

A wide-angle photograph of a large construction site under a clear blue sky with wispy clouds. In the background, a long bridge structure is under construction, with steel beams visible. A large white crane with a long boom is positioned in the center-left, lifting a heavy load. Several other vehicles, including pickup trucks and a white van, are parked on the left side of the site. The foreground is dominated by a large pile of grey gravel. To the left, there are orange plastic safety barriers and a white sign that reads "STOP ALL VISITORS MUST SIGN IN AT FIELD OFFICE". To the right, a chain-link fence runs along the edge of the site, with a single orange and white traffic cone placed near it. The overall scene depicts an active urban construction project.

# Gowanus Neighborhood Plan

Community Board 6 | Gowanus Green Project Update - December 2, 2019

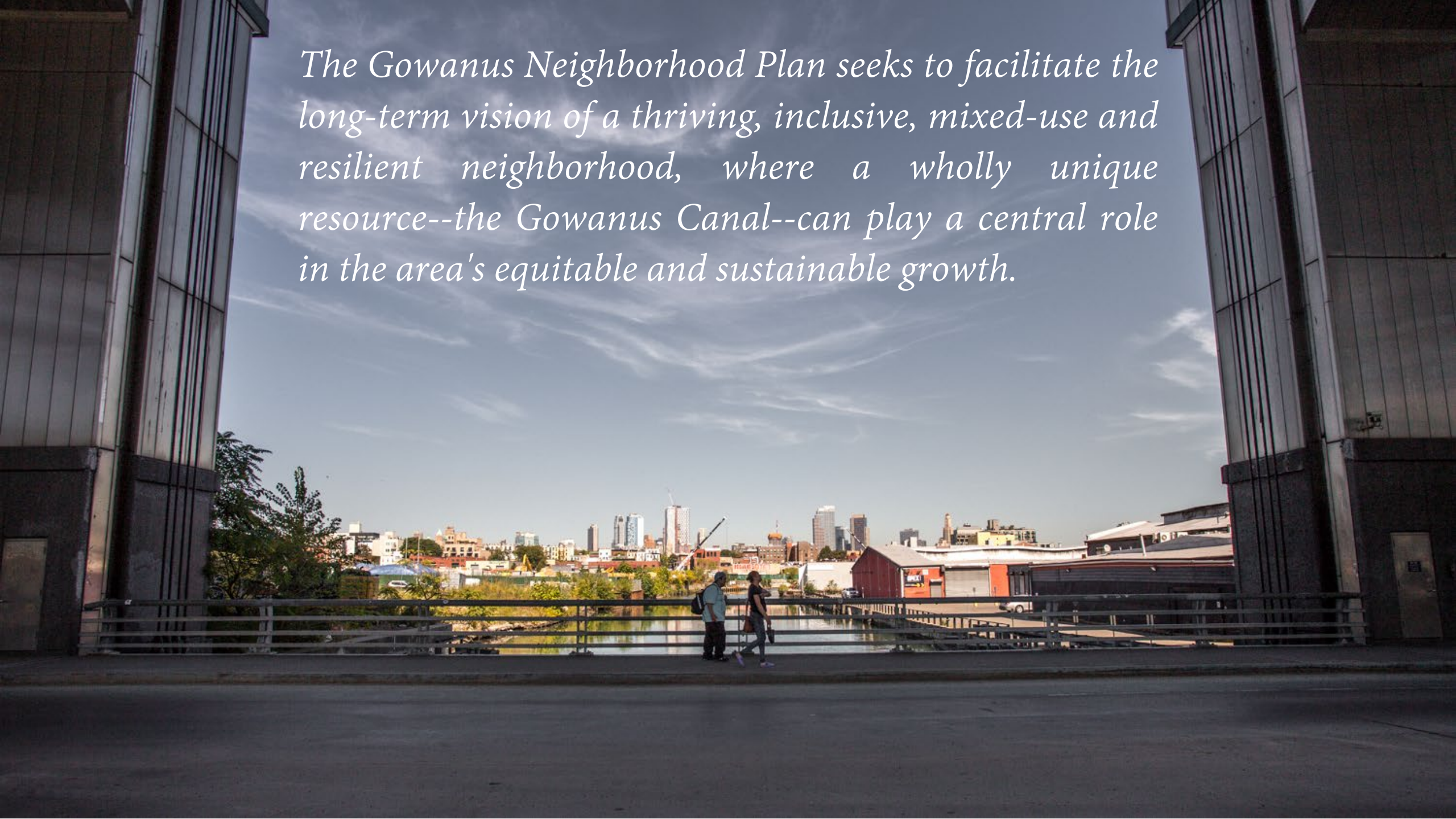


- » Gowanus Plan
- » Gowanus Green
- » Updated vision





*The Gowanus Neighborhood Plan seeks to facilitate the long-term vision of a thriving, inclusive, mixed-use and resilient neighborhood, where a wholly unique resource--the Gowanus Canal--can play a central role in the area's equitable and sustainable growth.*





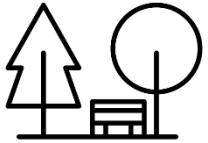
## Proposal at a Glance



**Thousands of new homes**, including thousands for lower-income New Yorkers



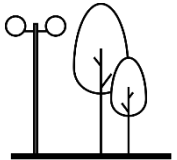
**New jobs** across a variety of sectors



**New open space** and new **schools**



A **resilient** shoreline and **cleaned-up** brownfields



An expanded, **greener urban canopy**

Make Broader **Investments** & Community Goals Possible



*Union Street Bridge looking north*



# Background

## Why Act Now?

- City-wide **housing crisis** + diversifying and thriving economy
- 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 a more sustainable neighborhood**



(1950s)

Image Credit: BPL Digital Collection



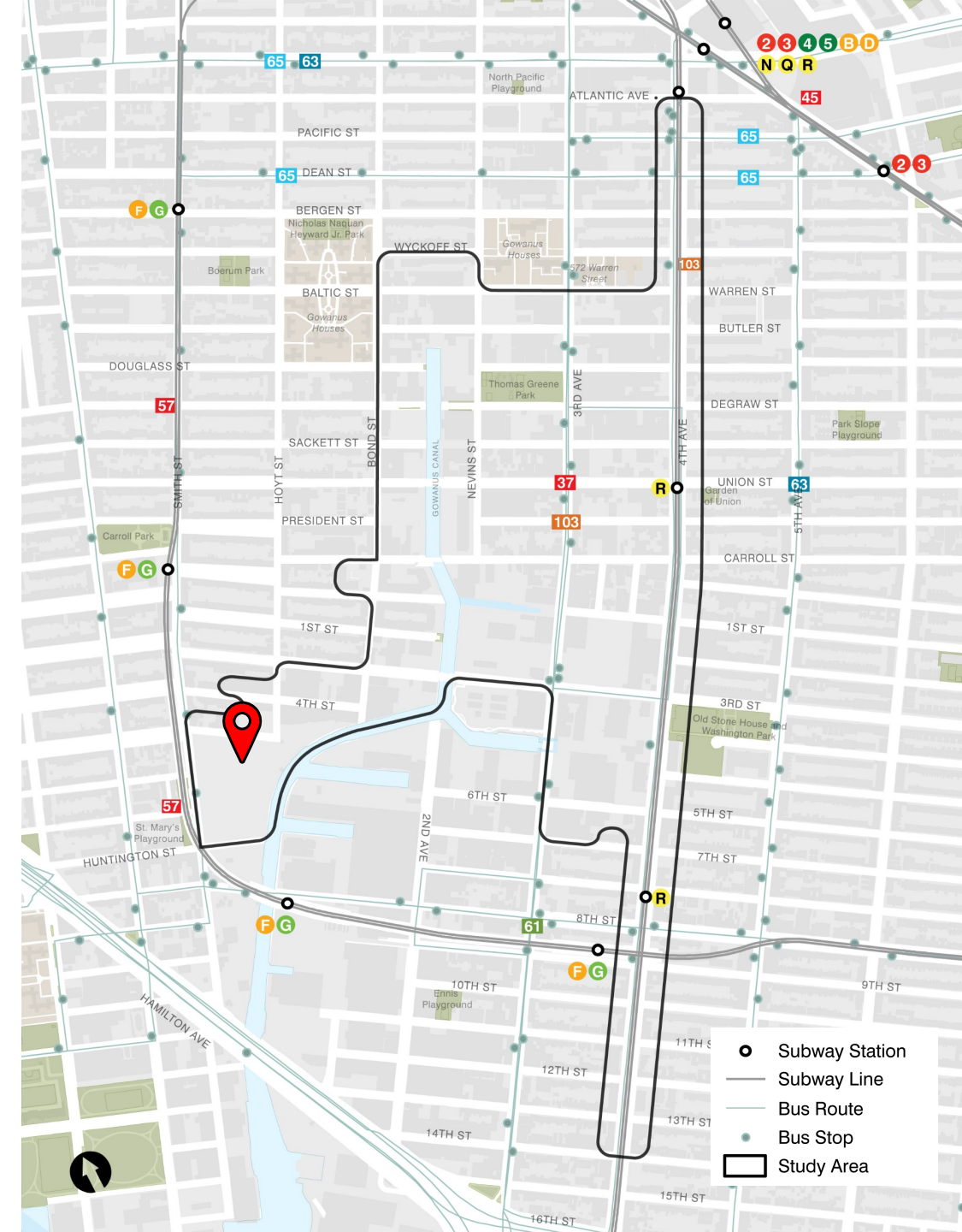
# Background

## Transit Accessibility

### Gowanus 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

## Median Household Income

- The median household income of the Gowanus Study Area & overlapping Census Tracts\* is **\$107,344**
- The median income for the Census Tracts\*\* with the NYCHA Gowanus Houses, Wyckoff Gardens and Warren St Houses is **\$44,981**



Source: 2013-2017 American Community Survey (ACS)

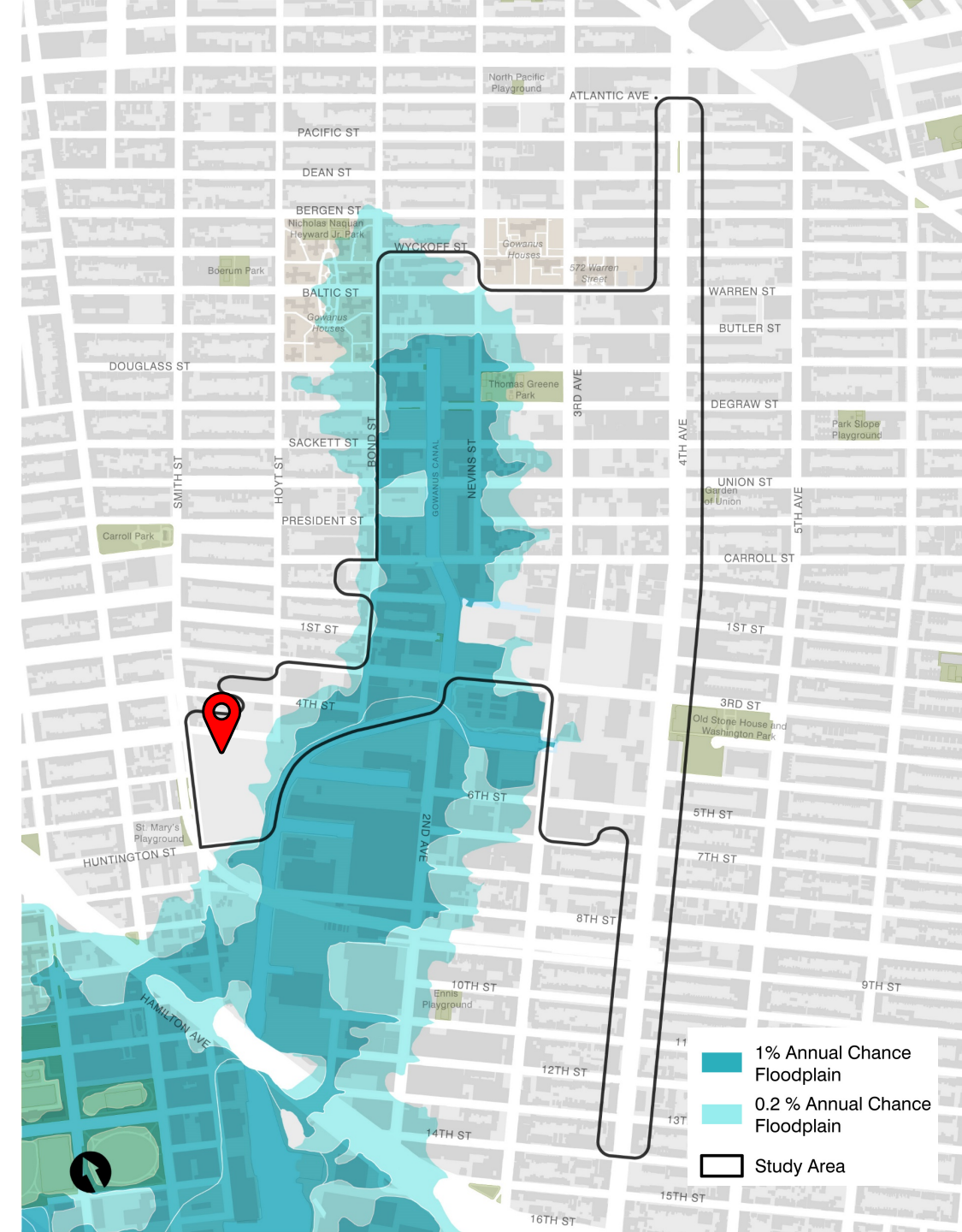
\*Census Tracts 121, 137, 139, 133, 131, 135, 141, 77, 75, 127, 71, 39, 129.01, 119, 117; \*\*Census Tracts 71 and 127

# Background

## Flood Risk

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

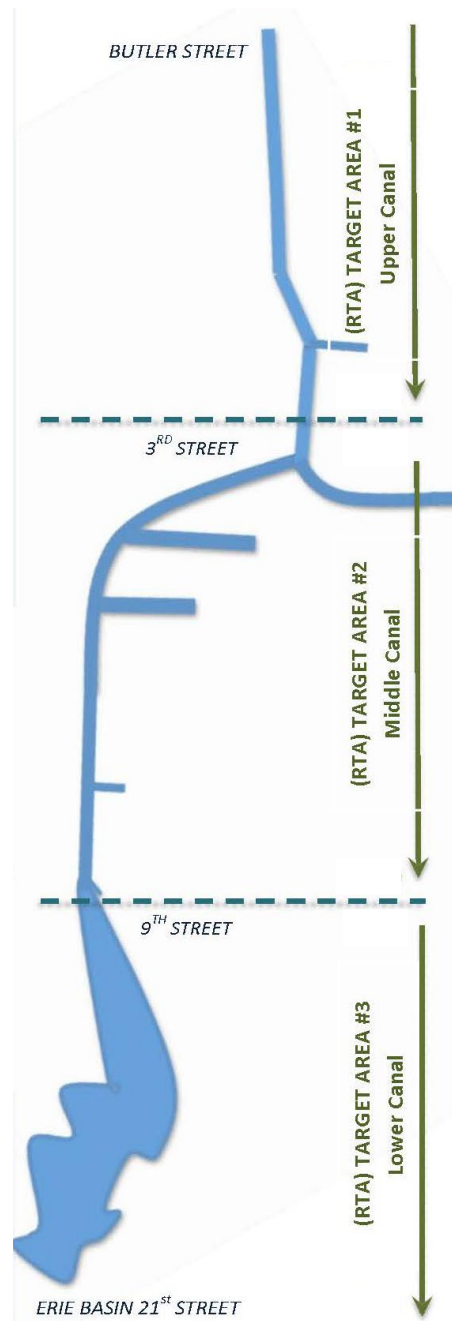
Base flood elevations (above grade) generally range from 1 to 6 feet



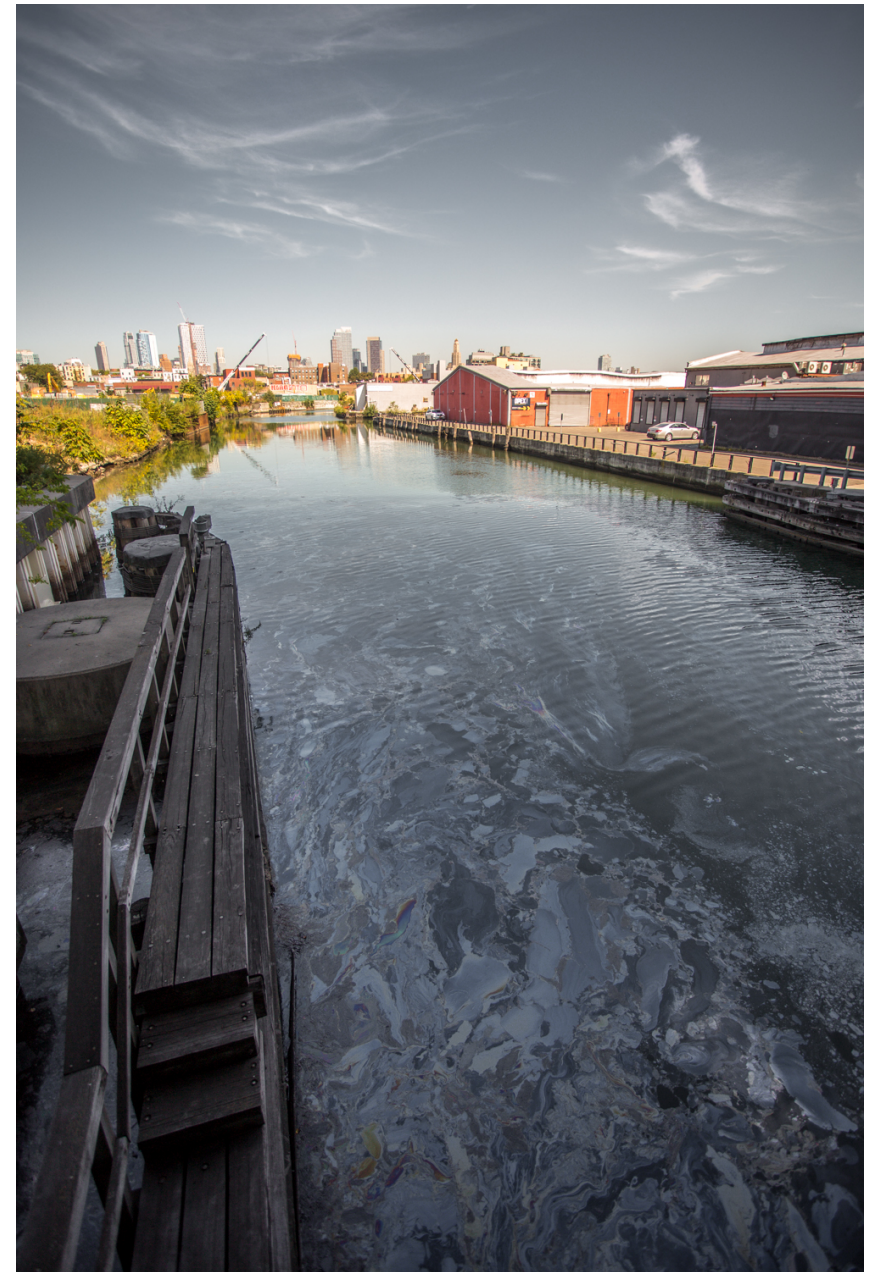


# Background

## Superfund Cleanup

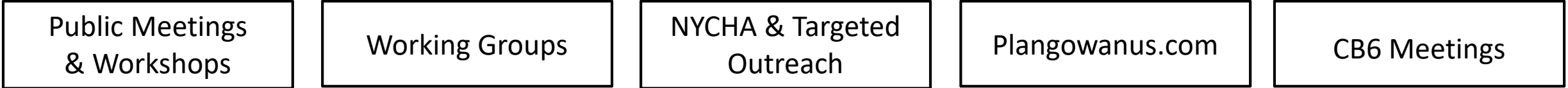


Source: <http://gowanuscag.org>



9th Street Bridge looking north

# Where did the Plan come from?



## Develop Framework



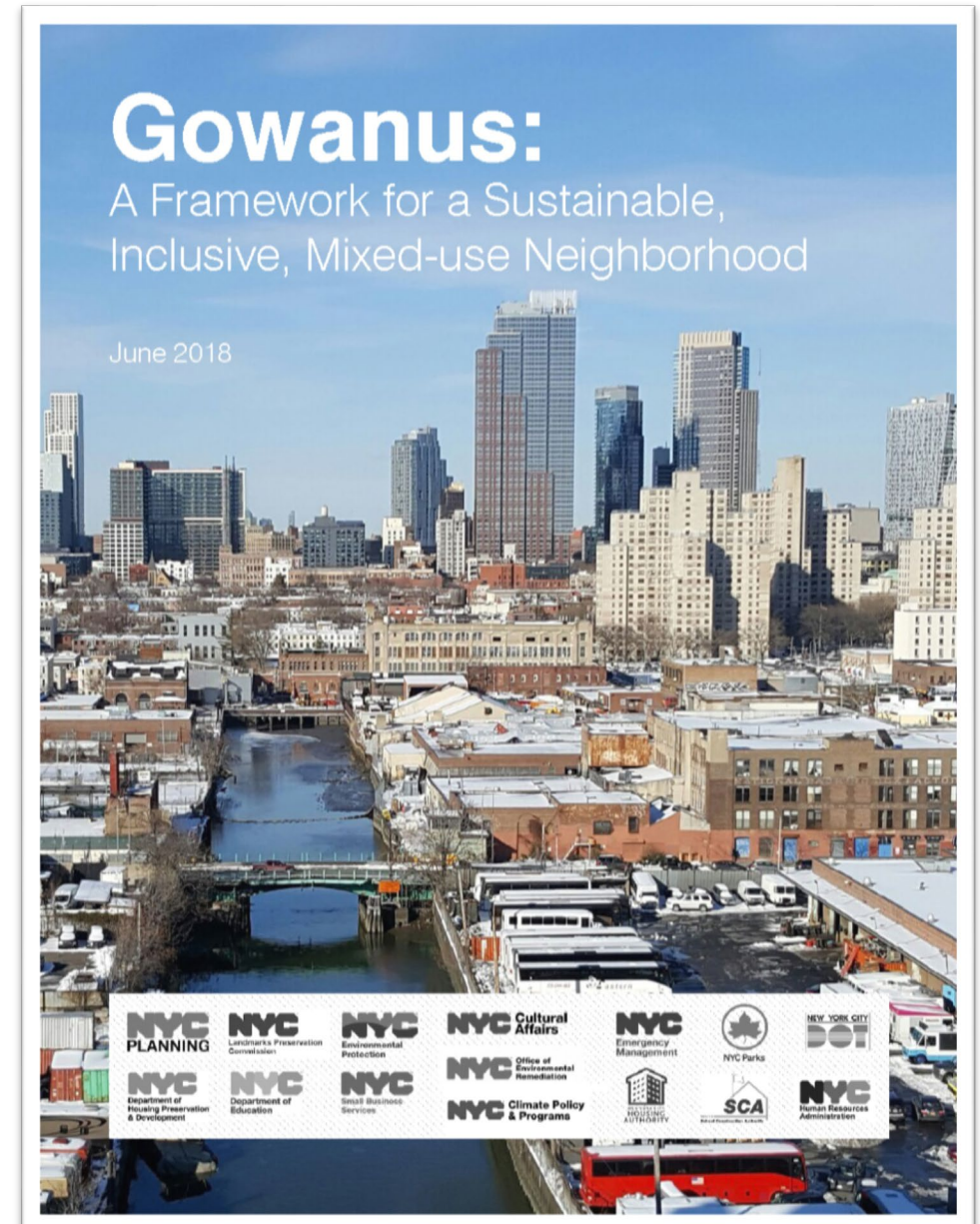
*Gowanus: A Framework for a Sustainable, Inclusive, Mixed-Use Neighborhood*



# 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



- [illegible]



# Waterfront Access Plan









# PROJECT TIMELINE

**2007**

HPD releases request for proposals (RFP) for affordable housing at Public Place

**2008**

Development team's *Gowanus Green* proposal selected for implementation

**2010**

EPA designates Gowanus Canal as a Superfund site

**2018**

Community Visioning Workshop takes place for Gowanus Green in November

**2019**

National Grid begins remediation of Public Place in the summer



# 2018 COMMUNITY VISIONING WORKSHOP RECAP



Public Place Community Workshop (November 2018)

## ACTIVITIES

- I. Visioning and Goals
- II. Site Plan exercise
- III. Site Massing
- IV. Open Space



# COMMUNITY FEEDBACK



*Public Place Community Workshop (November 2018)*

## Transportation & Mobility

- Concerns about overcrowding and level of service of current transit options
- Implement alternative transportation measures such as a bikeable greenway
- Increased connectivity between the waterfront and neighborhood

# COMMUNITY FEEDBACK



*Public Place Community Workshop (November 2018)*

## Community Spaces: Indoor & Outdoor

- Indoor spaces that are culturally enriching
- Programs for people of all ages
- Open space network that is walkable, resilient, and promotes waterfront access
- Space for passive and active recreation



# COMMUNITY FEEDBACK



*Bioswale Care Handbook, NYC Dept. of Environmental Protection*

## Environmental Remediation & Resiliency

- Prioritize sustainable design features
- Restore and preserve the environment
- Mitigate impact of future storm disasters



*Image of Via Verde, courtesy of Jonathan Rose Companies*

## Urban Design Features

- Green, recessed roofs
- Multiple entrances, wide building setbacks to promote foot traffic
- Build out highest stories at middle of site

# COMMUNITY FEEDBACK



*Smith Street looking south towards the Gowanus Green site (Google Maps)*

## **Affordability: Residential & Retail Uses**

- Activate Smith Street with retail space
- Local businesses, creative sectors, healthy food options
- Affordable homes for a range of needs, including seniors



# DEVELOPMENT TEAM

**FIFTH AVENUE COMMITTEE**



**THE BLUESTONE ORGANIZATION**



**HUDSON COMPANIES, INC.**



**JONATHAN ROSE COMPANIES**







# GOWANUS GREEN

## DESIGN CONCEPT

December 2nd 2019

Presentation to Brooklyn Community Board 6



# DEVELOPMENT TEAM

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HUDSON COMPANIES, INC.



JONATHAN ROSE COMPANIES





# DESIGN TEAM

**MARVEL**  
ARCHITECTS



**SCAPE**  
LANDSCAPE ARCHITECTS



**VHB**  
UTILITIES AND CIVIL ENGINEERING



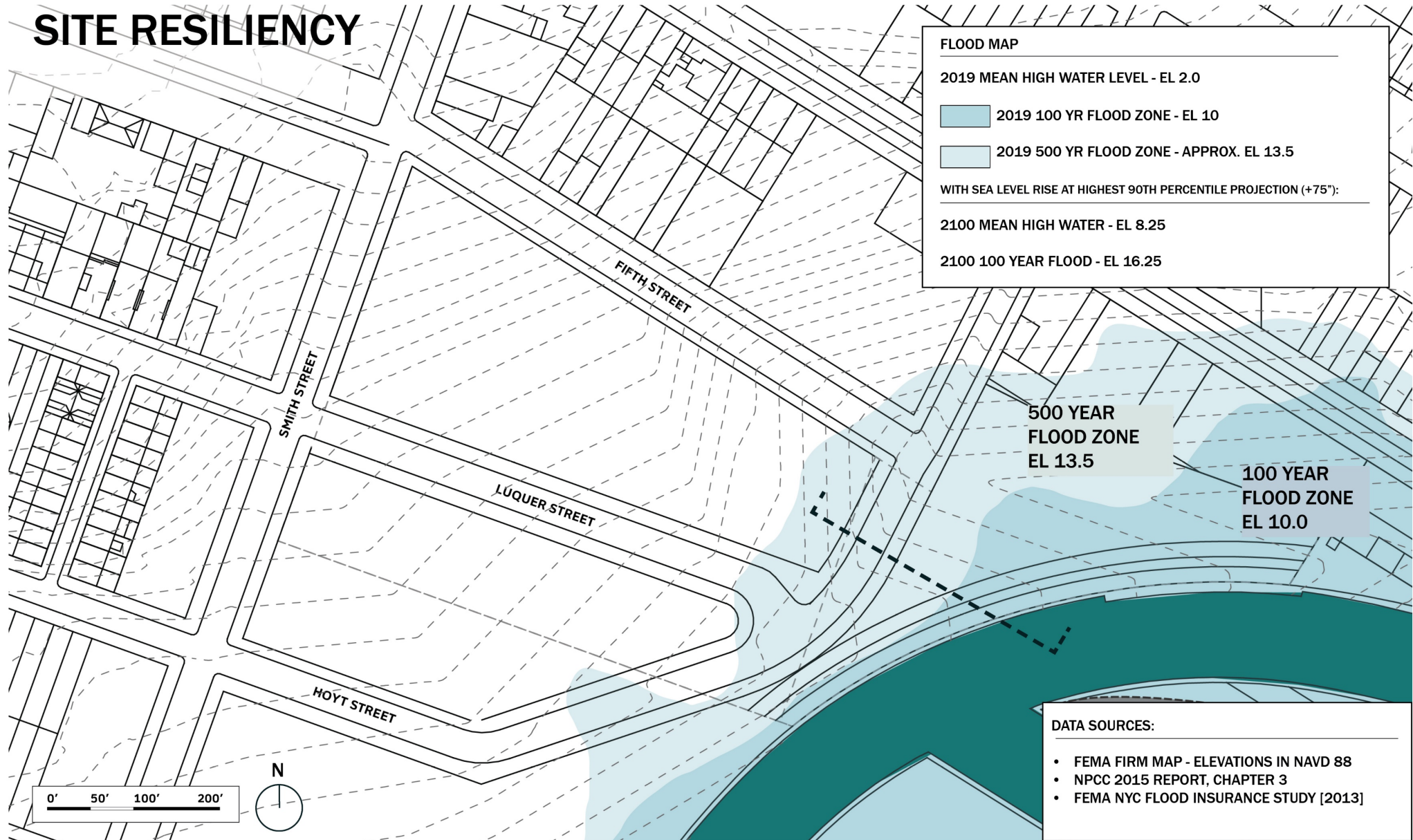


# SITE IN CONTEXT



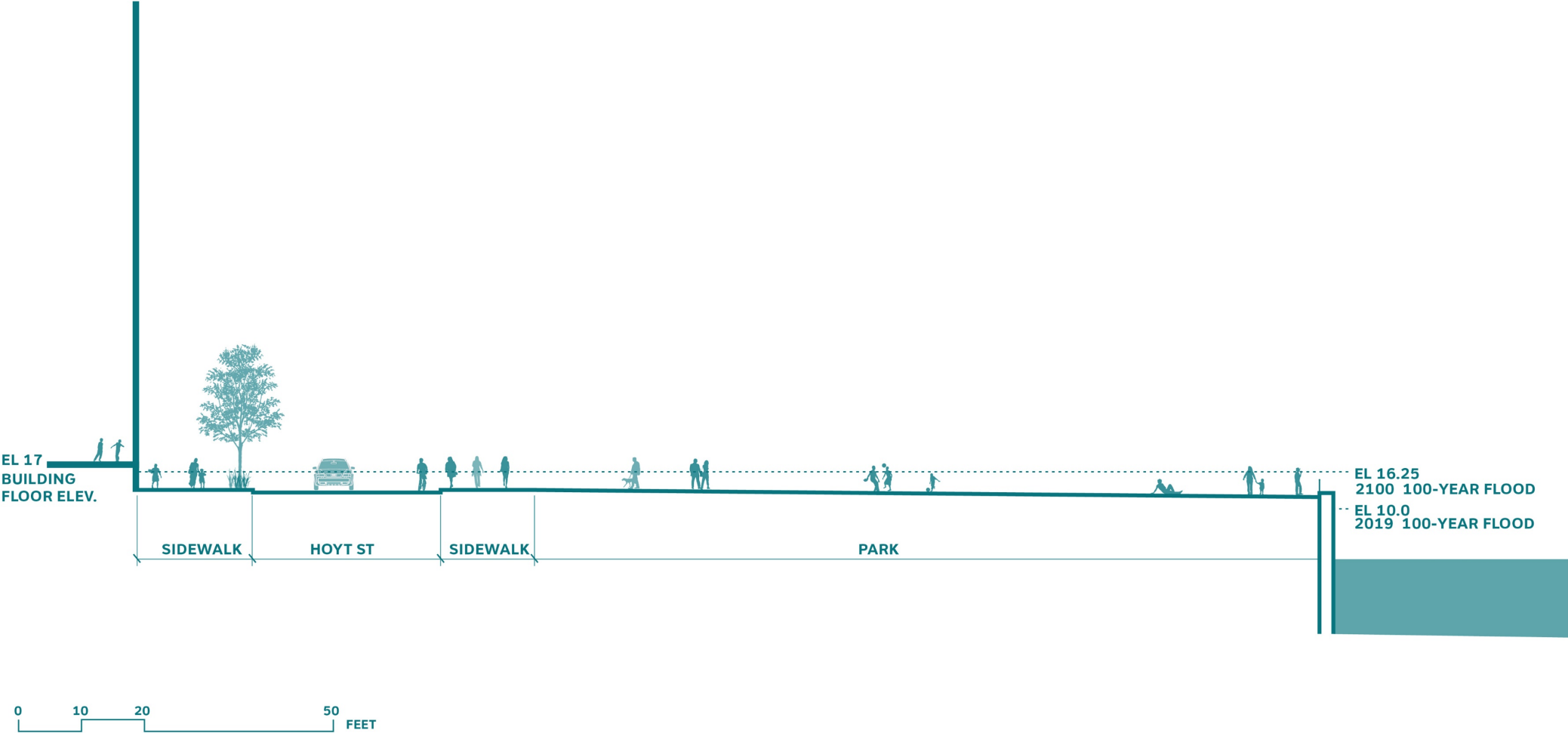


# SITE RESILIENCY

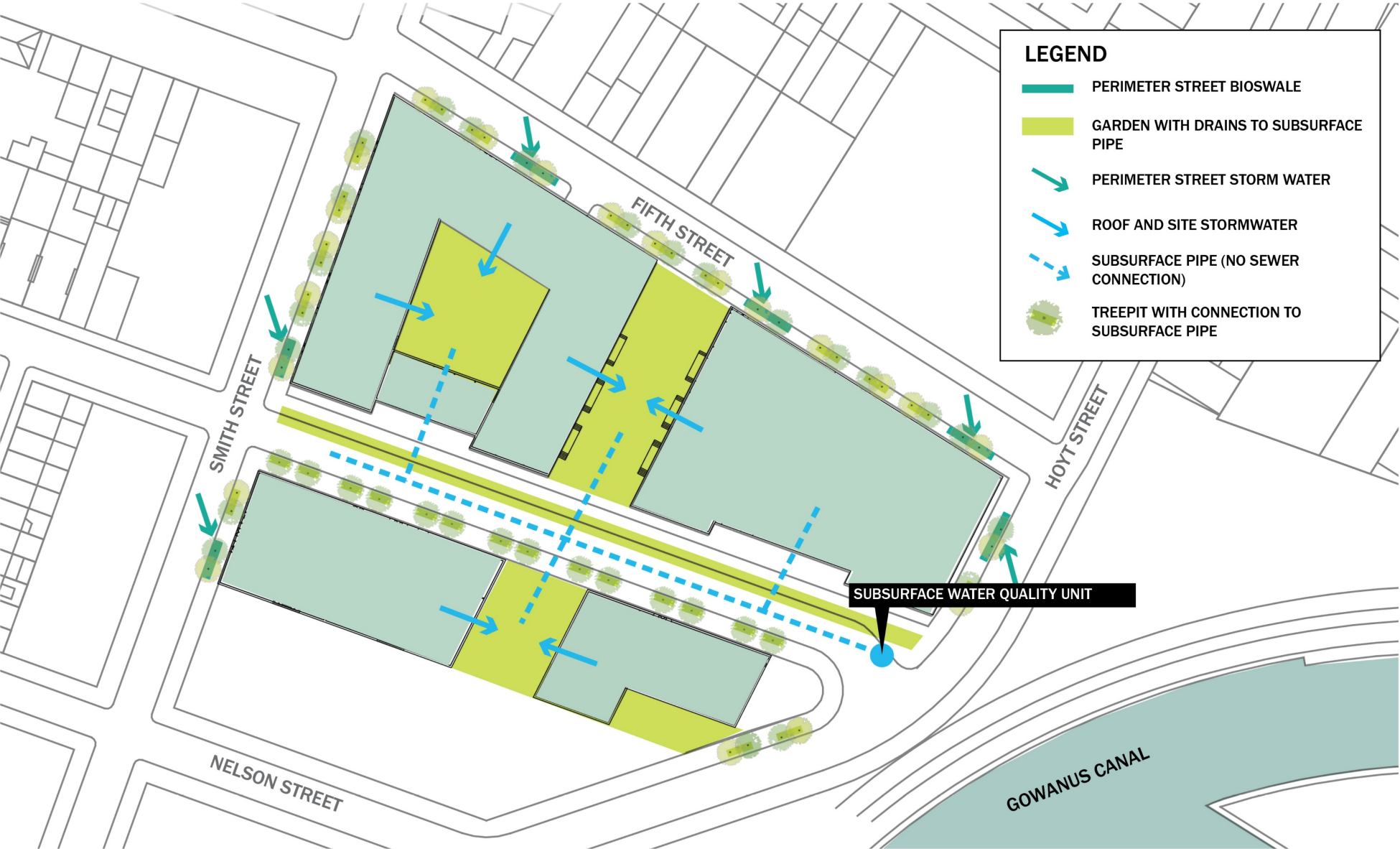




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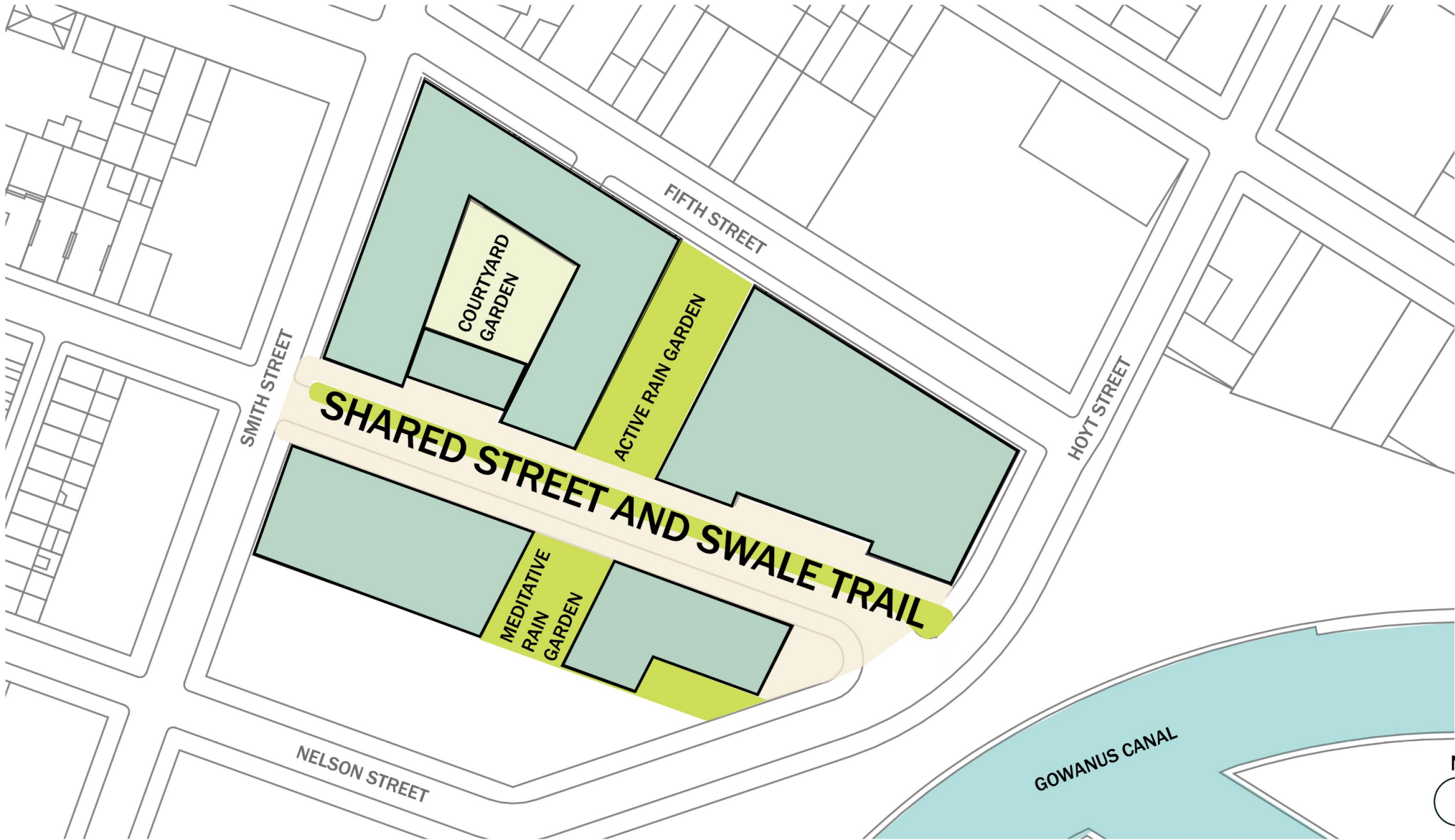


# STORMWATER MANAGEMENT





# SITE CONCEPT



# GROUND FLOOR PLAN



RETAIL



SCHOOL SITE



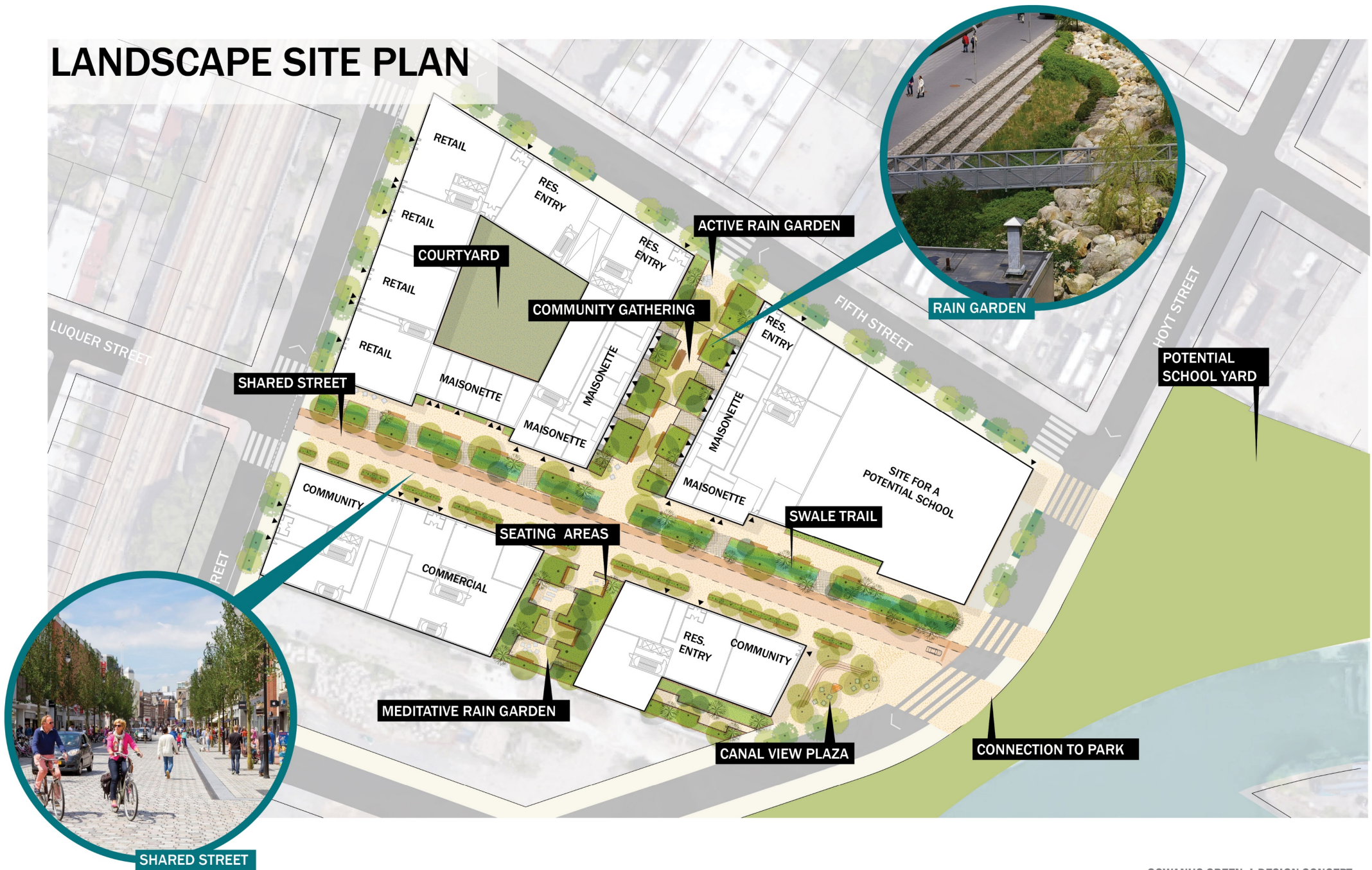
COMMUNITY FACILITY



KEY	
RESIDENTIAL ENTRY	[Light Orange Box]
RESIDENTIAL AMENITY	[Orange Box]
MAISONETTE	[Dark Orange Box]
MECHANICAL	[Grey Box]
RETAIL	[Pink Box]
COMMERCIAL	[Red Box]
COMMUNITY FACILITY	[Blue Box]
SITE FOR A POTENTIAL SCHOOL	[Light Blue Box]

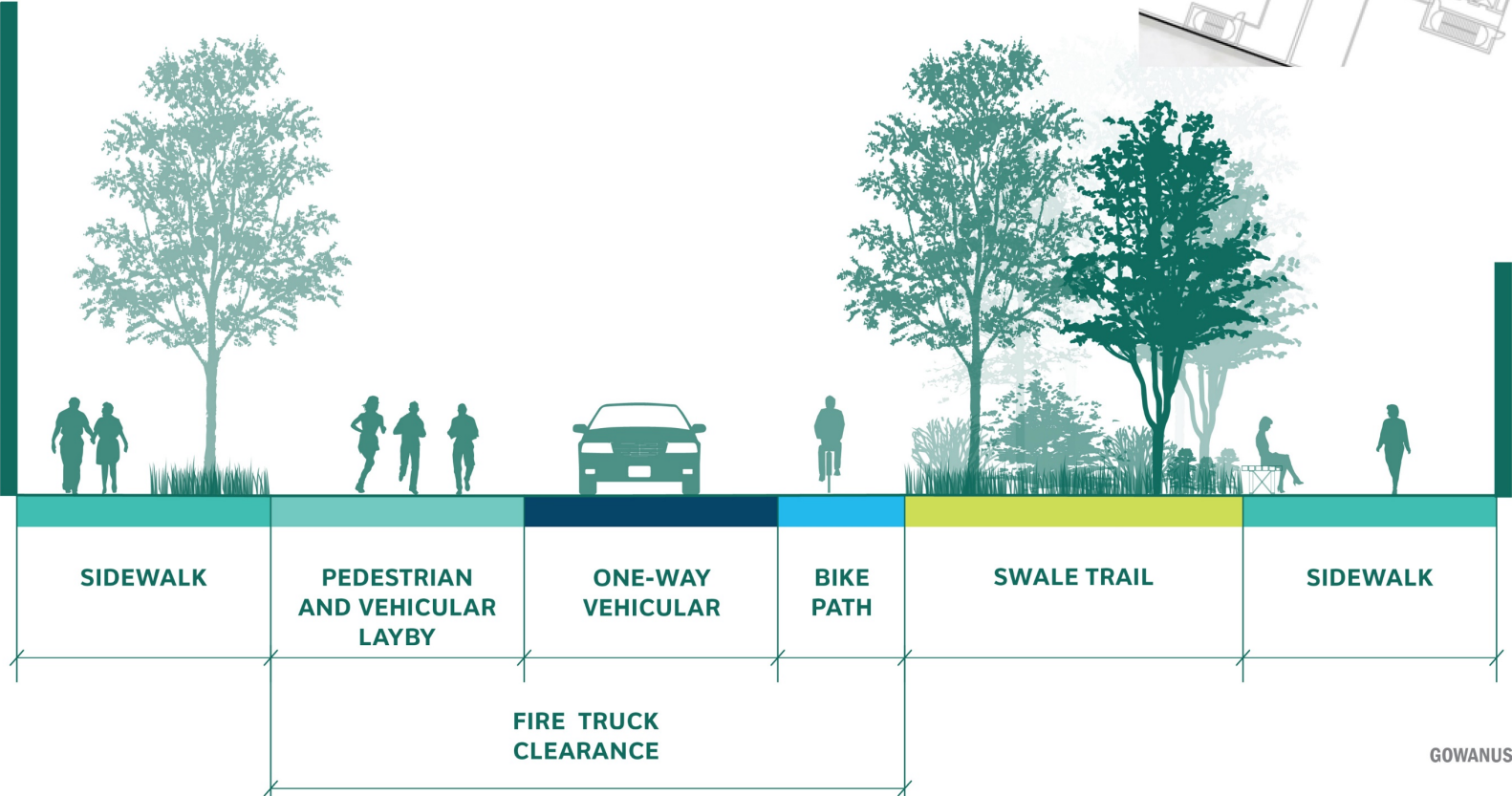
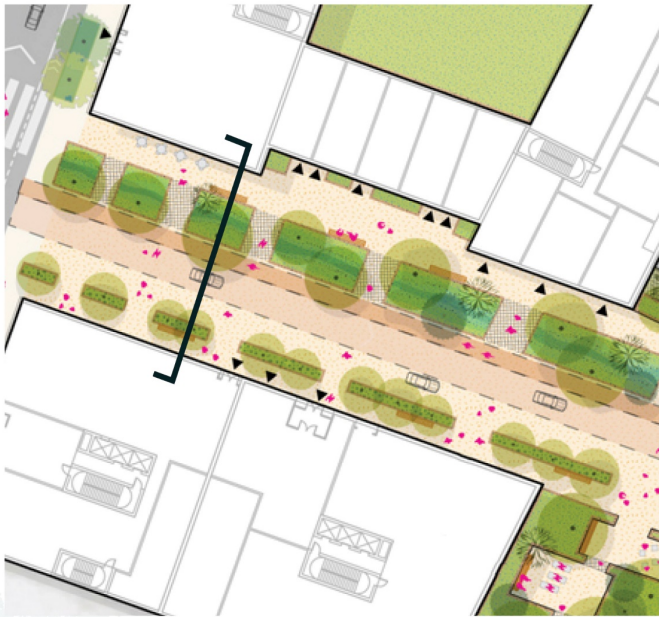
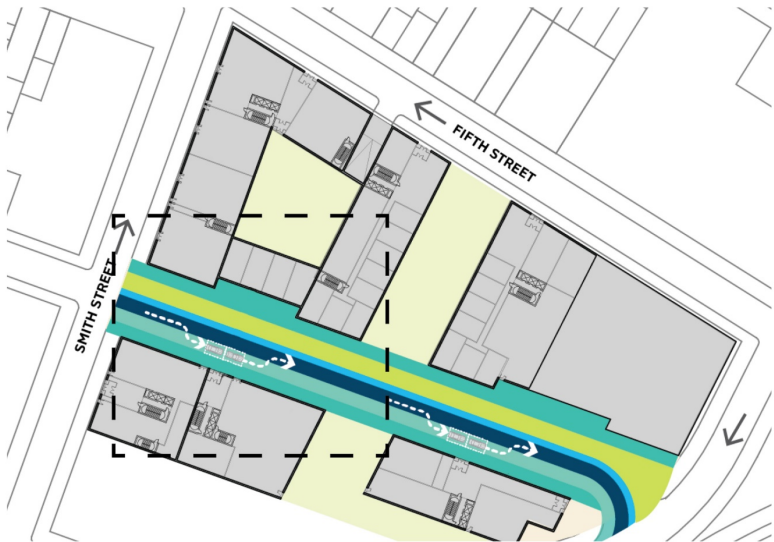


# LANDSCAPE SITE PLAN



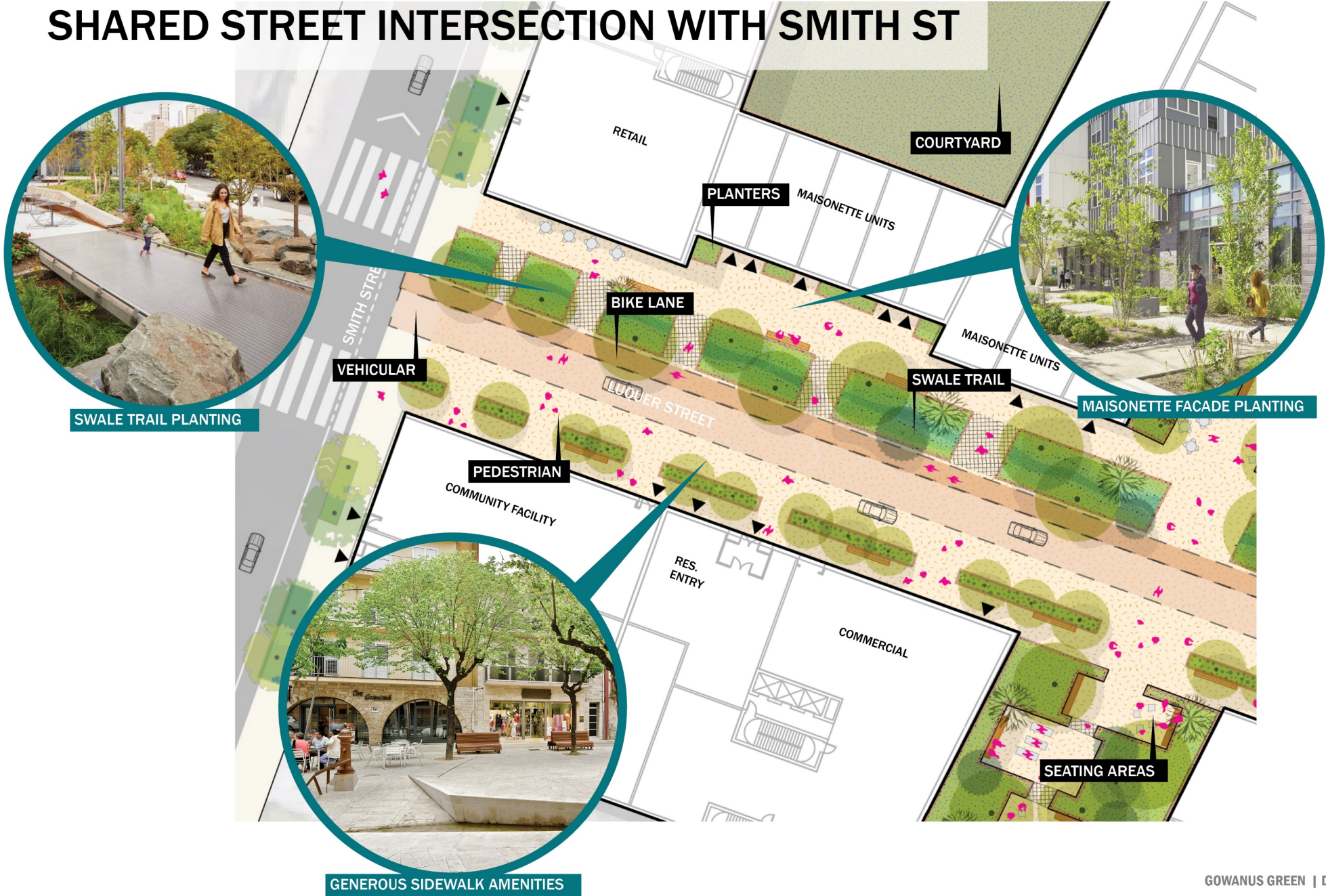


# SHARED STREET



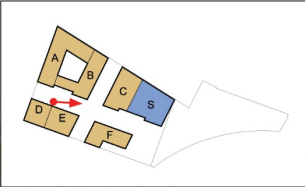


# SHARED STREET INTERSECTION WITH SMITH ST



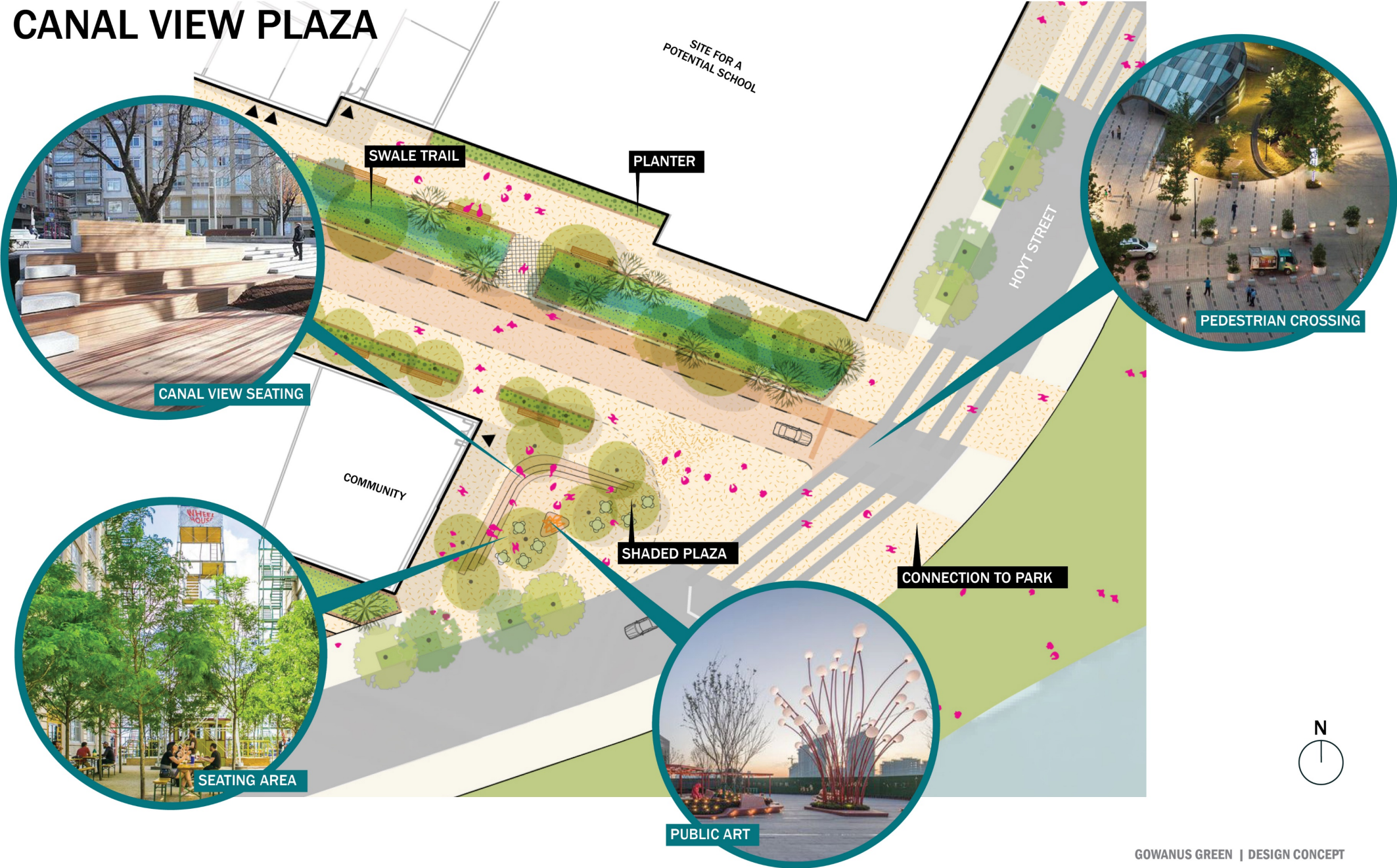


VIEW - EAST FROM LUQUER STREET



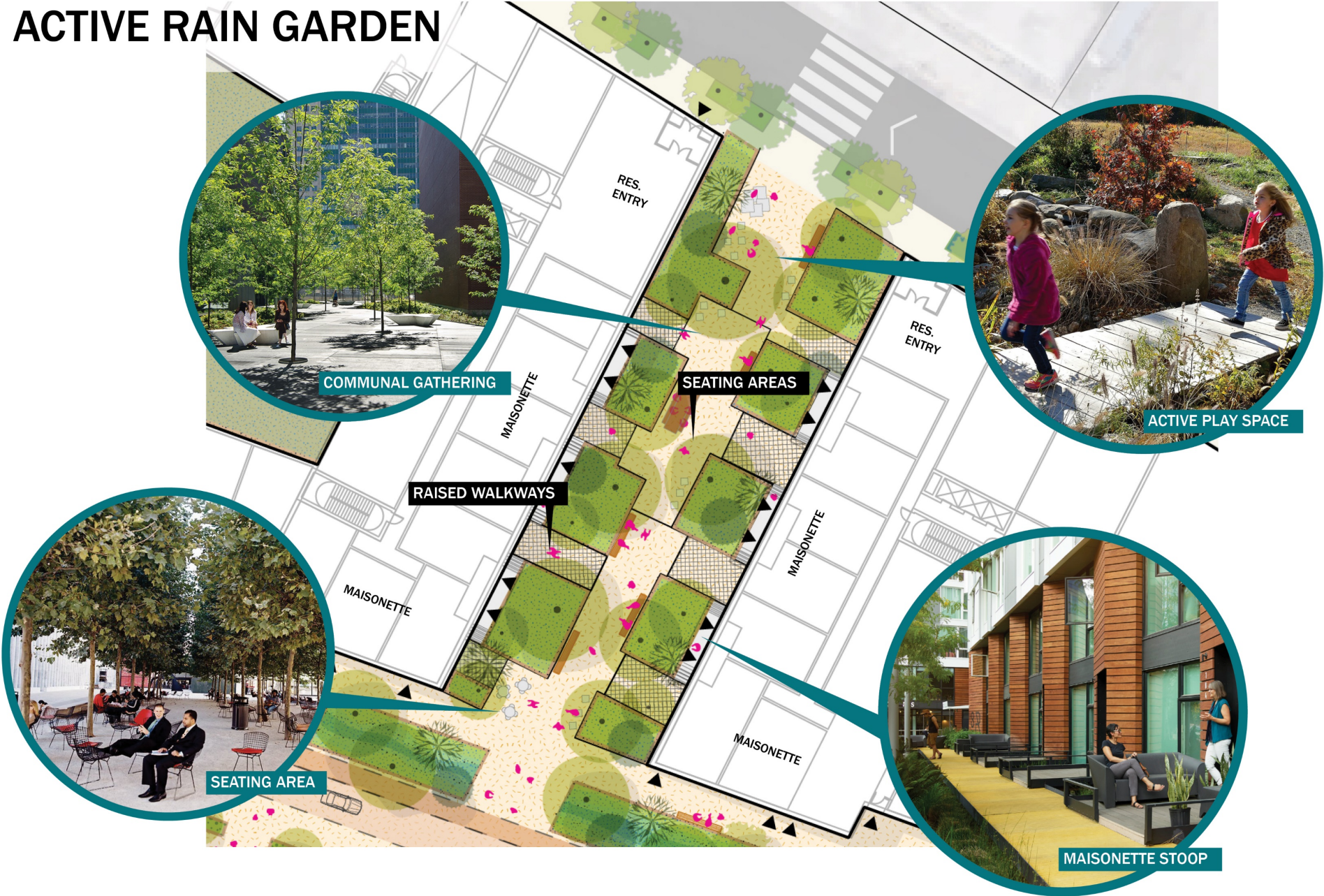


# CANAL VIEW PLAZA



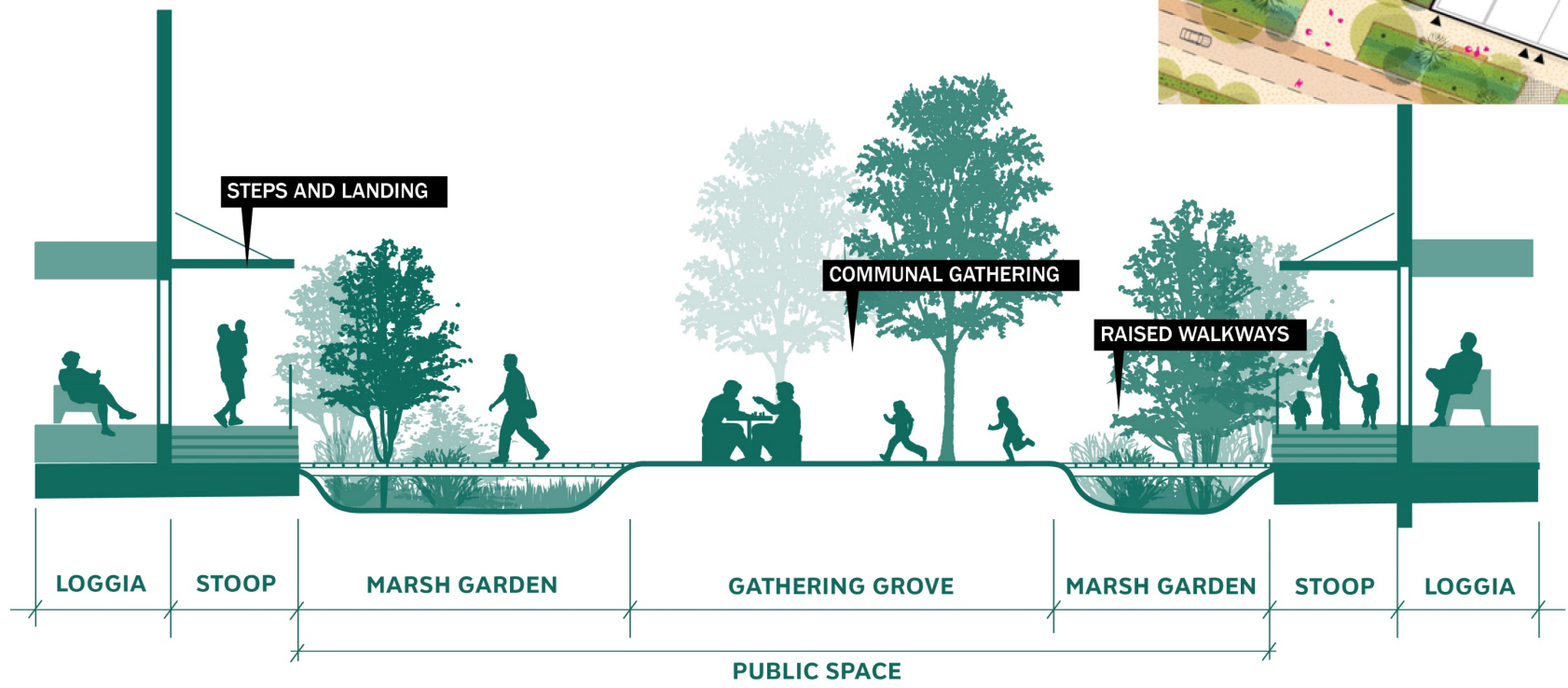


# ACTIVE RAIN GARDEN





# RAIN GARDEN

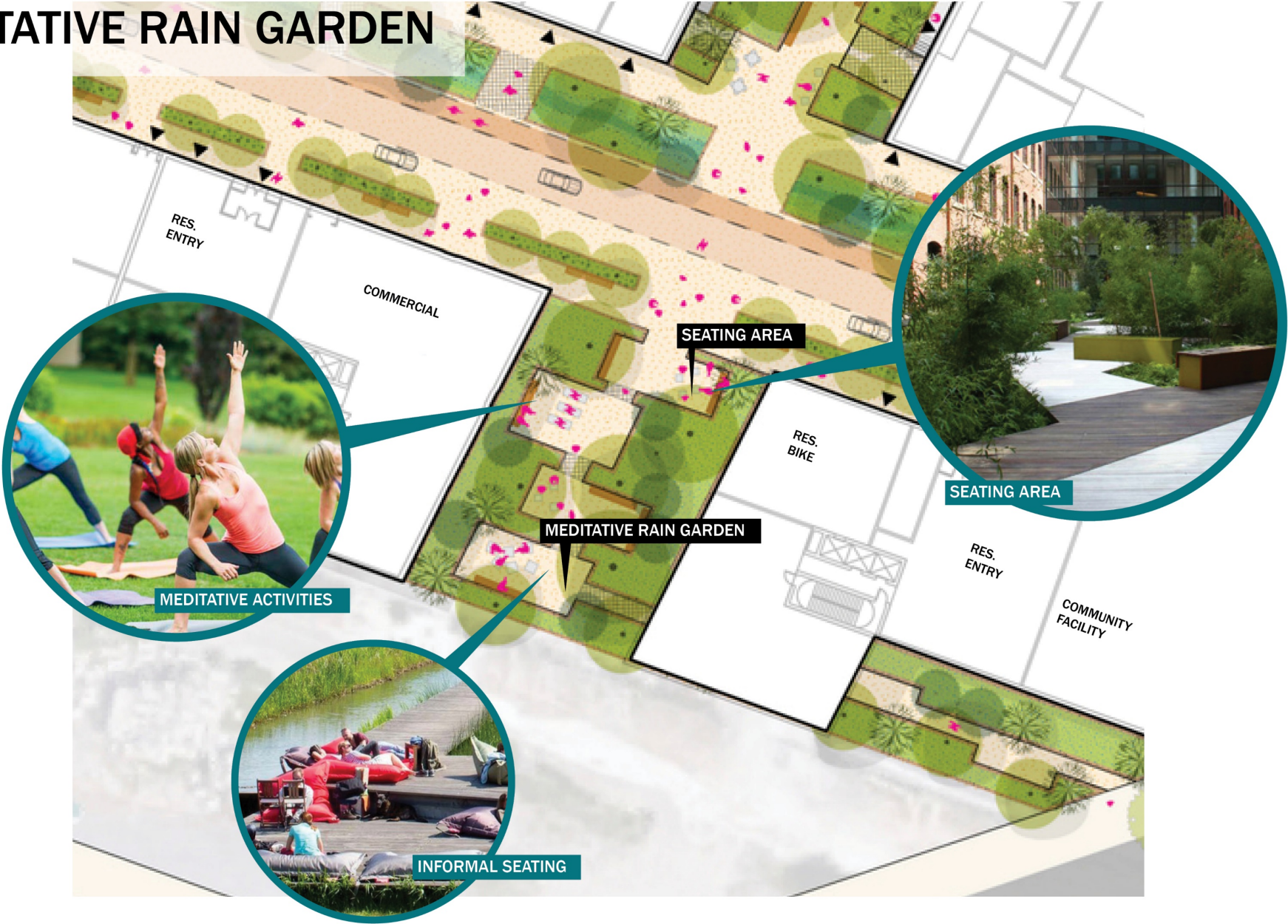


## VIEW - SOUTH FROM FIFTH STREET





# MEDATATIVE RAIN GARDEN



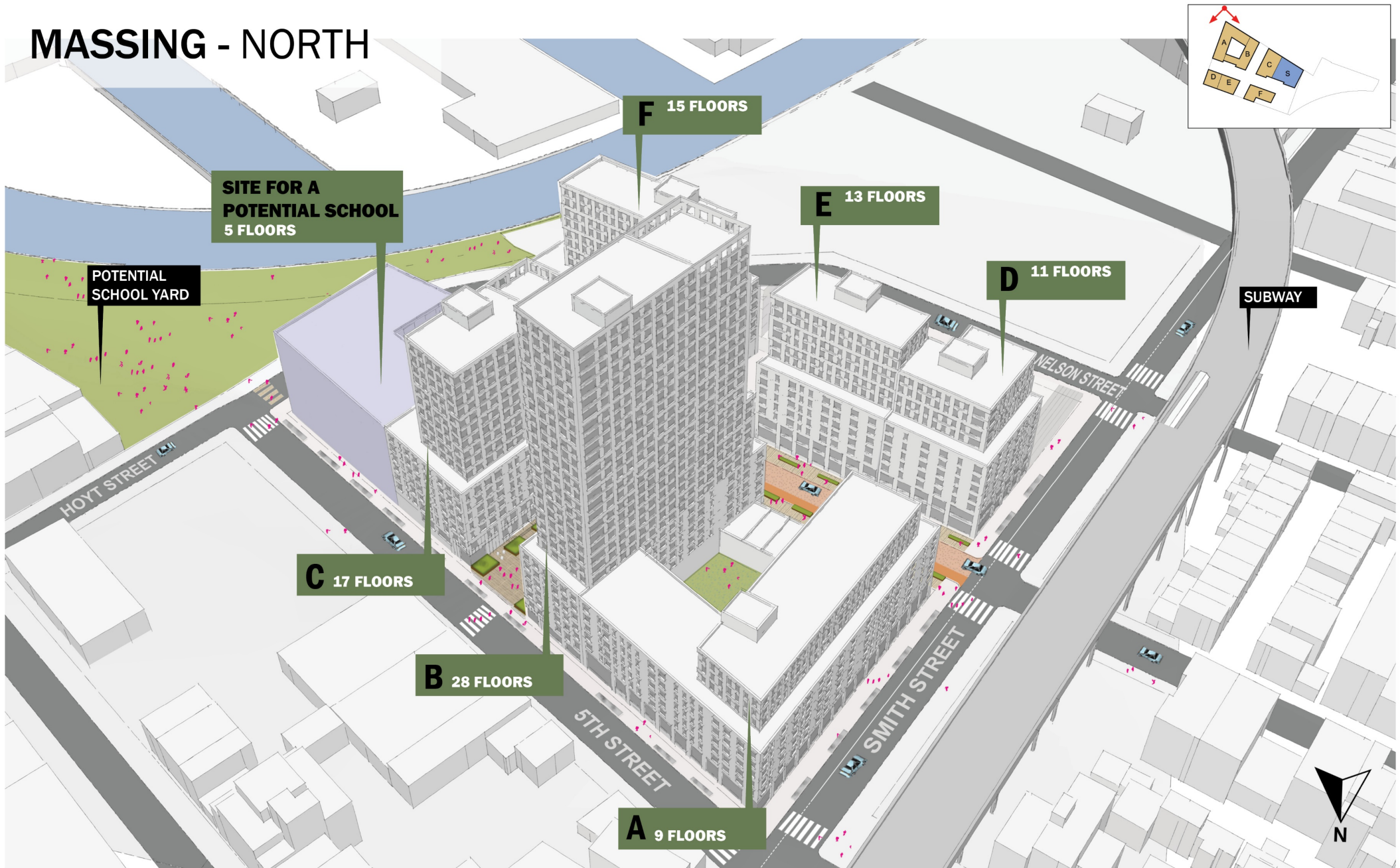


VIEW - EAST FROM SMITH STREET



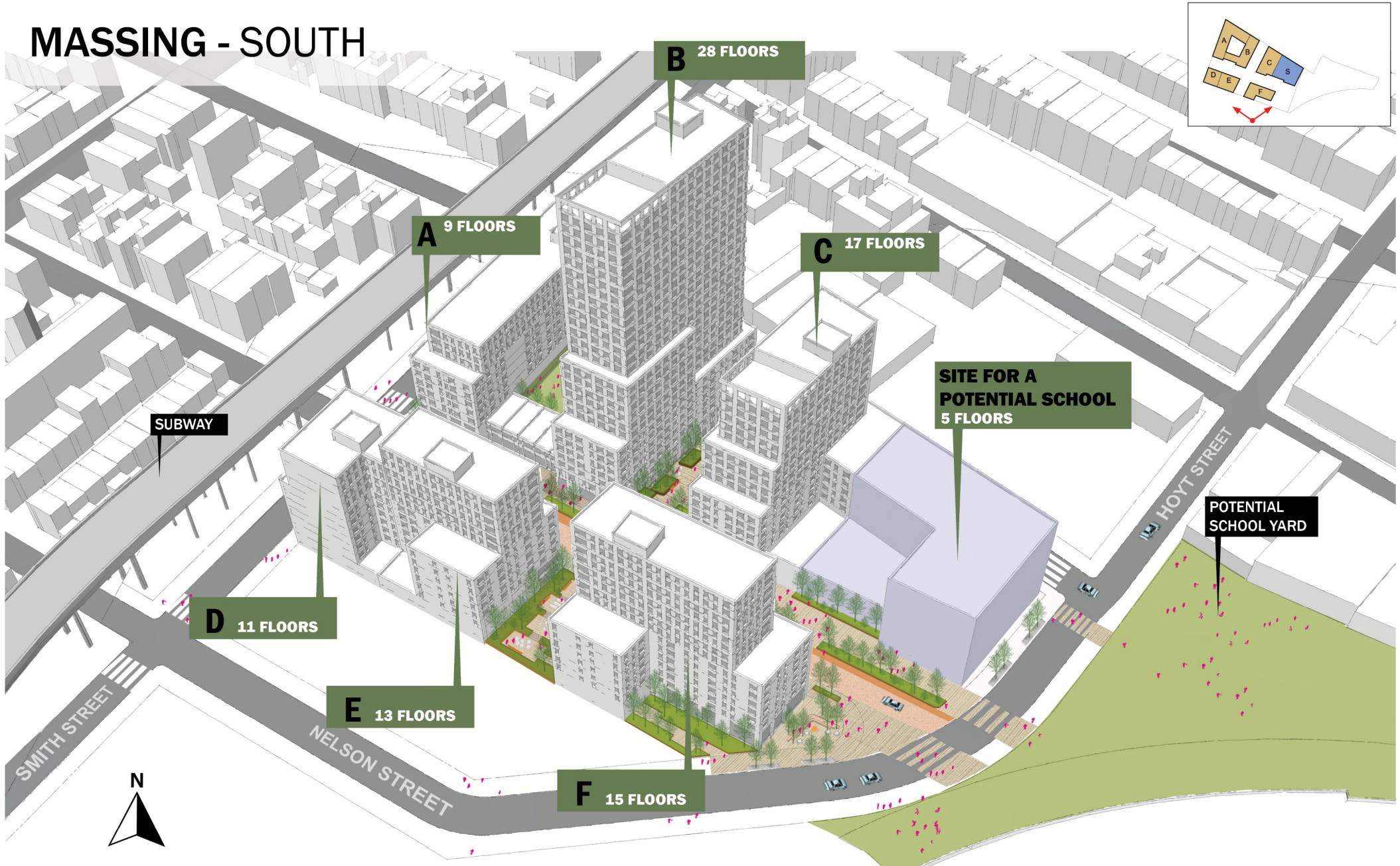


# MASSING - NORTH





# MASSING - SOUTH





## VIEW - WEST FROM PROPOSED PARK





# PROJECT SUMMARY



950 new Residential Units in a **Transit Rich Location**

**Affordable Housing** serving a wide range of incomes and needs, including housing dedicated to formerly homeless, senior and extremely low-income New Yorkers

A network of unique **Open Spaces** that connect people to the proposed esplanade and public park after the site has been fully remediated, including an active Shared Street, active and meditative Rain Gardens, and other community gathering areas

A **Sustainable, Resilient and Environmentally healthy community** that improves site resilience, generates renewable energy, and implements innovative stormwater management strategies that reduce combined sewer overflows into Gowanus Canal

A dedicated site for a future **Public School** across from the public park, including an at-grade play area adjacent to the proposed public park

**Retail Space** along Smith Street and neighborhood serving uses such as a food/grocery store and affordable space for local retailers

**Community Spaces** with a preference for early childcare, healthcare, senior programming, and a range of space for artists and makers that reflect the Gowanus Mix