



# Gowanus Neighborhood Plan

## Status Update

Community Board 6 – Land Use Committee: October 22, 2020



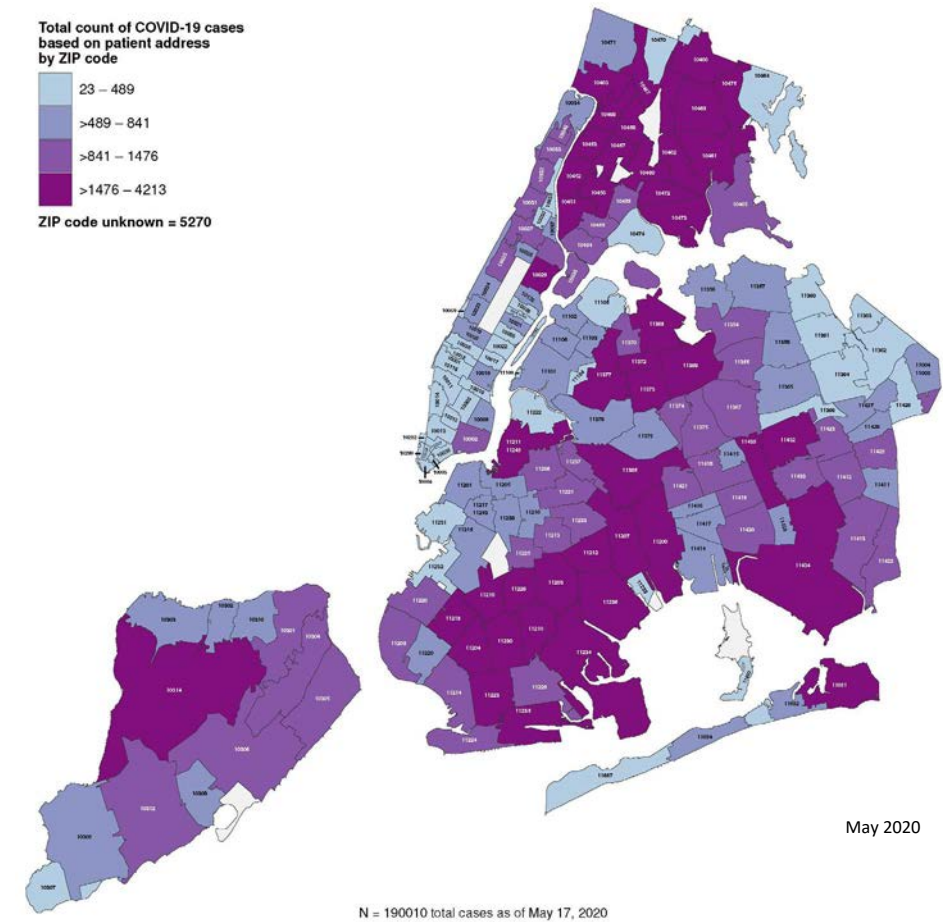
# Presentation Outline

- » **Introduction & Background**
- » How'd we get here?
- » What are the next steps?
  - » Public Review
  - » Pre-Public Review meetings



# Contours of Crisis

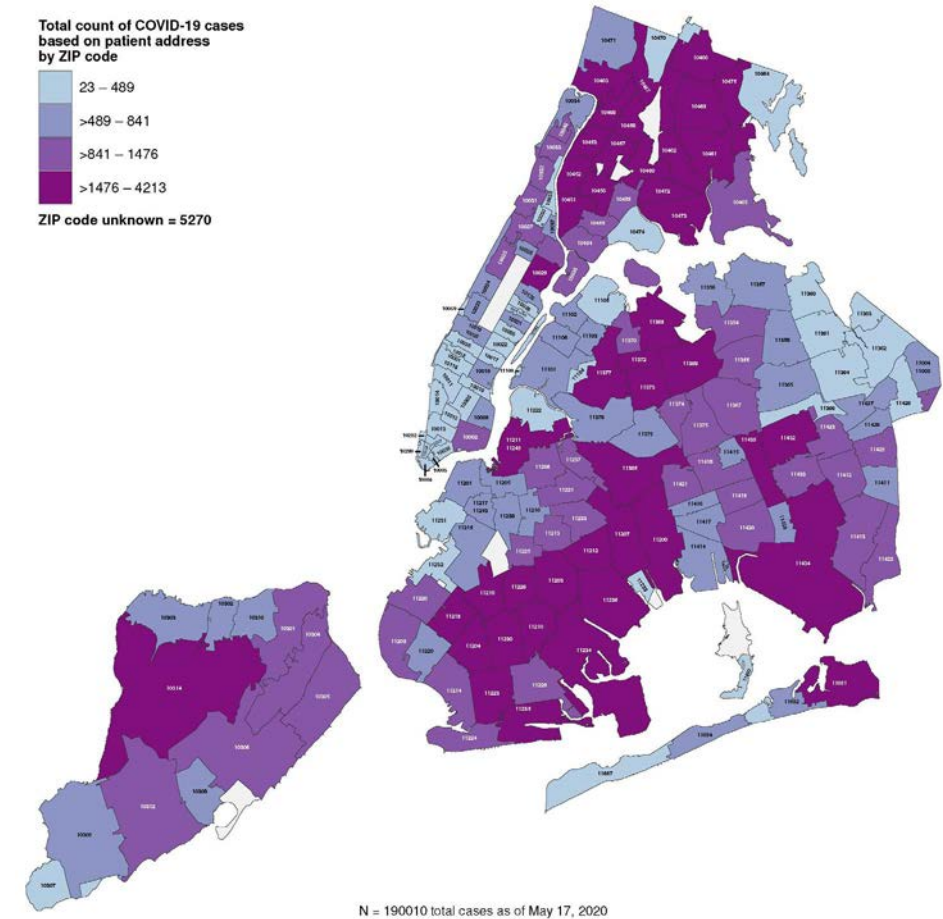
- » Novel coronavirus has up-ended life as we knew it
- » Attacks the most vulnerable physically, socially, economically
  - » Essential workers who cannot work from home
  - » Those who live in tight proximity
    - » Crowded housing units
    - » Large families – multi-generational households
  - » 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
- » How has the crisis changed our engagement process?
  - » Online meetings, forums
  - » Broader, inclusive





# Proposal at a Glance



- » Over 8,000 **new homes** (3,000 affordable)
- » **New jobs** across a variety of sectors
- » 1.5 -acre neighborhood **new 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 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

# Next Steps

## SERIES OF PRE-CERTIFICATION MEETINGS

### Gowanus Green Update

**November 19**

In December 2019, the Gowanus Green Development Team, HPD and DCP presented updates to the site plan. The Development and City Team will return to provide updates on proposed affordability levels, sustainability measures and remediation updates.



### Infrastructure Update

**December 2**

In March 2019, DEP and DCP presented and answered questions related to stormwater and CSO management to the community. DCP and DEP will share updates to the Gowanus Plan related to stormwater along with updates on planning for transit and schools.



### MIH and Affordability

**TBD**

In May 2019, HPD presented and answered questions on affordability. HPD will present information and a primer on Mandatory Inclusionary Housing and Affordability in Community Board 6



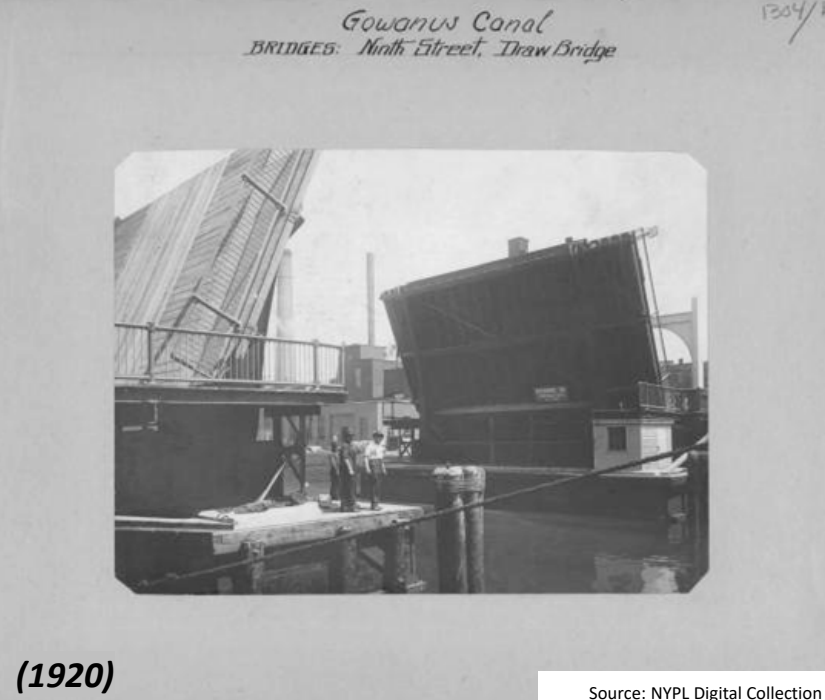
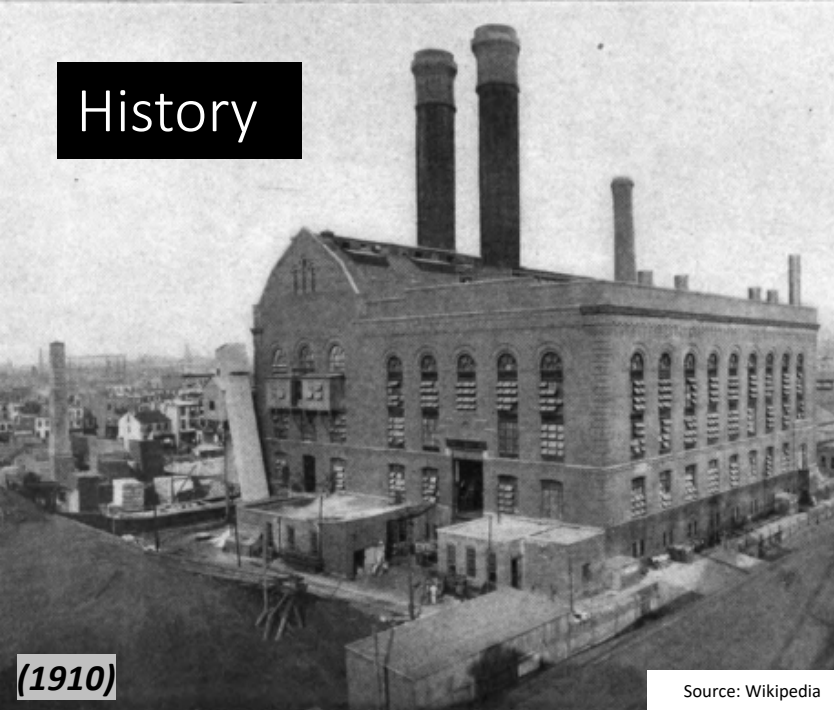




How'd we get here?



# History



# History

## Industrial History

Citizens Gas Light Works **(1920s)**



Source: National Grid

Fulton Manufactured Gas Plant **(1924)**



Source: NYC DOITT



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 Outka

## Scotto pushes for housing along the Canal in Gardens

By Anne Mytych

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.

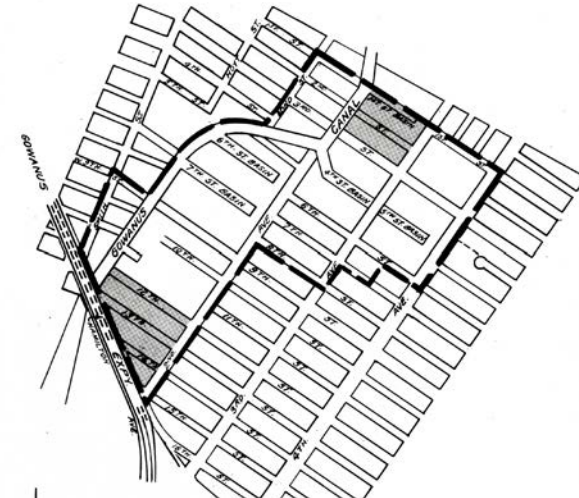
"NY is on the verge of becoming two cities, one for the rich, the other for the poor," he said. "Bringing extra workers into the borough will exacerbate Brooklyn's critical housing shortage. To mitigate this problem, a fund should be established to which every large developer should contribute, so that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

Both Stol O'Donnell, 3 the Red Hook association, addition, which ready emergin and Carroll C be a factor in nomic recover stability of neighborhood. Stoltz said Street's merch cation all are they have cop their own d added that alr of the comm along Smith S by the people w and to retain having to acc needs of the ne neighborhood. O'Donnell a nomic develop ematic, and i prosperity for may lose their t 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 ooped.

# City Planning News

NEW YORK CITY PLANNING COMMISSION

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



From: Donald H. Elliott

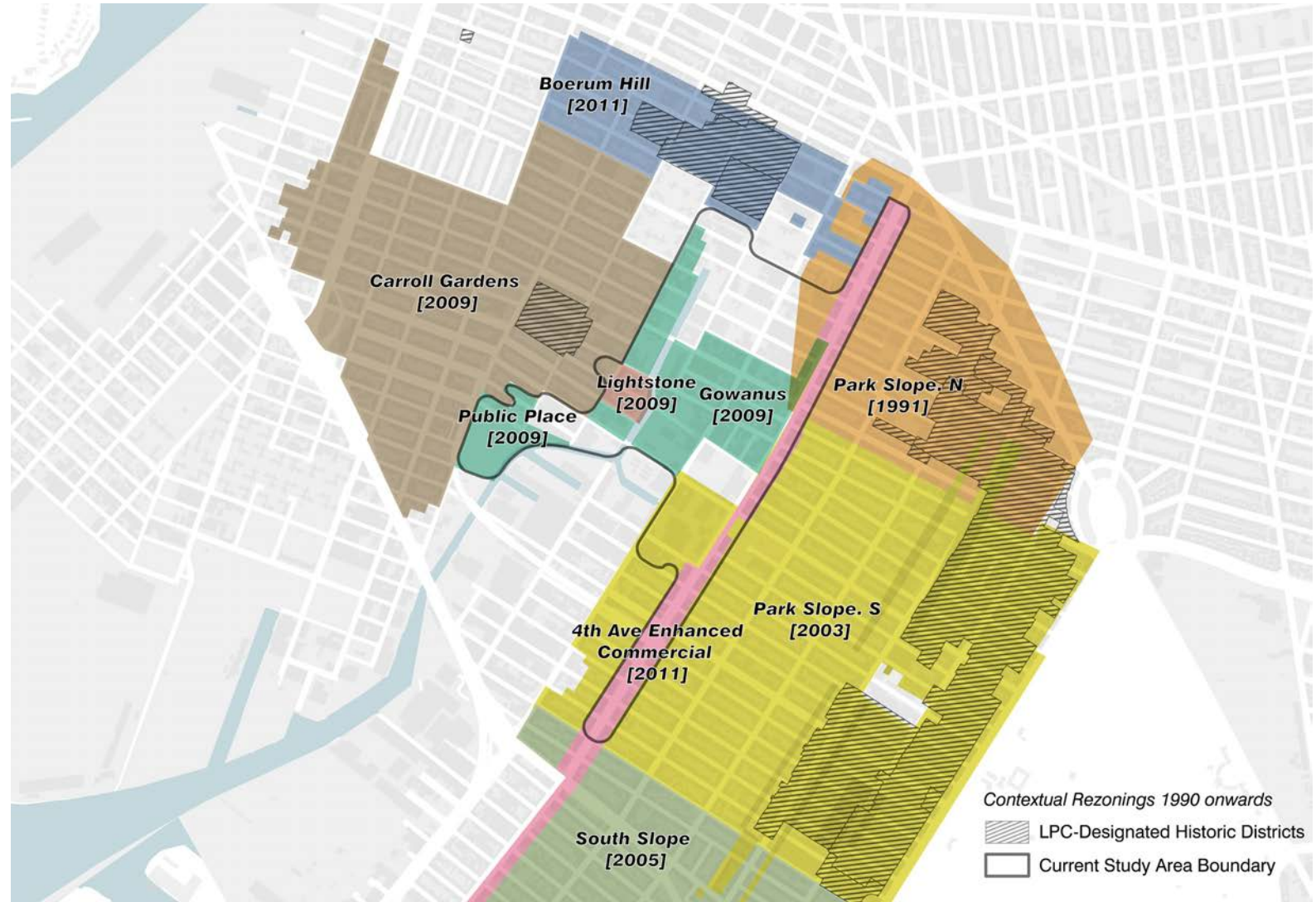
Seven members of your committee and I met with General Kelly and six other officials of the Corps of Engineers in Washington yesterday to try and convince them that the Corps should dredge the Gowanus Canal. Unfortunately I must report that the meeting was disappointing. The Corps does not believe that 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.

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.

# 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
<b>2015</b>	CB6 adopts Bridging Gowanus recommendations



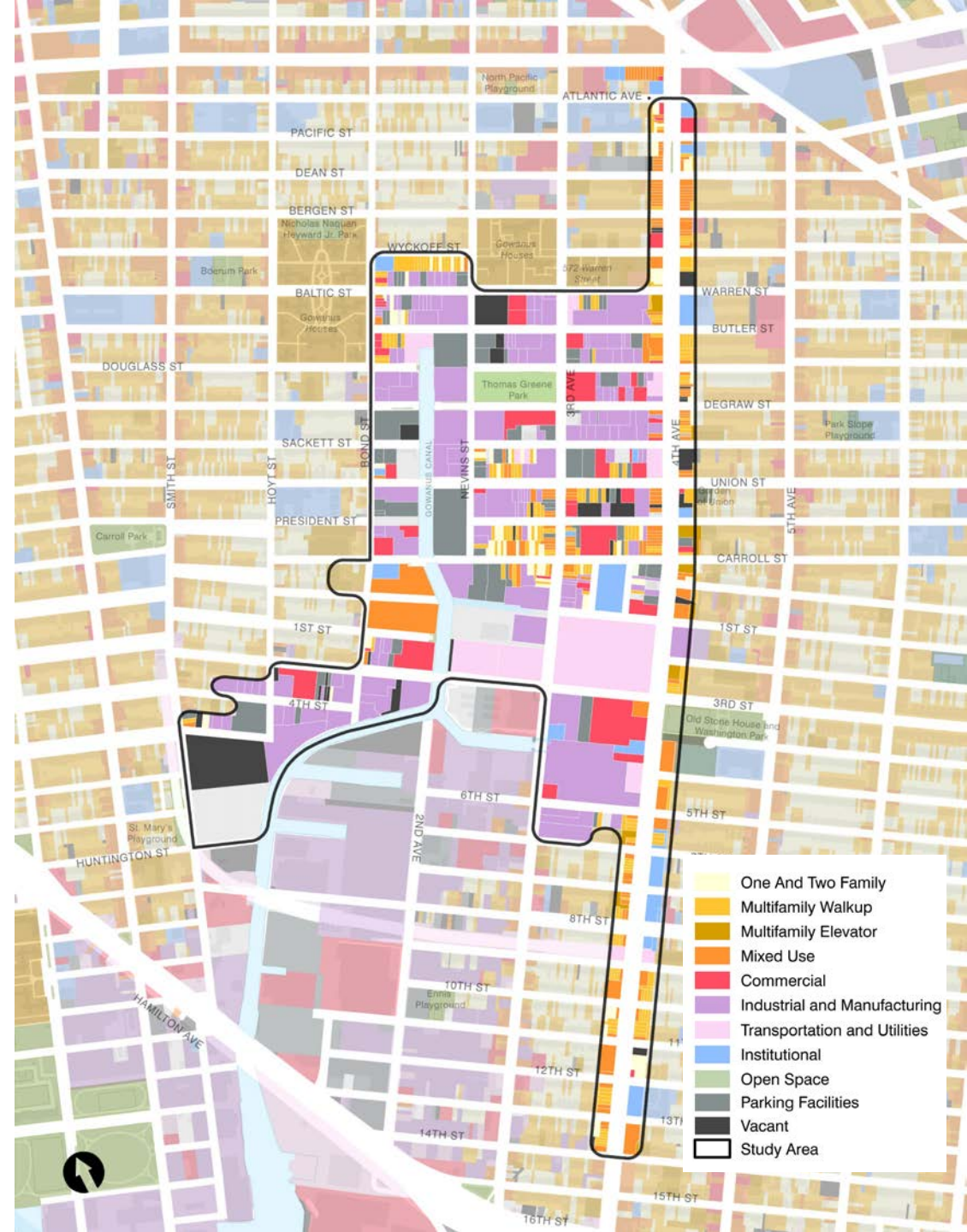
City Actions and Studies – 1990 Onwards



# Background

## Existing Land Uses & Zoning

- Originally, naturally occurring **live-work** community
- **Variety** of commercial uses in a diverse range of lot sizes, configurations and building typologies.
- 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



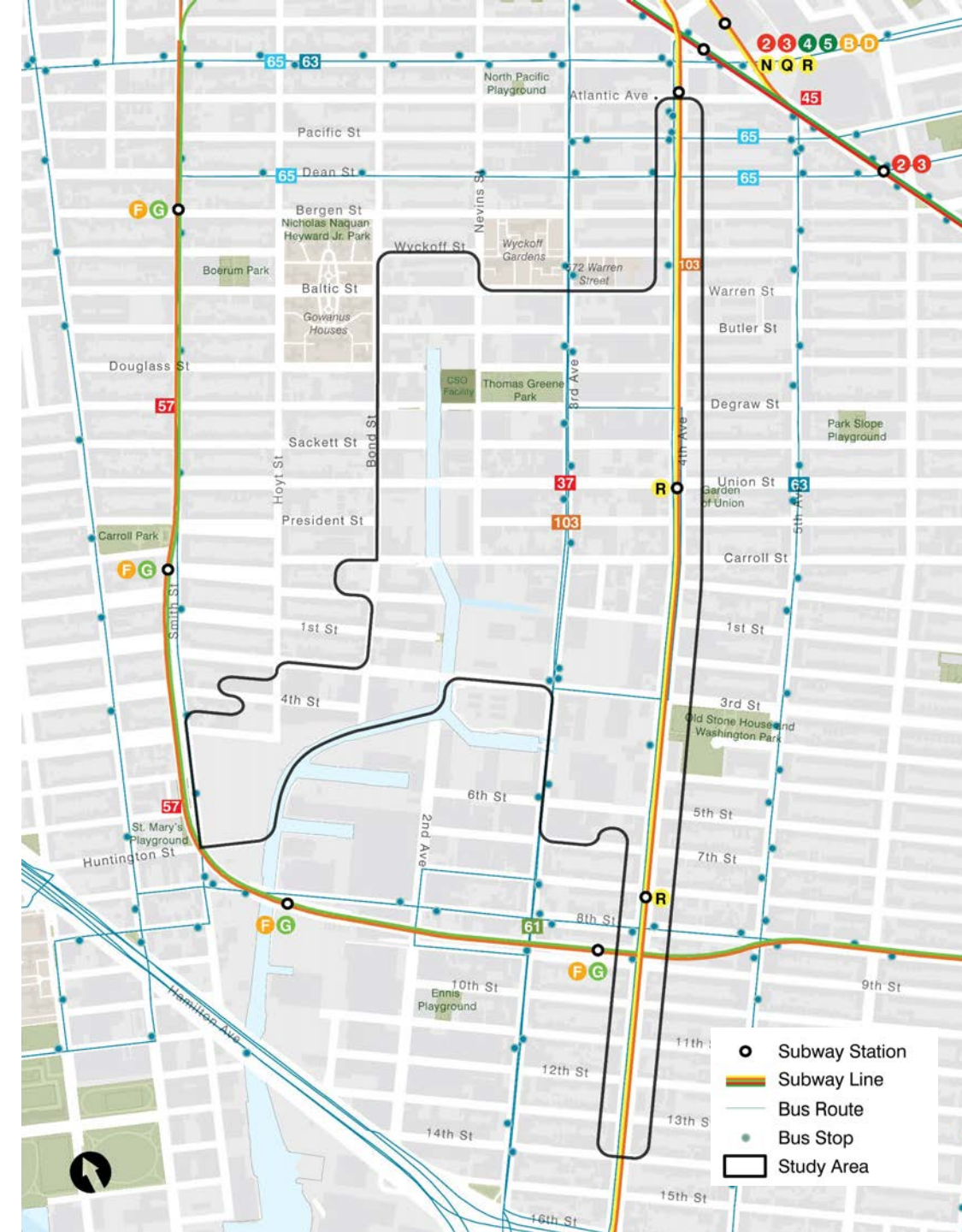
# Background

## 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



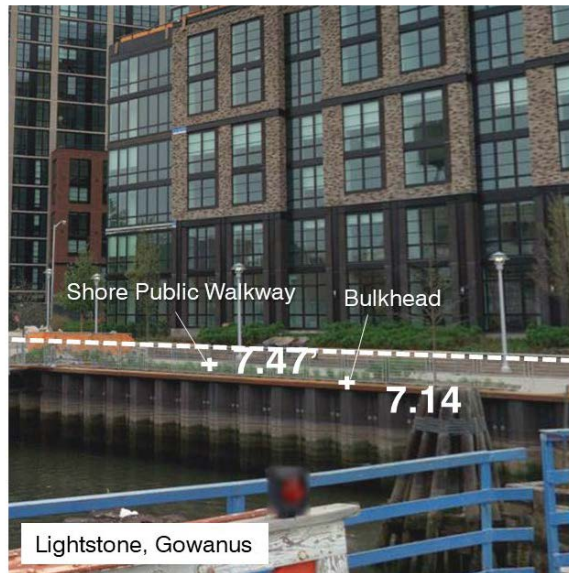


# Background

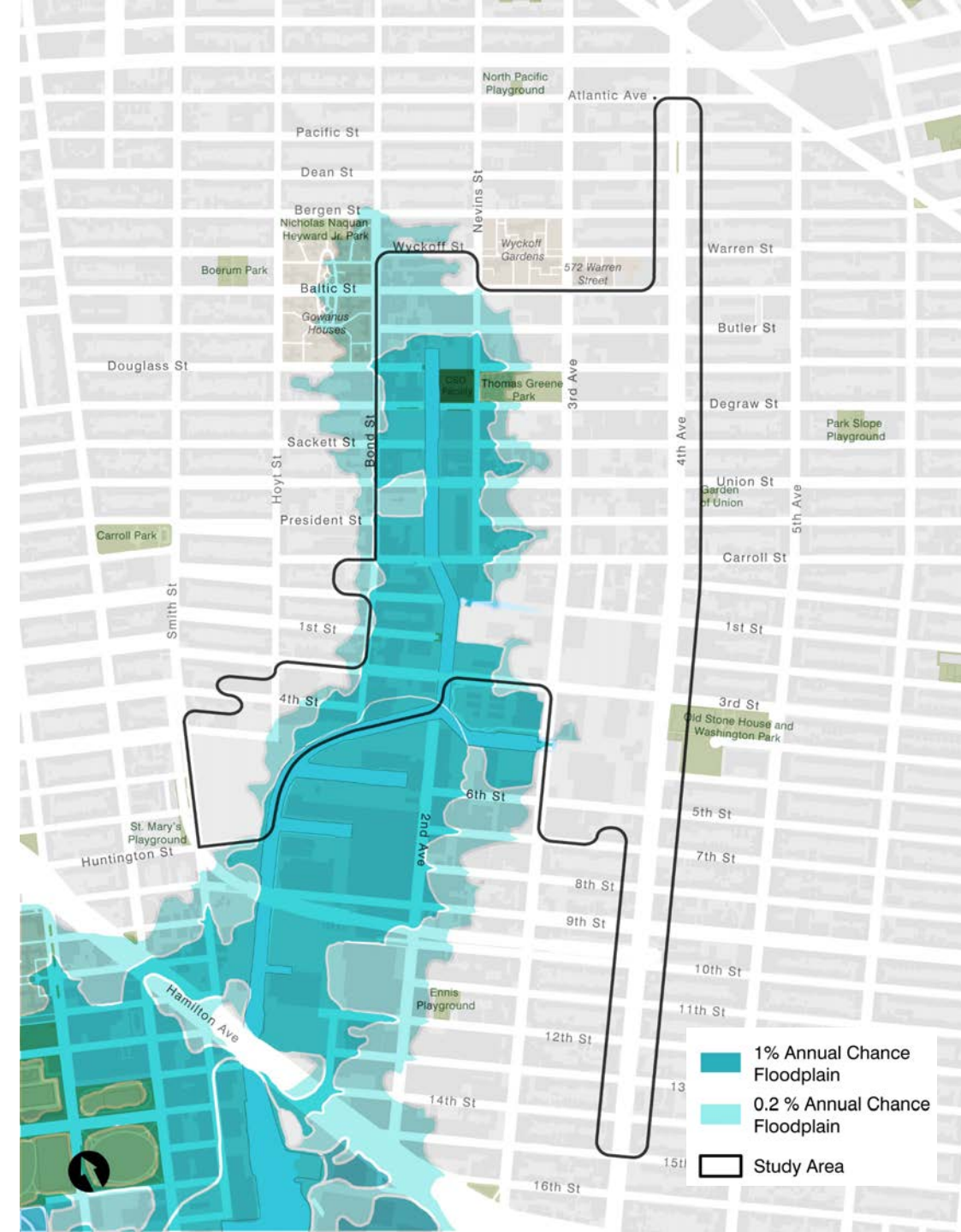
## Flood Risk: Preliminary FIRMs

A portion of Gowanus is mapped within FEMA designated flood zone or Special Flood Hazard Area (SFHA)

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



10' – Base flood elevation(PFIRM)  
NAVD 88

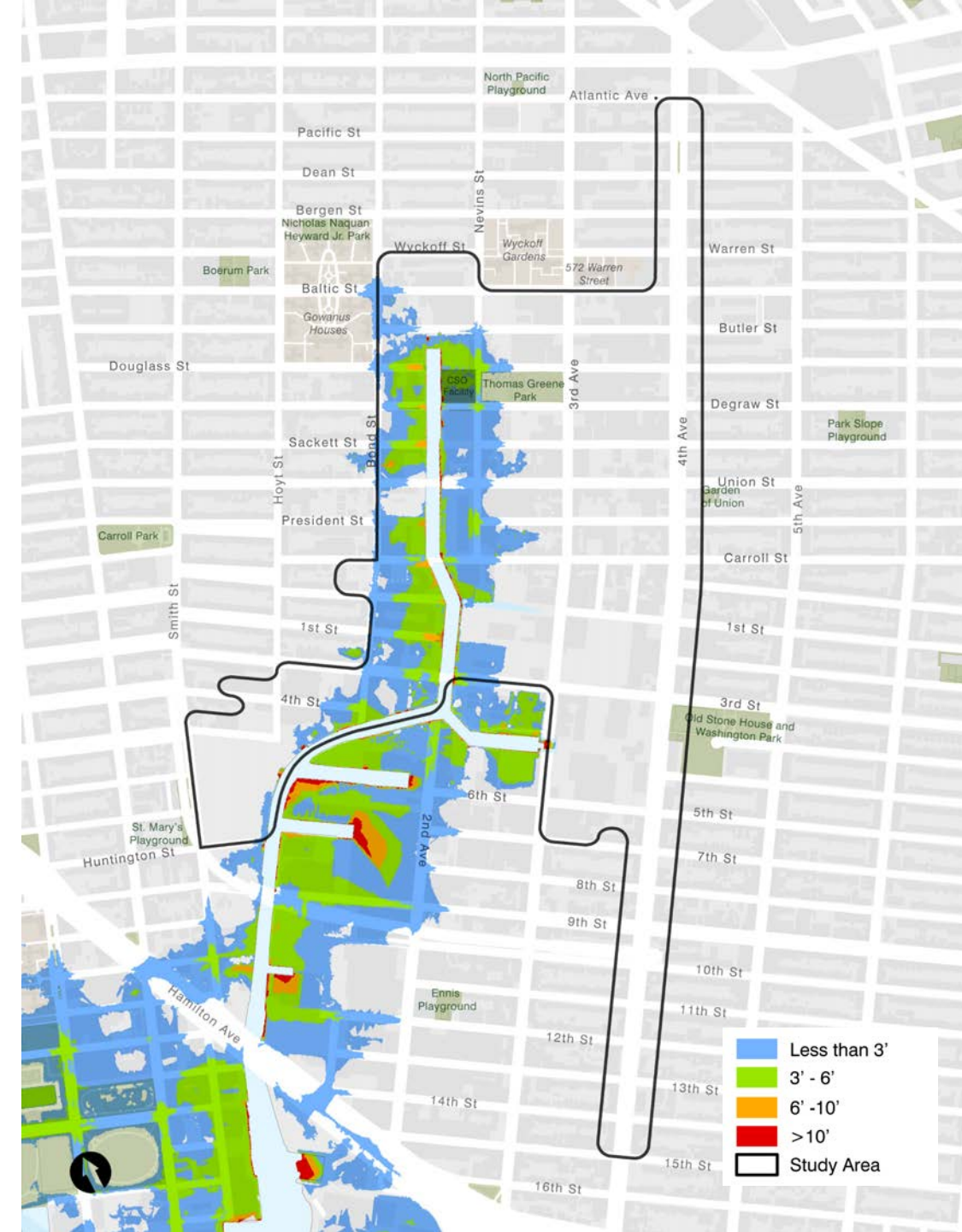


# Background

## 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\*\***



Source: 2014-2018 American Community Survey (ACS)

\*Census Tracts 121, 137, 139, 133, 131, 135, 141, 77, 75, 127, 71, 129.01, 119, 117; \*\*Census Tracts 71 and 127

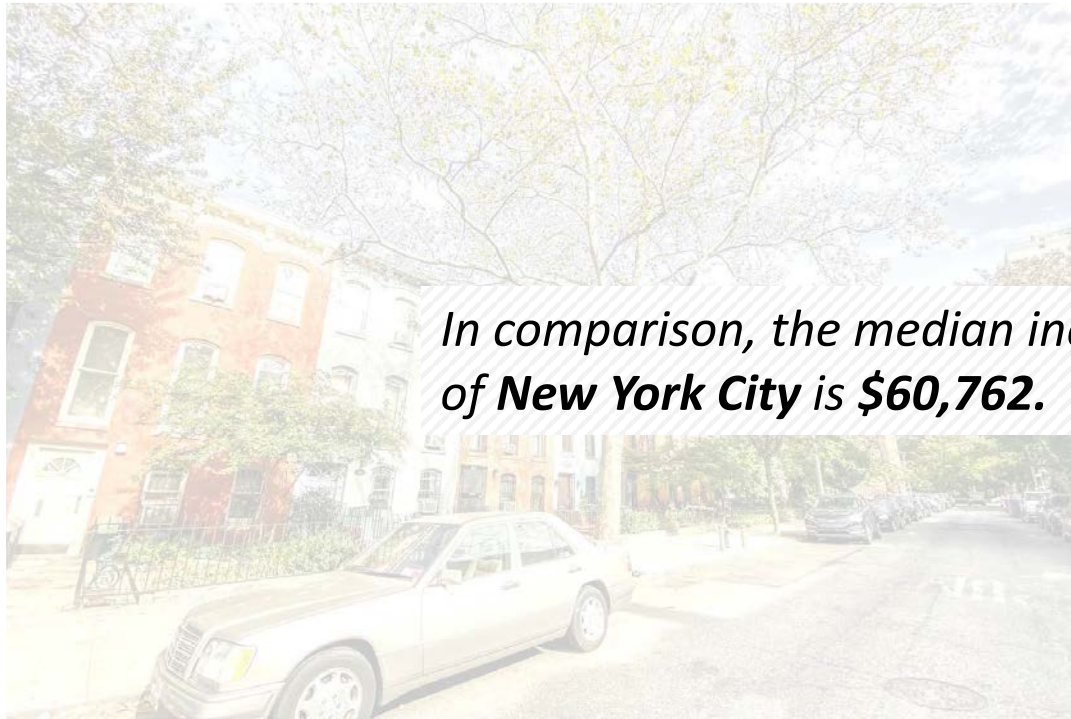


# Background

## 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**.*



Source: 2014-2018 American Community Survey (ACS)

\*Census Tracts 71, 75, 77, 119, 121, 127, 129.01, 131, 133, 135, 137, 139 were aggregated to approximate the Gowanus Study Area; \*\*Census Tracts 71 and 127



# Background

## Health & Equity Indicators

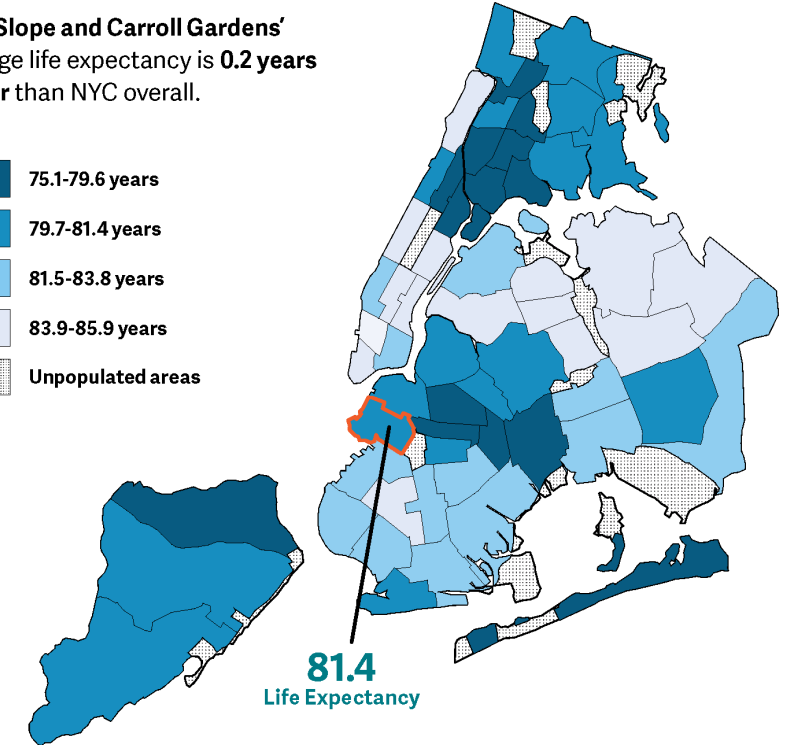
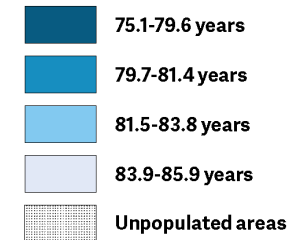
Gowanus and surrounding neighborhoods are healthier and wealthier than other New York neighborhoods.

- 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.

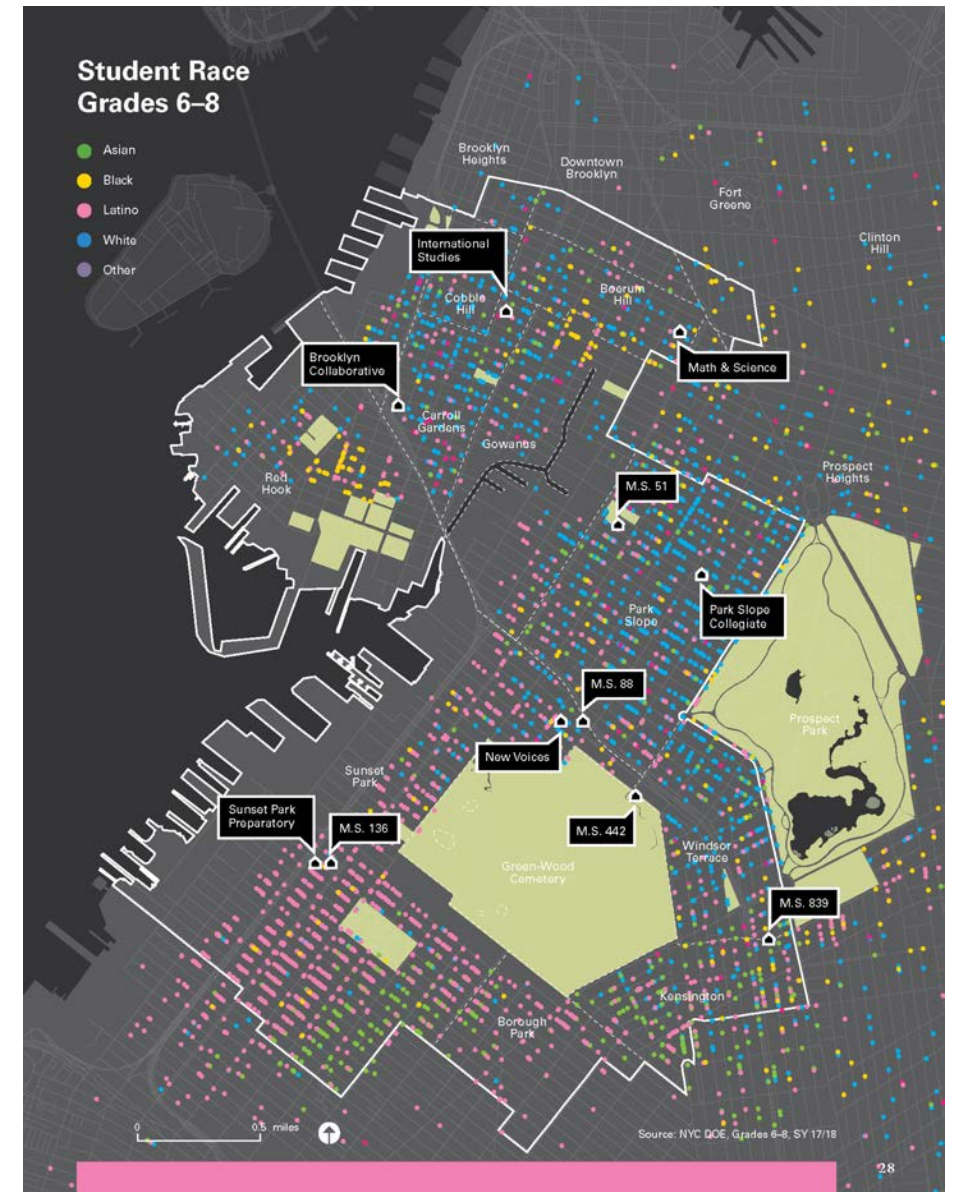
**Suggested citation:** Hinterland K, Naidoo M, King L, Lewin V, Myerson G, Noubissi B, Woodward M, Gould LH, Gwynn RC, Barbot O, Bassett MT. Community Health Profiles 2018, Brooklyn Community District 6: Park Slope and Carroll Gardens; 2018; 30(59):1-20.

# 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

## 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.**



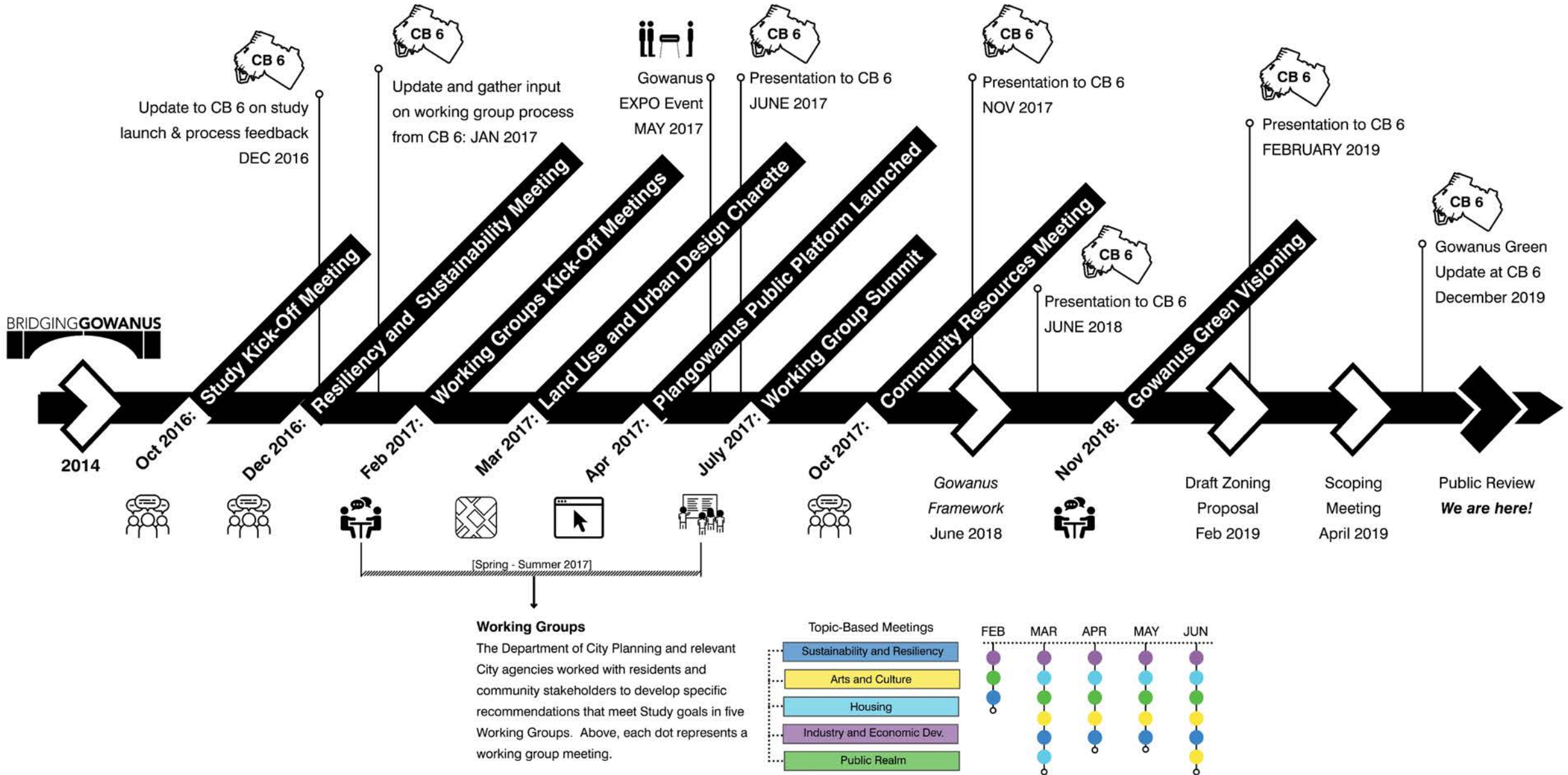




Public Engagement



# Public Engagement





# Public Engagement

*Oct 2016 Onwards*

Public Meetings  
& Workshops

Working Groups

NYCHA & Targeted  
Outreach

[plangowanus.com](http://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

## Working Group Charter

**Members**  
Working Group members include community residents, business owners, other stakeholders, and City officials. Members will identify and share their vision and ideas, and work together to develop a shared vision and plan for the future of the neighborhood. Members will also be responsible for sharing information with the public and other stakeholders.

**Meeting Objectives**  
Over the next several months, Working Groups will identify, discuss, and develop a shared vision and plan for the future of the neighborhood. The meeting series will be held in a series of small, informal meetings. The meeting series will be held in a series of small, informal meetings. The meeting series will be held in a series of small, informal meetings.

**Benefits**  
Working Groups will be able to share their vision and ideas with other residents, business owners, and City officials. Working Groups will also be able to share their vision and ideas with the public and other stakeholders. Working Groups will also be able to share their vision and ideas with the public and other stakeholders.

**Participation Guidelines**  
Members are expected to participate in the full duration of the meeting series. Members are expected to participate in the full duration of the meeting series. Members are expected to participate in the full duration of the meeting series.



# 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

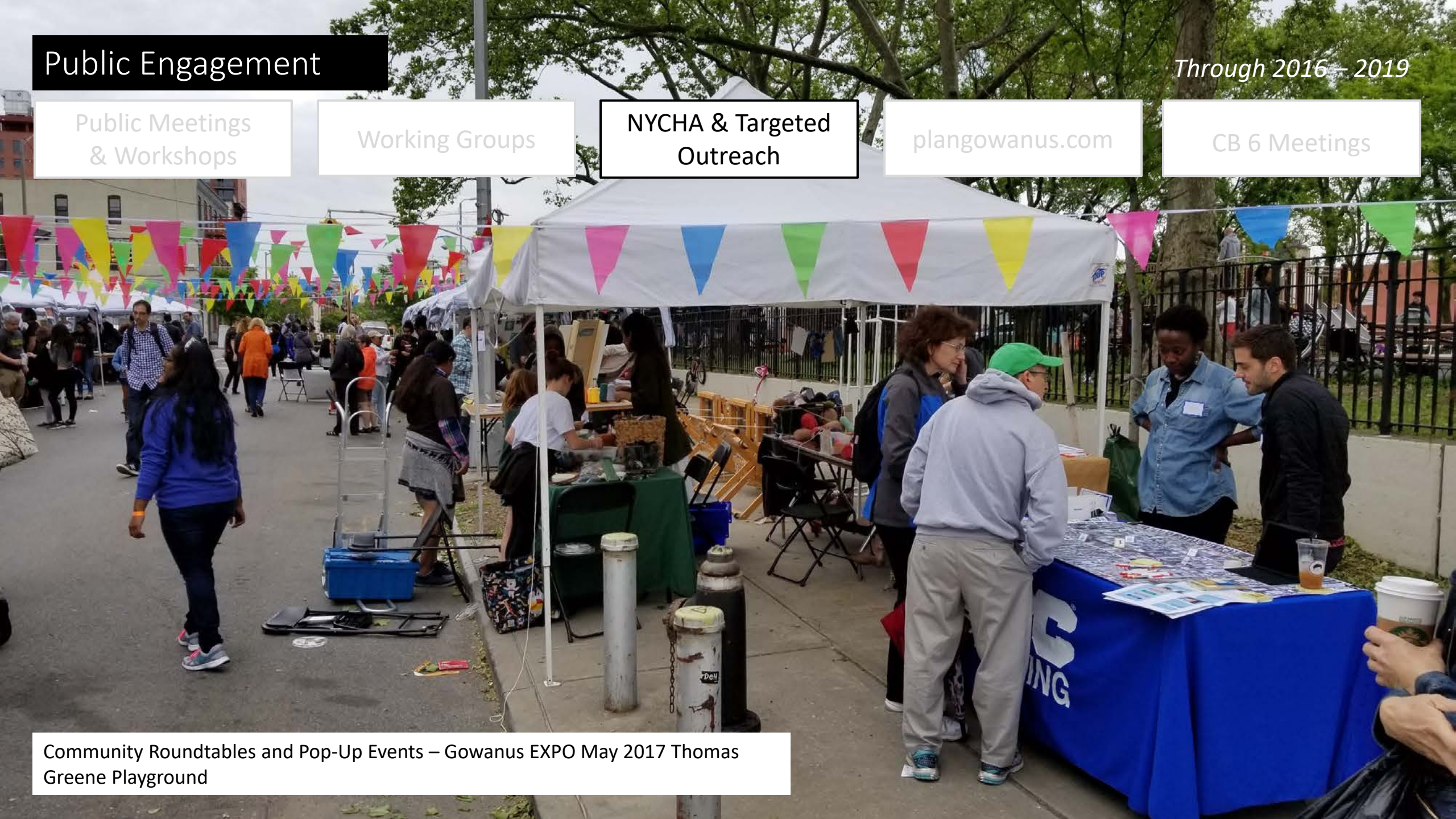
Working Groups

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

Public Meetings  
& Workshops

Working Groups

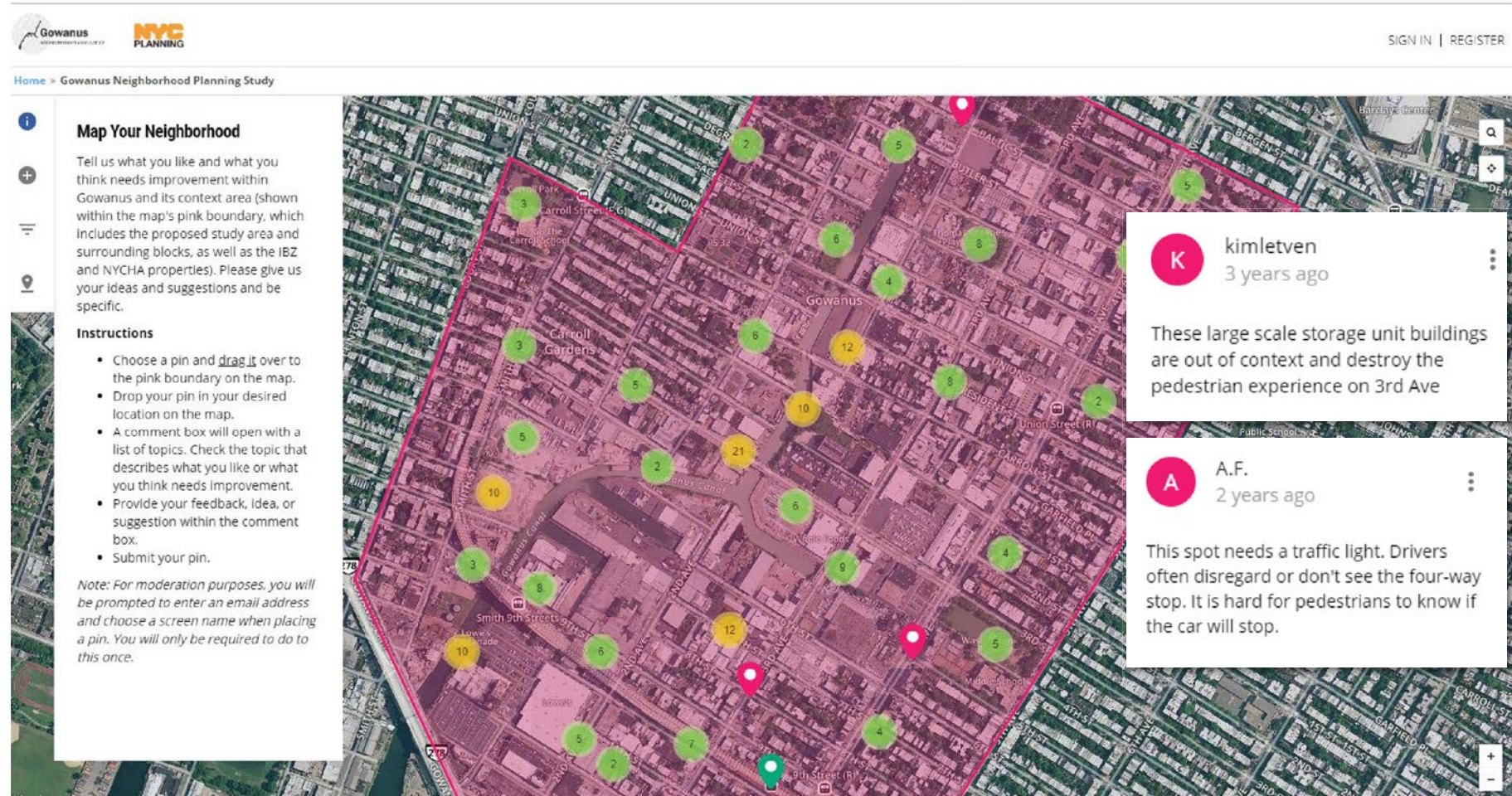
NYCHA & Targeted  
Outreach

Online Engagement : April 2017– April 2019\*

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



\* April 2019 onwards – used as a study archive



# Public Engagement

Public Meetings  
& Workshops

Working Groups

NYCHA & Targeted  
Outreach

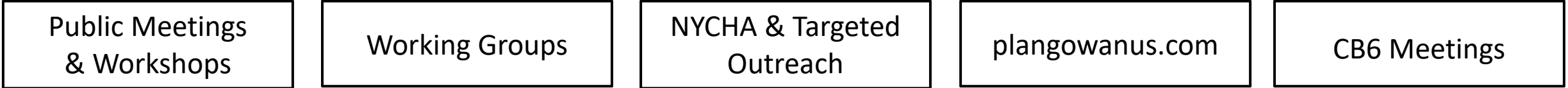
plangowanus.com

Ongoing Outreach

CB6 Meetings



# Public Engagement



## *Develop Framework*



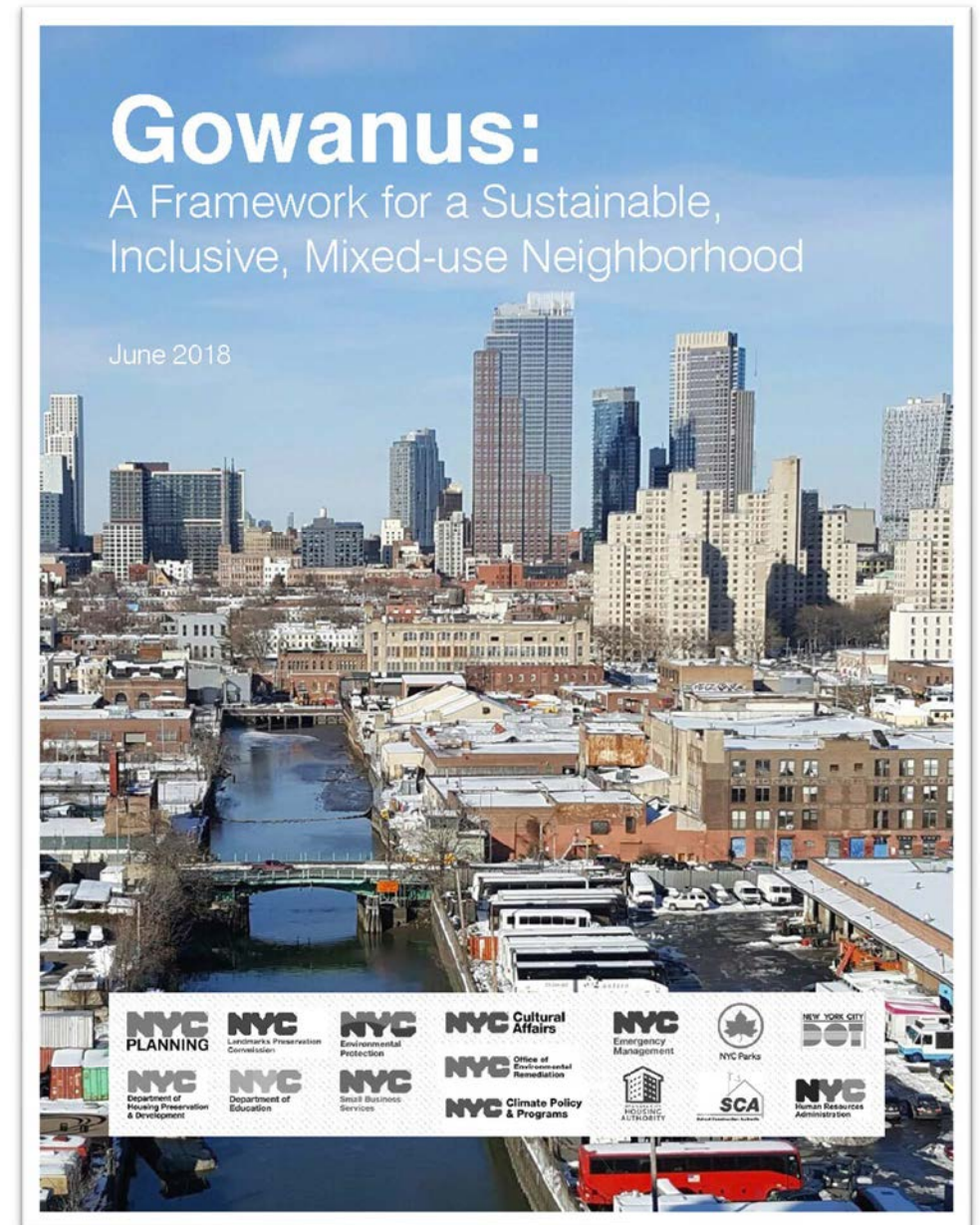
***Gowanus: A Framework for a Sustainable, Inclusive, Mixed-Use Neighborhood***



# Gowanus Framework

## What is the Framework?

- Released in June 2018
- Roadmap to achieving a shared vision
  - *Requires collective action*
  - *All levels of society*
    - *Agencies, CBs, CBOs, developers, businesses, etc.*
- Organized around priorities
- Check-in point with community on direction
- Provided a direction towards a detailed Zoning Proposal
- Alignment of city tools and resources
- Tool for evaluating existing and future projects or programs





# 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

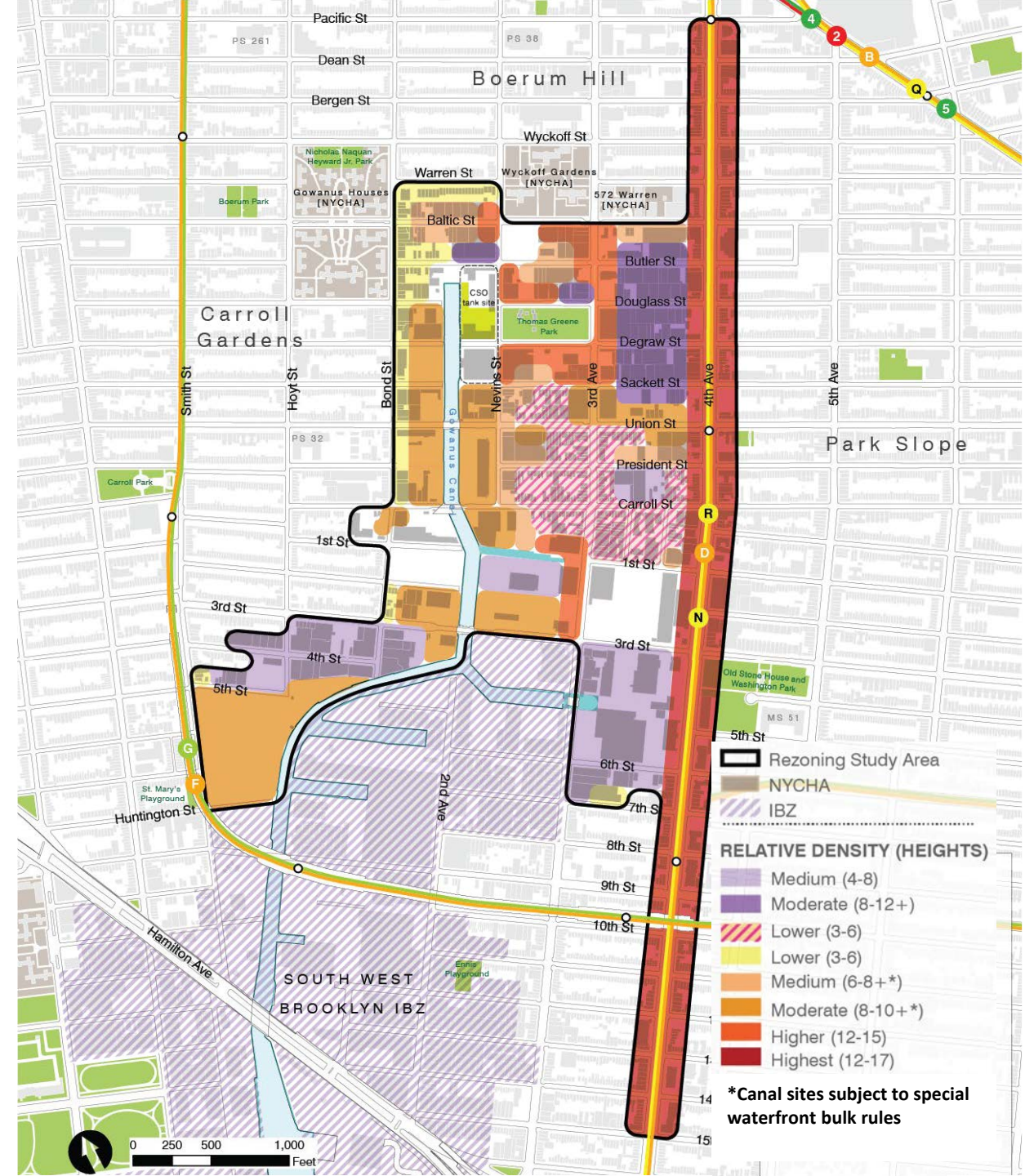
- Shape a unique, resilient waterfront open space

### 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



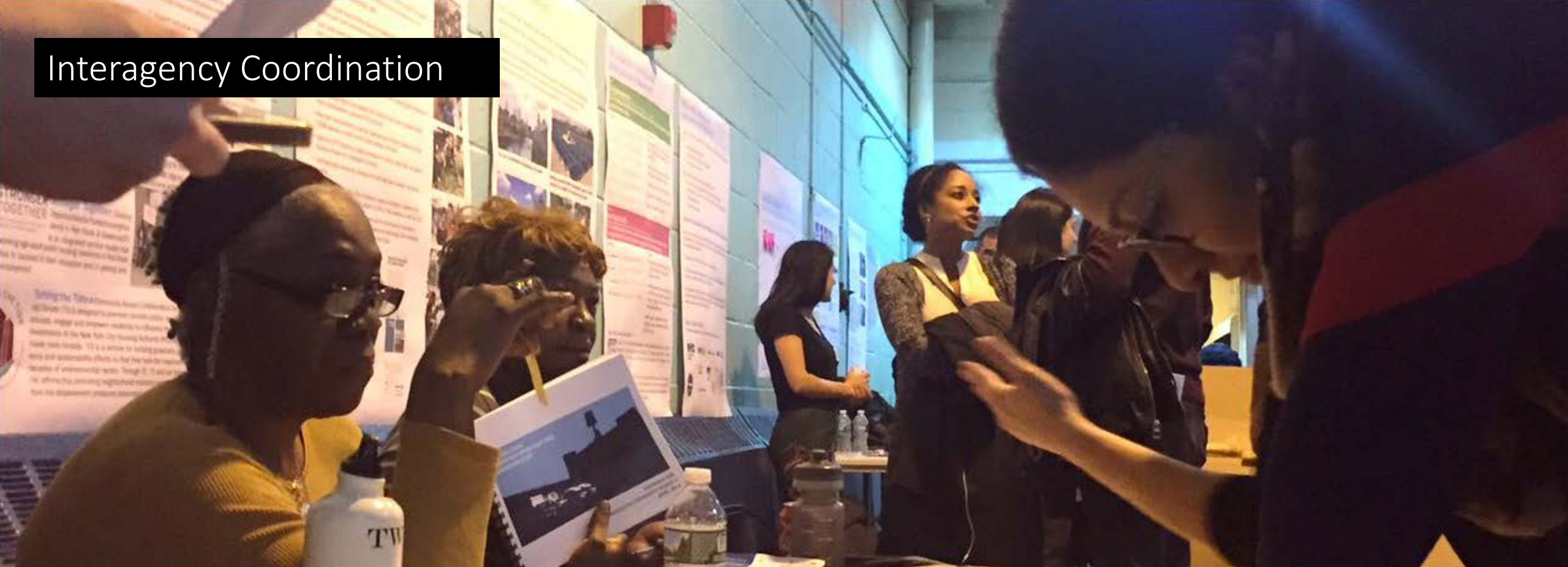


# Public Engagement

*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

# 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

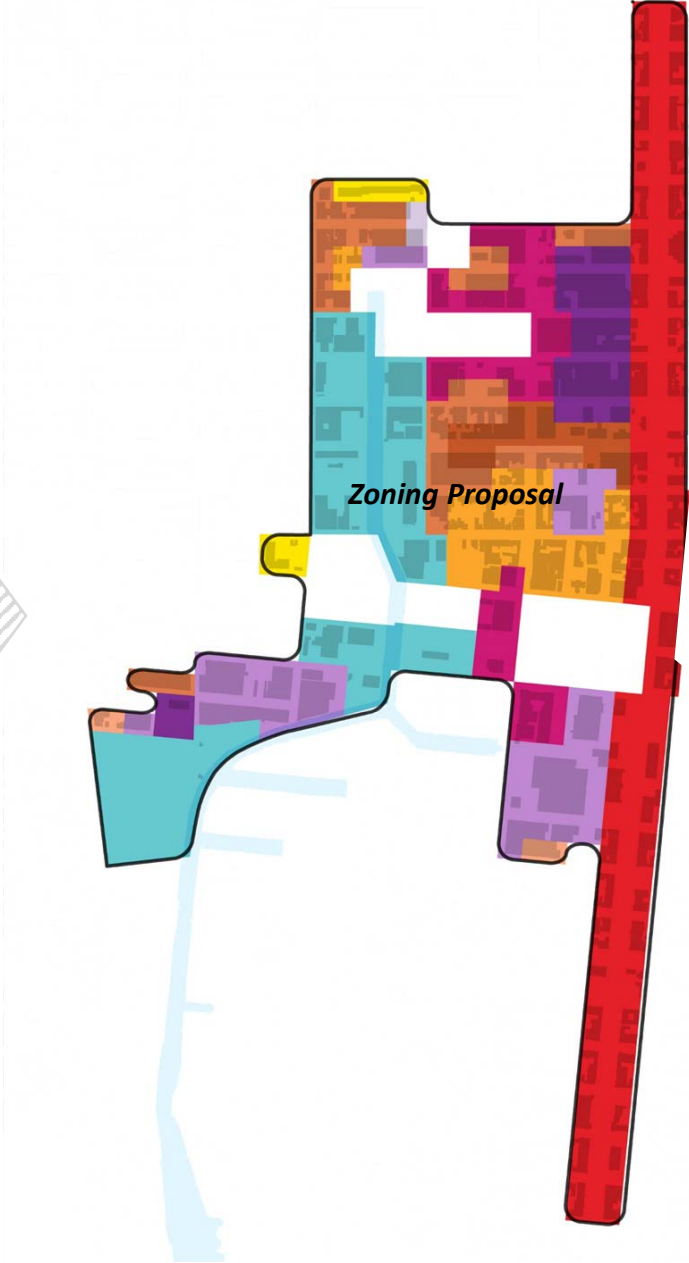
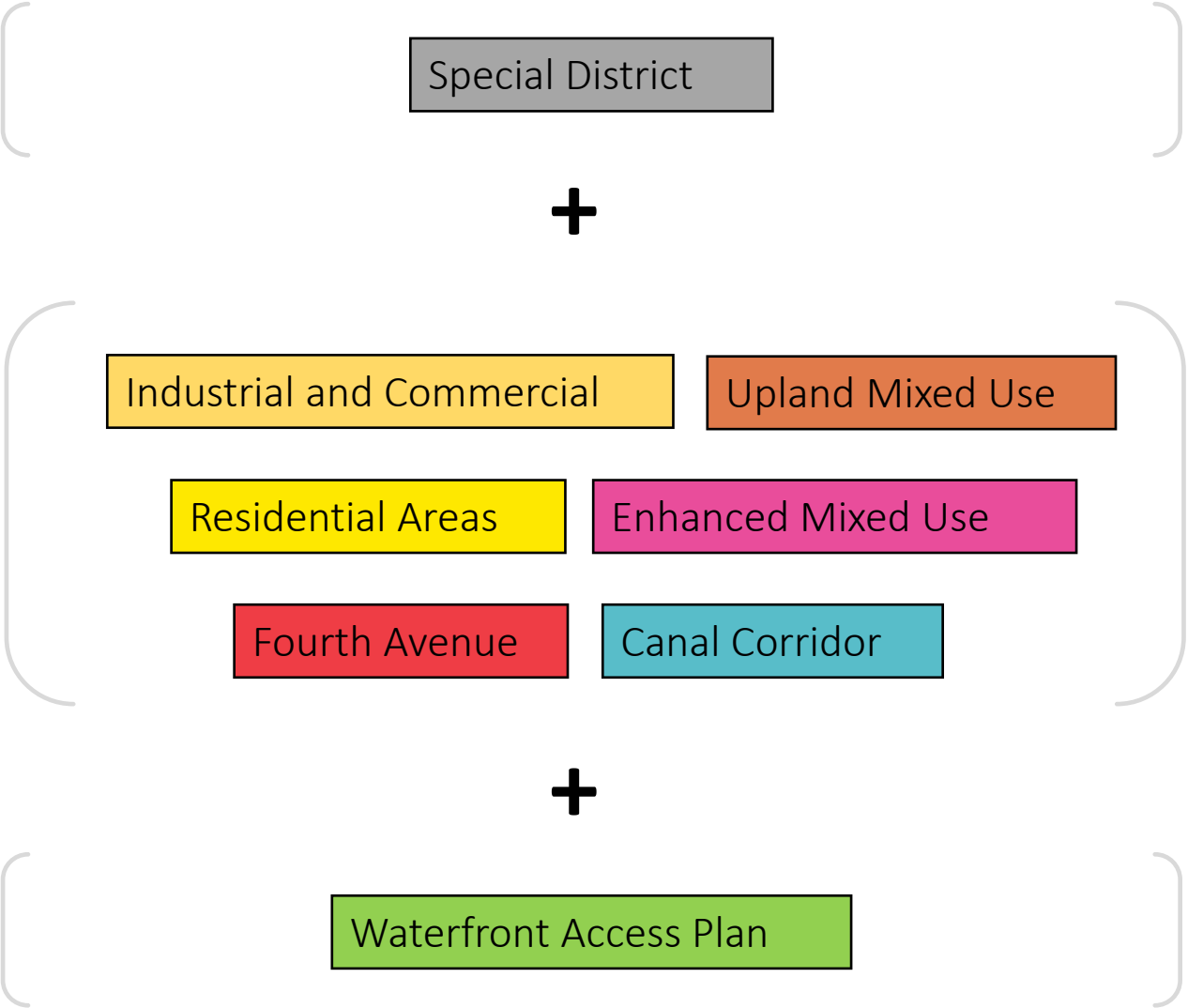
**NYC** Climate Policy  
& Programs



**NYC**  
Human Resources  
Administration



# Zoning Proposal



# Land Use Outcomes

Promote mixed-use growth in key areas

8,000 new homes; 3,000 affordable

+

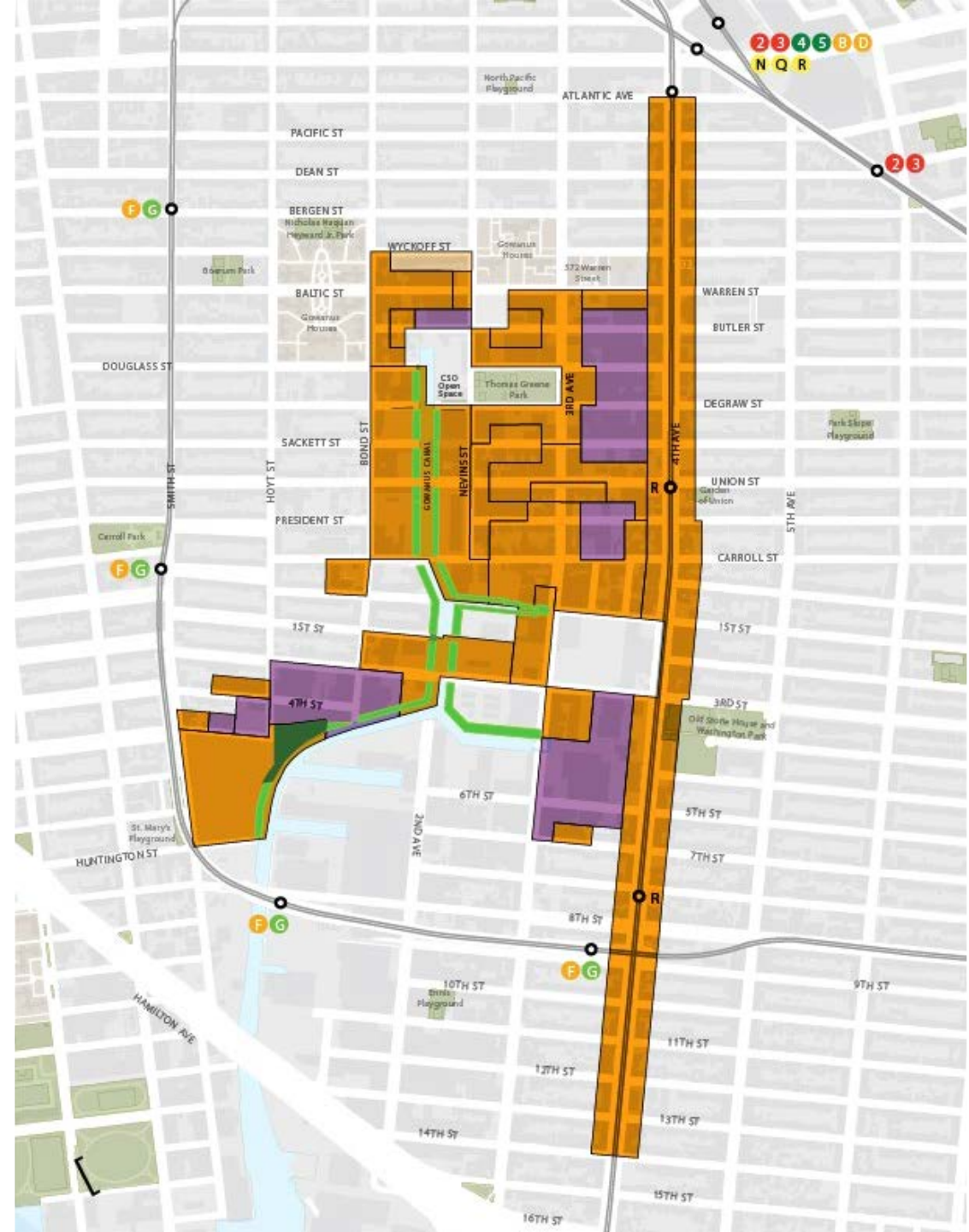
Preserve & strengthen industrial & commercial side streets

3,500 jobs across a variety of industries

+

Waterfront Access Plan

4 acres of esplanade & 1.5 acre park on Gowanus Green



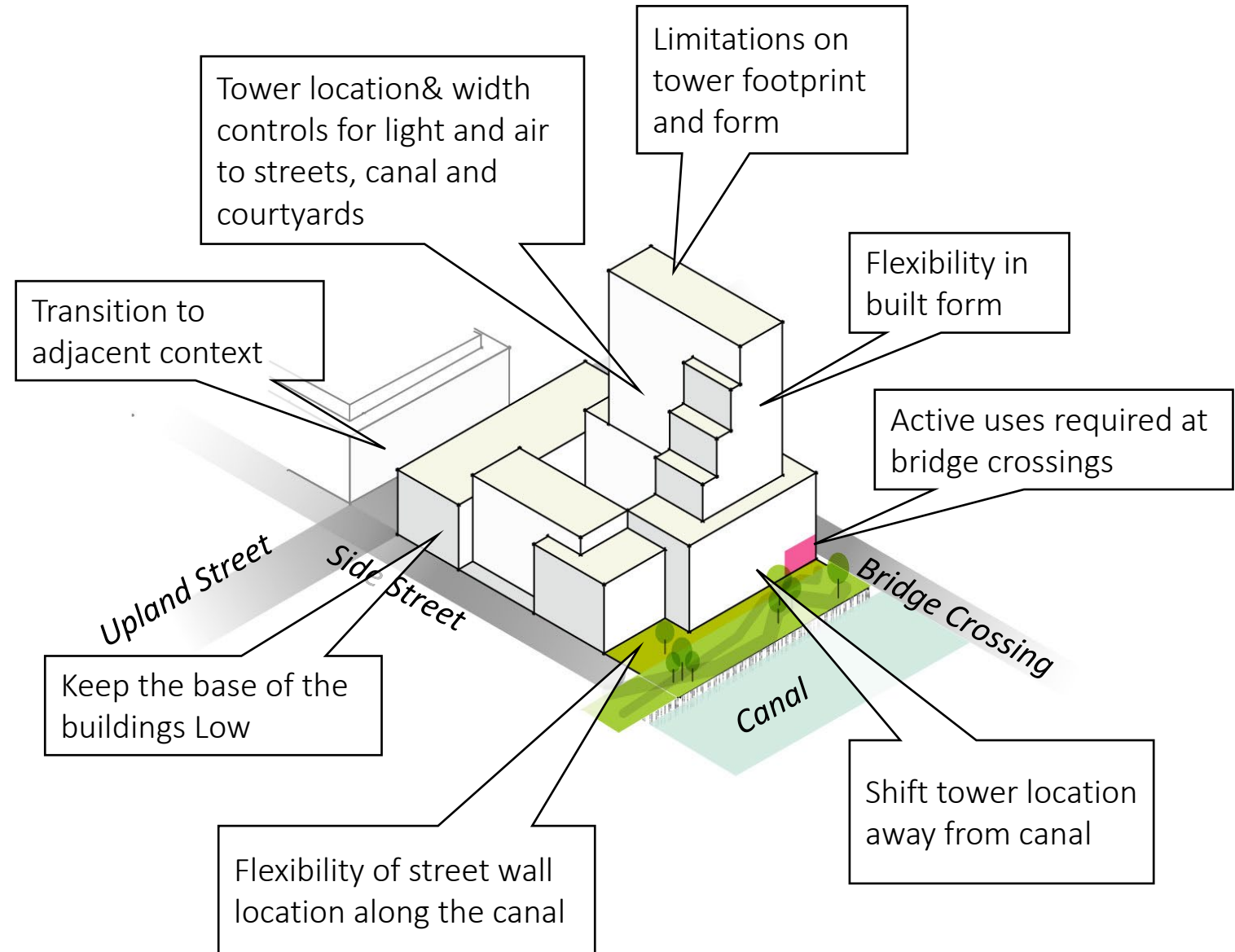


# Zoning Proposal

## 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



*For illustrative purposes only*

# Waterfront Access Plan

Public Access Elements: *Shore Public Walkway*

## Shore Public Walkways:

Create a continuous path along the water





# Proposed ULURP 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

- » Introduction & Background
- » How'd we get here?
- » **What are the next steps?**
  - » Public Review
- » Pre-Public Review meetings





## WHAT IS ULURP?

# ULURP

## UNIFORM LAND USE REVIEW PROCEDURE

PLANNING COMMISSION REVIEWS  
APPLICATION & CERTIFIES THAT IT  
IS **COMPLETE & READY** FOR PUBLIC  
REVIEW

CERTIFICATION

COMMUNITY  
BOARDS

BOROUGH  
PRESIDENT

CITY PLANNING  
COMMISSION

CITY COUNCIL

PROPOSAL



LAW

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CITY COUNCIL

COMMUNITY BOARDS  
**REVIEW** APPLICATION &  
HOLD PUBLIC **HEARING**,  
ISSUE **RECOMMENDATION**  
(60 Days)

PROPOSAL

LAW



## WHAT IS ULURP?

### ULURP

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PLANNING COMMISSION REVIEWS  
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REVIEW

CERTIFICATION

BOROUGH PRESIDENT  
& BOROUGH BOARD  
REVIEW APPLICATION,  
ISSUE RECOMMENDATION  
(30 Days)

BOROUGH  
PRESIDENT

CITY PLANNING  
COMMISSION

CITY COUNCIL

COMMUNITY BOARDS  
REVIEW APPLICATION &  
HOLD PUBLIC HEARING,  
ISSUE RECOMMENDATION  
(60 Days)

COMMUNITY  
BOARDS

PROPOSAL

LAW

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COMMUNITY  
BOARDS

COMMUNITY BOARDS  
REVIEW APPLICATION &  
HOLD PUBLIC HEARING,  
ISSUE RECOMMENDATION  
(60 Days)

BOROUGH PRESIDENT  
& BOROUGH BOARD  
REVIEW APPLICATION,  
ISSUE RECOMMENDATION  
(30 Days)

BOROUGH  
PRESIDENT

CITY PLANNING COMMISSION  
**REVIEW** APPLICATION &  
HOLD PUBLIC **HEARING**,  
ISSUE **RECOMMENDATION**  
(60 Days)

CITY PLANNING  
COMMISSION

CITY COUNCIL

PROPOSAL

LAW



## WHAT IS ULURP?

### ULURP

## UNIFORM LAND USE REVIEW PROCEDURE

PLANNING COMMISSION REVIEWS  
APPLICATION & CERTIFIES THAT IT IS  
COMPLETE & READY FOR PUBLIC  
REVIEW

CERTIFICATION

BOROUGH PRESIDENT  
& BOROUGH BOARD  
REVIEW APPLICATION,  
ISSUE RECOMMENDATION  
(30 Days)

BOROUGH  
PRESIDENT

CITY COUNCIL HOLDS PUBLIC  
**HEARING, VOTES** TO  
ADOPT/REJECT/MODIFY  
PROPOSAL  
(50 Days)

CITY COUNCIL

COMMUNITY BOARDS  
REVIEW APPLICATION &  
HOLD PUBLIC HEARING,  
ISSUE RECOMMENDATION  
(60 Days)

COMMUNITY  
BOARDS

CITY PLANNING COMMISSION  
REVIEW APPLICATION & HOLD  
PUBLIC HEARING, ISSUE  
RECOMMENDATION  
(60 Days)

CITY PLANNING  
COMMISSION

PROPOSAL

LAW

# Next Steps

## SERIES OF PRE-CERTIFICATION MEETINGS

### Gowanus Green Update

**November 19**

In December 2019, the Gowanus Green Development Team, HPD and DCP presented updates to the site plan. The Development and City Team will return to provide updates on proposed affordability levels, sustainability measures and remediation updates.



### Infrastructure Update

**December 2**

In March 2019, DEP and DCP presented and answered questions related to stormwater and CSO management to the community. DCP and DEP will share updates to the Gowanus Plan related to stormwater along with updates on planning for transit and schools.



### MIH and Affordability

**TBD**

In May 2019, HPD presented and answered questions on affordability. HPD will present information and a primer on Mandatory Inclusionary Housing and Affordability in Community Board 6

