



Gowanus Neighborhood Plan

Gowanus Infrastructure Update – December 2, 2020

Planning for Growth

- » Sewers and Drainage
- » Schools Tool
- » Transit Bonus

Q&A



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.

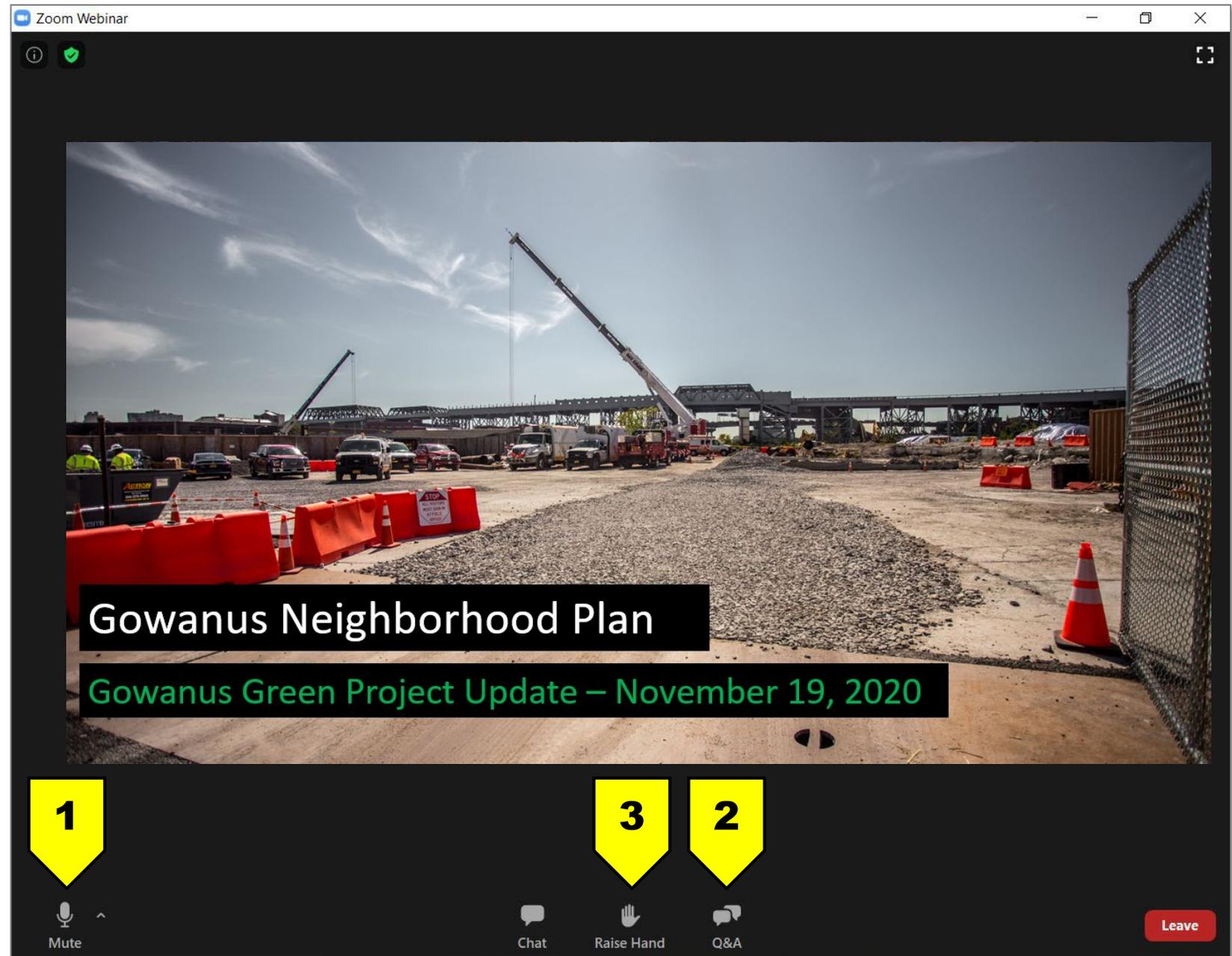
If you feel your question was not answered during the event, you can always email gowanus@planning.nyc.gov for more information.



ZOOM tips

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Public Engagement

Public Meetings
& Workshops

Working Groups

NYCHA & Targeted
Outreach

plangowanus.com

CB6 Meetings

Develop Framework

Sustainability
and
Resiliency

Environmental
Remediation

Community and
Cultural
Resources

Housing

Economic
and Job
Development

Transportation

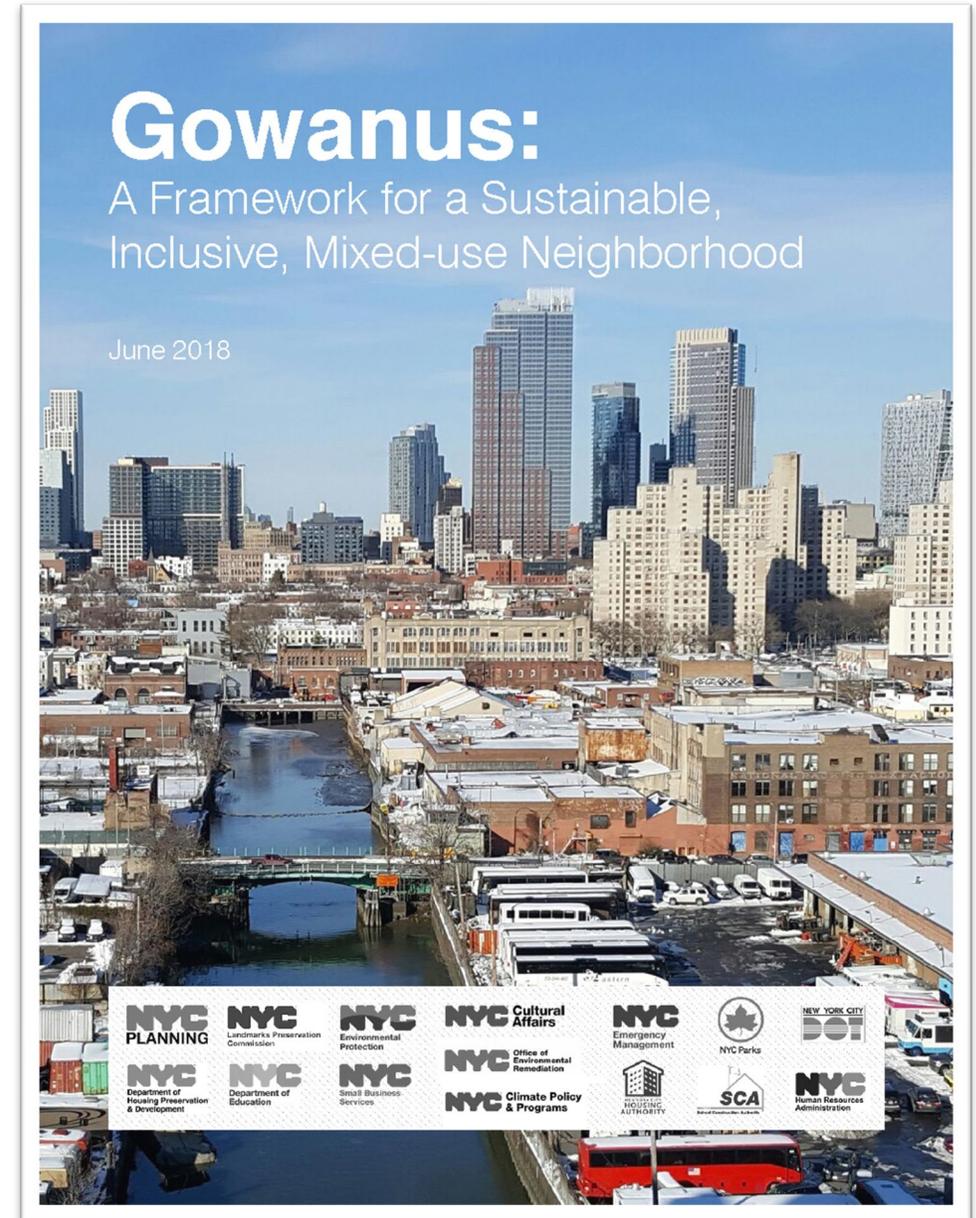
Land Use
and
Urban Form

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

Gowanus Framework

Framework “at a glance”

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



Sewers and Drainage

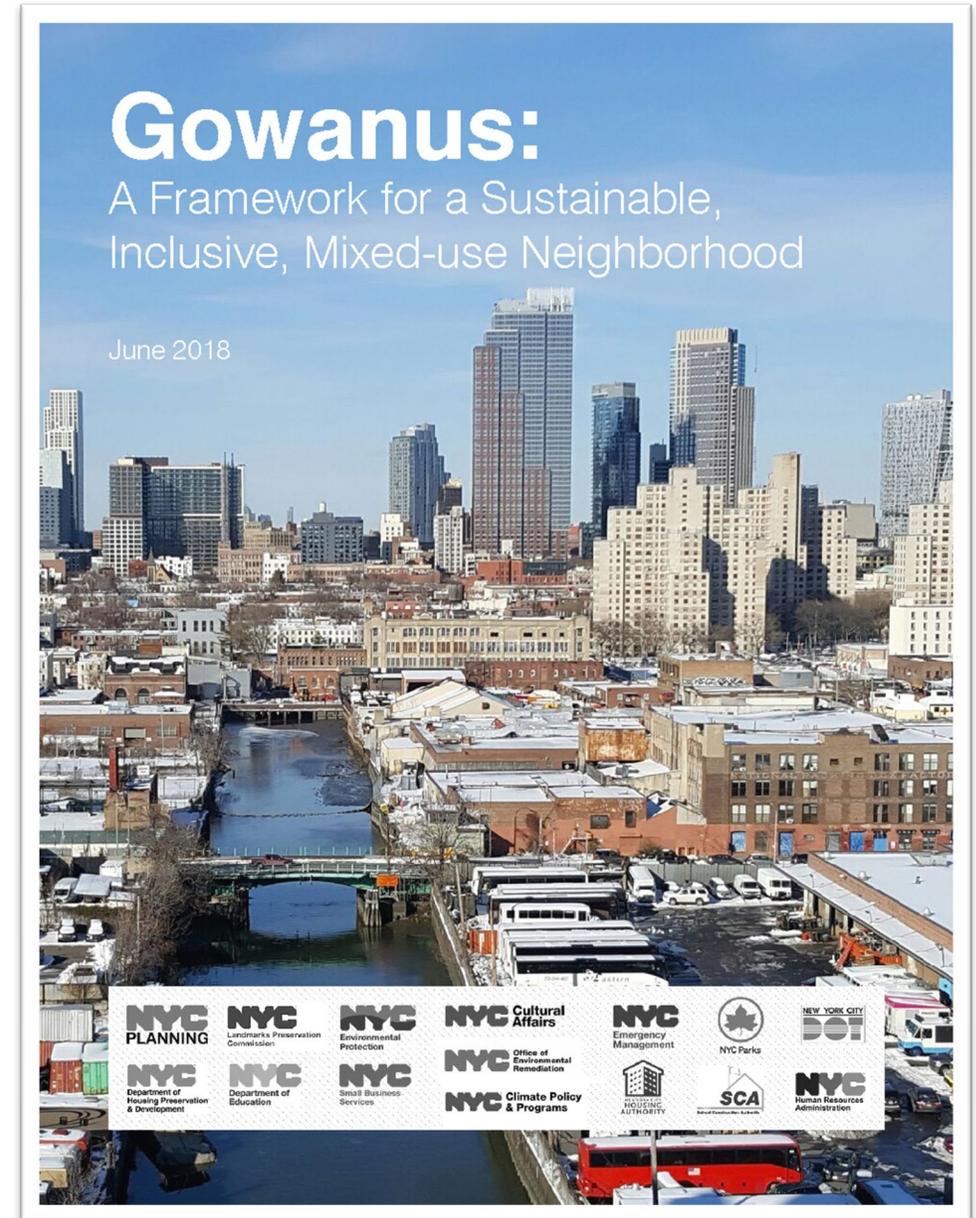


Neighborhood Plan

Resiliency and Sustainability: Goals & Strategies

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

- Improve capacity of infrastructure to meet increased demand



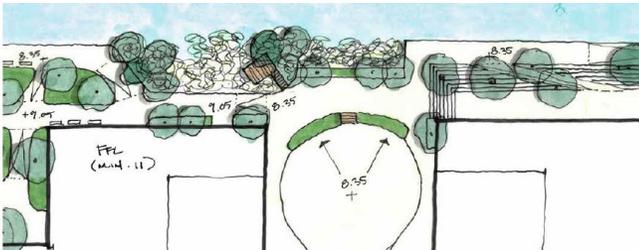
Neighborhood Plan

Resiliency and Sustainability: Progress

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



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



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



Agenda

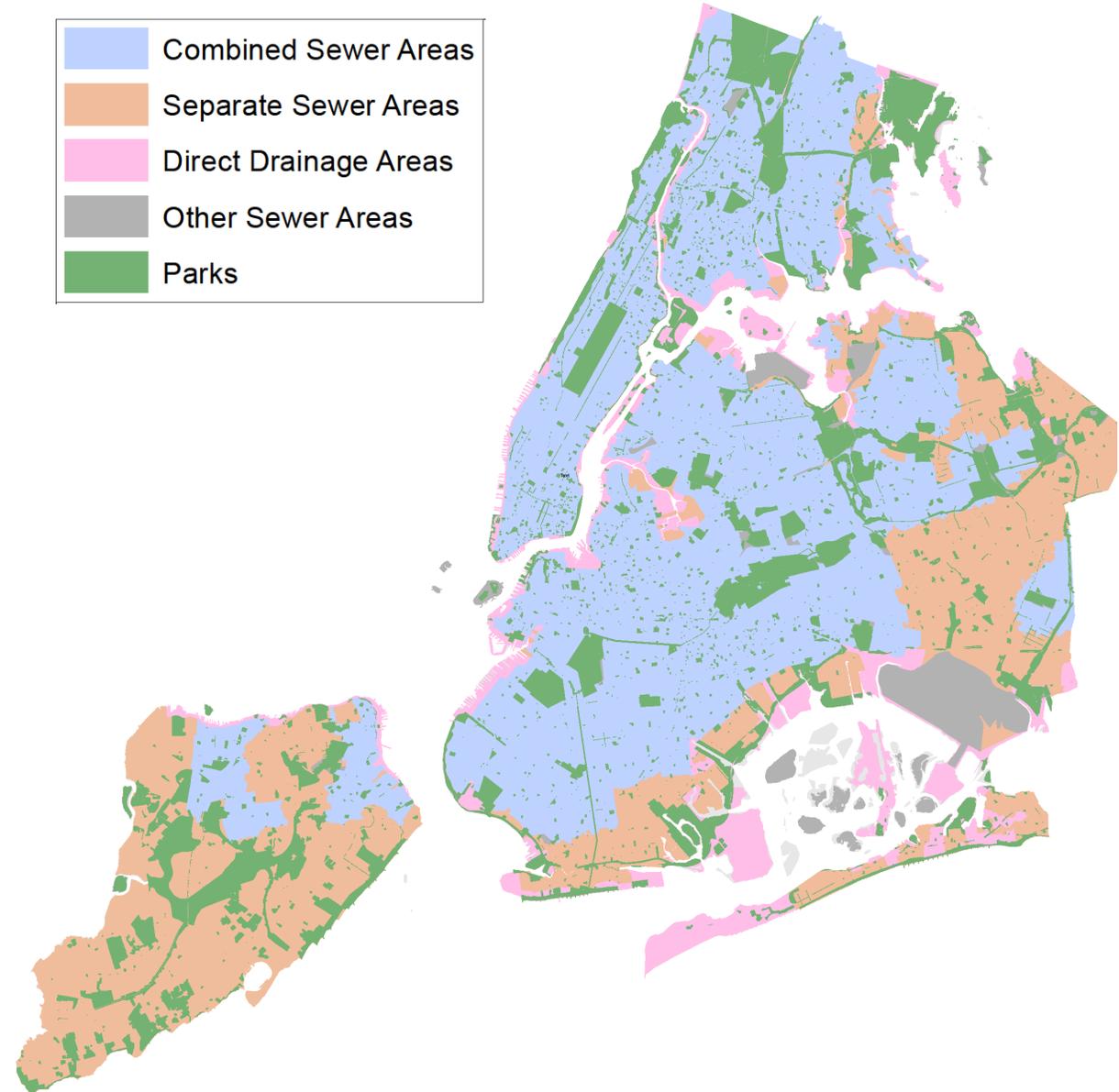
- Background – Angela Licata
- Unified Stormwater Rule – Melissa Enoch
- Analysis summary – Angela Licata

NYC Drainage Areas

NYCDEP is responsible for the Combined Sewer and Separate Sewer Areas of the City.

All **new construction** in these areas will be **affected** by the forthcoming Unified **Stormwater Rule (USWR)**.

NYSDEC is responsible for the Direct Drainage Areas of the City.



2012 Rule (Existing)

Applies to sites that require Site Connection Proposal (SCP) / Housing Connection Proposal (HCP) only

No retention requirements

Total stormwater volume requirements based on 10-yr rainfall intensities

5-year peak intensity used for maximum release rate criteria

- 2-in minimum orifice

Compliance is primarily detention-based

2021 Unified Stormwater Rule (Proposed)

Requires Stormwater Management Plans (SMPs) that retain Water Quality Volume (WQv) (1.5") for sites $\geq 20,000$ SF soil disturbance or increase impervious area

S/HCP stormwater volume requirements have been increased to capture greater than 10-yr rainfall for all sites

Release rates for volume that is not/cannot be infiltrated have been reduced for all sites

- 1-inch minimum orifice

Will lead to more retention and slow release detention practices that have a greater benefit on CSO reductions and sewer operation goals

**Affects all new and redevelopment sites that drain to a city sewer*

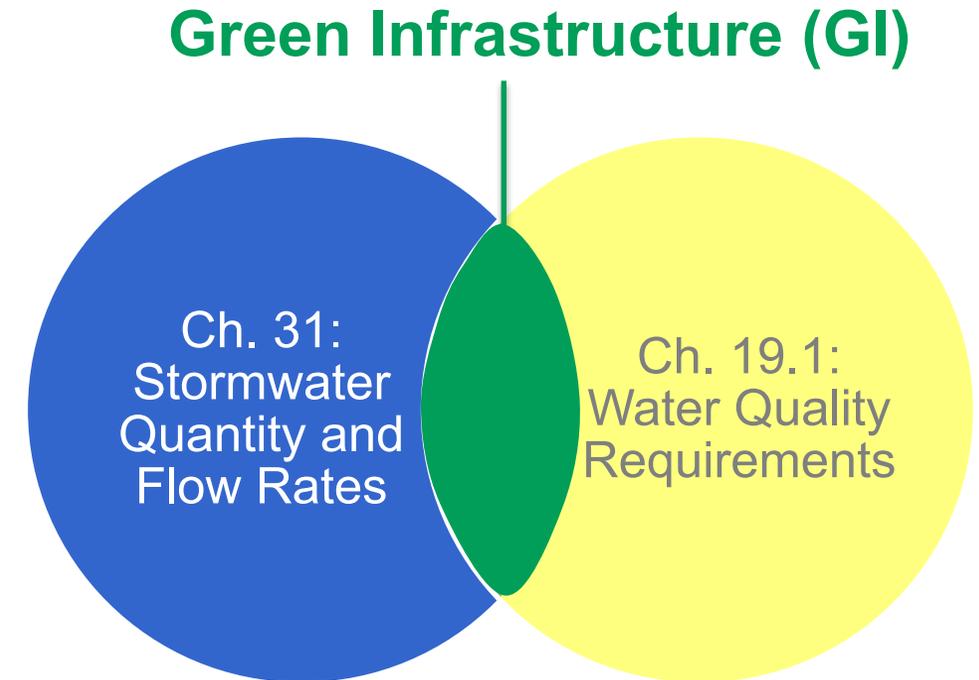
Component I: Site/House Connection Permit Requirements (Chapter 31)

- **Why:** maintain optimal stormwater quantity and flow rates
- **When:** all new construction, additions/alterations, agency projects
- **How:** manage Total Storm Water Volume (Vv) on-site by detention or retention systems

Component II: Stormwater Construction Permit Requirements (Chapter 19.1)

- **Why:** water quality requirements
- **When:** sites that disturb $\geq 20,000$ SF of soil or create 5,000 SF or more impervious area
- **How:** manage Water Quality Volume (WQv) volume on-site by retention systems
- **Note:** WQv is zero for sites that do not meet threshold or replace/create impervious area

WQv = Water Quality Volume
Vv = Total Stormwater Volume



Projects that trigger both requirements receive credit towards total on-site volume requirements (Vv) by using green infrastructure

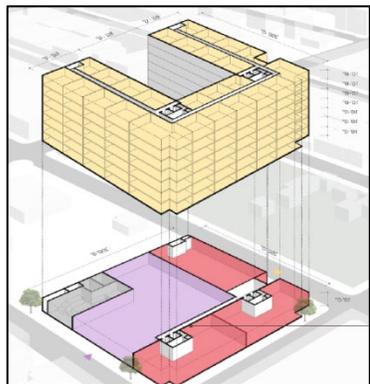
Resiliency and Sustainability

- Requires **more on-site** stormwater management
 - improved **water quality**
 - **reduced** urban **flooding**
 - **lower burden** on public infrastructure
 - **reduced** energy **demands**
- Provides **CSO reductions** (362 Million Gallons per Year (MGY) CSO volume reduction by 2030) while helping the City to achieve GI Program goal of 1.67 Billions Gallons per year (BGY) CSO volume reduction
- Increases green space and supports 2019 Climate Mobilization Act

Process and Permitting

- Allows more flexibility in design options than those previously permitted
- Establishes a new Stormwater Design Manual
- Simpler and more streamlined Site Connection Proposal (SCP) / Housing Connection Proposal (HCP) permit application, design and review processes
- Easier to calculate stormwater formulas
- Provides more consistency between the sewer areas (making it easier for applicants to plan)
- Offers clear credit for infiltration practices and reuse systems

Constrained Site: Green Roof + Blue Roof + Detention Tank



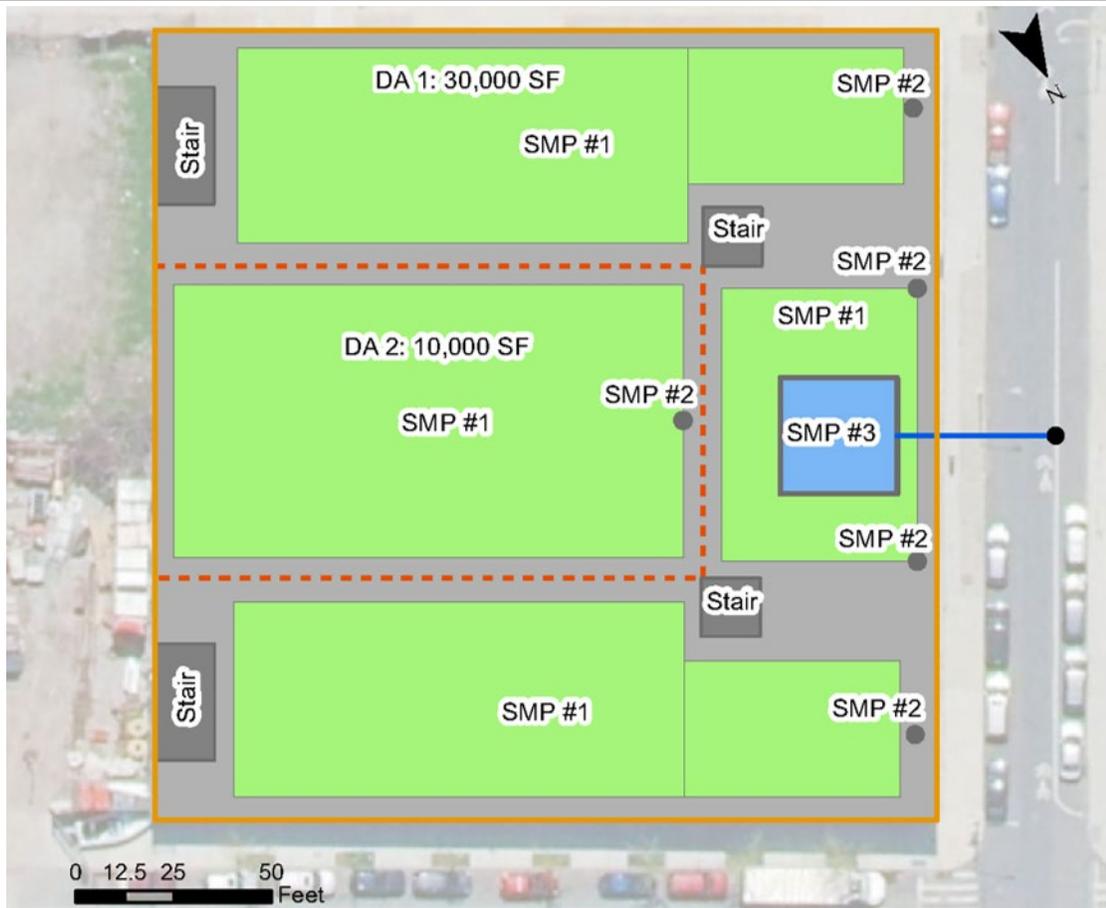
SITE INFORMATION

General:

Lot Area: 40,000 SF
Sewer Type: CSS
Constraints: Space

Site Characteristics:

Rooftop: 40,000 SF
Pavement: 0 SF
Green: 0 SF



Legend

- Lot Boundary
- Drainage Areas
- Green Roof
- Blue Roof Device
- Detention Tank
- Storm Drain
- Manhole

SMP – Stormwater Management Practice

2012 STORMWATER RULE (EXISTING)

WATER QUALITY VOLUME (WQv) REQUIREMENT

- None

SEWER OPERATIONS (Vv) REQUIREMENT

- Vv = 39,500 gallons (detention tank)
- Release rate = 0.25 cubic feet per second (cfs)

2021 UNIFIED STORMWATER RULE (PROPOSED) RESULT

- 51% increase in total SMP volume
- Detained volume released at a rate 63% slower

WATER QUALITY VOLUME (WQv) REQUIREMENT

- WQv = 35,500 gallons
- Required to use green infrastructure
- Green and blue roofs would be typical SMPs for constrained sites

TOTAL STORMWATER VOLUME REQUIREMENT (Vv)

- Vv = 43,800 gallons
- Credit for green and blue roof = 18,300 gallons
- Release rate = 0.092 cfs

- **March 2020:** Interagency Technical Workshops Completed
- **August 2020:** City Council Hearing and Passage of Intro No. 1851
- **October 2020 – January 2021:** (1) Finalize Draft Rule for Interagency Review
(2) Industry & Community Stakeholder Outreach
- **February/March 2021:** Draft Rule and Draft Manual Available for Public Review and Comment through the Citywide Administrative Procedure Act (CAPA) Process

DEP evaluated effects of the rezoning on DEP's infrastructure

CSO Discharge Analyses

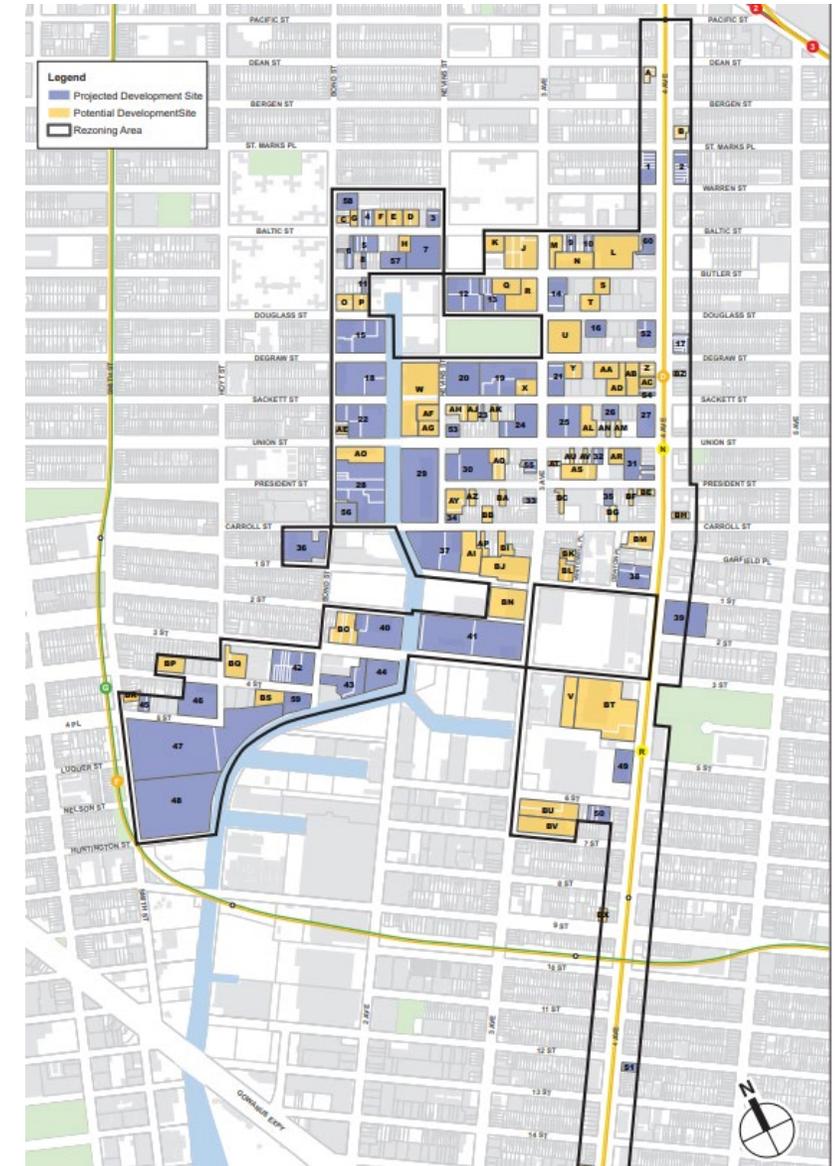
Modeling Assumptions

DEP evaluated the effect of the rezoning on DEP wastewater infrastructure.

- The condition in 2035 without the rezoning (with the Unified Stormwater Rule)
- The condition in 2035 with the rezoning (with the Unified Stormwater Rule)

Unified Stormwater Rule Assumptions

- **Conservatively assumed** all lots connect to combined sewer system in the modeling
- 16% of lots (projected development sites) assumed to trigger new SCP/HCP volume and flow rate requirements (Ch. 31) and volume and infiltration practice requirements (Ch. 19.1)
- 84% of lots (projected development sites) assumed to trigger only SCP/HCP volume and flow rate requirements (Ch. 31)



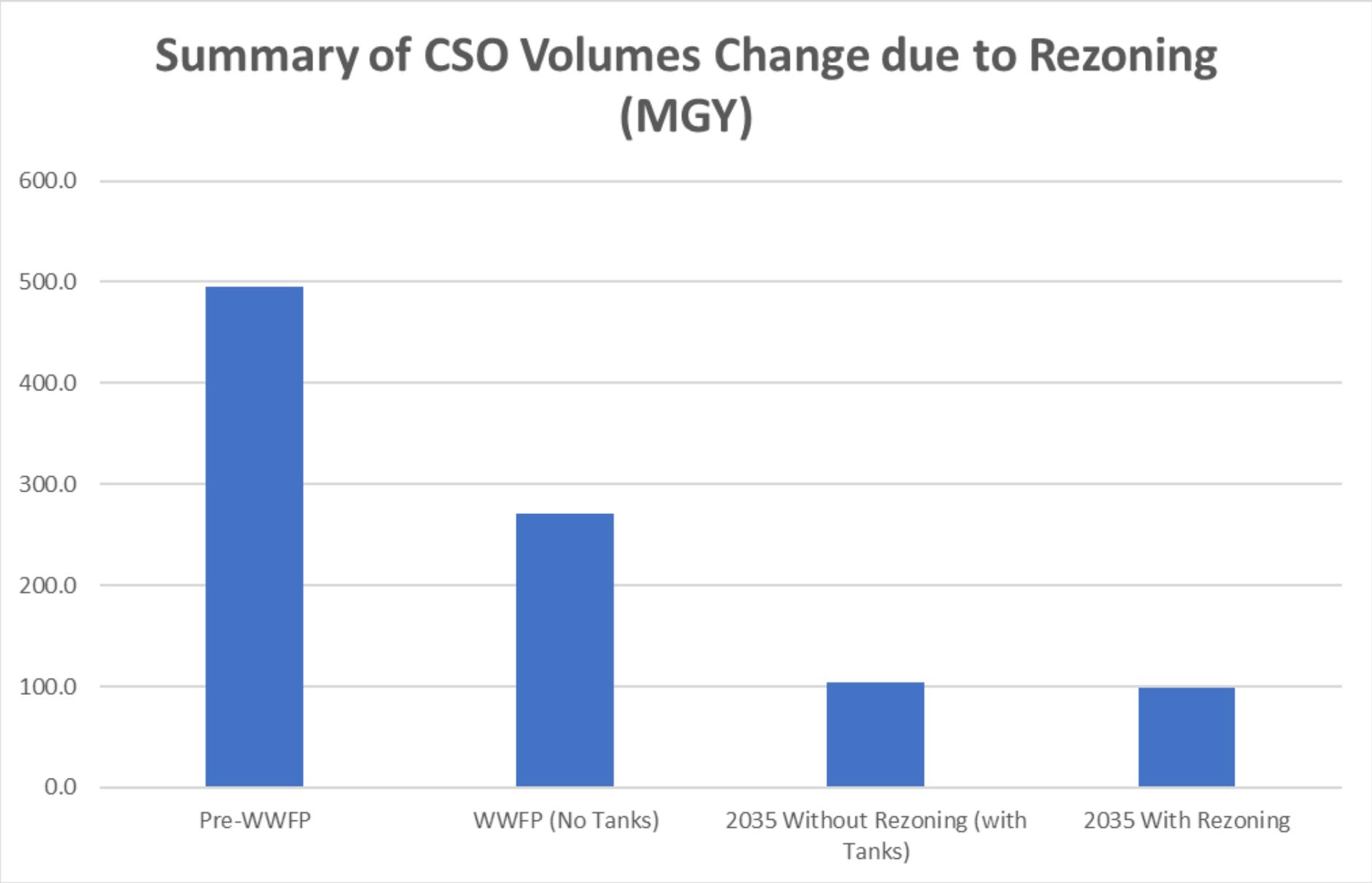
Gowanus Draft Scope of Work (March 2019)

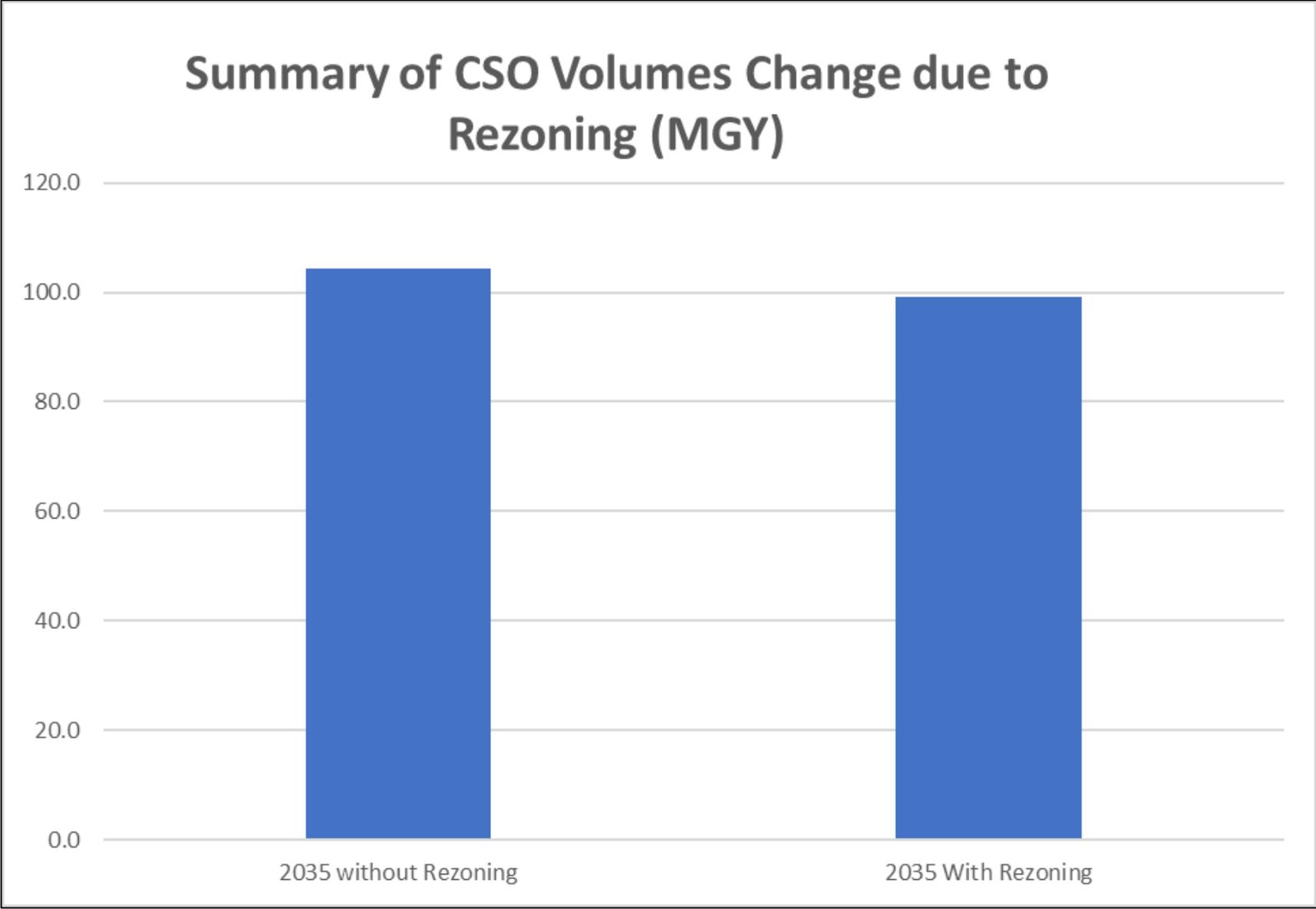
CSO volumes to the Canal decrease - with the Unified Stormwater Rule (USWR) in place, stormwater controls offset the increase in sanitary flow

- Rezoning is anticipated to add approximately 18,000 new residents to the rezoning area on projected development sites, **generating additional sanitary flow of 1.253 Million Gallons per Day (MGD)**.
- Vast majority of this additional flow is conveyed to the Water Resource Recovery Facility (WRRF) for treatment with exception of during wet weather events
- The anticipated USWR is projected to reduce stormwater runoff to more than offset the increase in sanitary flows and result in **approximately 5 MGY CSO reduction to Gowanus Canal**
 - Example: large storm event during typical year (2008) - 1.66" over 5 hours:
 - **Additional sanitary flow during the event - 0.3 MG**
 - **Stormwater runoff reduction due to USWR - 0.9 MG**
 - **Overall net wet weather flow decrease of 0.6 MG**

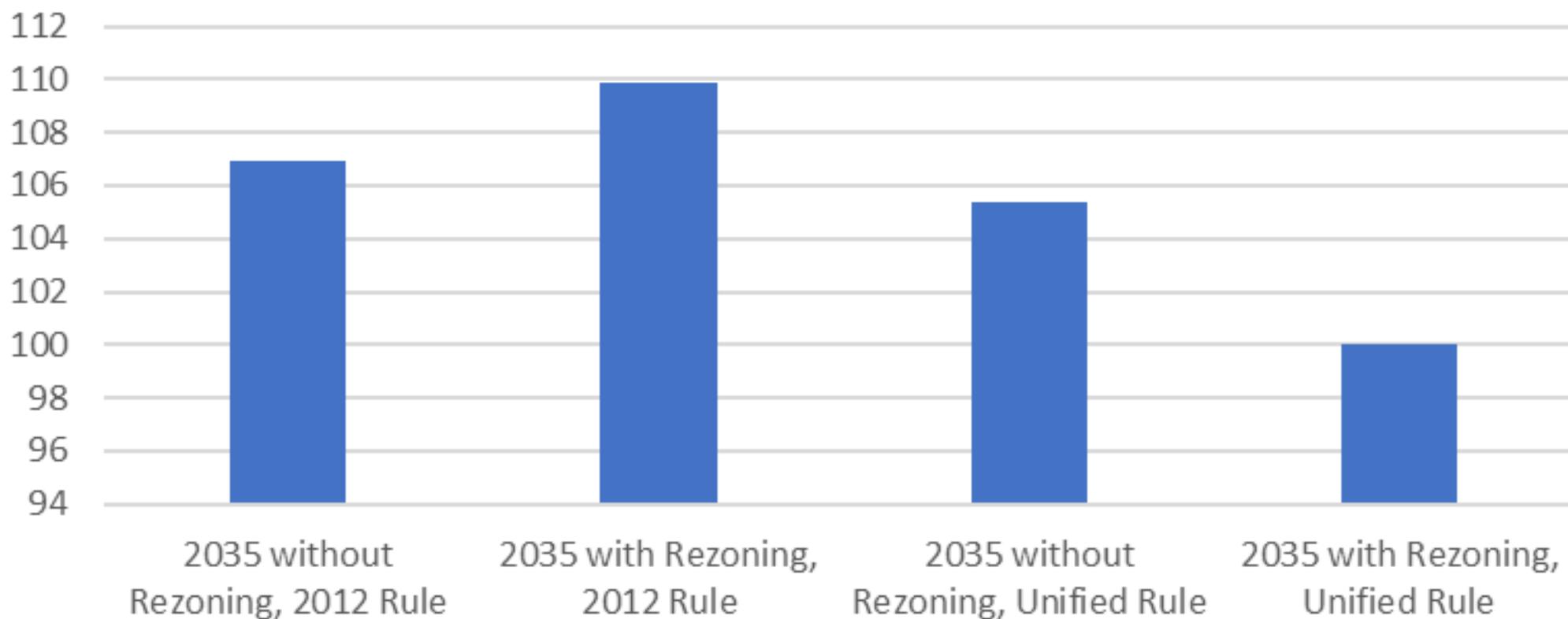
The **rezoning does not affect** the City's ability to meet the requirements of the ROD

Rezoning will result in less street flooding due to development sites' stormwater controls required under Unified Stormwater Rule





Summary of CSO Volumes Change due to Rezoning (MGY)



Schools Tool



Neighborhood Plan

Community and Cultural Resources: Goals & Strategies

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

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



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

June 2018

NYC PLANNING
Department of Housing Preservation & Development

NYC
Landmarks Preservation Commission

NYC
Department of Education

NYC
Environmental Protection

NYC
Small Business Services

NYC Cultural Affairs

NYC
Office of Environmental Remediation

NYC
Climate Policy & Programs

NYC
Emergency Management

NYC Parks

NYC
Housing Authority

NYC
SCA

NEW YORK CITY
DOT

NYC
Human Resources Administration

Background

Schools and Education across rezoning area

- Rezoning area is located across three subdistricts
 - Community School District 15 of Subdistrict 3
 - Community School District 15 of Subdistrict 2
 - Community School District 13 of Subdistrict 1
- Schools capacity analyses typically focus on elementary schools.



Gowanus study area



NYC School District/Subdistrict boundary



Elementary School Zone Boundary



Public School Facility



Pre-K

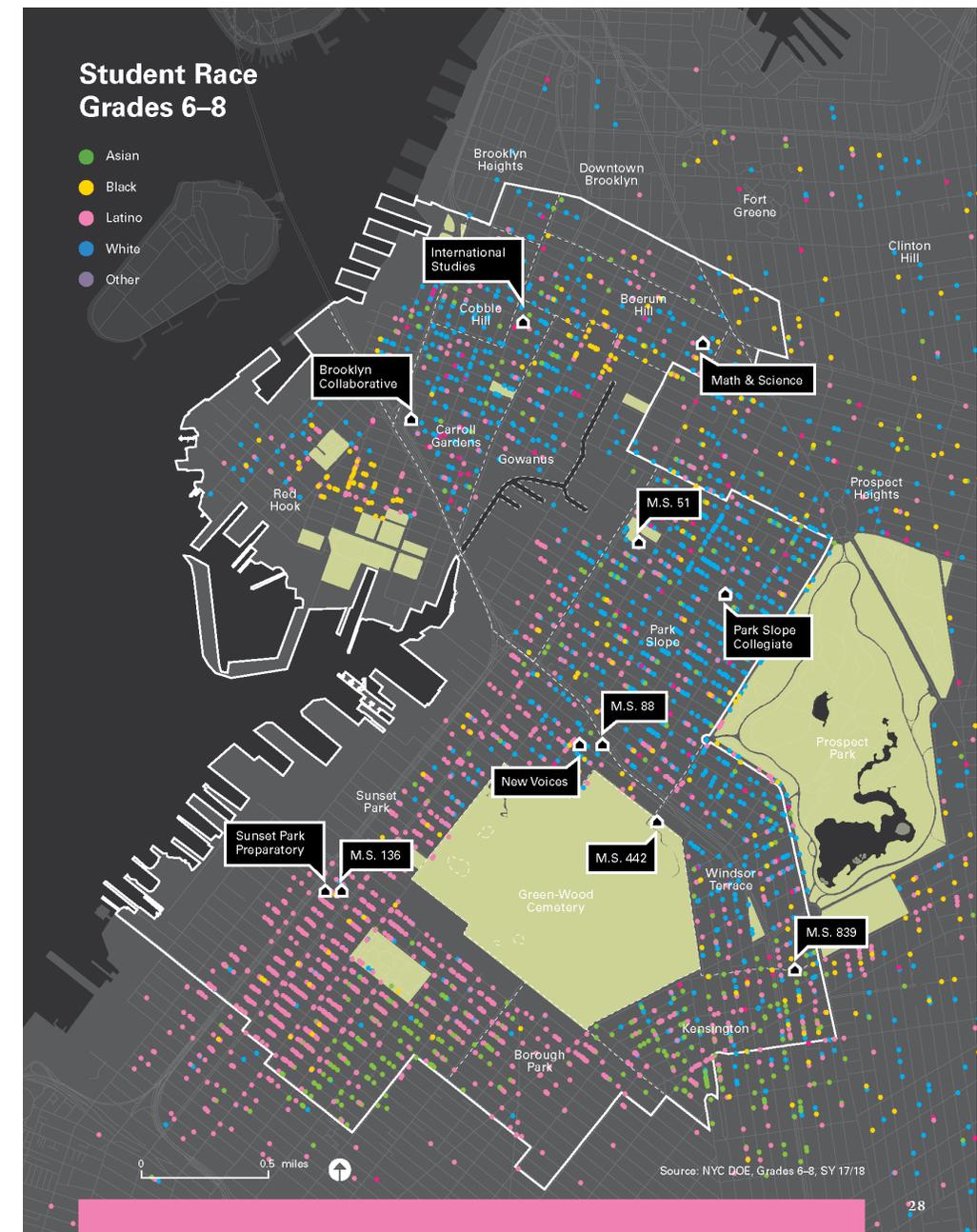


Background

Schools and Education in CB6

District 15 Diversity Plan

- D15 Plan put forward diversity and inclusion recommendations
- Among most socio-economically and racially segregated school districts in the City
- D15 middle school student residential housing data by race reflects patterns of housing segregation in D15
- New schools in Gowanus would be part of the D15 Diversity Plan



Source: D15 Diversity Plan

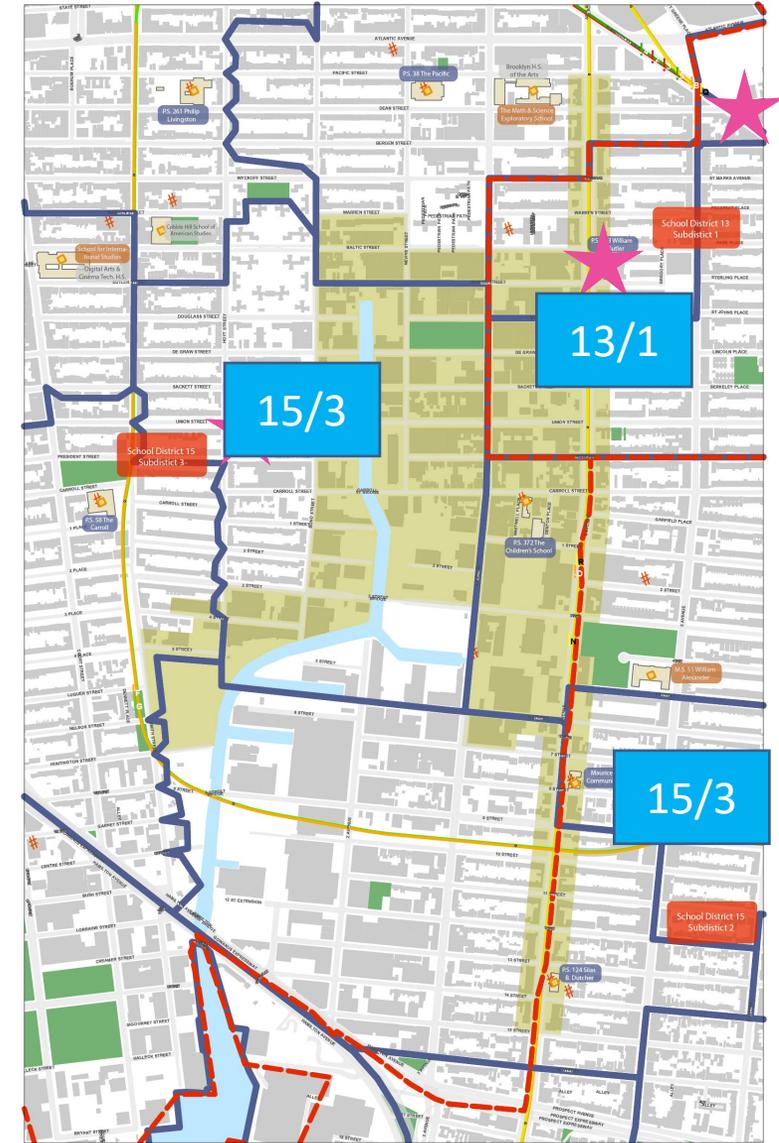
Background

How are schools planned for?

- When conditions require new construction to meet capacity needs the School Construction Authority can add school seats in multiple ways:
 - purchasing property to construct stand-alone schools,
 - leasing and renovating properties,
 - constructing additions to already-existing schools, or
 - working with developers to build schools in mixed-use buildings

Some recent SCA school capacity work in and around the Gowanus rezoning area includes:

- Addition at PS 32 (*school rezoning process underway*)
- IS 653 – new 640 seat school in mixed-use building at 491 Dean Street
- PS 133 – 935 seat new school at 610 Baltic (2013)



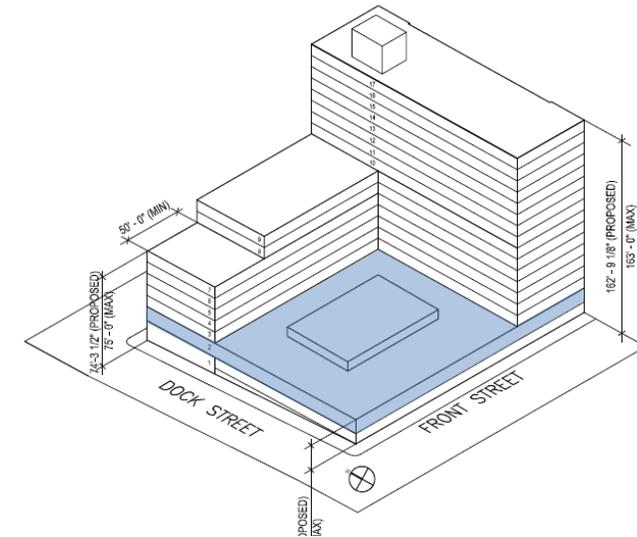
Background

How can the zoning proposal help facilitate new schools?

- When conditions require new construction to meet capacity needs the School Construction Authority can add school seats in multiple ways:
 - purchasing property to construct stand-alone schools,
 - leasing and renovating properties,
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 - **working with developers to build schools in mixed-use buildings**
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Dock Street School



Proposal Overview

Special District: *Incentivizing Schools*

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

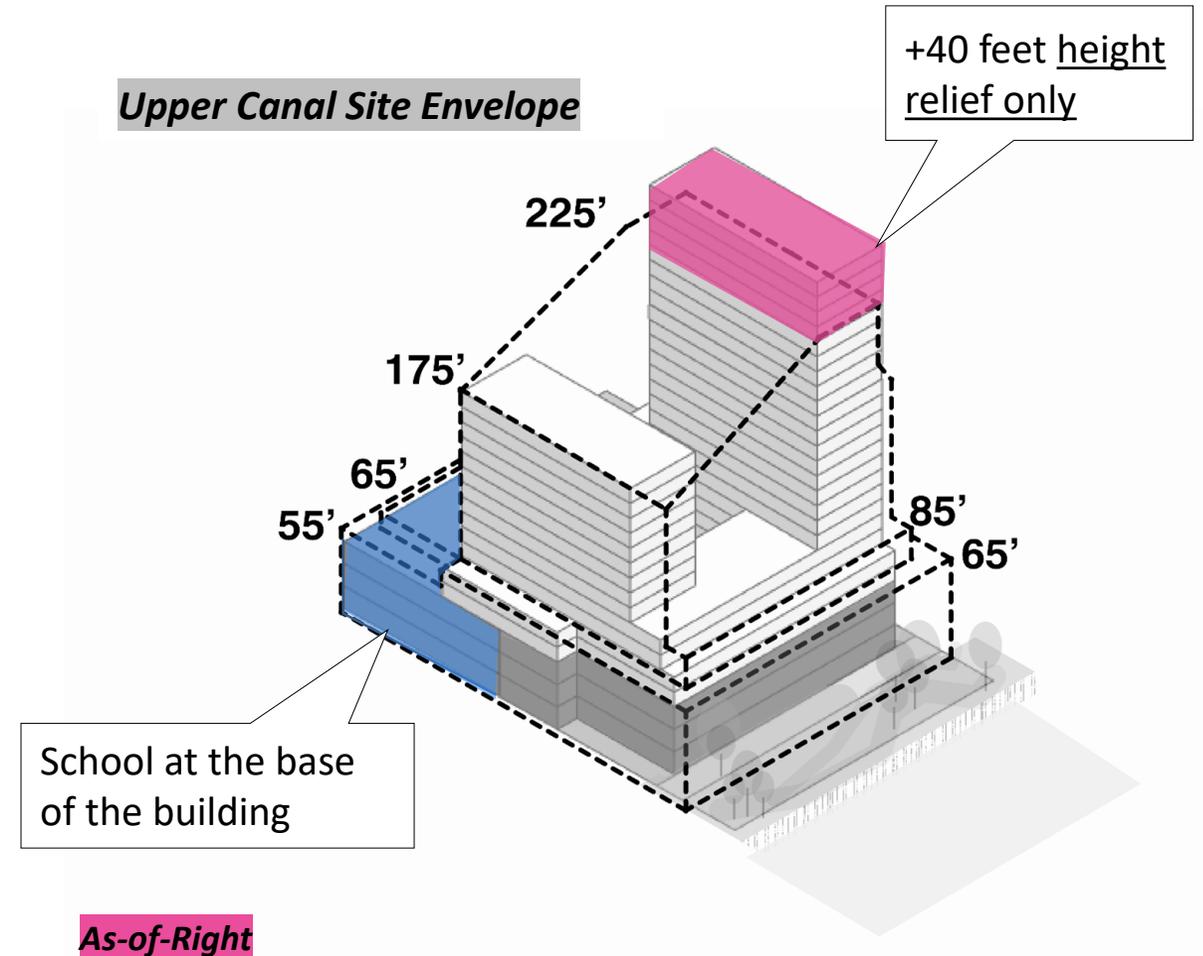
As-of-right within Special District

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

Applicable to Canal Sites only

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

Upper Canal Site Envelope



As-of-Right

(Applicable to Canal Sites: Height relief only)

Proposal Overview

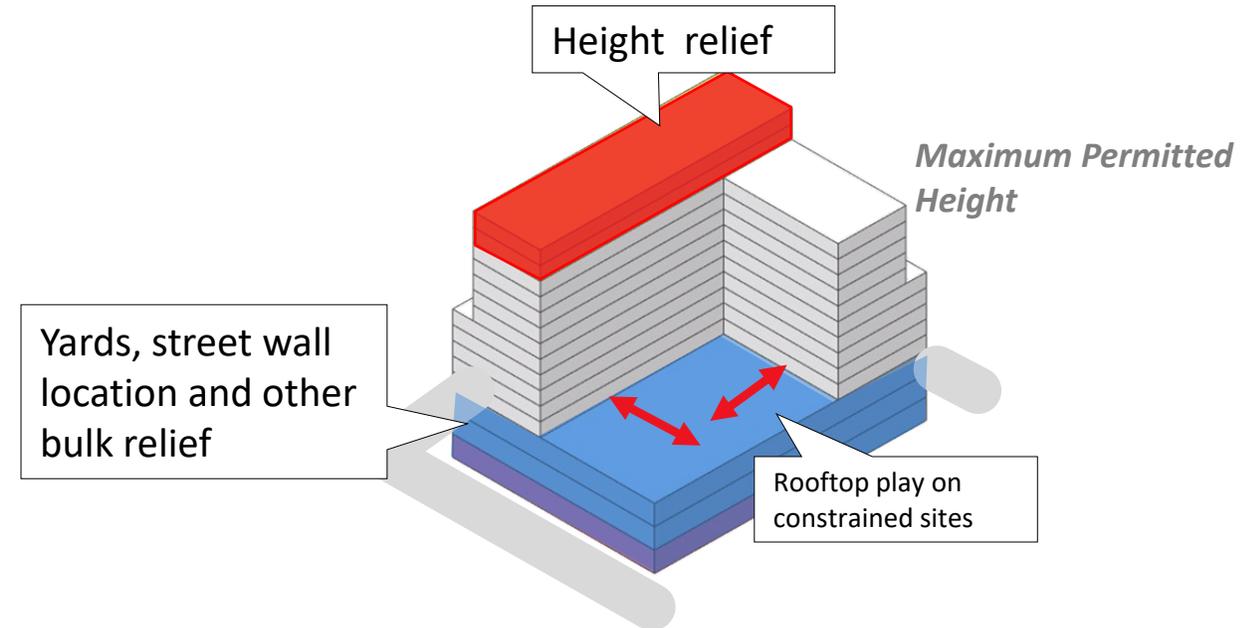
Special District: *Incentivizing Schools*

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

Discretionary City Planning Commission Authorization (Special District-wide)

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

Prototypical Upland Lot



Authorization

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

Transit Bonus



History

A Mixed-Use Community

Fourth Avenue from Baltic Street (1933)



Old Stone House (1946)



History

Construction of the Subway System

Fourth Avenue Line during construction (1909)



Source: NYCSubway.org

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

Culver Line structure during construction (1917)



Source: Wikipedia

Fourth Avenue -9th Street (1931)



Source: Building the Independent Subway

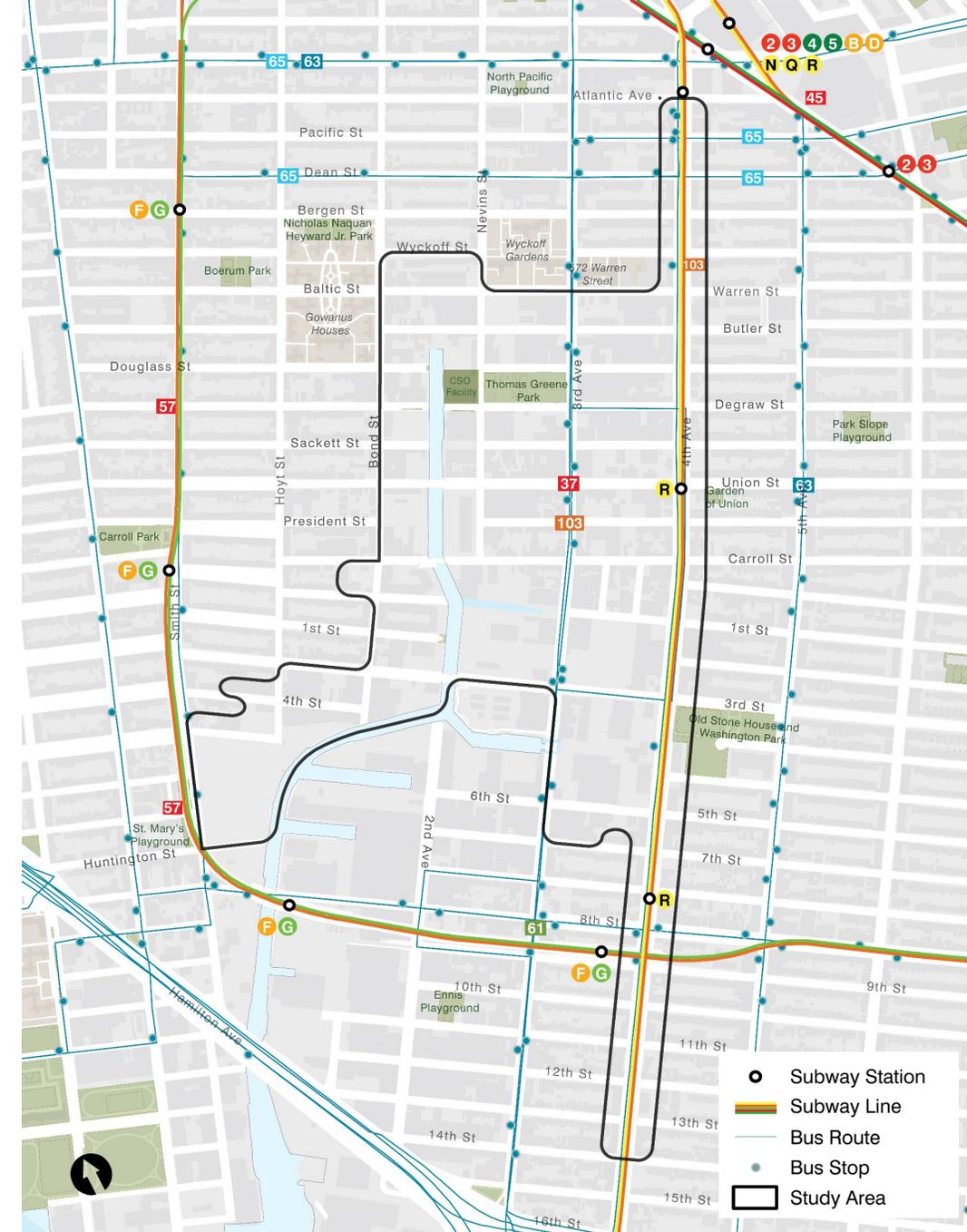
Background

Transit Accessibility

Well-served by public transit

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



Neighborhood Plan

Transportation

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

- Improve access to public transit



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

June 2018

NYC PLANNING
Landmarks Preservation Commission
Environmental Protection
NYC Cultural Affairs
NYC Emergency Management
NYC Parks
NEW YORK CITY
DOT
NYC Department of Housing Preservation & Development
NYC Department of Education
NYC Small Business Services
NYC Office of Environmental Remediation
NYC Climate Policy & Programs
HOUSING AUTHORITY
SCA
NYC Human Resources Administration

Zoning Proposal

Fourth Avenue

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

Proposed Zoning: C4-4D/R9A*

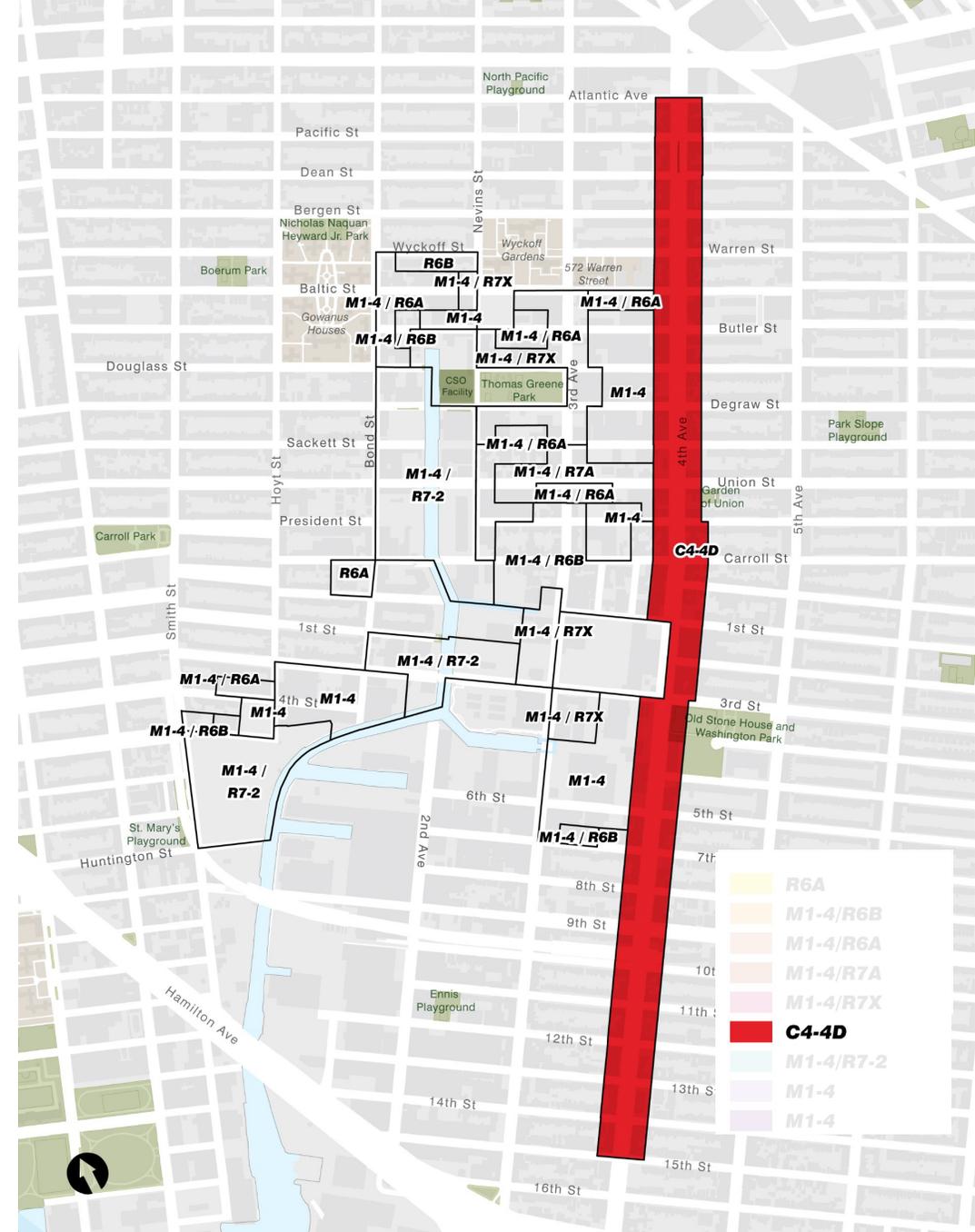
Goals:

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

Context:

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

*as modified by the Special Gowanus District (GSD)

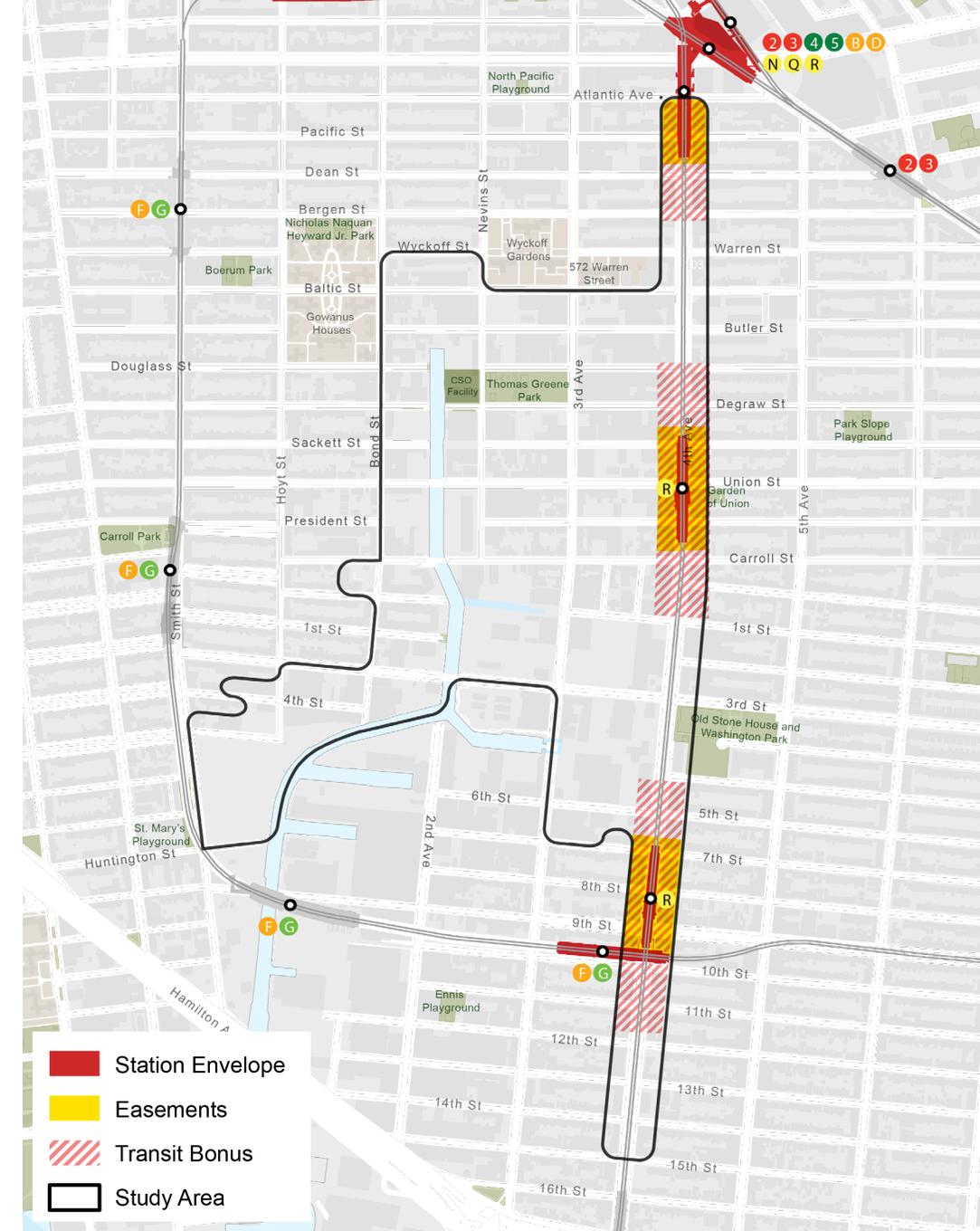


Proposal Overview

Special District: *Transit Improvements*

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

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



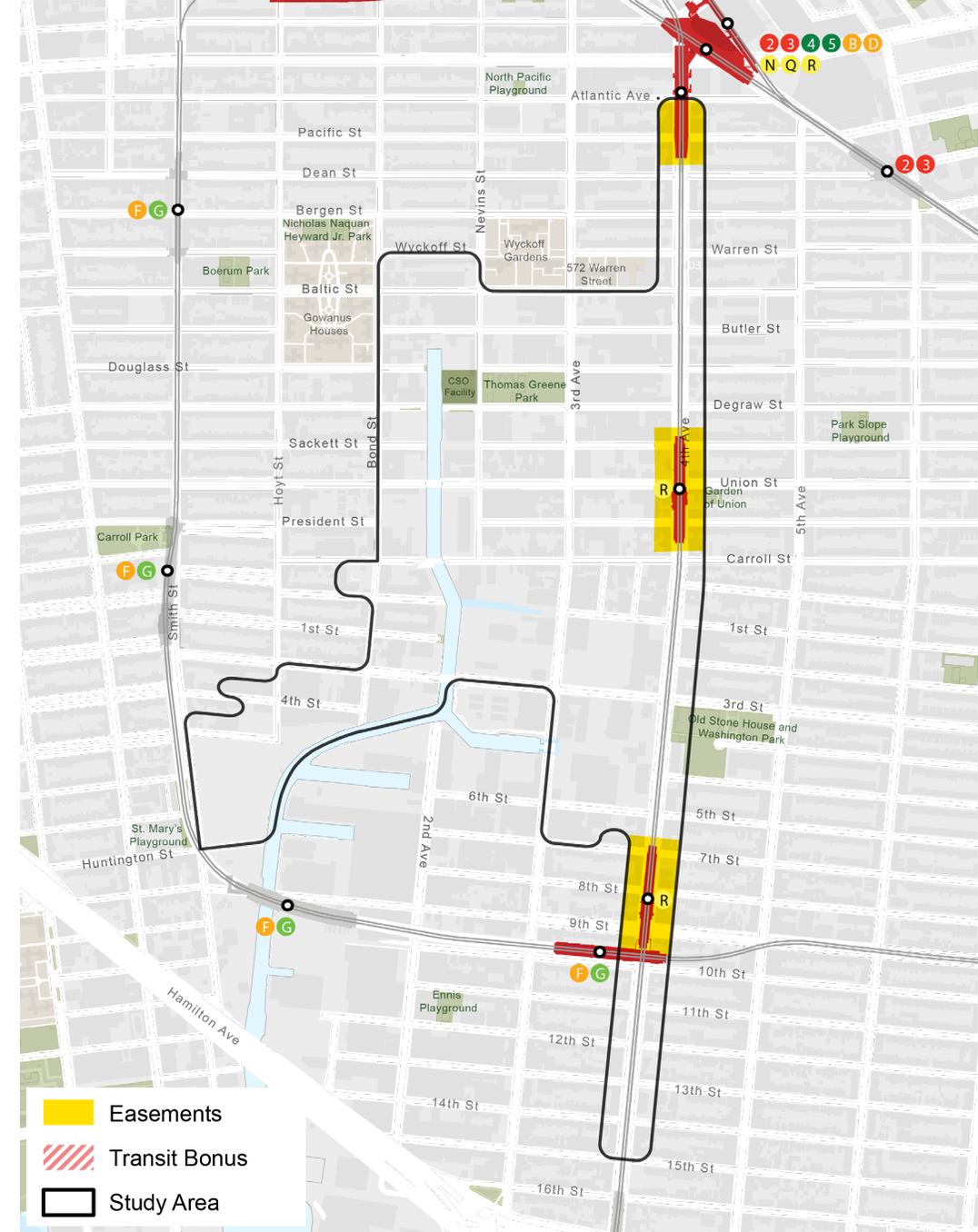
Proposal Overview

Special District: *Transit Easement Requirements*

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

- **Transit Easement Zones**

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



Proposal Overview

Special District: *Transit Improvements*

What does this look like in practice?

- Proposed Development includes MTA easement
- Future improvement has planned, **dedicated space**
- Legally enforceable instrument – runs with the land



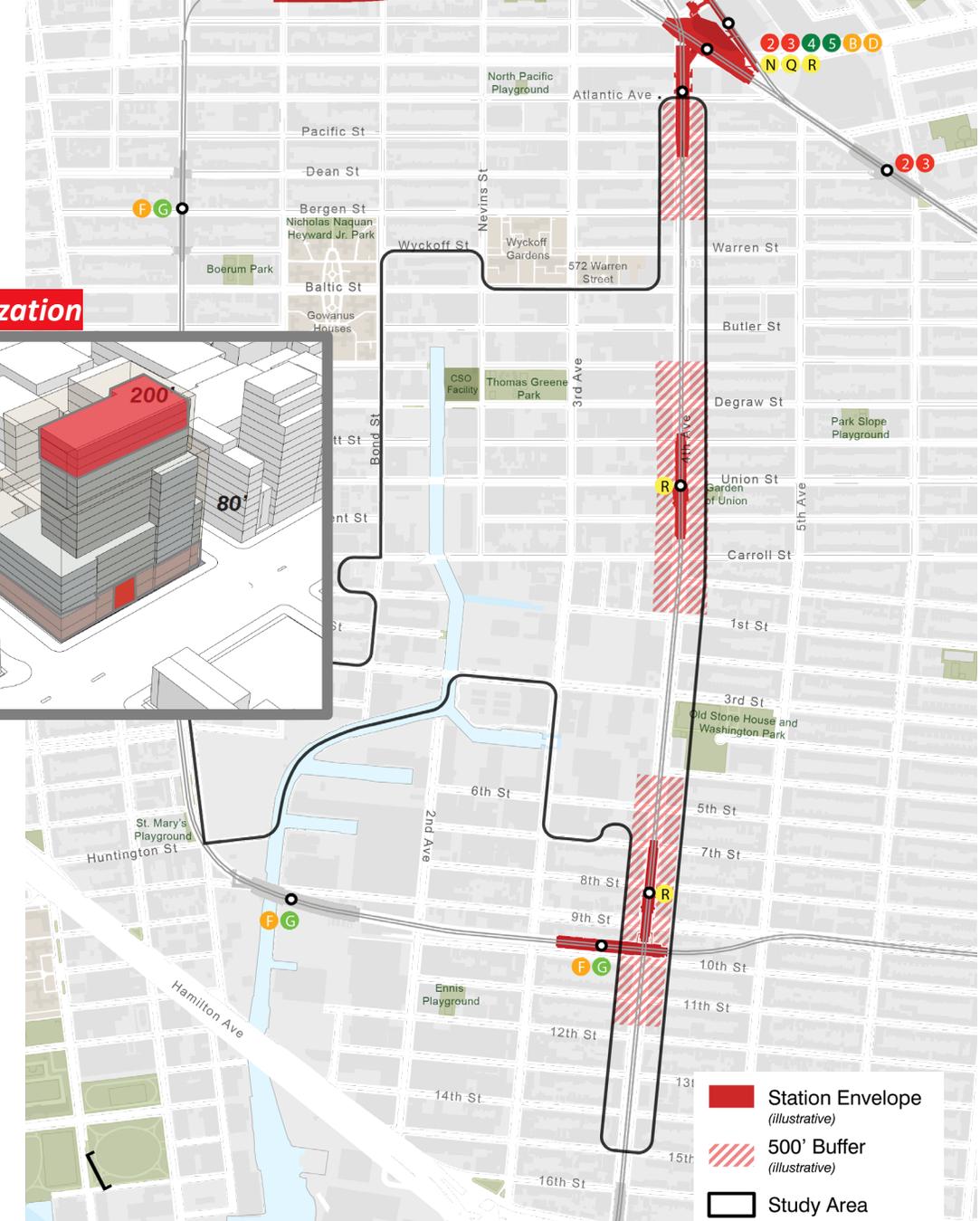
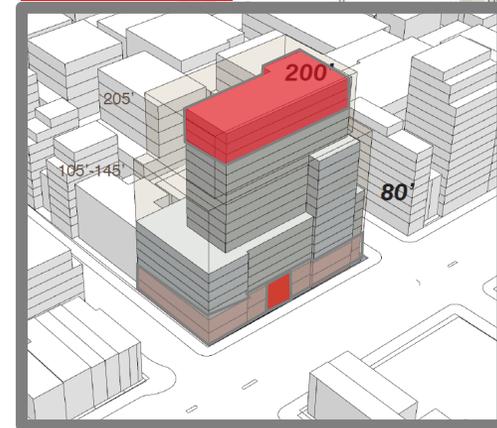
Proposal Overview

Special District: *Transit Bonus for Improvements*

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

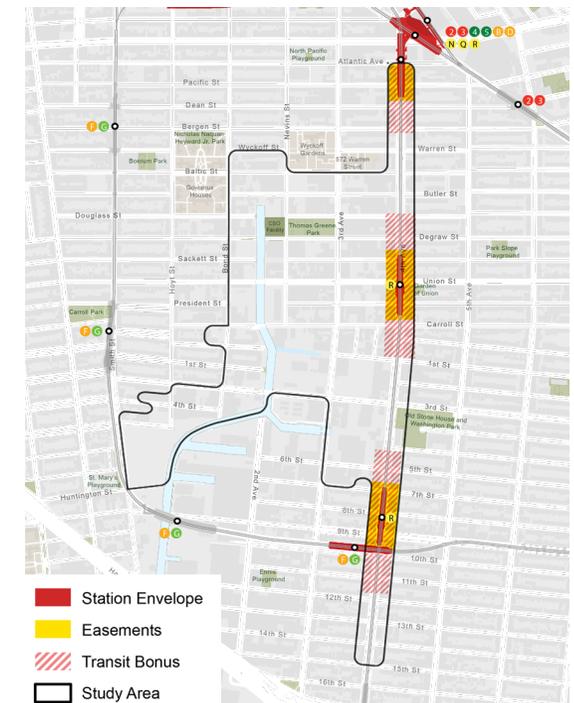
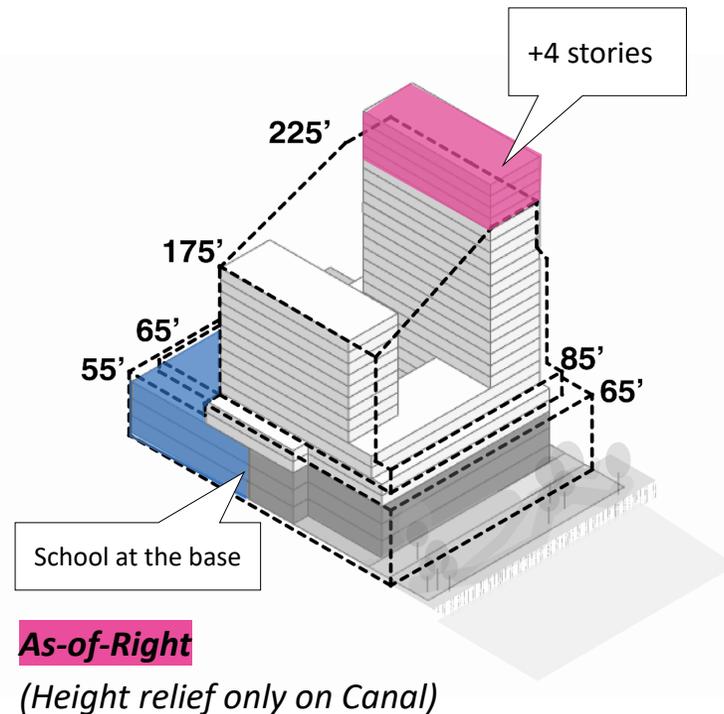
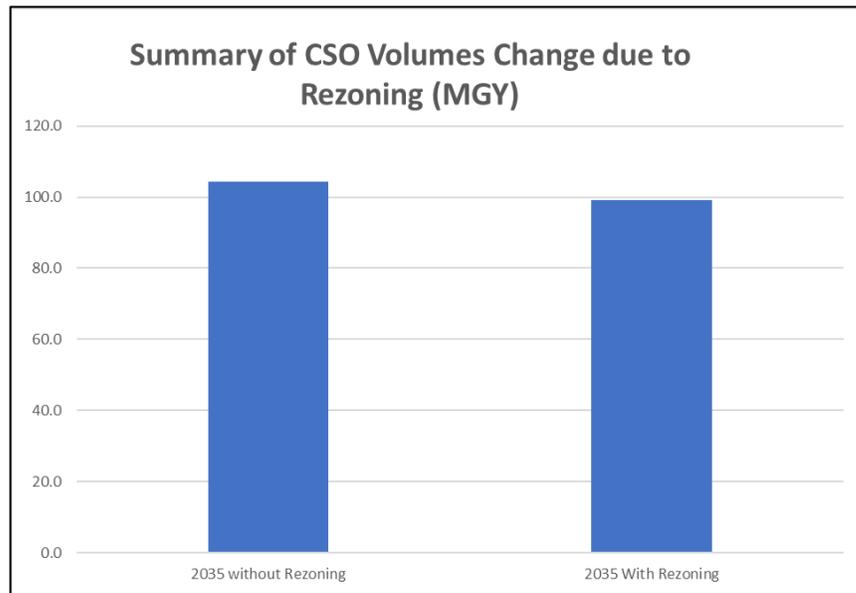
- **Transit Bonus City Planning Commission Authorization**
 - 4th Avenue
 - Allows CPC to:
 - Increase density & height **up to 20 percent**
 - Height up to 3 stories
 - Applicable **within 500 feet** of a subway station
 - Off-site improvements permitted
 - Referral of application to Community Board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

Authorization



Recap

- **CSO volumes** to the Canal **decrease**
- **Schools incentivized** in new mixed-use buildings (discretionary actions for additional flexibility needs)
- **Require** transit **easements** and **incentivize** transit **improvements** along 4th Avenue



Next Steps

Gowanus Rezoning Certification

January

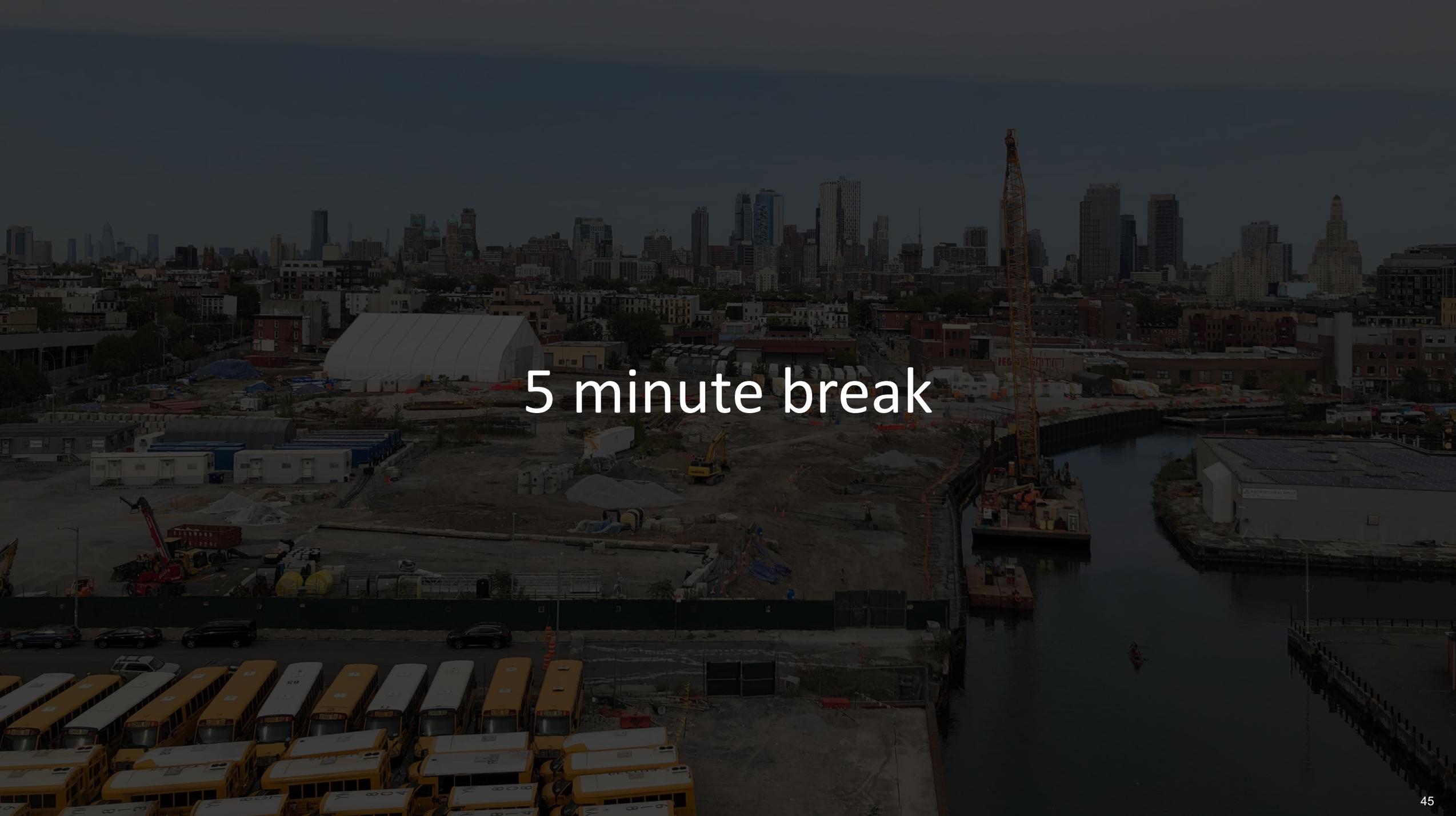
In January 2021, the Department of City Planning expects to present the Gowanus Neighborhood Plan at a meeting of the City Planning Commission and certify that the application for the Plan is complete and ready for public review

MIH and Affordable Housing

TBD

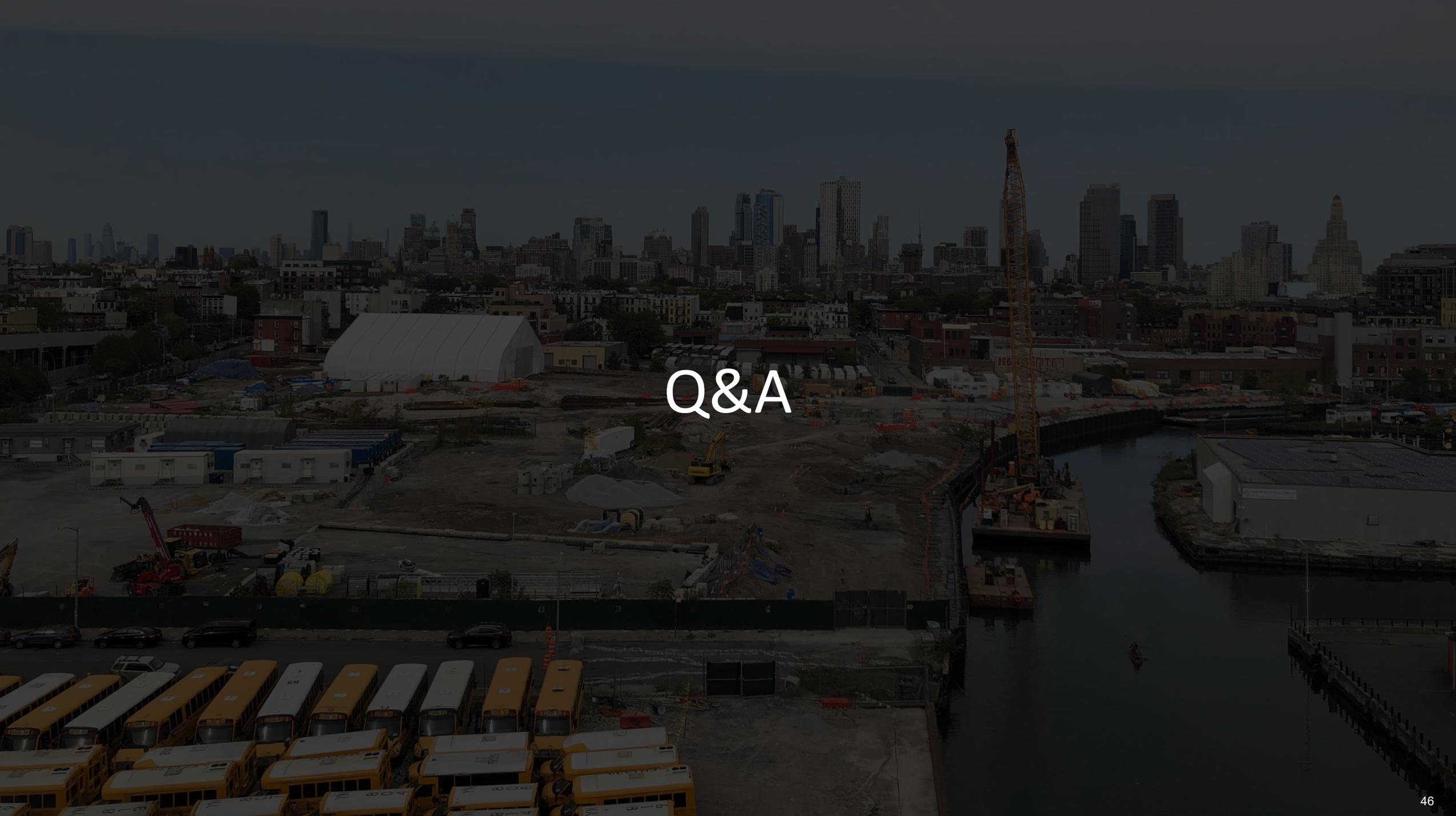
In May 2019, HPD presented and answered questions on MIH and Affordable Housing. HPD will present information and a primer on Mandatory Inclusionary Housing and Affordability in Community Board 6.





5 minute break

Q&A



Q&A Session Format

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