP.*



# Waterfront Access Plans in New York City

DRAFT

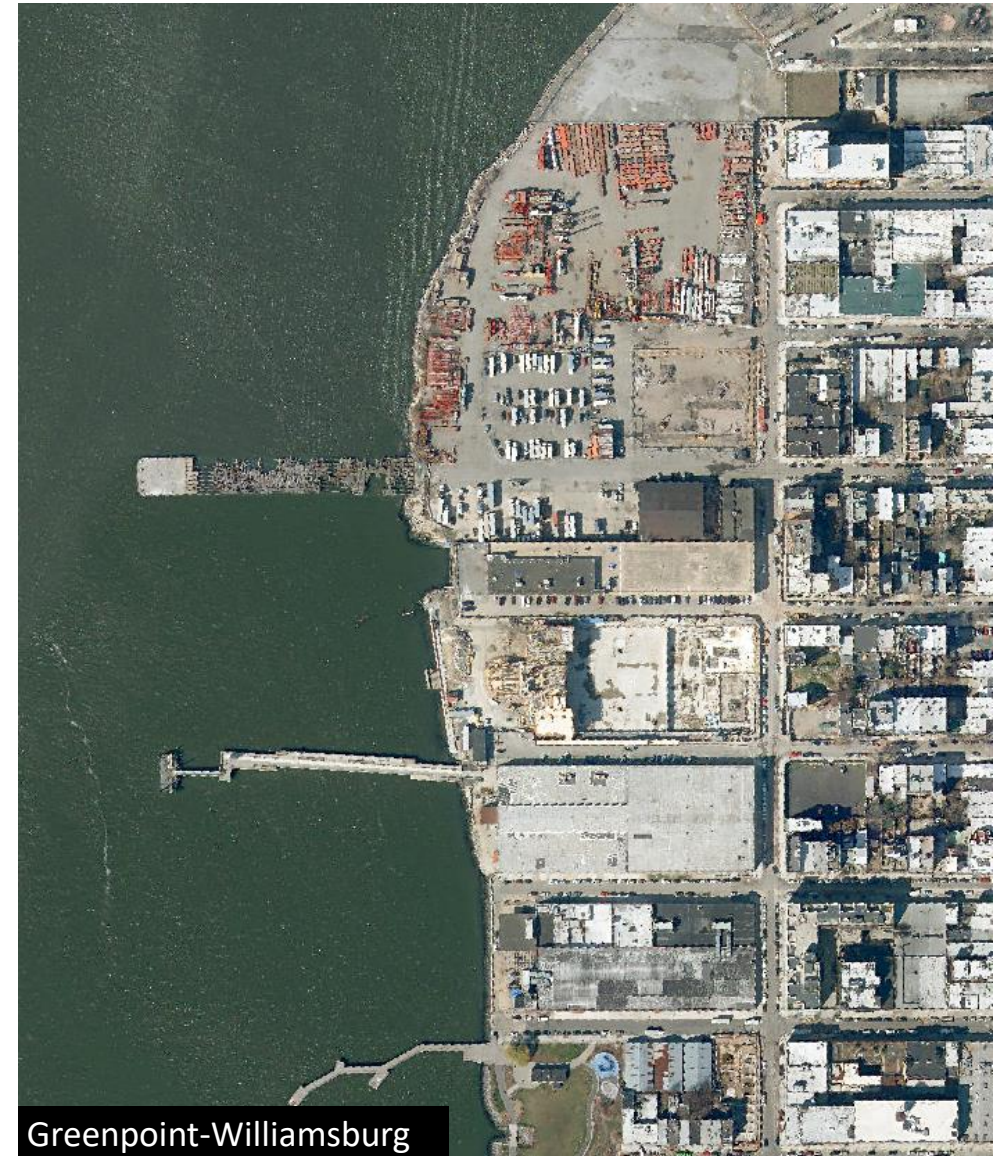
It is a plan used to develop specialized requirements along a waterfront area to address unique conditions







Gowanus



Greenpoint-Williamsburg



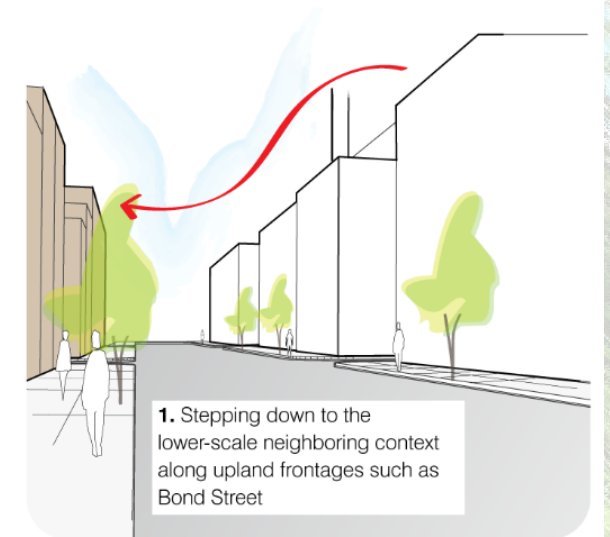
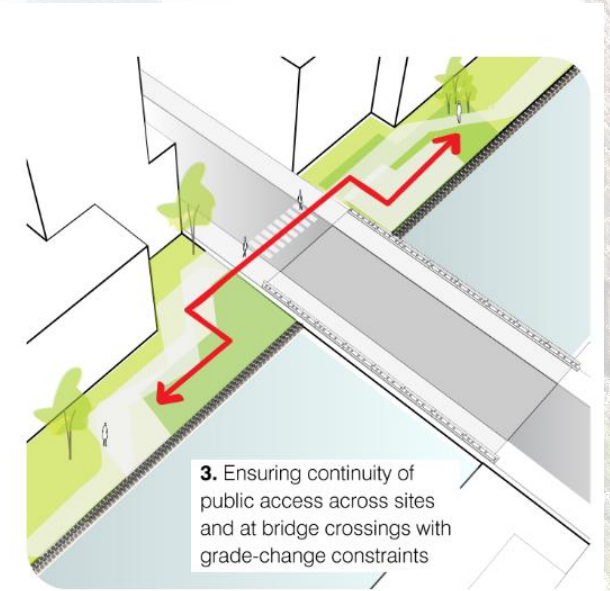
# What guided the development of the Waterfront Access Plan for Gowanus?

DRAFT





- Maintain consistency with **city-wide waterfront zoning**
- Ensure buildings along the canal **complement its open space**
- Relate to the **unique character** of the Canal
- Allow for **additional flexibility** with public access requirements
  - site constraints and adjacencies
  - Site-planning in flood zones
- Support **variety of experiences** and programs
- Protect against **long-term daily tidal flooding**
- Support designs that have **ecological and performative benefits**
  - softer edge conditions and natural shoreline
  - Interaction with the water's edge
  - Performative landscapes
  - Storm water management





# Existing Conditions

DRAFT

Generally the canal can be divided into three distinct segments, each providing variety of open space opportunities and experiences along the canal



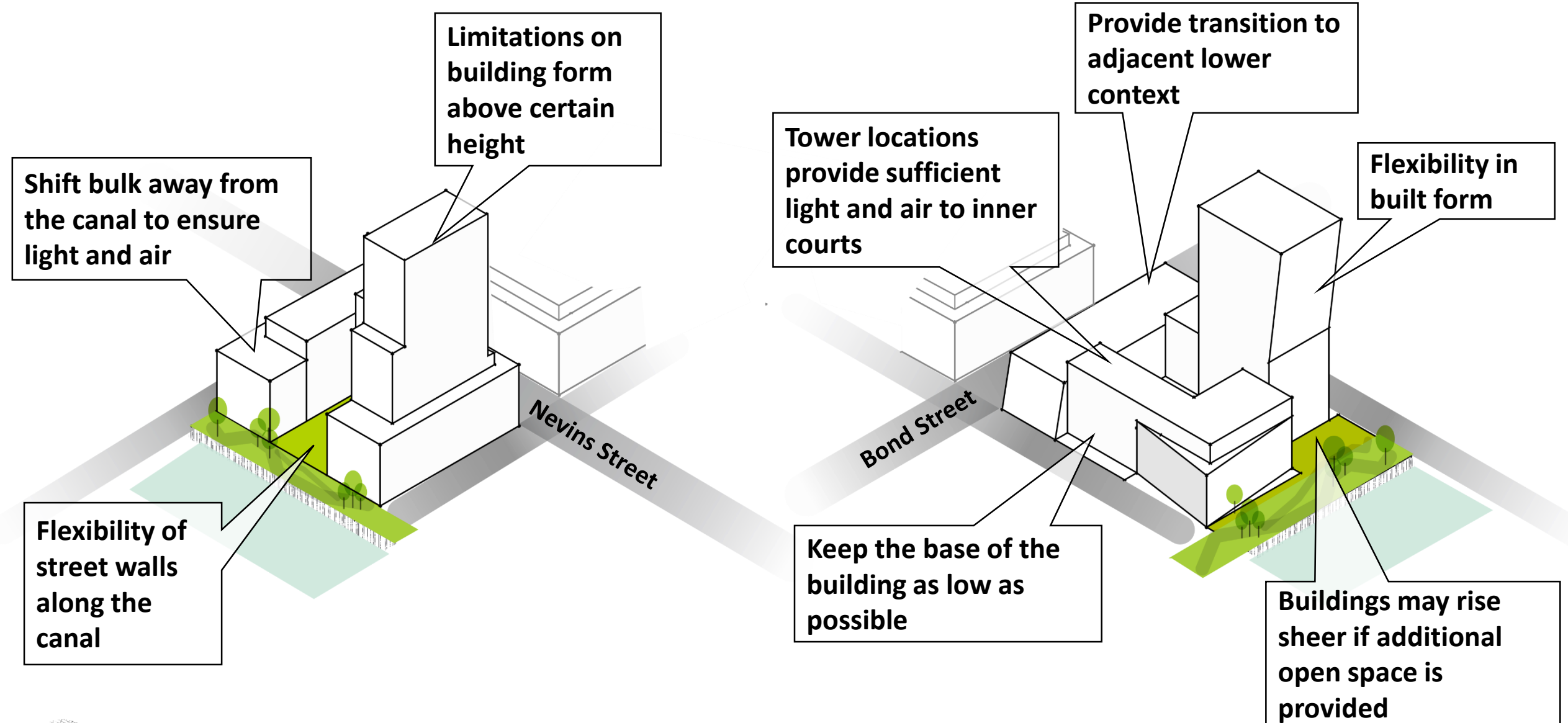


## Bulk Controls

How buildings  
relate to the  
waterfront ?





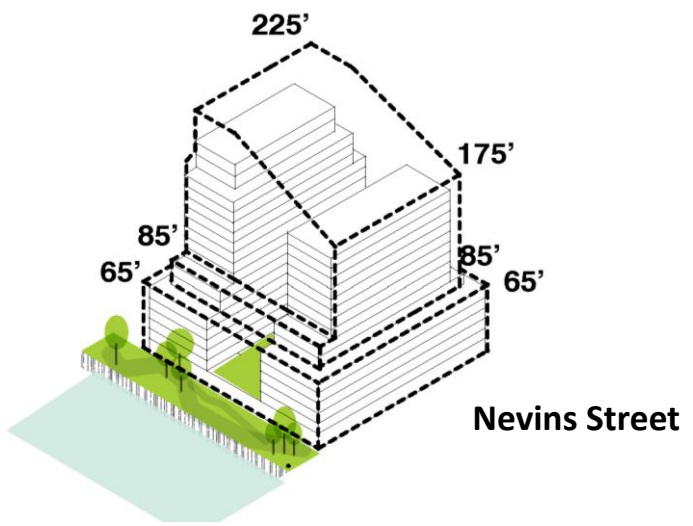
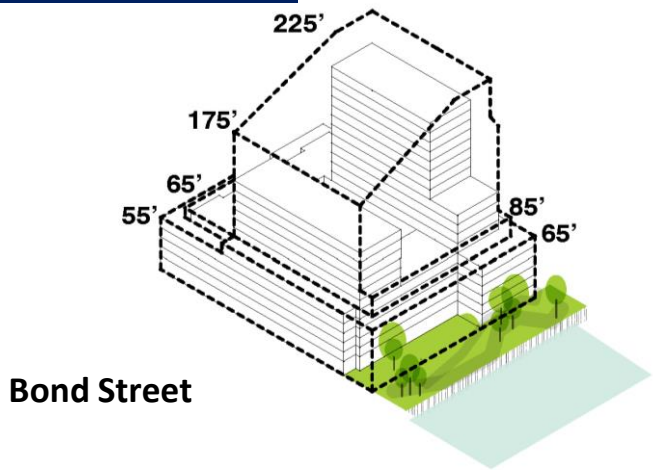




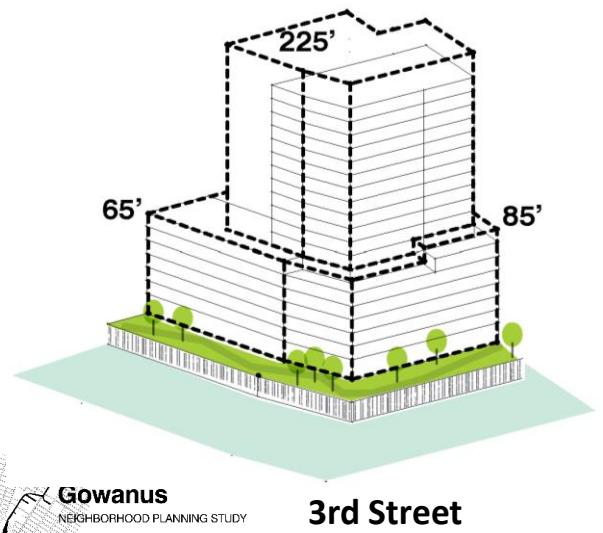
# Conceptual Bulk Envelopes

DRAFT

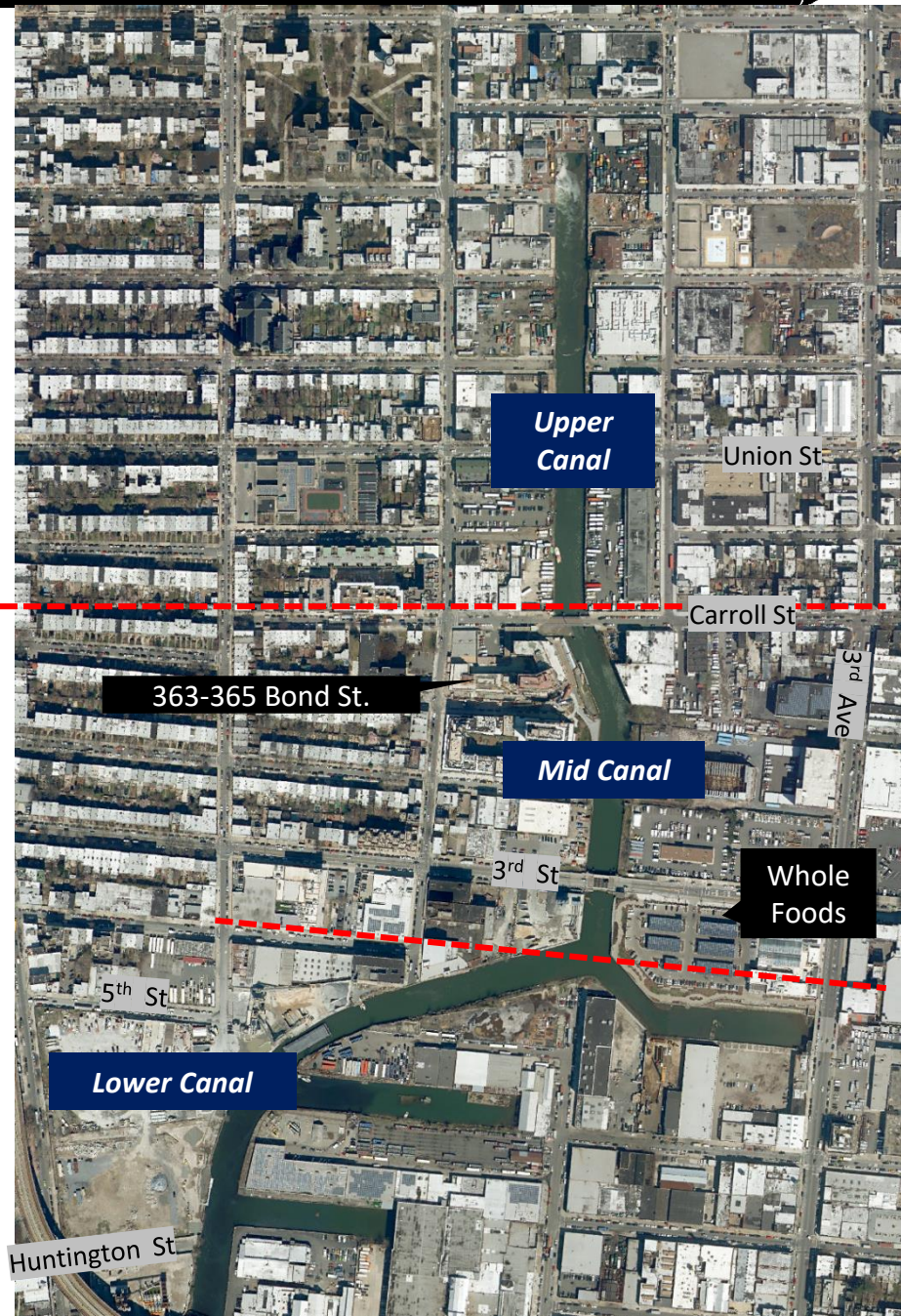
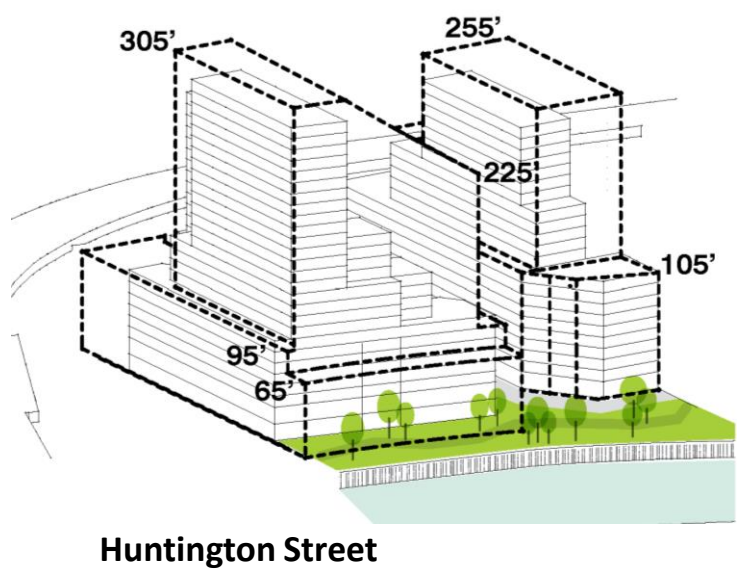
## Upper Canal



## Mid Canal



## Lower Canal





Bulk envelopes shaped from the pedestrian perspective:

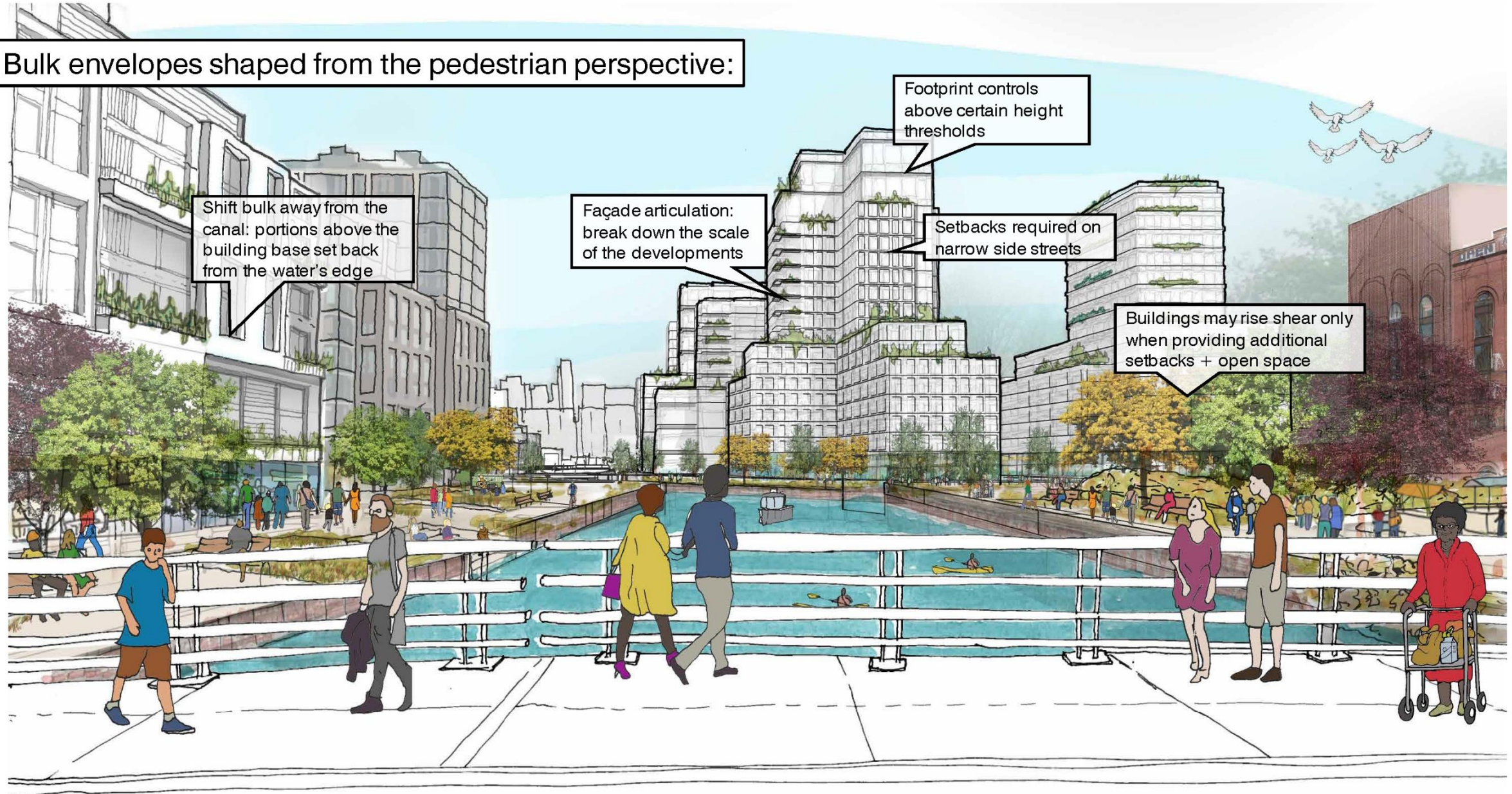
Shift bulk away from the canal: portions above the building base set back from the water's edge

Façade articulation: break down the scale of the developments

Footprint controls above certain height thresholds

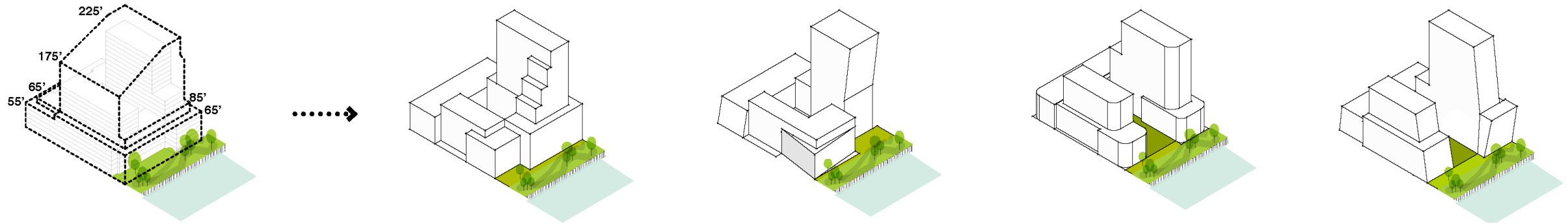
Setbacks required on narrow side streets

Buildings may rise sheer only when providing additional setbacks + open space

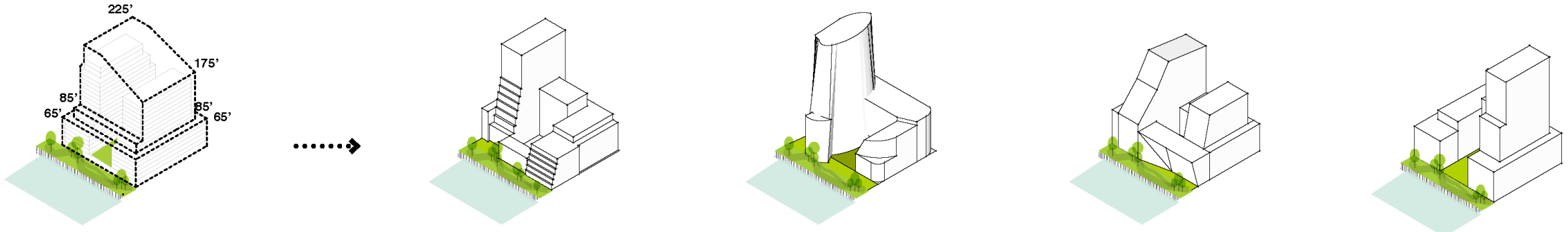




- Encourage excellent and varied building designs
- Encourage a unique and resilient waterfront



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



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



Bulk envelopes with design flexibility:

Allowing for variety in building heights, typologies and uses across the canal

Lower base heights along the shore public walkway

Flexibility with street wall location along the canal



Illustrative sketch looking north from Union Street



## Public Access

Where would access be required and how much ?





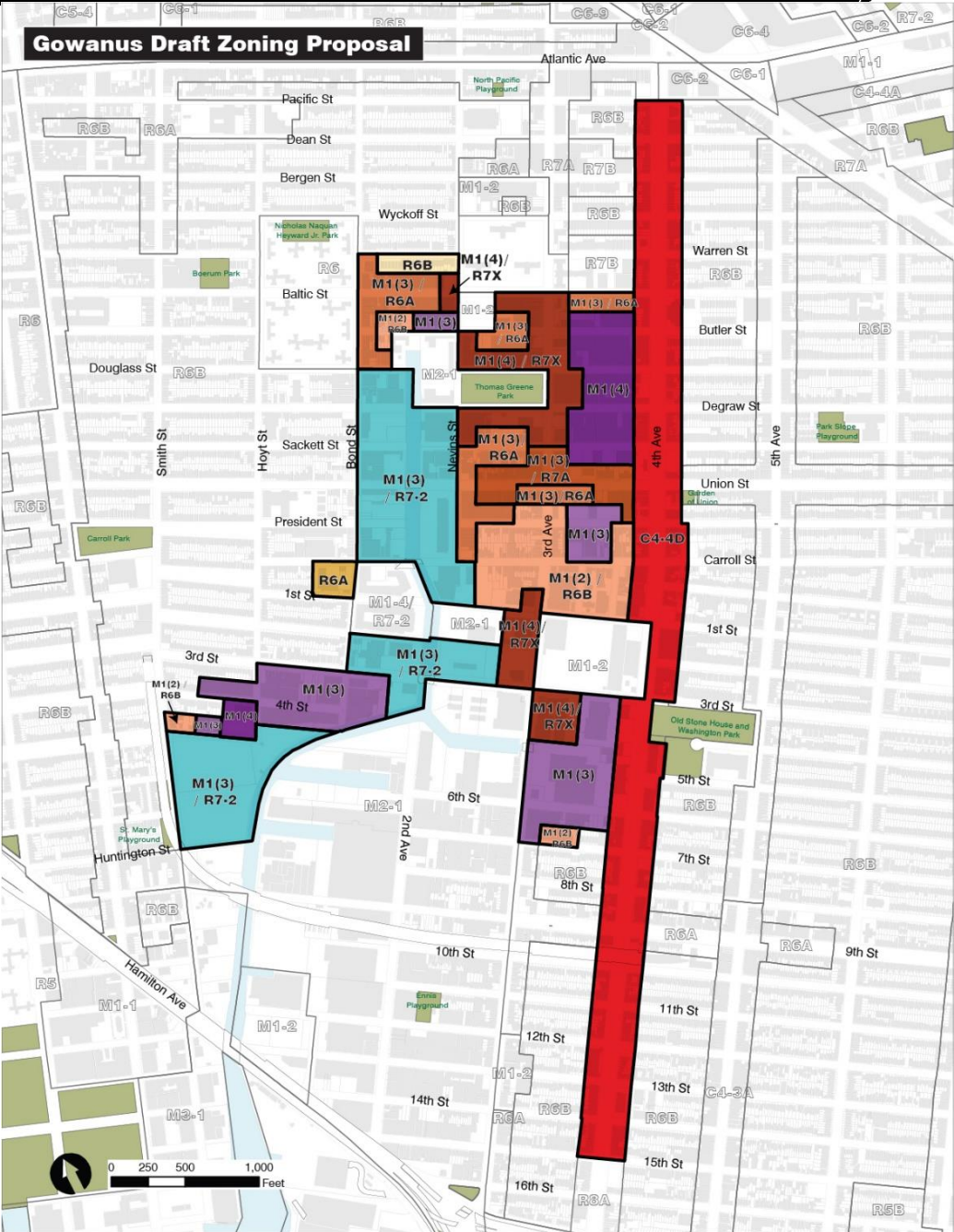
# Waterfront Public Access Areas (WPAA)

DRAFT

WPAA Amount

For Canal sites with FAR of 5.0:  
20% requirement

For Canal Sites with FAR of 3.0: 15% requirement







## Shore Public Walkway

### Shore Public Walkways:

Create a continuous path along the water



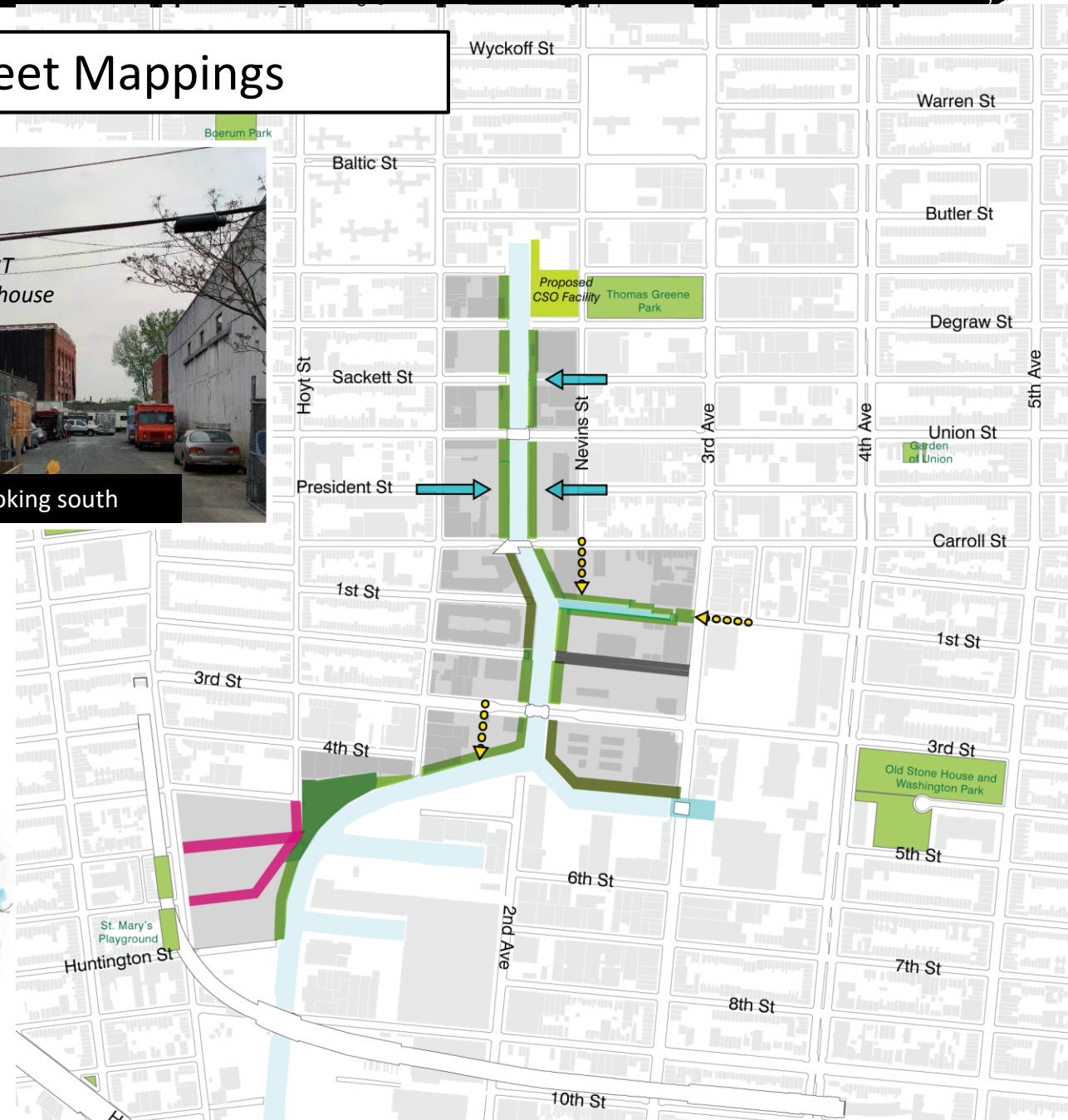
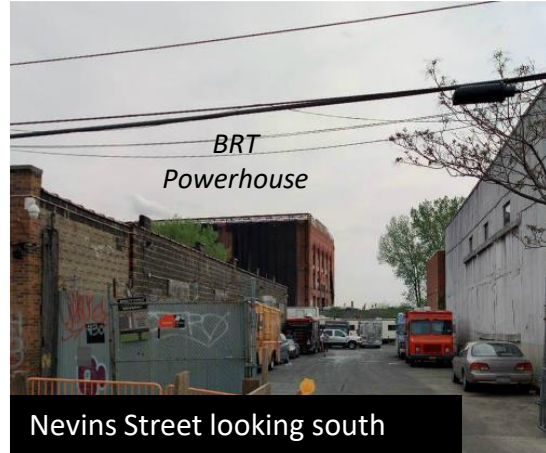
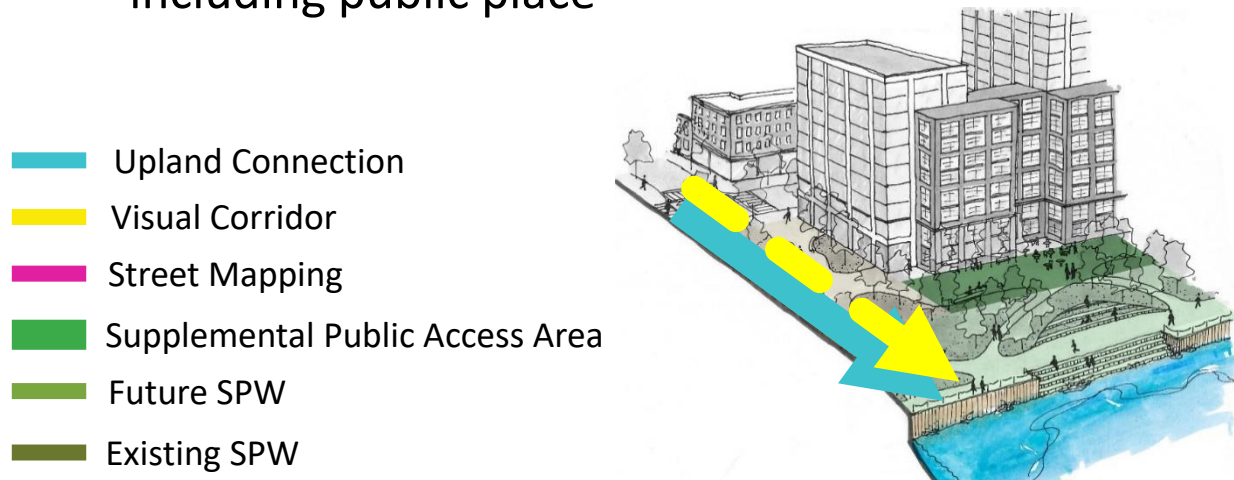
-  Future SPW
-  Existing SPW





## Upland Connections, Visual Corridors and Street Mappings

- Upland connections at prolongation of the street grid
- Visual corridors to visual resources such as the turning basin and BRT Powerhouse
- Street mapping on largest sites including public place






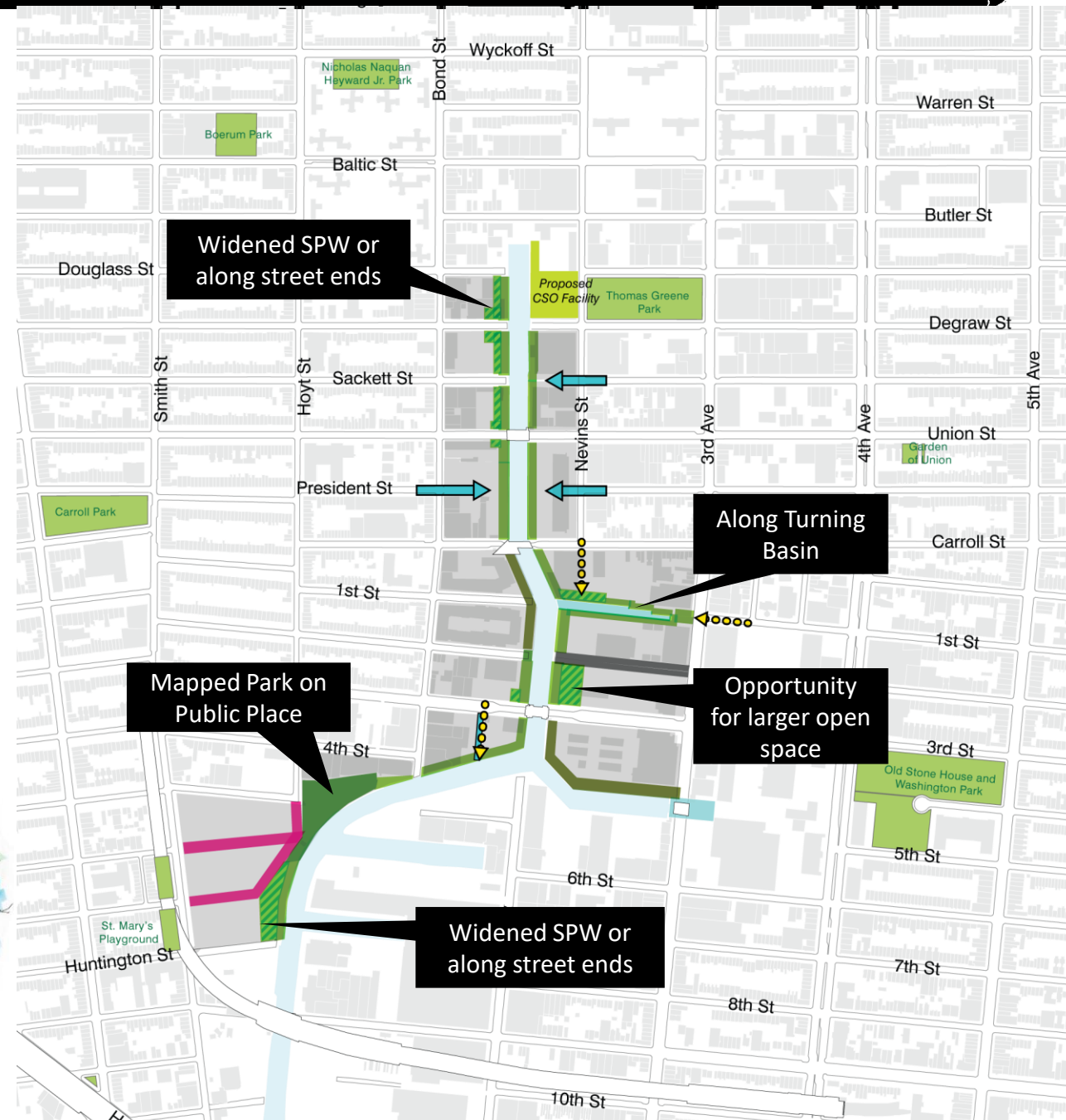


## Supplemental Public Access Areas

- Over half of sites along the waterfront will require a supplemental public access area
- Any 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.)



-  Supplemental Public Access Area
-  Future SPW
-  Existing SPW





# Additional Required Access: 1<sup>st</sup> St Turning Basin

DRAFT

- Will be excavated and restored as part of the superfund cleanup
- The basin will be 50 feet wide
- Required access: 20' wide



- Upland Connection
- Visual Corridor
- Street Mapping
- Supplemental Public Access Area
- Future SPW
- Existing SPW

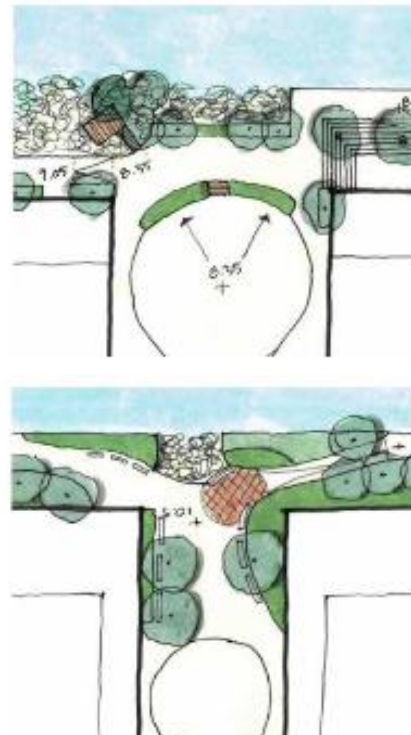




- Critical connections between properties along the waterfront
- Facilitate its build-out as a continuation of the Shore Public Walkway
- Function as additional resiliency and drainage strategy



City Mapped, built as public street, recently improved by City – Sponge Park



- Upland Connection
- Visual Corridor
- Street Mapping
- Supplemental Public Access Area
- Future SPW
- Existing SPW





## Design Requirements

How would the waterfront be designed?

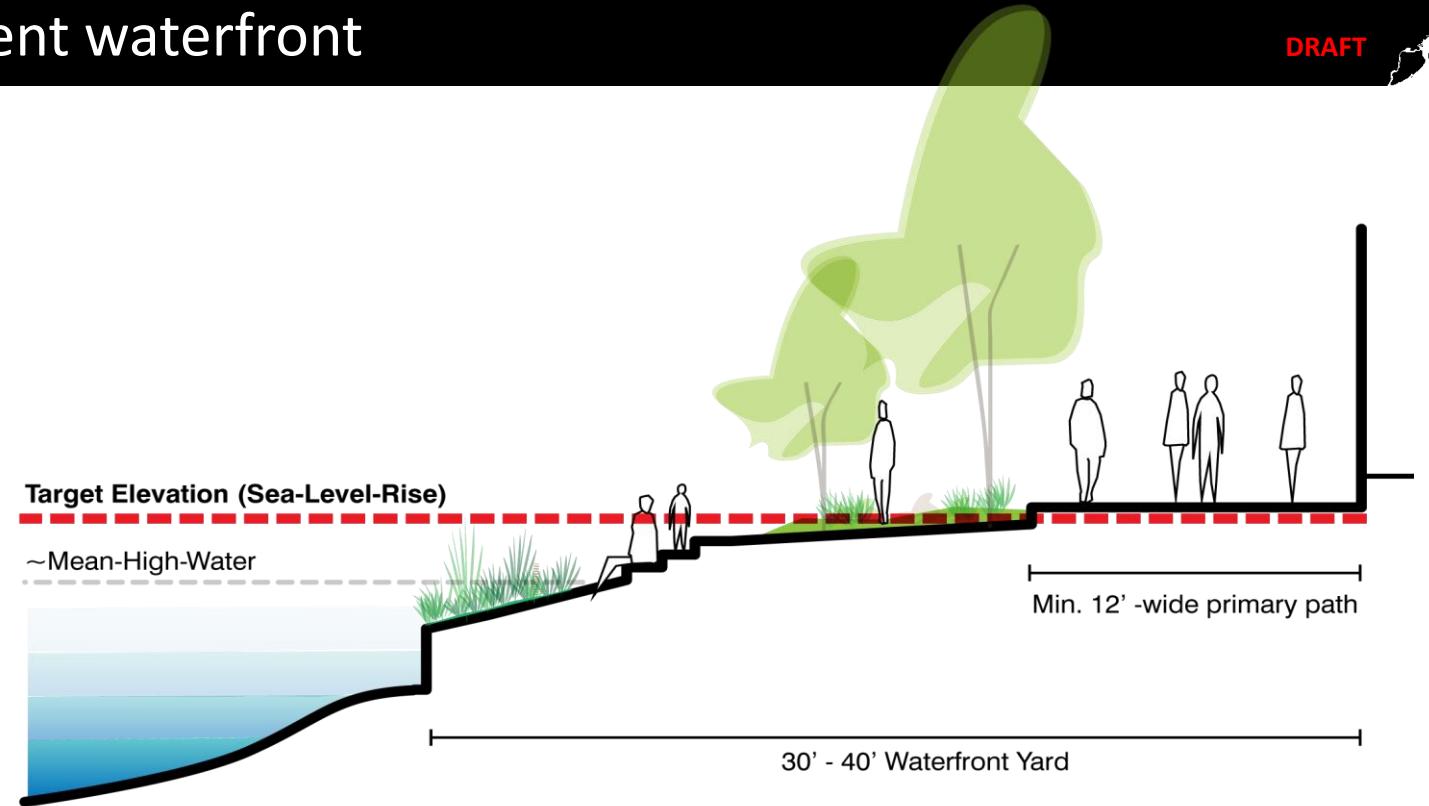




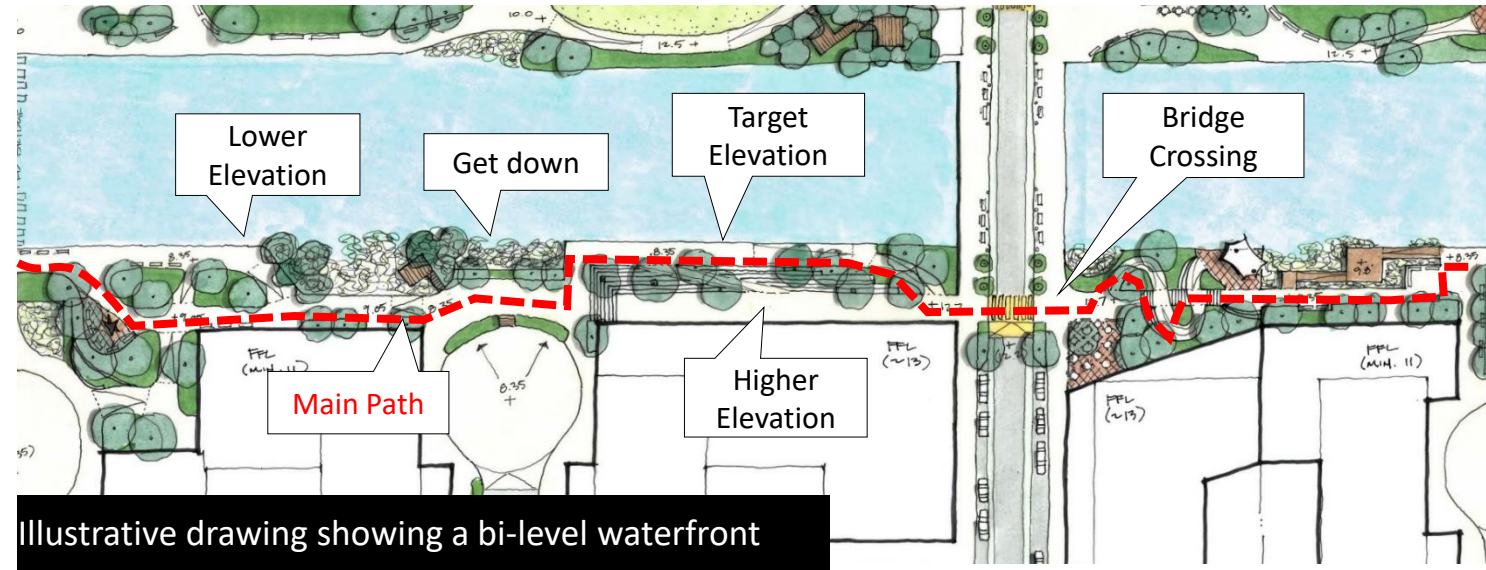
# Design requirements to promote a resilient waterfront

DRAFT

- Establish elevations along Canal Waterfront blocks to protect against long-term daily tidal flooding
- Ensure physical access to the water's edge
- Grading controls that ensure buildings can meet higher design flood elevations



Greenpoint Landing



Illustrative drawing showing a bi-level waterfront



- Rightsize planting requirements to accommodate resilient designs associated with grade changes
- Expand definition of planting to encourage softer edge conditions
- Promote vegetation that has ecological benefits
- Allow for flexibility in design outcomes
- Ensure physical access to the water's edge is achievable



Houtan Park, Shanghai



Harlem River Park



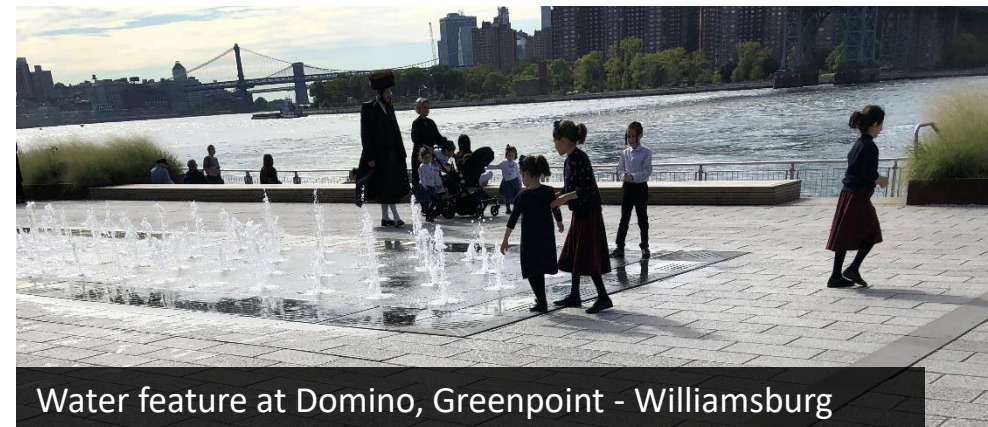
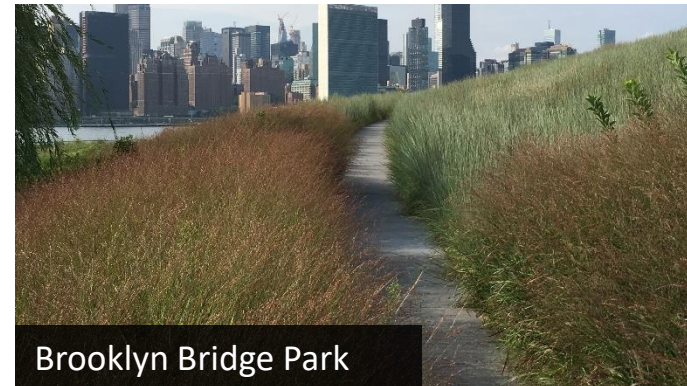
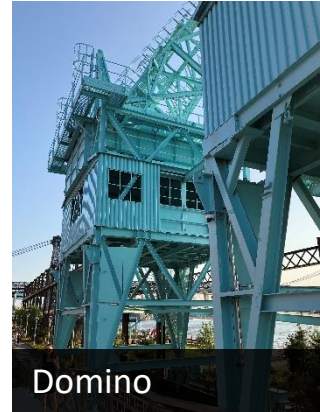
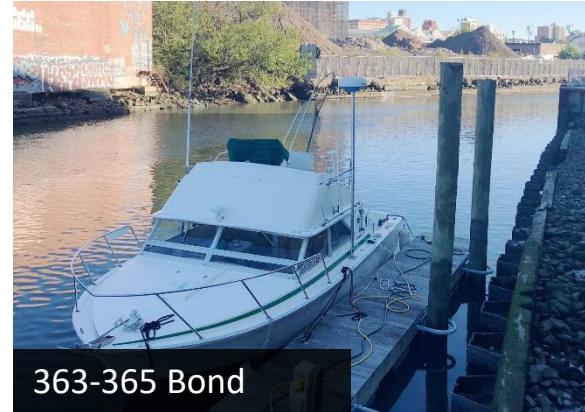
Riverside South



# Design requirements to promote variety and other programming

DRAFT

- Rightsize planting requirements to facilitate a variety of experiences
- Allow for flexibility to locate various programs such as:
  - Art
  - Play Areas
  - Water/boat access
  - Dog runs
  - Historic interpretation and placemaking strategies
- Require companion ADA compliant companion seating





# Proposed Zoning // Waterfront Access Plan

DRAFT

It is a plan used to develop specialized requirements along a waterfront area to address unique conditions and includes:

- Upland connections & visual corridors
- Requirement for additional access
  - Supplemental access areas
  - Turning basins
- Special design requirements & standards
  - Variety
  - program
- Resiliency measures
  - Elevation (SLR) of portions of shore public walkway
- Continuity across sites and bridges





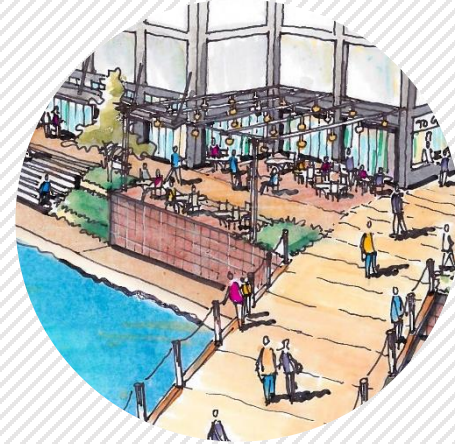
- **Zoning Map Amendment**
  - » Promote mixed-use growth in key areas
  - » Preserve and strengthen clusters of non-residential activity
- **Zoning Text Amendment**
  - » Establish the Special Gowanus Mixed-Use District
  - » Create the Gowanus Waterfront Access Plan
  - » Apply Mandatory Affordable Housing (MIH)
- **City Map Changes**
  - » New parkland and streets
- **Disposition Approval and Urban Development Action Area Project (UDAAP)**
  - » Facilitate redevelopment on city-owned sites





## *Facilitate Community Priorities*

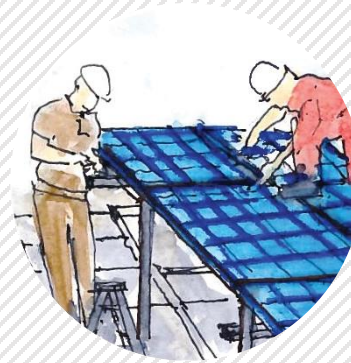
- ***Thousands of new homes**, including thousands for lower-income New Yorkers*
- ***New jobs** across a variety of sectors*
- ***New open space** and new **schools***
- ***A resilient** shoreline and **cleaned-up** brownfields*
- ***An expanded, greener urban canopy***





## *Make Broader Investments & Community Goals Possible*

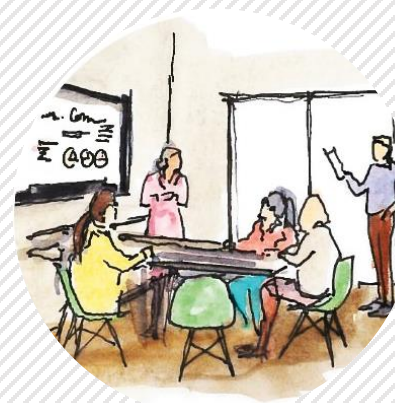
- **Equitable, sustainable future**
  - Planning for climate change
  - Lowering carbon footprint
  - Remediating Land
  - New open spaces and expanded urban tree canopy
- **NYCHA**
  - \$4M for Community Center
- **Gowanus IBZ**
- **Infrastructure**
  - Schools, transit, open space, etc...



### **Housing**

**Make improvements to NYCHA campuses by preserving and developing affordable housing**

- The City will consider funding improvements to Gowanus Houses, Wyckoff Gardens, and Warren Street Houses during the rezoning process. Capital needs will be evaluated via an assessment of improvements needed in these developments, in the context of broader investments in NYCHA.”





***At the same time that we are working toward a draft Plan, we are about to begin a thorough environmental review to better understand the potential impacts of this rezoning proposal.***

## 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 non-zoning neighborhood priorities