



Gowanus Neighborhood Plan

Gowanus Green Project Update – November 19, 2020

Meeting Format

6 - 8 pm: Presentation followed by Q&A

During the presentation, all microphones will be muted. You will be able to ask questions during the presentation in two ways:

1. **Q&A** – using the Q&A feature on ZOOM
2. **EMAIL** – we are monitoring our email address during the event: gowanus@planning.nyc.gov

During the Q&A following the presentation, we will take questions in three ways:

1. **Q&A** – using the Q&A feature on ZOOM
2. **EMAIL** – gowanus@planning.nyc.gov
3. **ASK** – using raise your hand feature on ZOOM (two-minute time limit to ask question)

If you are dialing in, press *9 to raise your hand. You can unmute yourself when you are called on by the moderator.



Meeting Format

We want to ensure that this conversation is a pleasant experience for all.

All participants will remain muted unless called on by the moderator during the Q&A Session.

Please be respectful of the two-minute time limit on questions if raising your hand so that we may be able to get to as many as possible.

Please take advantage of the Q&A feature and email during the presentation. We will be monitoring these live and will provide responses during the Q&A Session.

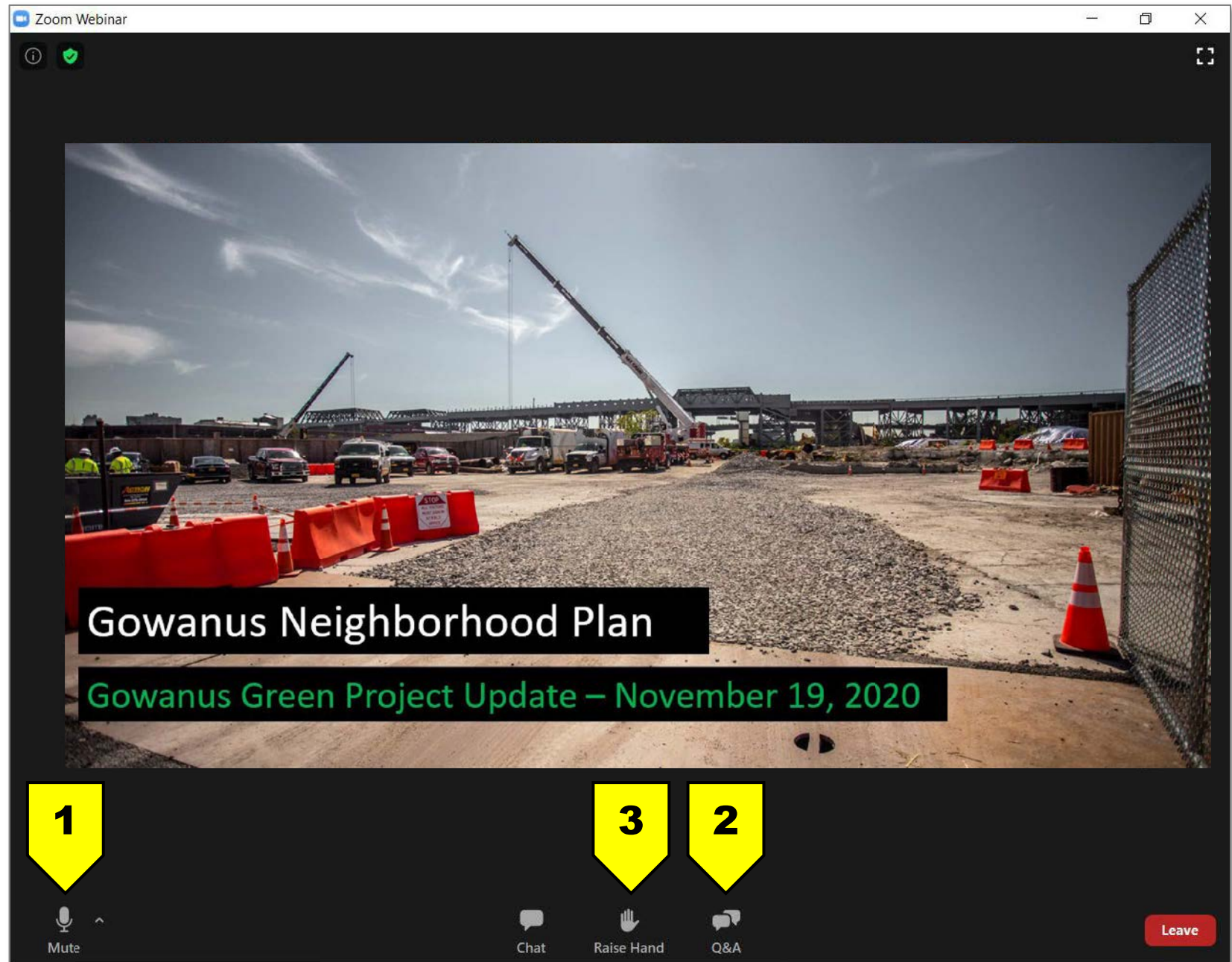
If you feel your question was not answered during the event, you can always email [**gowanus@planning.nyc.gov**](mailto:gowanus@planning.nyc.gov) for more information.



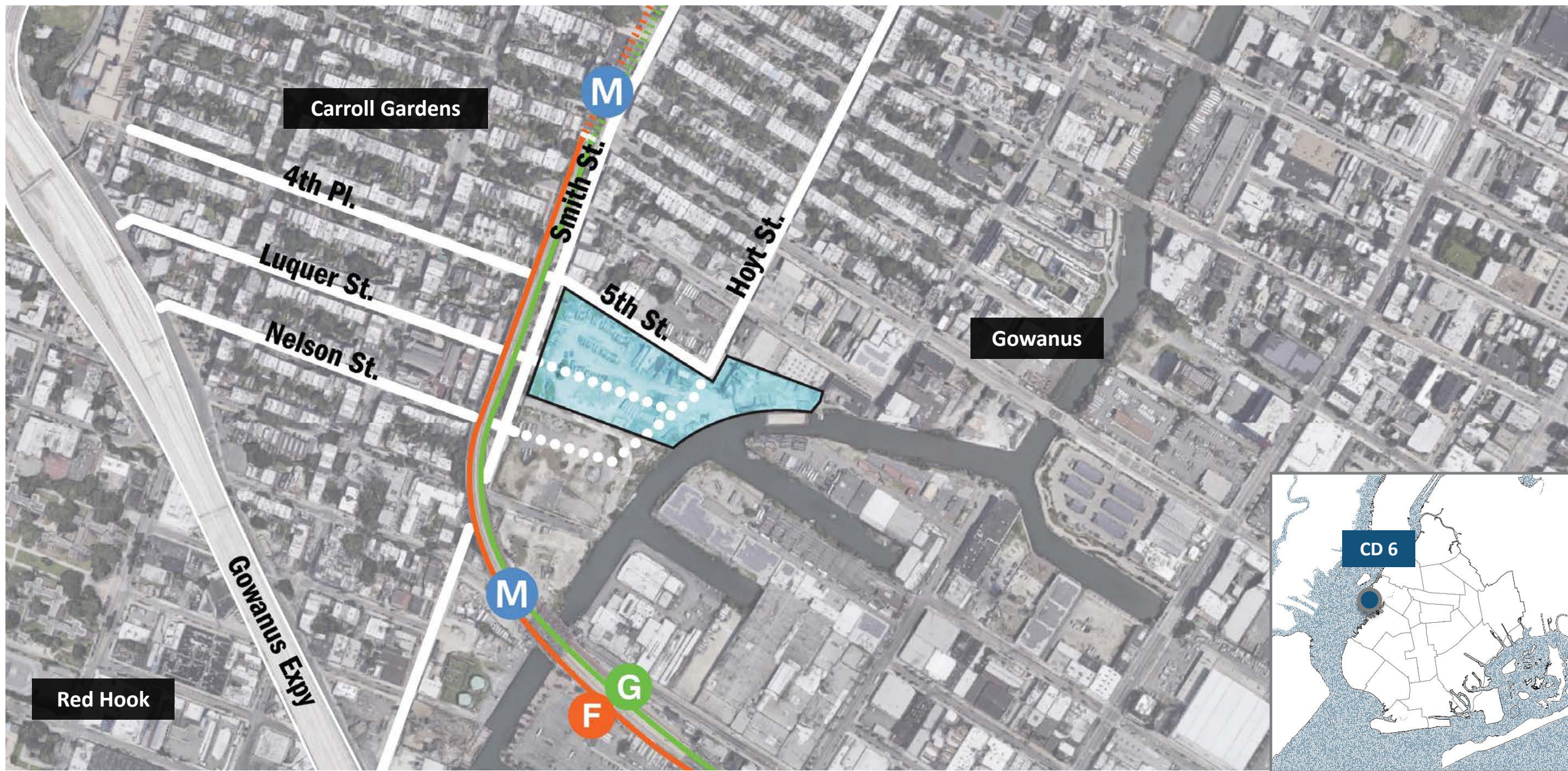
ZOOM tips

Your controls should be available at the bottom of the screen and look similar to the image on the right. Clicking on these symbols activates different features:

1. **Mute/Unmute** – this function will not be available until the Q&A session.
2. **Q&A** – to submit questions throughout the presentation.
3. **Raised Hand** – to ask a question during the Q&A session (this feature will not be enabled during the presentation)



Site Location



1. Planning for Gowanus Green

- » History & Remediation Update
- » Background & Goals of Project
- » Plan Components and Zoning Proposal

2. Developing Gowanus Green

- » Site Design and Sustainability
- » Affordable Housing Plan
- » Timing and Next Steps

3. Q&A



History of Contamination on Public Place



Source: BPL Digital Collection

Canal and Citizens Gas (1950s)



Source: National Grid

Citizens Gas Light Works (1920s)

Ongoing Remediation Update

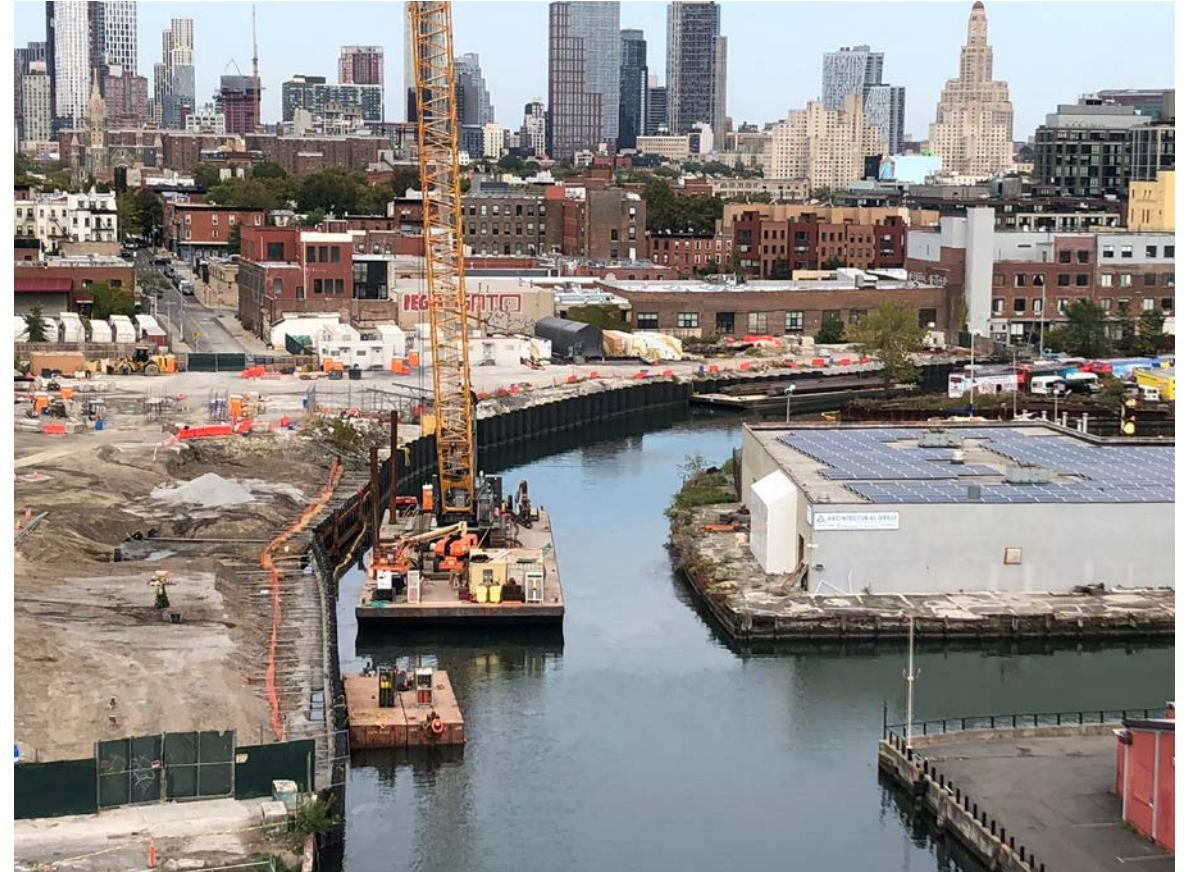
- 1990s – Site investigation of Citizens site begins
- 2007 – DEC issues remedy for Citizen site
- 2018—DEC approves 100% design of Citizens remedy;
- July 2019 – National Grid begins Citizens remedy
- Today – National Grid remediation work will be completed Summer 2021



National Grid Remediation Work Near Smith and 5th Streets

Remediation Underway

- Barrier wall – 880' bulkhead along the water's edge of site to protect in-Canal remedy
- Recovery wells to capture additional contamination
- Excavation of source material down to 22'in hot spots
 - 70,000 tons of contaminated soil removed so far
- A cover system across entire site
- Site Management Plan



View from Smith/9th Street Station looking North

Additional Remediation

- Rezoning process will require additional hazardous materials remediation as necessary
- Development team has applied to become party to the Brownfield Cleanup Agreement
- Additional remediation would follow the current National Grid remedy and before development of Gowanus Green project.
- City and State will be involved with any post-National Grid remediation



View looking South into Gowanus Green Site at Hoyt and 5th Streets

Gowanus Green Project History

- 5.8-acre City-owned site
- Only City-owned affordable housing site in Brooklyn CD 6
- 2007 - HPD released a Request for Proposals (RFP) to develop a mixed-use, mixed-income affordable housing project at the site
- 2008 – HPD selected current development team for a project called Gowanus Green, which proposed approx. 775 homes, 75% which were to be affordable and 25% which were market-rate
- Also 2008 - Gowanus Canal was nominated to be designed a Superfund site.
- 2010 - EPA designated Canal a Superfund site
- The development team has remained actively engaged in site planning with the City since 2008



Site Goals

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

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**



Public Place Community Workshop, November 1, 2018

What is Affordable Housing?

Housing is considered “affordable” when a household* spends no more than **1/3** of its income on rent and utilities.

If your gross income is...

\$20,000

\$50,000

\$100,000

Your monthly rent should be approximately:

\$600

\$1,500

\$2,500

Affordable Housing at Gowanus Green

Area Median Income (AMI) is determined each year by the federal government for different regions.

New York Metro Area :



100% AMI



\$102,400
for a family of three
(2020)

Affordable Housing at Gowanus Green

HPD uses this number as a point of reference and sets its own income requirements tailored to the needs of New Yorkers.



100% AMI

\$30,720

30% AMI

Retail
Salesperson

\$61,440

60% AMI

Taxi Driver
+ Janitor

\$81,920

80% AMI

Caseworker +
Home Health
Aide

\$133,120

130% AMI

Teacher +
Firefighter










\$102,400

for a family of three
(2020)

Affordable Housing at Gowanus Green

Sample Rents with Affordable Housing

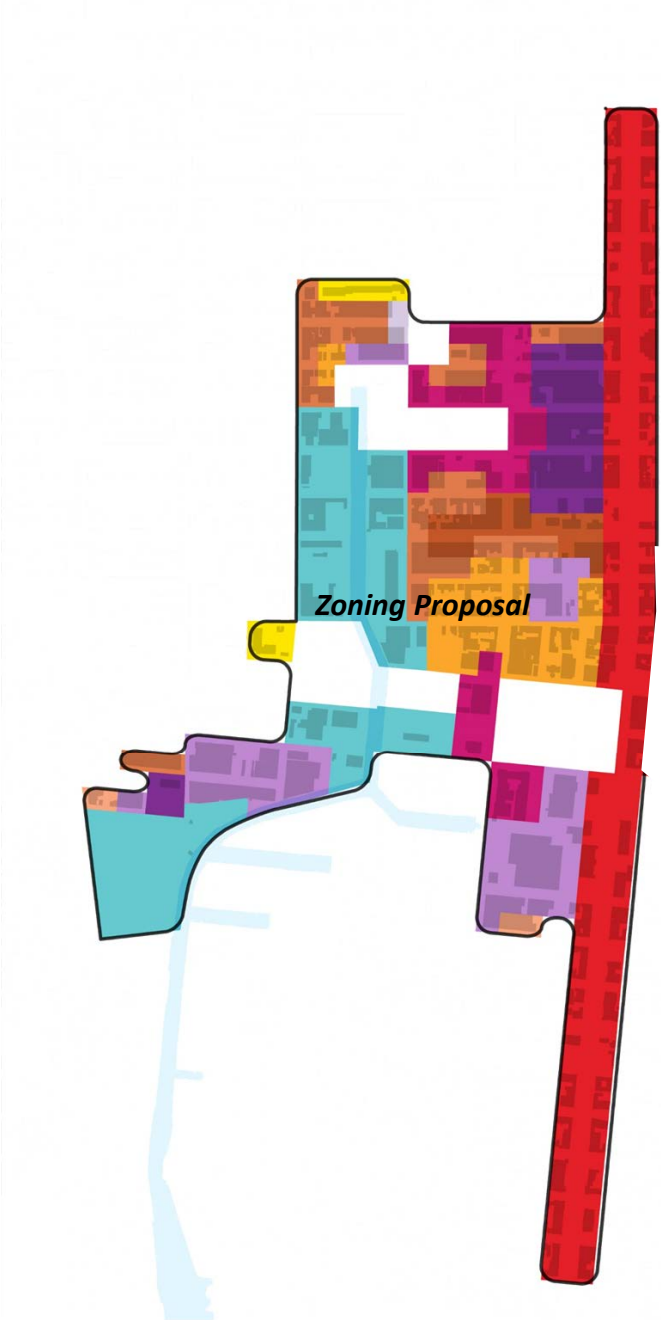
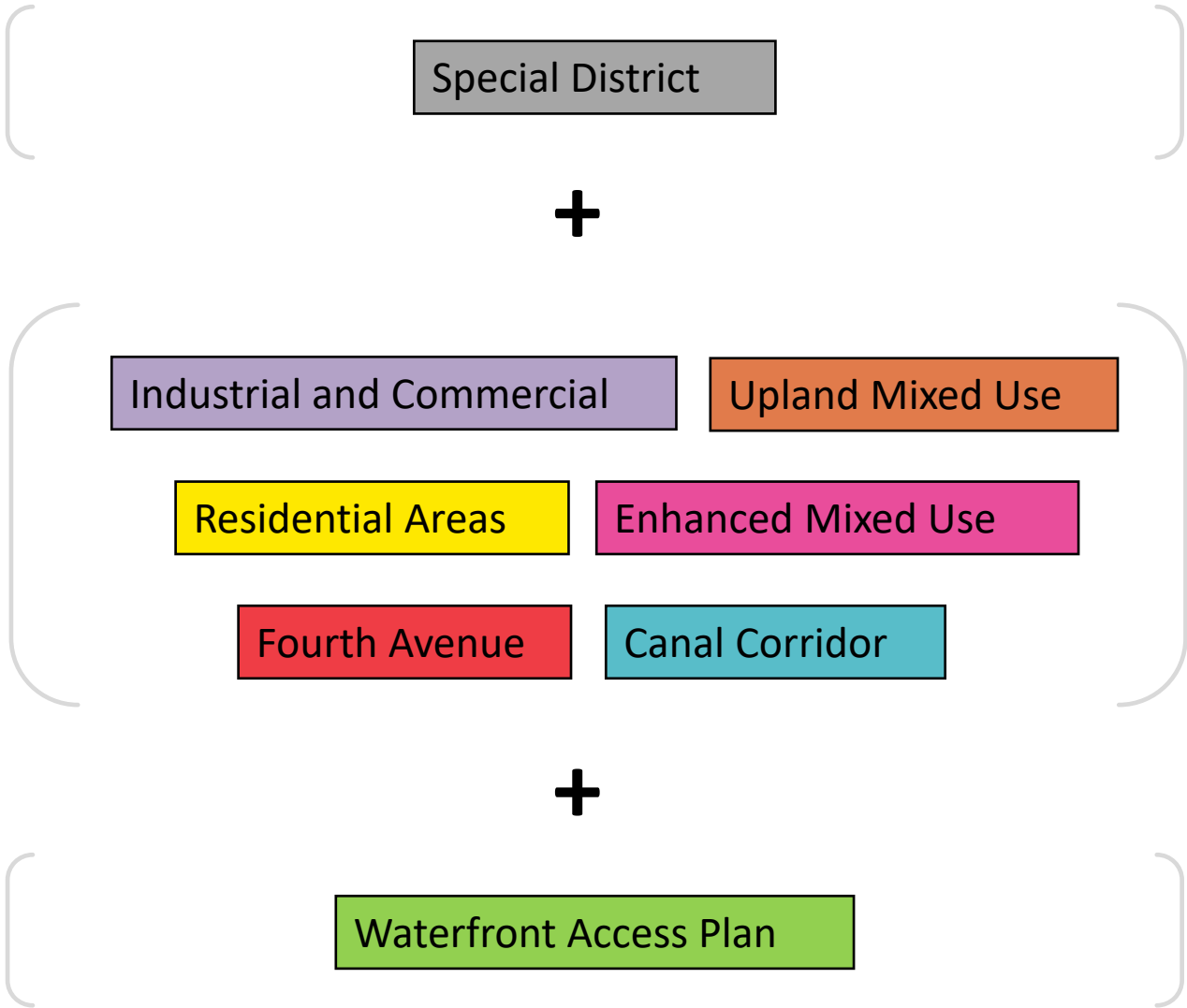
Example Households	 		 	 	  	   
Apartment Size	Studio		1 BR	2 BR		3 BR
Annual Income	Social Security <i>(Senior)</i>	\$23,880 <i>(30% of AMI)</i>	\$72,800 <i>(80% of AMI)</i>	\$45,500 <i>(50% of AMI)</i>	\$40,960 <i>(40% of AMI)</i>	\$68,220 <i>(60% of AMI)</i>
Sample HPD Rent	30% of income	\$397	\$1,570	\$1,110	\$854	\$1,570
Sample Market Rate Rent*	\$1,905		\$2,330	\$2,892		\$3,020

*Market rate rents based on StreetEasy search in Gowanus, Park Slope, Boerum Hill, and Carroll Gardens on Nov. 16, 2020

Proposed Affordable Housing Goals

- Gowanus Green will be **100% affordable**, serving New Yorkers with a wide range of incomes and needs
- At least **50%** of rental housing will be dedicated to **extremely low/very low-income** households (less than ~\$51,200 for a family of 3)
- At least **15%** of rental units dedicated to **formerly homeless households**
- Project will serve a wide range of needs by creating **senior housing**, **supportive housing**, and **homeownership** affordable housing

Zoning Proposal



Zoning Proposal

Canal Corridor

Current Zoning: M2-1, M3-1

Proposed Zoning: M1-4*/R7-2

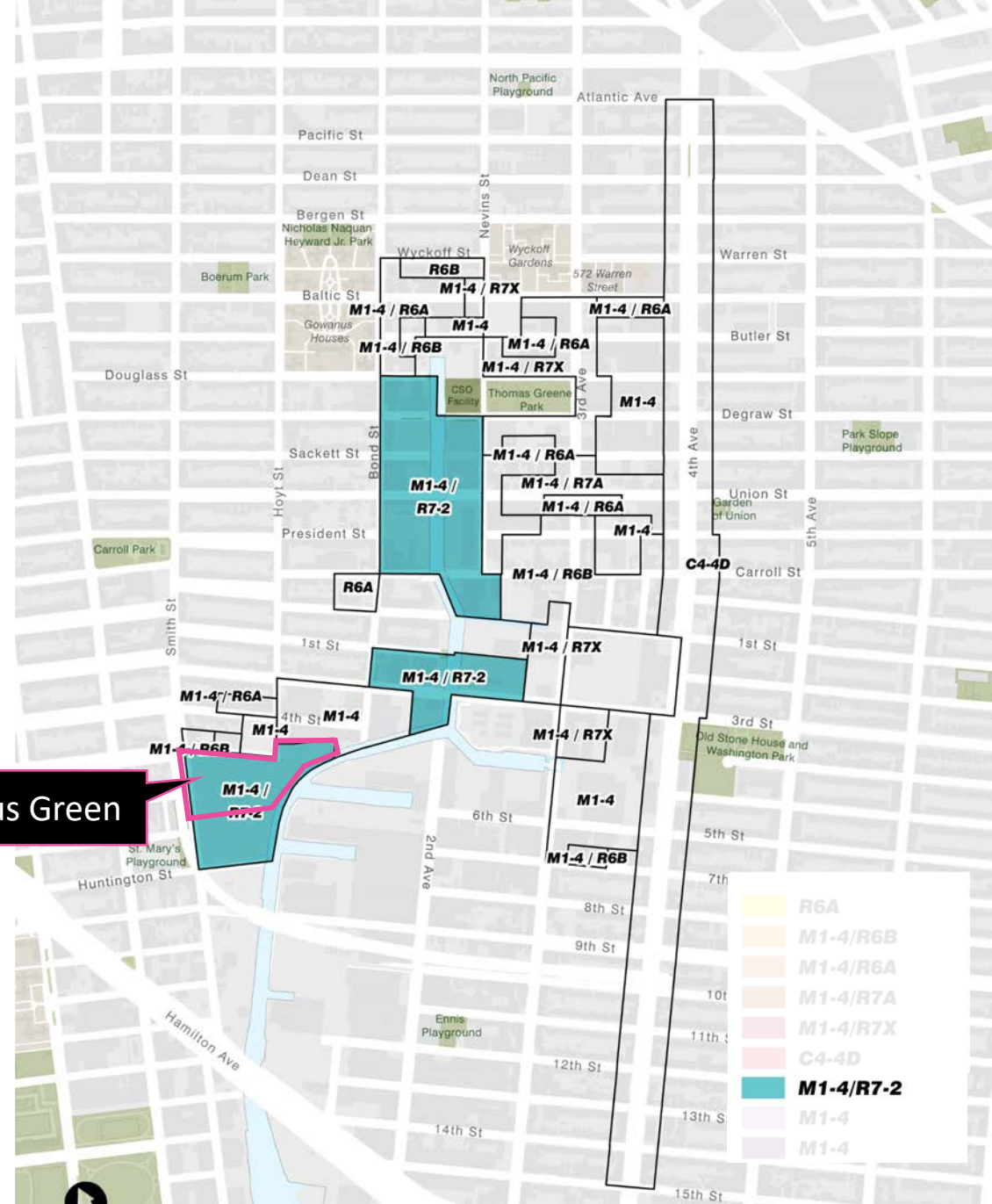
Goal:

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.

Summary of Tools:

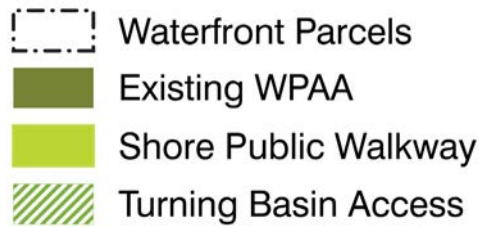
- Parity with mid-density Manufacturing districts
- MIH: 20 to 30%
- Residential FAR: 4.4
- Non-Residential FAR: 3.0
- Total Max FAR: 5.0
 - Achieved only in buildings that include Incentive FAR

Gowanus Green



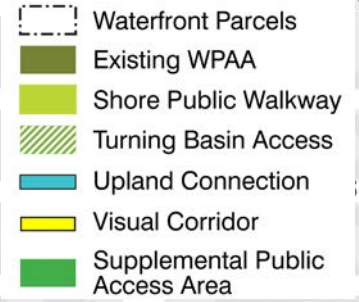
Gowanus Waterfront Access Plan

- Site planning for Gowanus Green will complement the Waterfront Access Plan (WAP) for Gowanus
- Will provide continuity of public access along the canal



Gowanus Green

Mapped
Park



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:

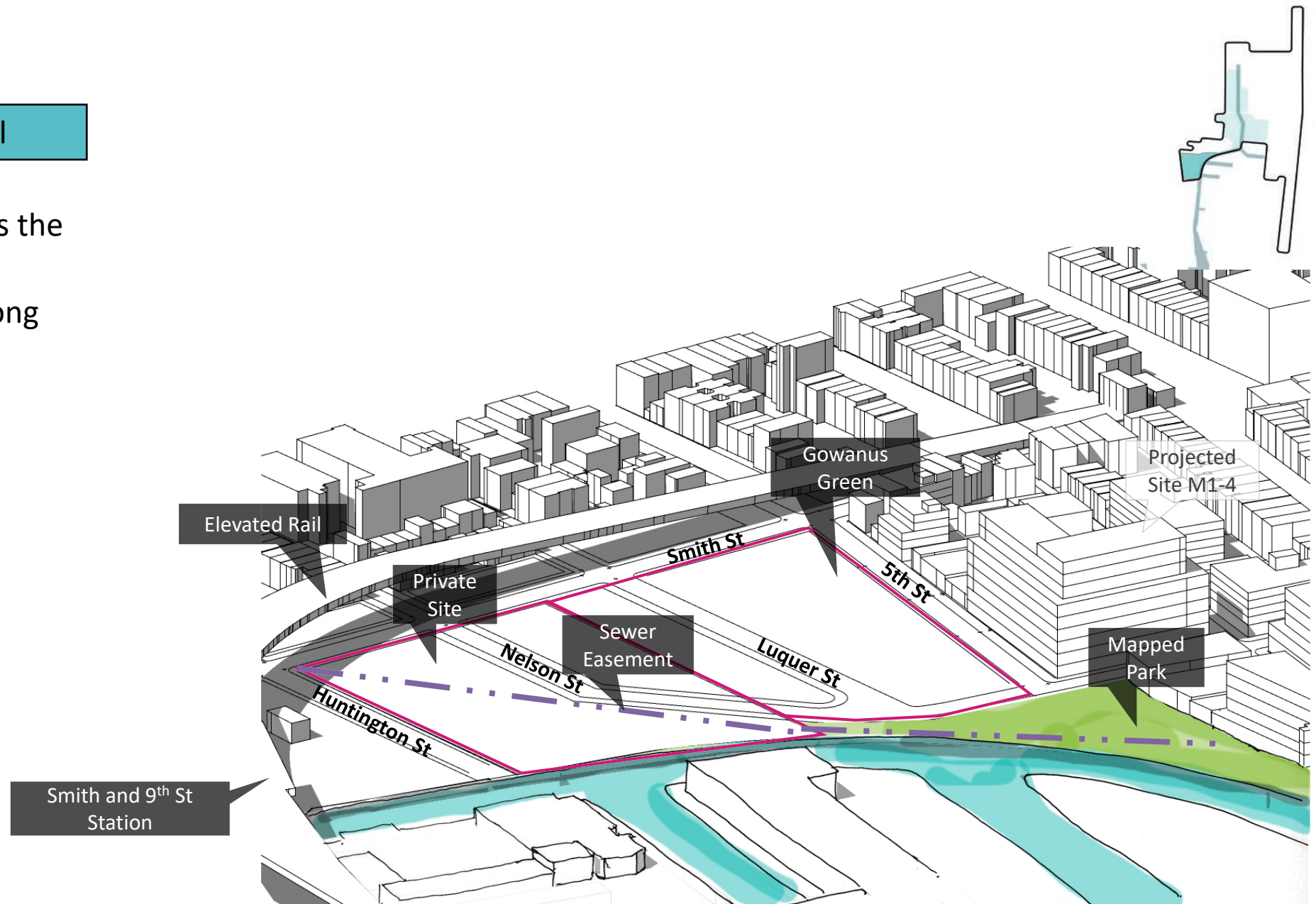
- Remove Public Place designation on Block 471 to facilitate development of housing, community resources, and new open space
- Demap 7th Street between Smith Street and the Gowanus Canal
- Map new public streets on Block 471
- Map parkland on Block 471



Zoning Proposal

Canal Corridor – Lower Canal

- Sewer Easement traverses the private site
- Elevated rail slopes up along Smith Street



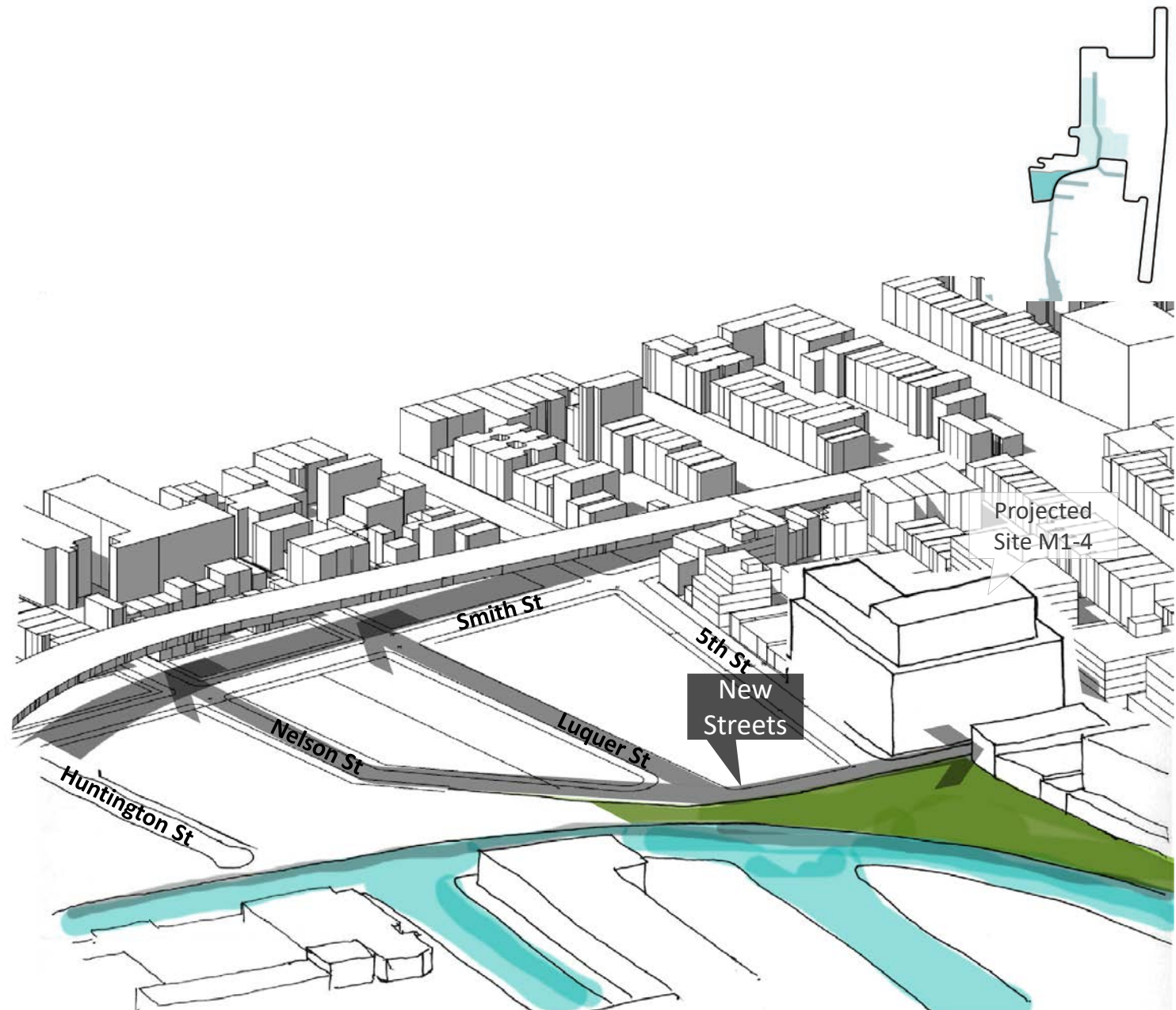
For illustrative purposes only

Zoning Proposal

Canal Corridor – Lower Canal

Proposed mapped streets:

- Luquer Street
- Hoyt Street
- Nelson Street



For illustrative purposes only

Zoning Proposal

Canal Corridor – Lower Canal

Future Waterfront Public Access:

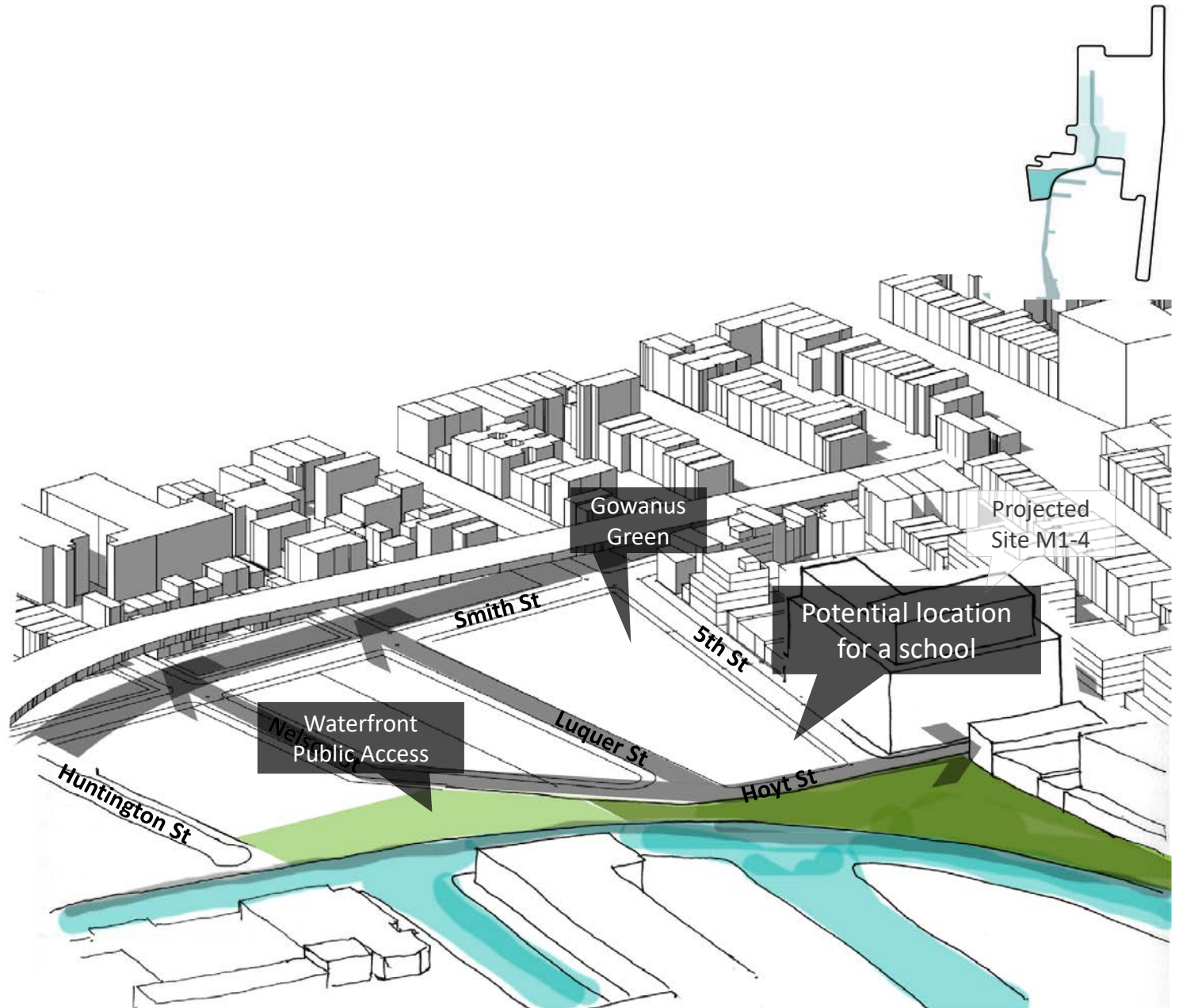
- Will be required as part of the WAP
- Will connect to the future park

Public Park:

- 1.5 acre park
- Will be under jurisdiction of Parks Dept.
- Community engagement and design process
- Anticipated that construction to be overseen by the development team

Public School:

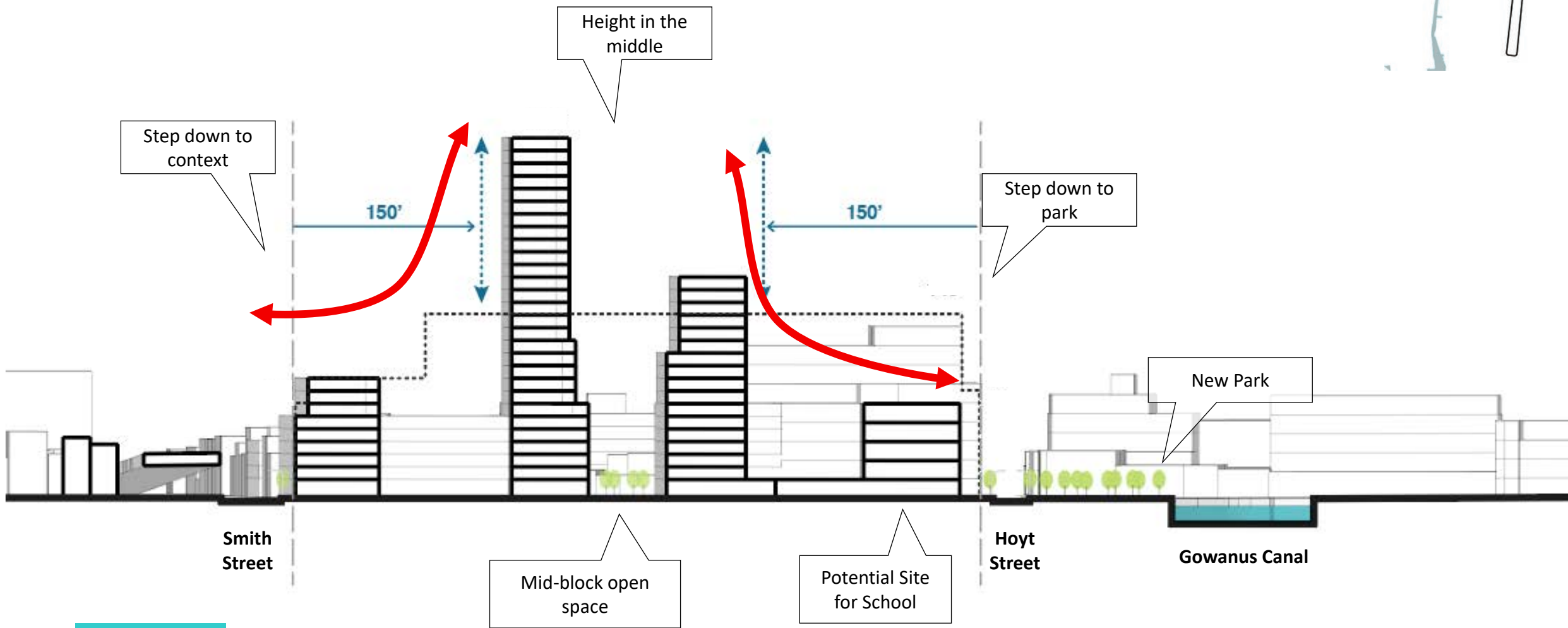
- Proposed zoning for the site will facilitate a future location for a school



For illustrative purposes only

Zoning Proposal

Canal Corridor – Lower Canal



Section

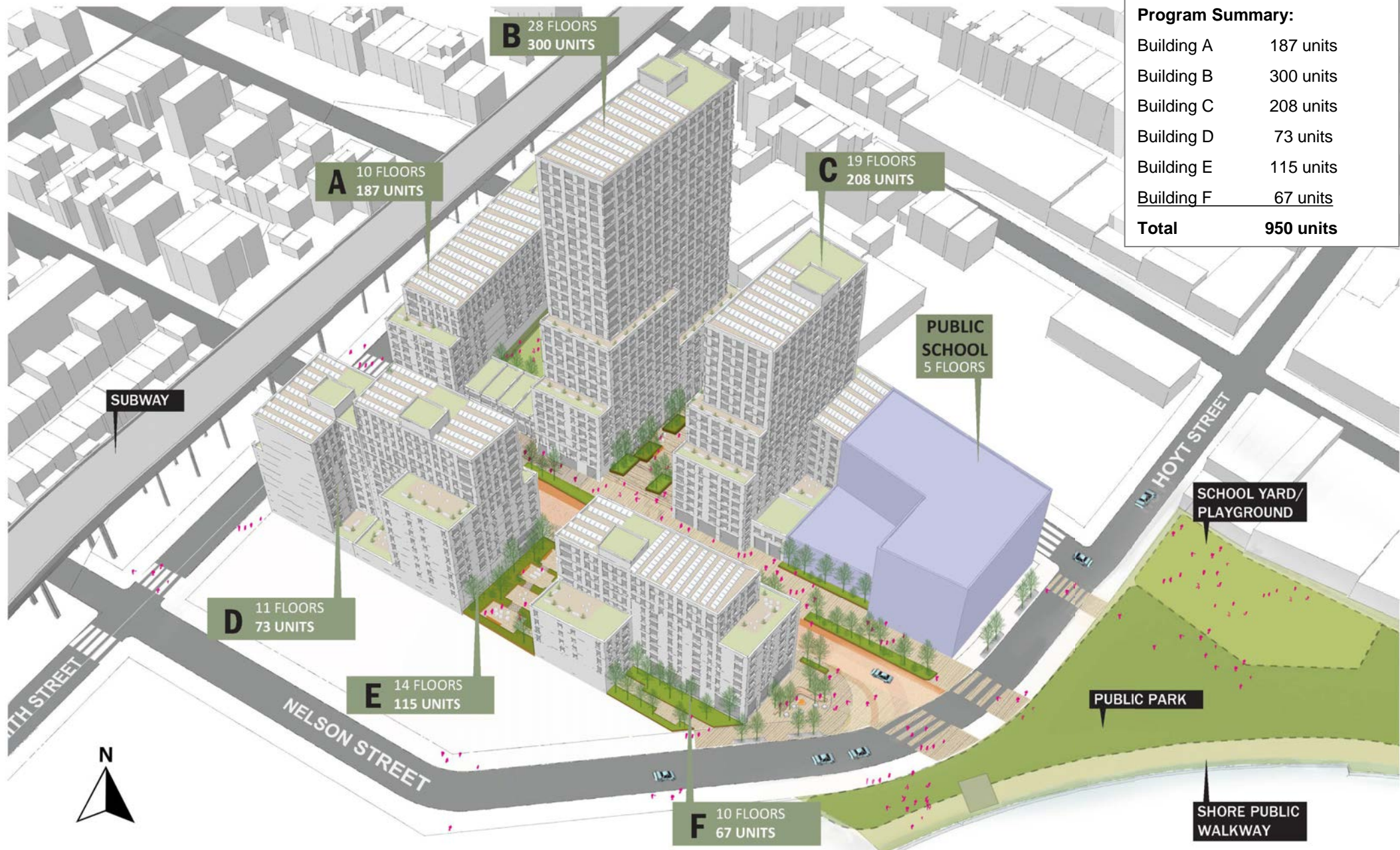
For illustrative purposes only

Developing Gowanus Green

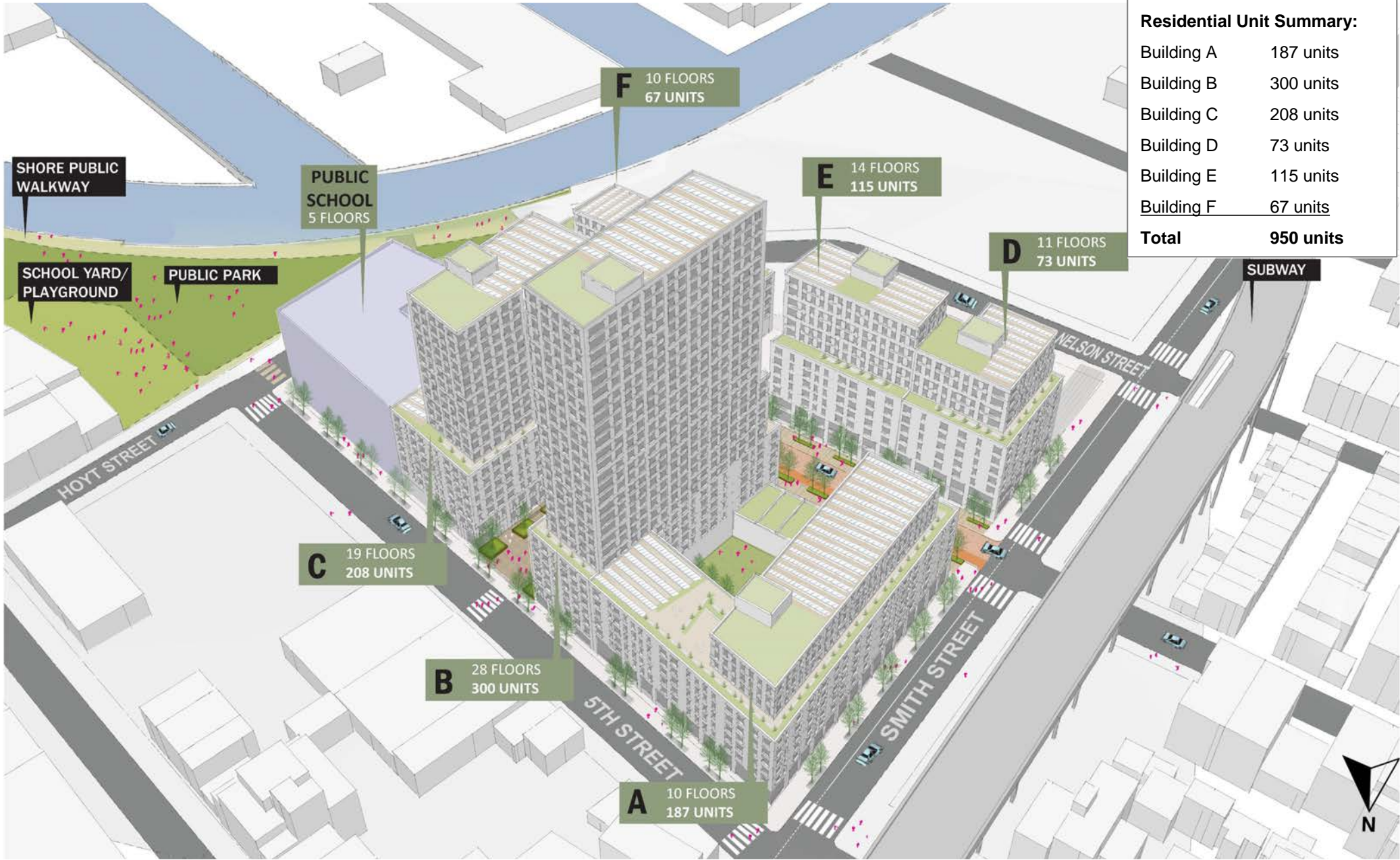
- » Site Design
- » Open Space
- » Resiliency and Sustainability
- » Affordable Housing Plan



MASSING - NORTH



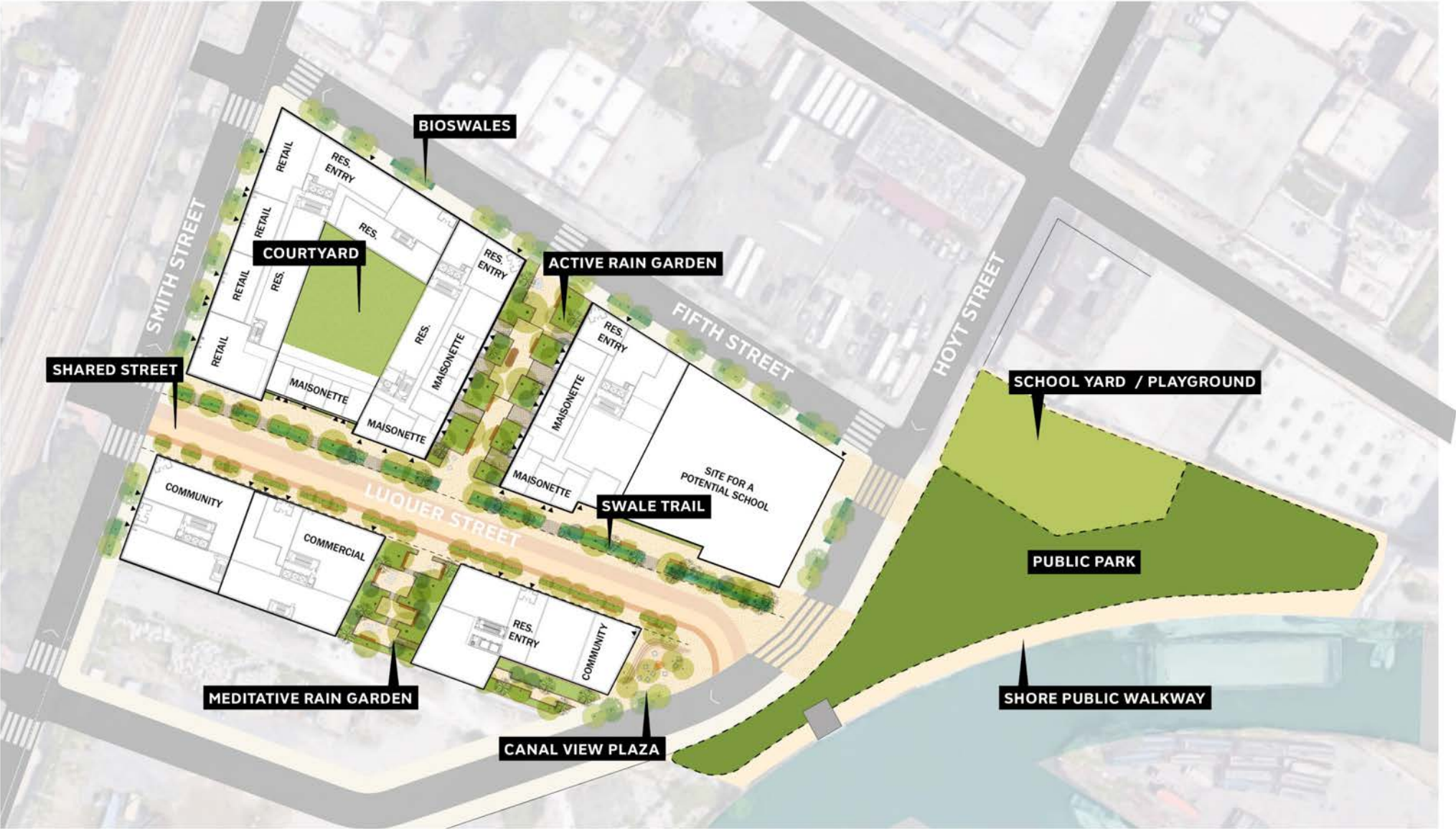
MASSING - SOUTH



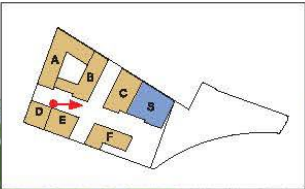
GROUND FLOOR PLAN



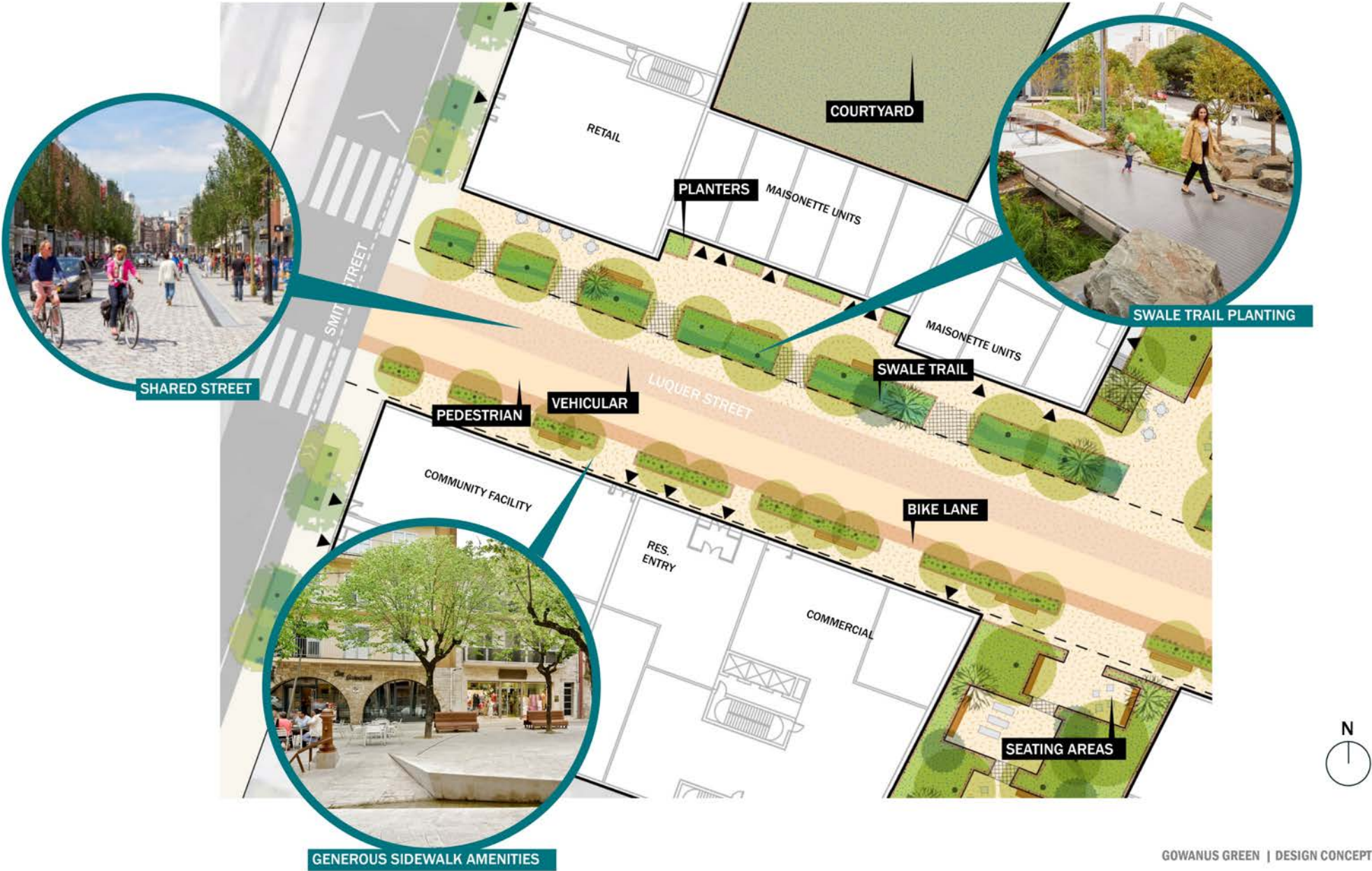
LANDSCAPE SITE PLAN



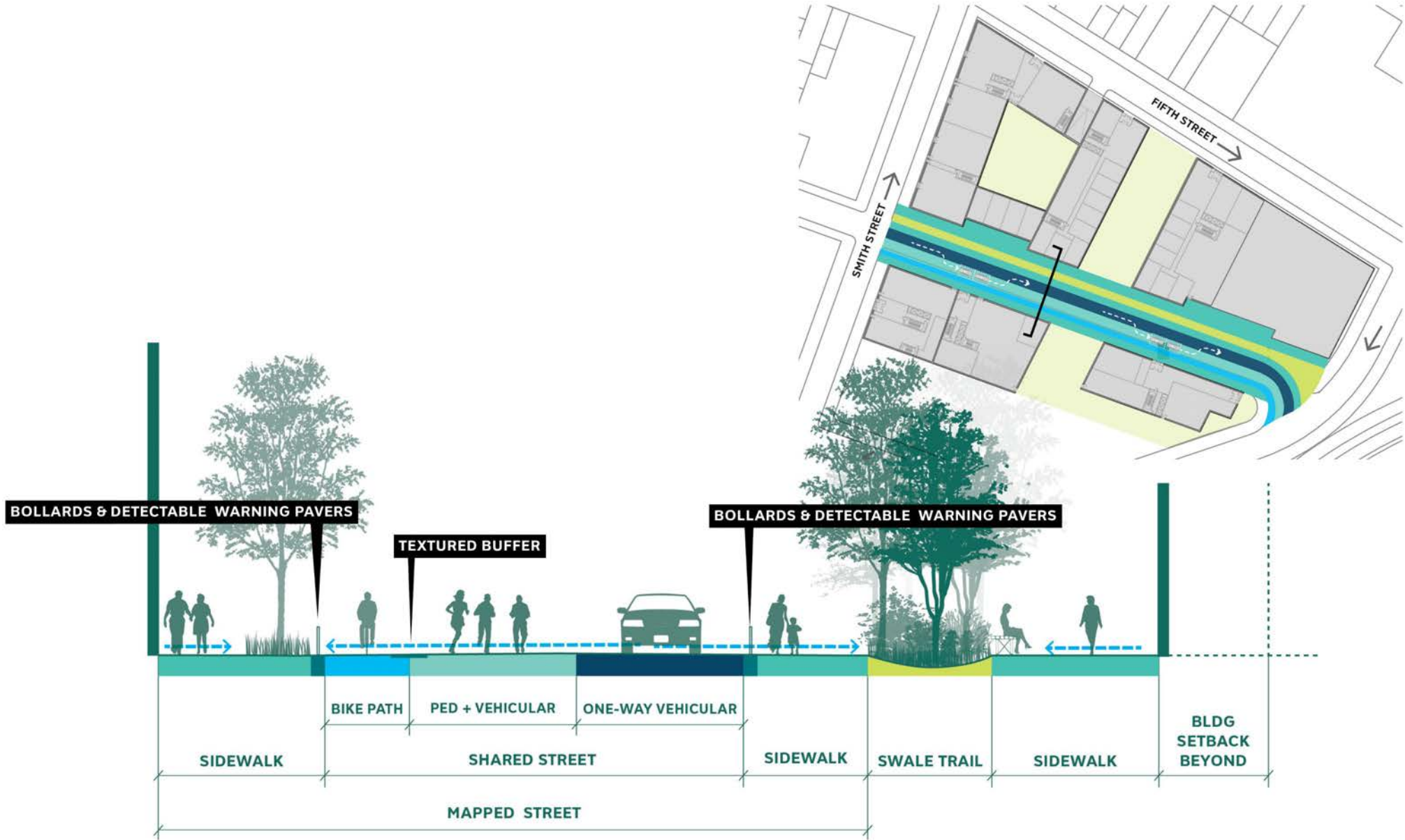
SHARED STREET



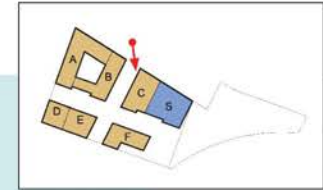
SHARED STREET – SMITH ST INTERSECTION



SHARED STREET – SECTION



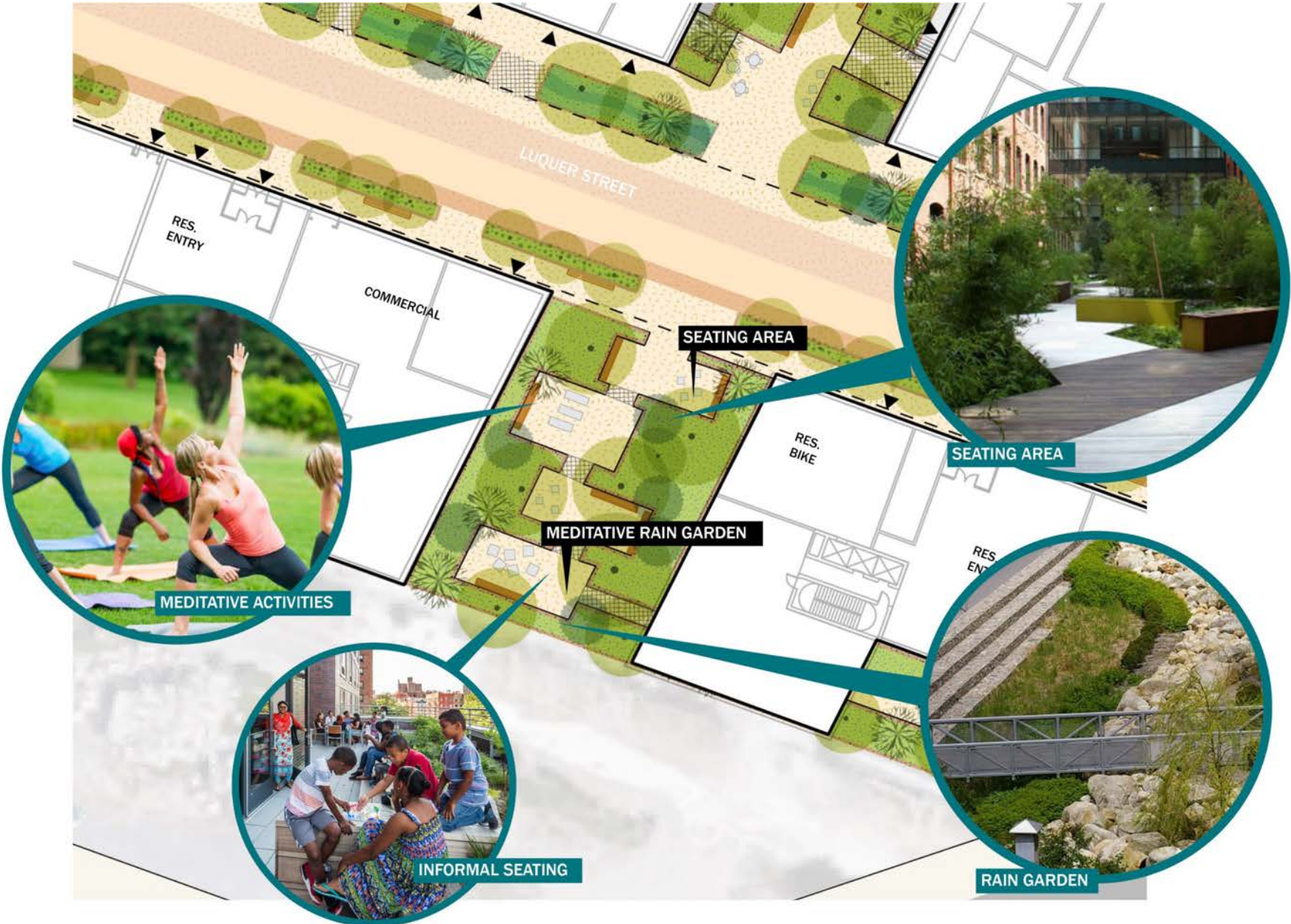
VIEW – SOUTH FROM FIFTH STREET



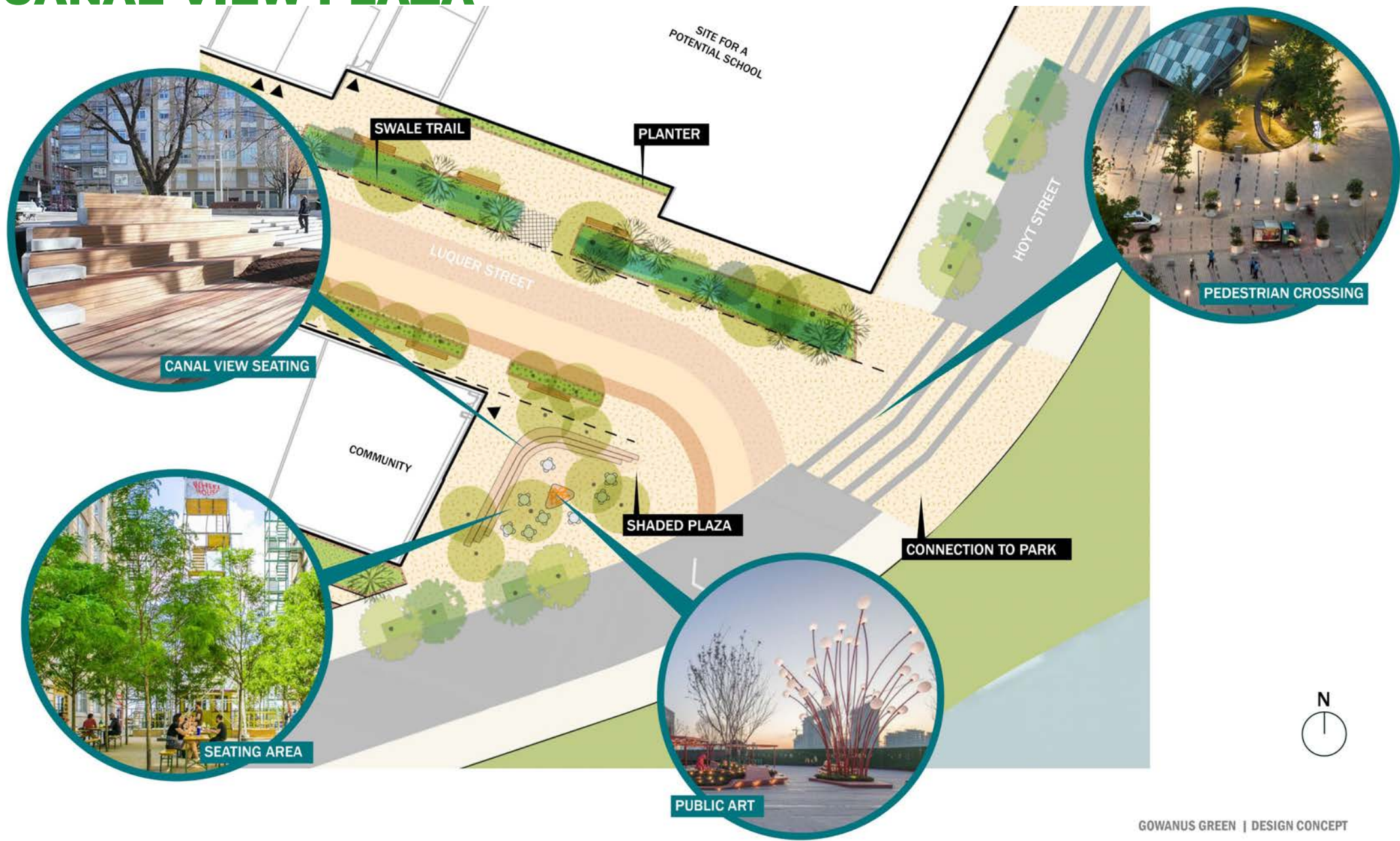
ACTIVE RAIN GARDEN



MEDITATIVE RAIN GARDEN

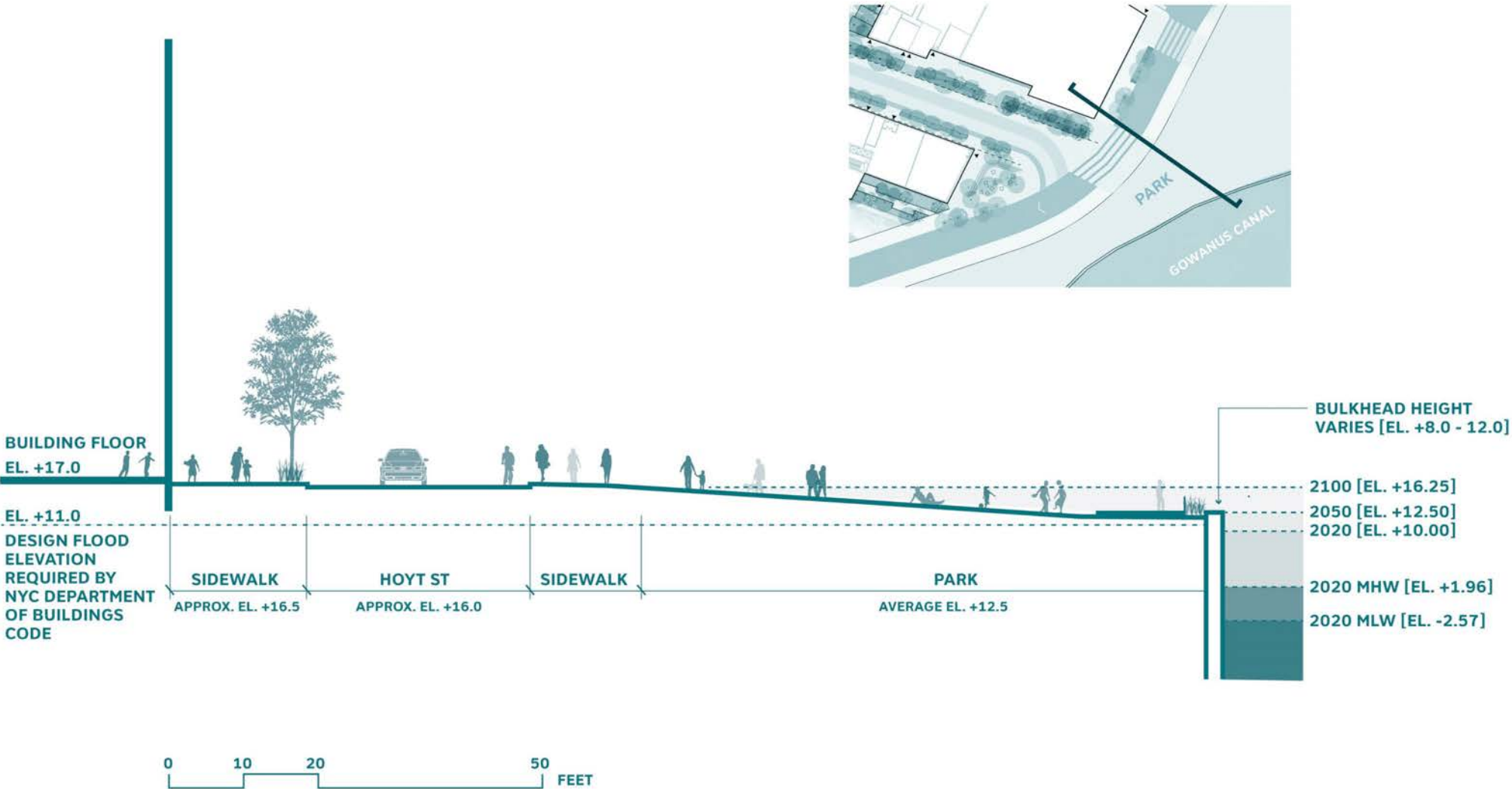


CANAL VIEW PLAZA



GOWANUS GREEN | DESIGN CONCEPT

SITE RESILIENCY



GOAL: NET ZERO CSO DEVELOPMENT

PROPOSED STORMWATER APPROACH:

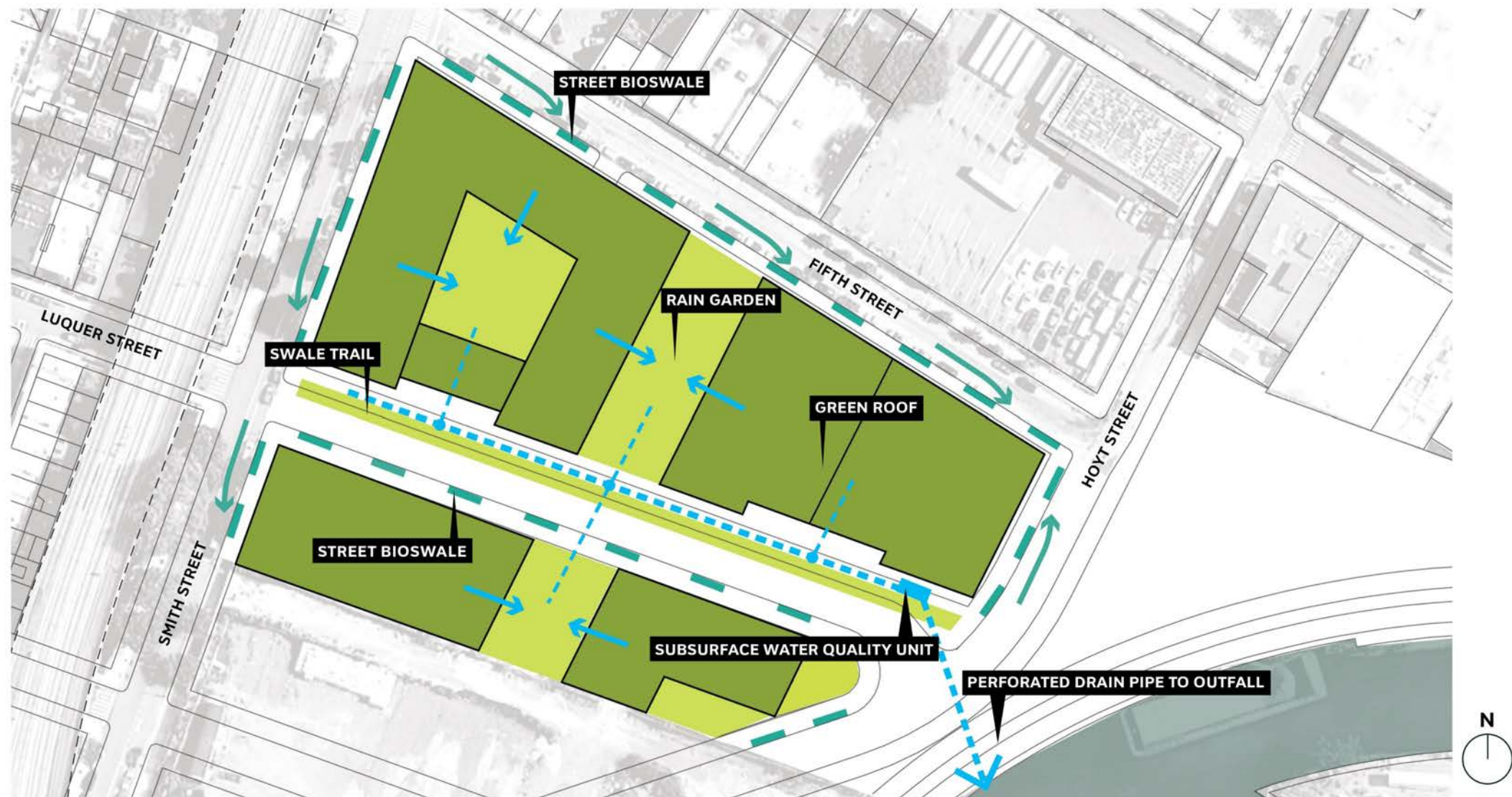
DIVERT 100% OF ON-SITE STORMWATER AWAY FROM THE COMBINED SEWER

CAPTURE ROADWAY RUNOFF THROUGH BIOSWALES SURROUNDING THE SITE

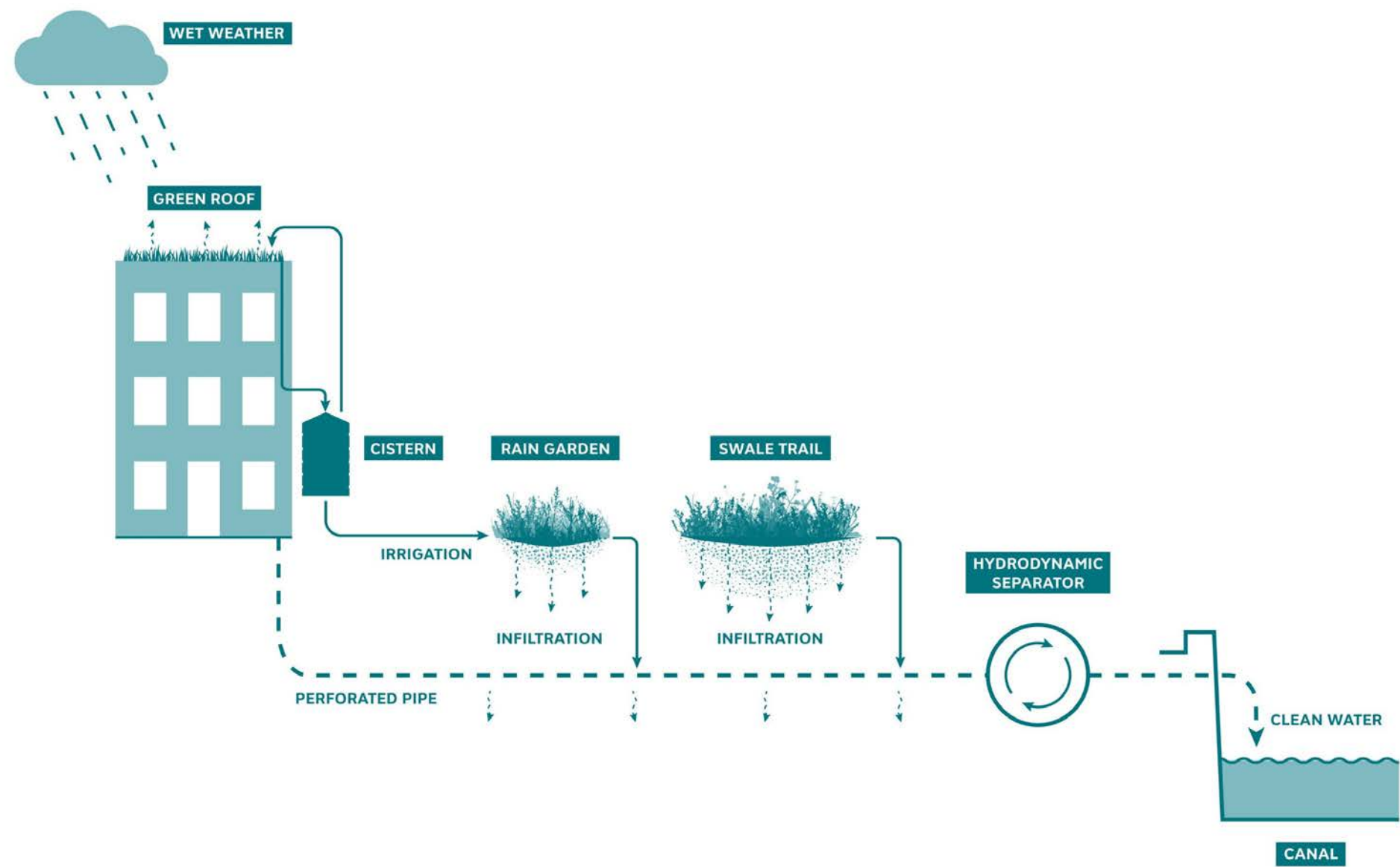
PROPOSED WASTEWATER APPROACH:

REDUCE WASTEWATER FLOWS BY USING ULTRA-LOW FLOW FIXTURES, WATER EFFICIENT APPLIANCES, AND CIRCULATION CONTROLS

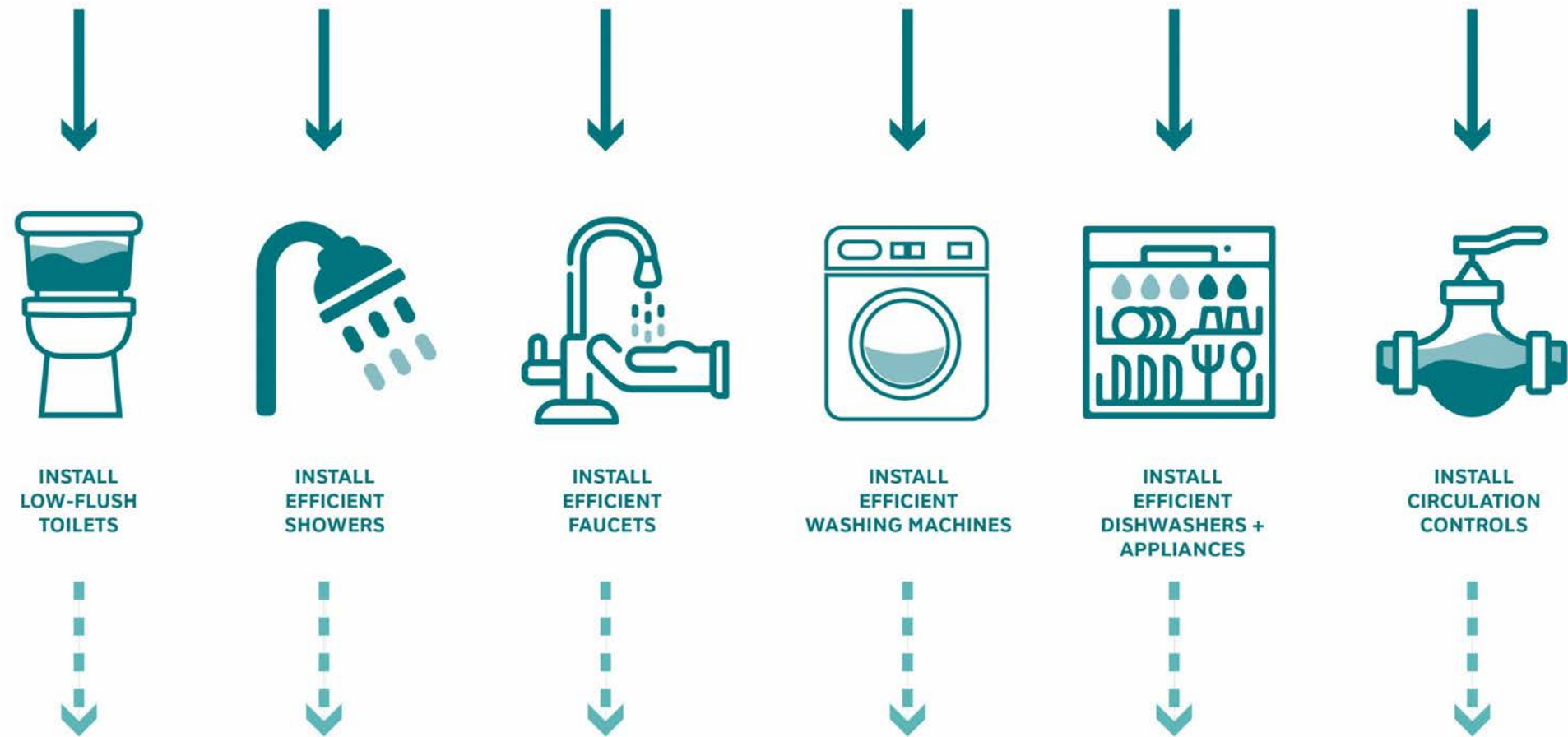
PROPOSED STORMWATER APPROACH



PROPOSED STORMWATER APPROACH



PROPOSED WASTEWATER APPROACH



Affordable Housing at Gowanus Green

- » Affordable Housing Goals
- » Affordable Housing Plan
- » Affordable Housing Phasing



PROPOSED AFFORDABLE HOUSING GOALS

Gowanus Green will be **100% affordable**, serving New Yorkers with a wide range of incomes and needs

At least **50%** of rental housing will be dedicated to **extremely low/very low-income households** with incomes averaging at or below 50% AMI, including at least **15%** of rental units dedicated to **formerly homeless households**

No more than **40%** of rental housing will be dedicated to **moderate income households** with incomes averaging between 80% - 120% AMI

Senior Housing will be provided for seniors 62+ years in age

Supportive Housing will be provided for formerly homeless, disabled individuals or homeless families with a disabled head-of-household

Affordable Homeownership will be provided for households with incomes averaging between 80% - 130% AMI

HPD AFFORDABLE HOUSING FINANCE PROGRAMS

Mixed Income Program (Mix & Match)

40-60% of units are affordable to households earning 80% or less of AMI and 40-60% of units are affordable to households earning up to 120% AMI.

Extremely Low & Low-Income Affordability (ELLA)

At least 80% of units are affordable to households earning 80% or less of AMI, and up to 20% of are affordable to households earning up to 100% AMI.

Supportive Housing Loan Program (SHLP)

Up to 60% of units are permanent supportive housing and all units are affordable to households earning 60% or less of AMI.

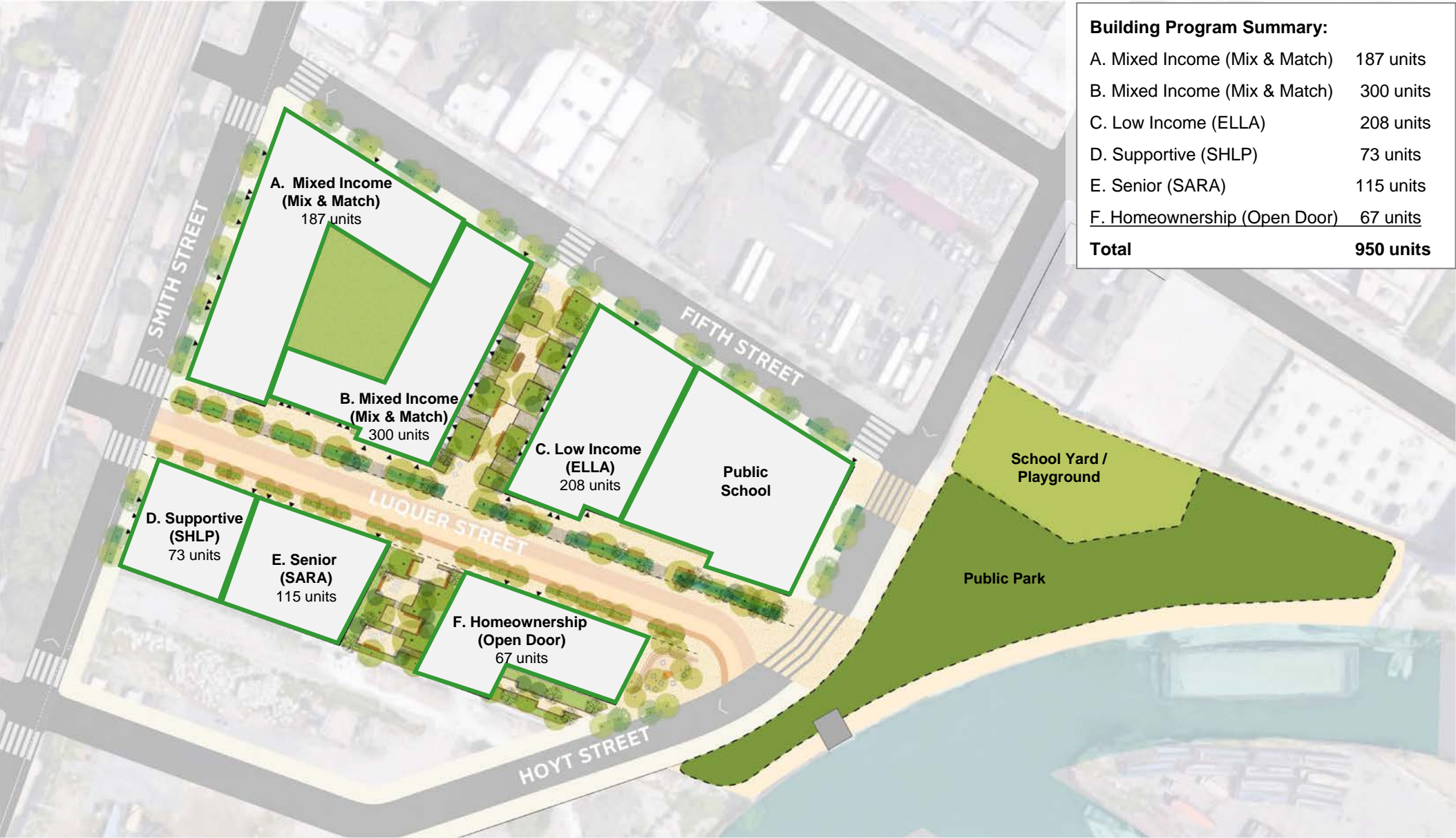
Senior Affordable Rental Apartments (SARA)

Up to 100% of units are **seniors 62+ years** in age and all units are affordable to households earning 0-60% of AMI, and 30% of units are set-aside for homeless seniors.

Affordable Homeownership Program (Open Door)

Cooperative buildings in which 100% of units are affordable to households earning 80% to 130% AMI

PROPOSED AFFORDABLE HOUSING PLAN

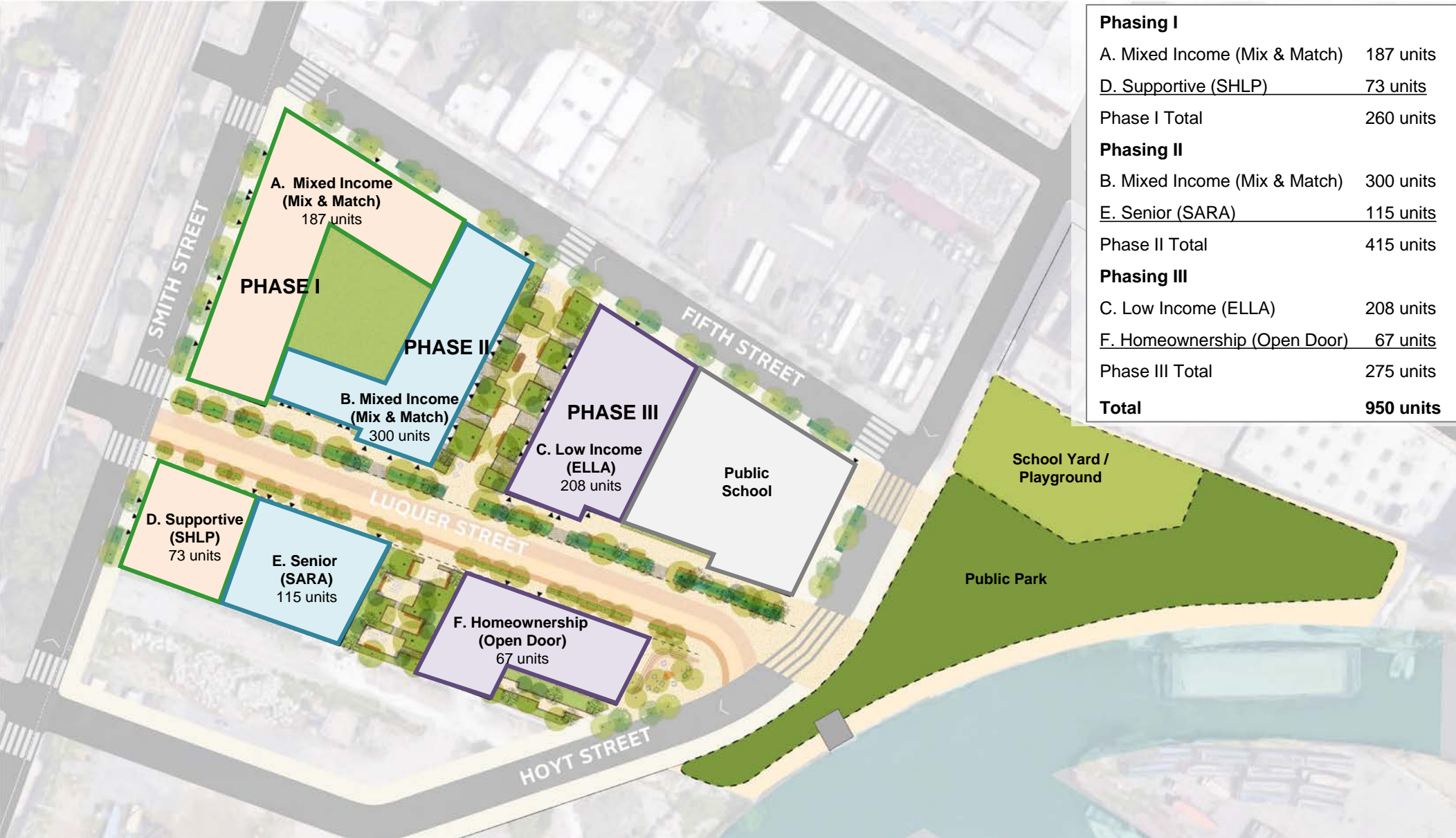


COMPARISON TO 2009 PROPOSED INCOME MIX

	2009	2020
Residential Units	775	950
Income Mix		
Extremely Low/Very Low (0-50% AMI)	13%	50%
Low Income (51-80% AMI)	31%	10%
Moderate Income (81-120% AMI)*	0%	40%
Middle Income (121-165% AMI)	30%	0%
Market Rate	26%	0%
Total	100%	100%

* Proposed Affordable Plan includes Homeownership units, which may contain a portion of units affordable to households up to 130% AMI

PROPOSED AFFORDABLE HOUSING PHASING PLAN



Next Steps

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.



Gowanus Rezoning Certification *January*

In January 2020, The Department of City Planning will present the Gowanus Rezoning to the City Planning Commission (CPC). The CPC reviews the application and certifies that it is complete and ready for public review.



MIH and Affordable Housing *TBD*

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



An aerial photograph of a large construction site in an urban area. In the foreground, a parking lot is filled with many yellow school buses parked in neat rows. Behind the buses is a black construction fence. The main construction area is a large, flat, dirt-covered field with various pieces of heavy machinery, including excavators and cranes. A large white, tent-like structure is visible on the left side of the construction site. To the right, a body of water (likely a river or harbor) runs alongside the site, with a barge or temporary structure featuring a tall yellow crane. In the background, a dense city skyline with numerous skyscrapers is visible under a grey, overcast sky. The text "5 minute break" is overlaid in the center of the image in a white, sans-serif font.

5 minute break

An aerial photograph of a large-scale construction or demolition site in an urban area. In the foreground, a parking lot is filled with numerous yellow school buses parked in neat rows. Behind the buses is a black construction fence. The main area of the site is a large, cleared plot of land with some construction equipment, including a yellow excavator and a red crane. To the right, a body of water, possibly a river or canal, runs alongside the site, with a barge or temporary structure in the water. In the background, a dense city skyline with various skyscrapers is visible under a clear sky. The text "Q&A" is overlaid in the center of the image.

Q&A