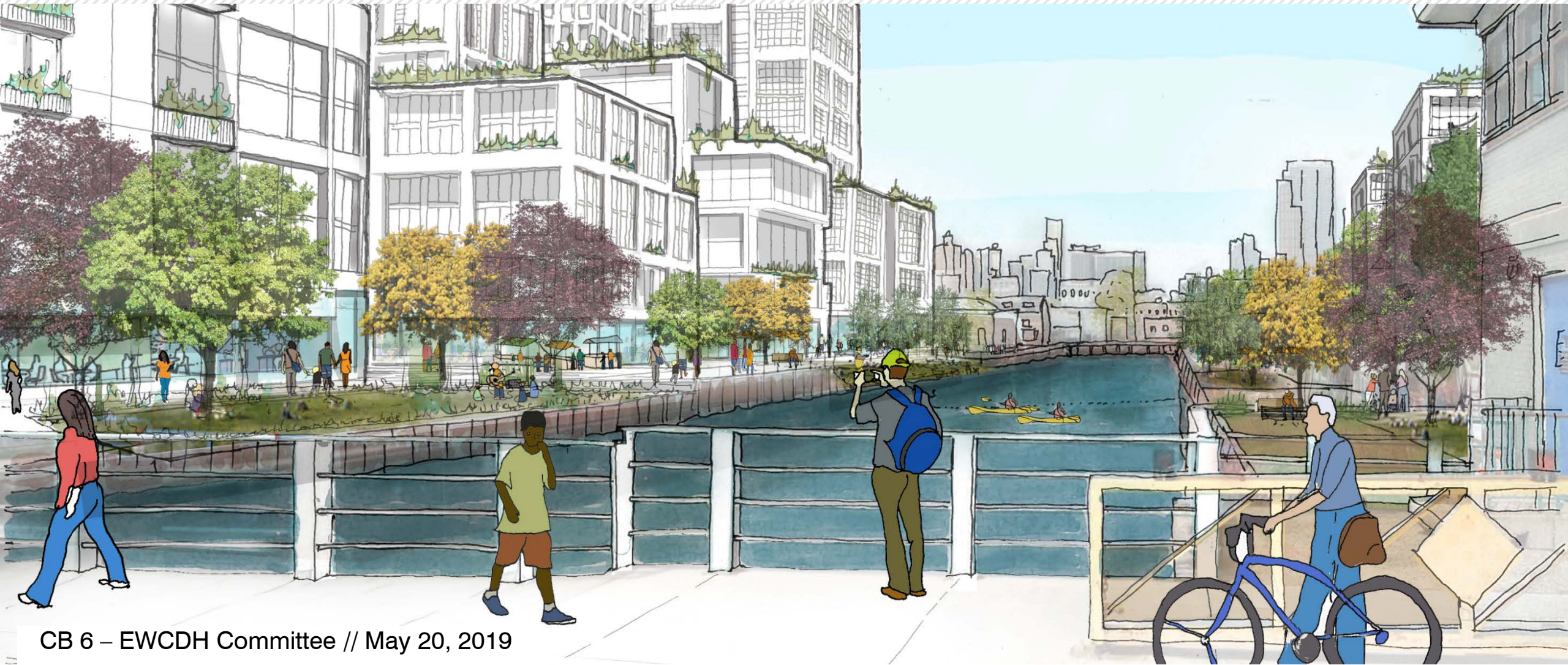


# Gowanus Neighborhood Planning Study

## Draft Zoning Proposal



CB 6 – EWCDH Committee // May 20, 2019





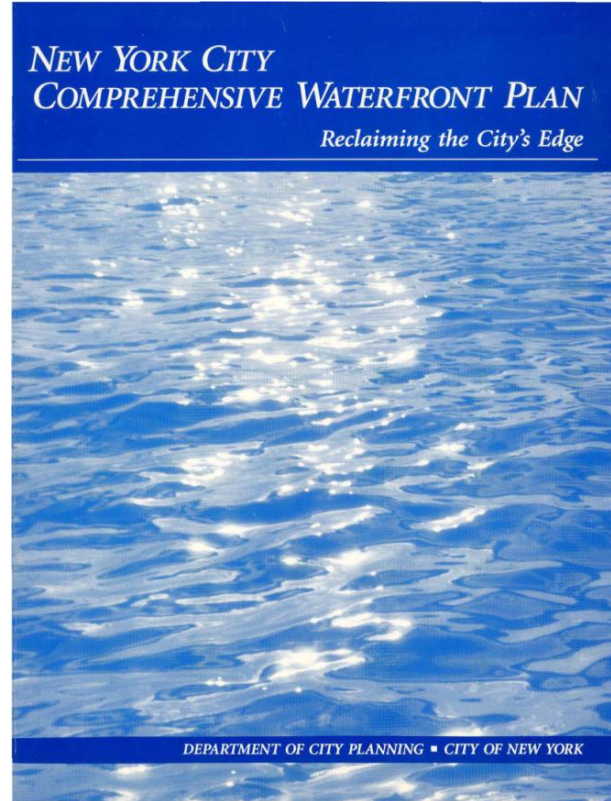
**Proposed Zoning // Waterfront Access Plan**



# Waterfront Zoning Goals

**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



# Waterfront Zoning

## Applicability

What types of development would require waterfront access

## Bulk Controls

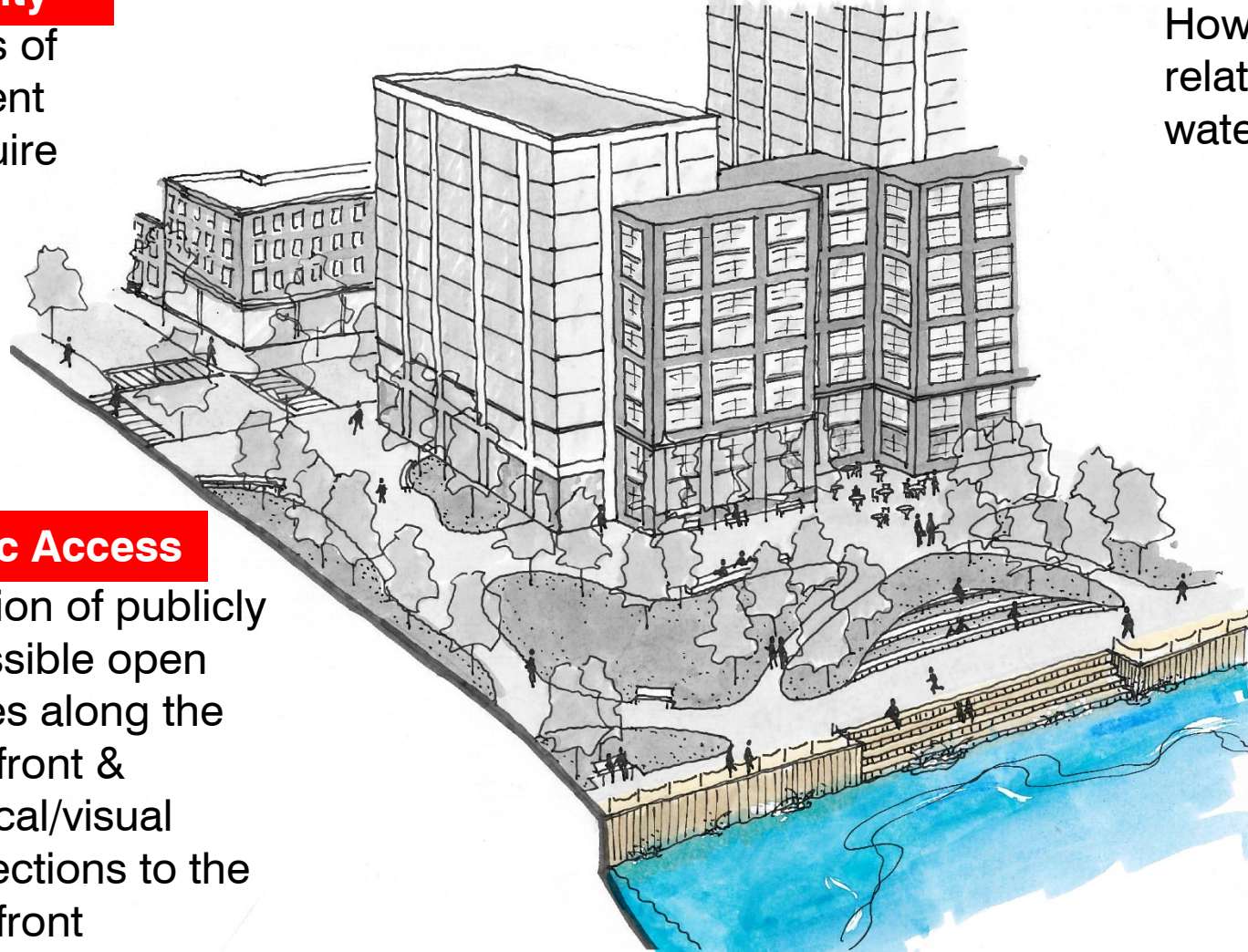
How buildings relate to the waterfront

## 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 Zoning

## Applicability

What types of development would require waterfront access

## Bulk Controls

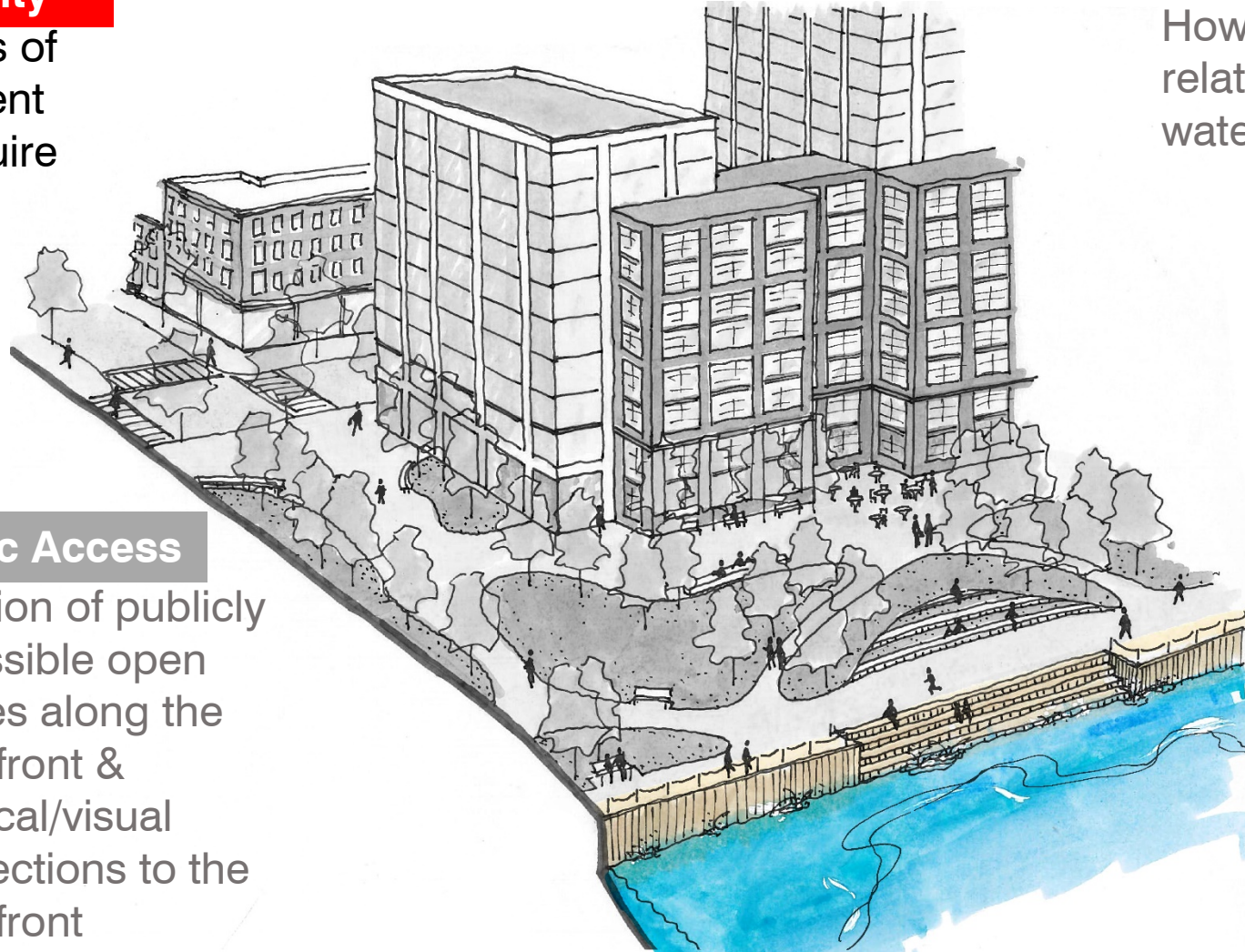
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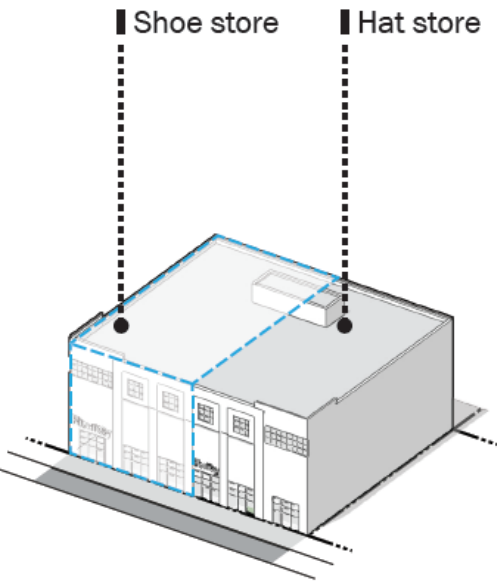
Creation of publicly accessible open spaces along the waterfront & physical/visual connections to the waterfront



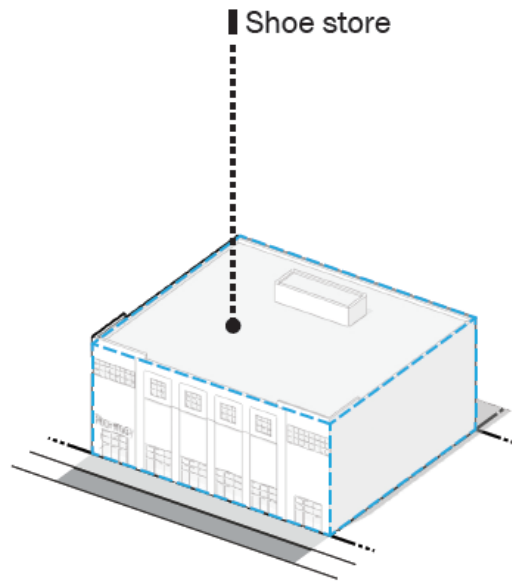


# When/Where does Waterfront Zoning Apply?

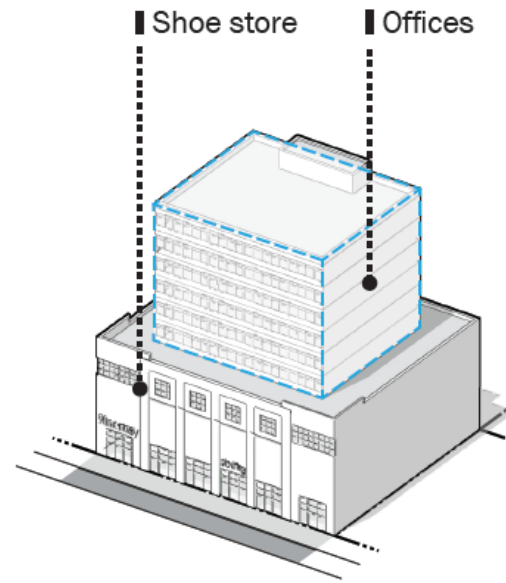
A “**development**” includes: new buildings, *enlargements*; *extensions*; any *change of use*; or alterations that increase *height* or *coverage* of an existing building.



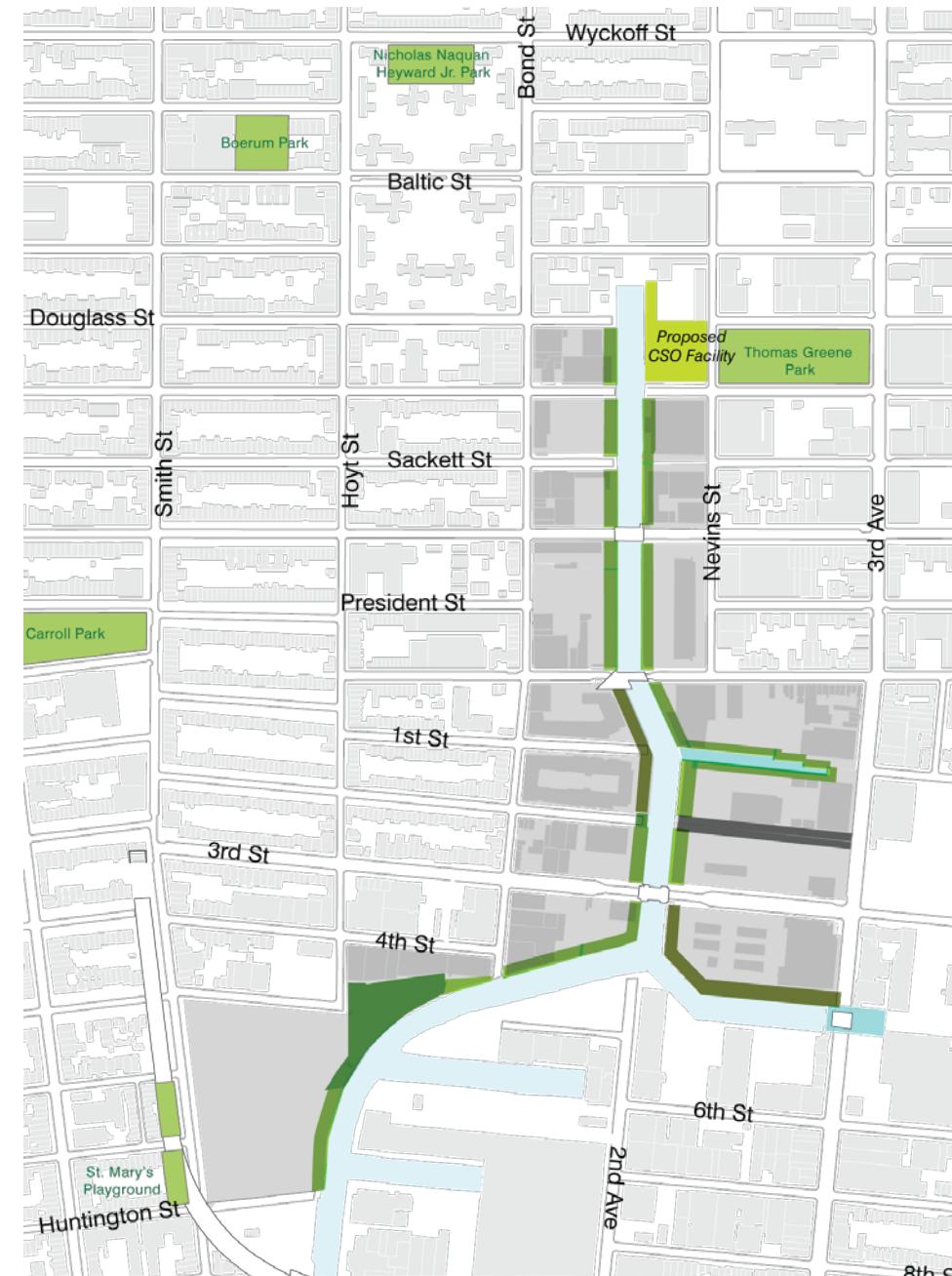
Existing building



Use extension



Building enlargement

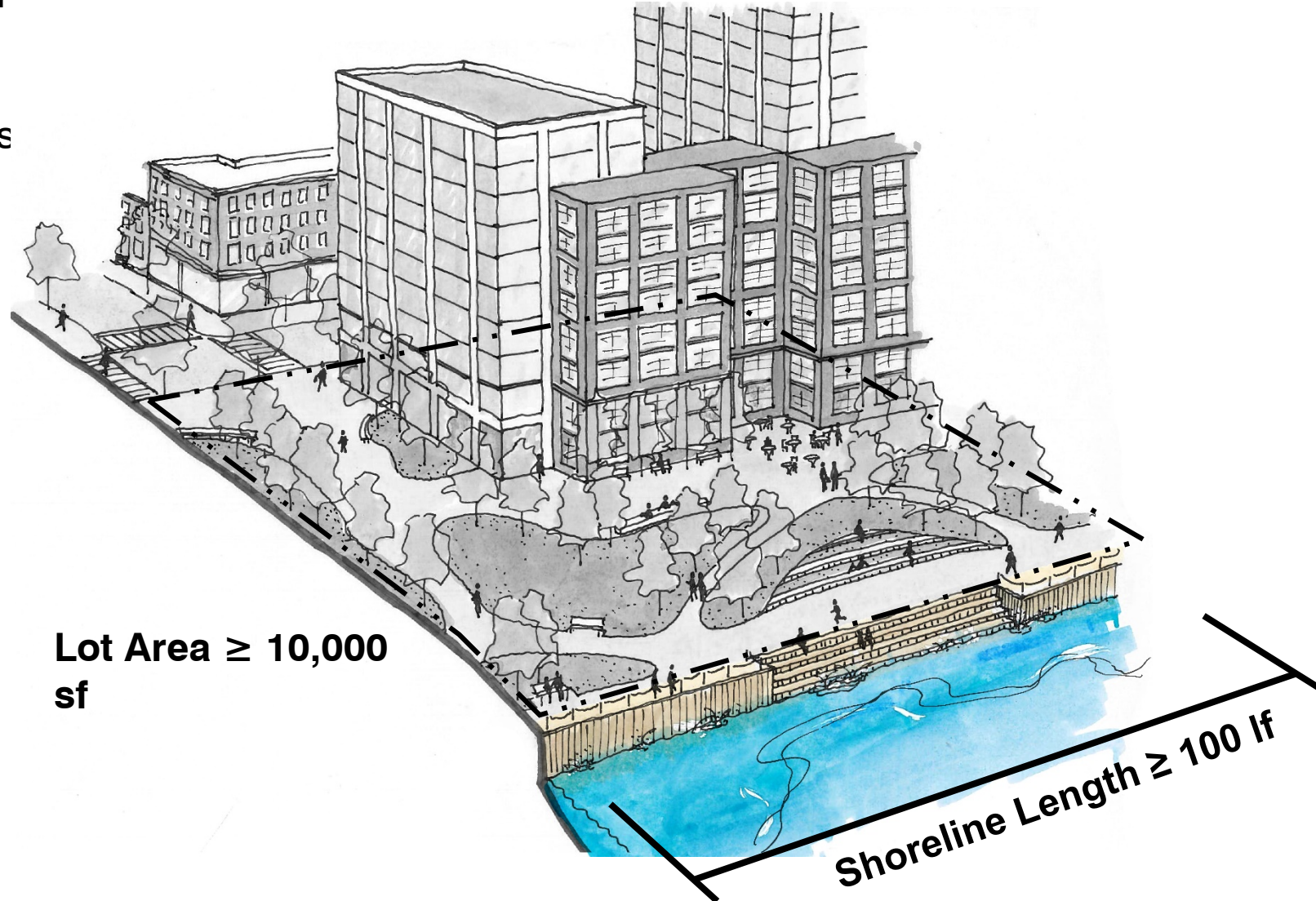




# Waterfront Zoning Applicability

## Public Access is required when:

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





# Waterfront Zoning

## Applicability

What types of development would require waterfront access

## Bulk Controls

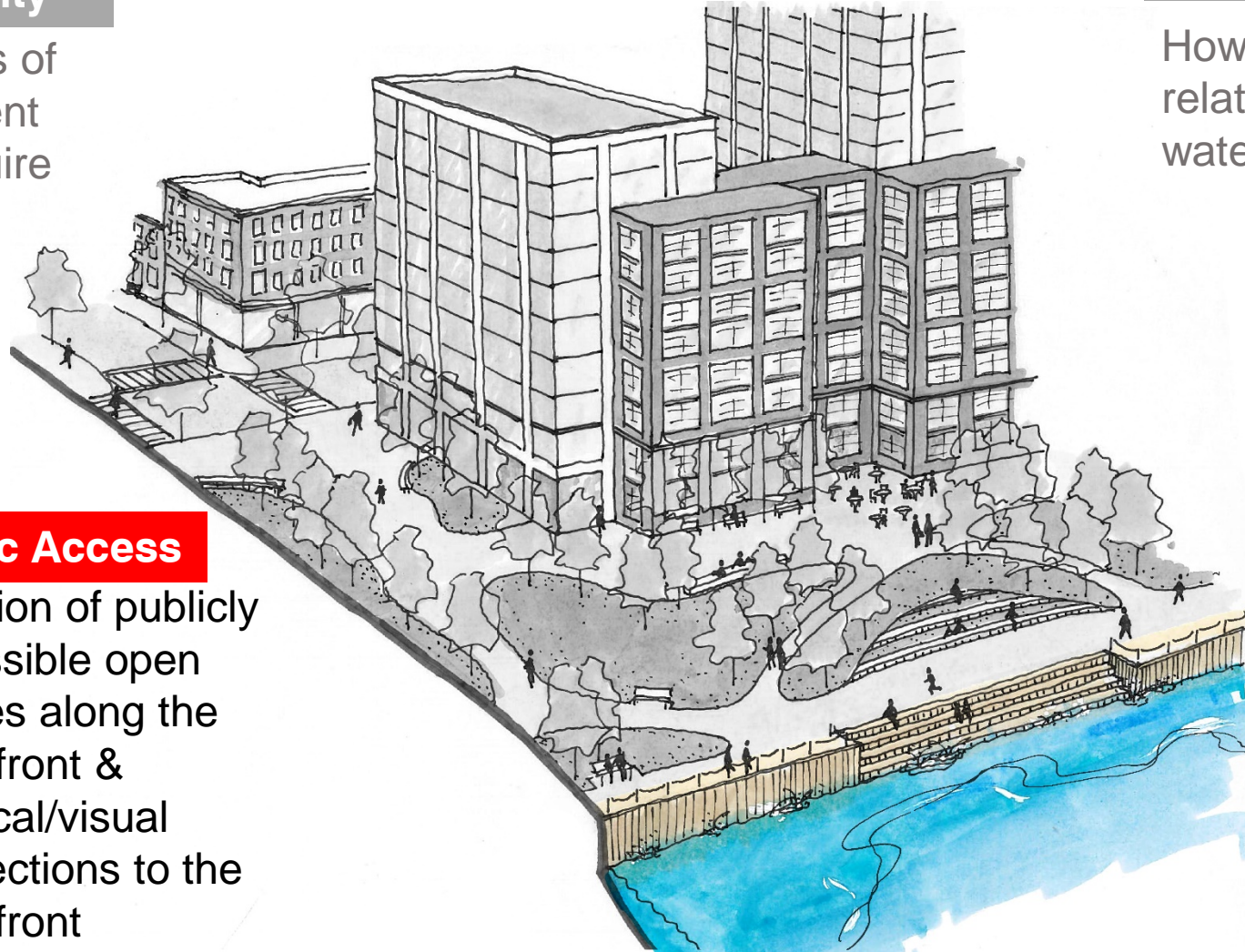
How buildings relate to the waterfront

## Design Requirements & Standards

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

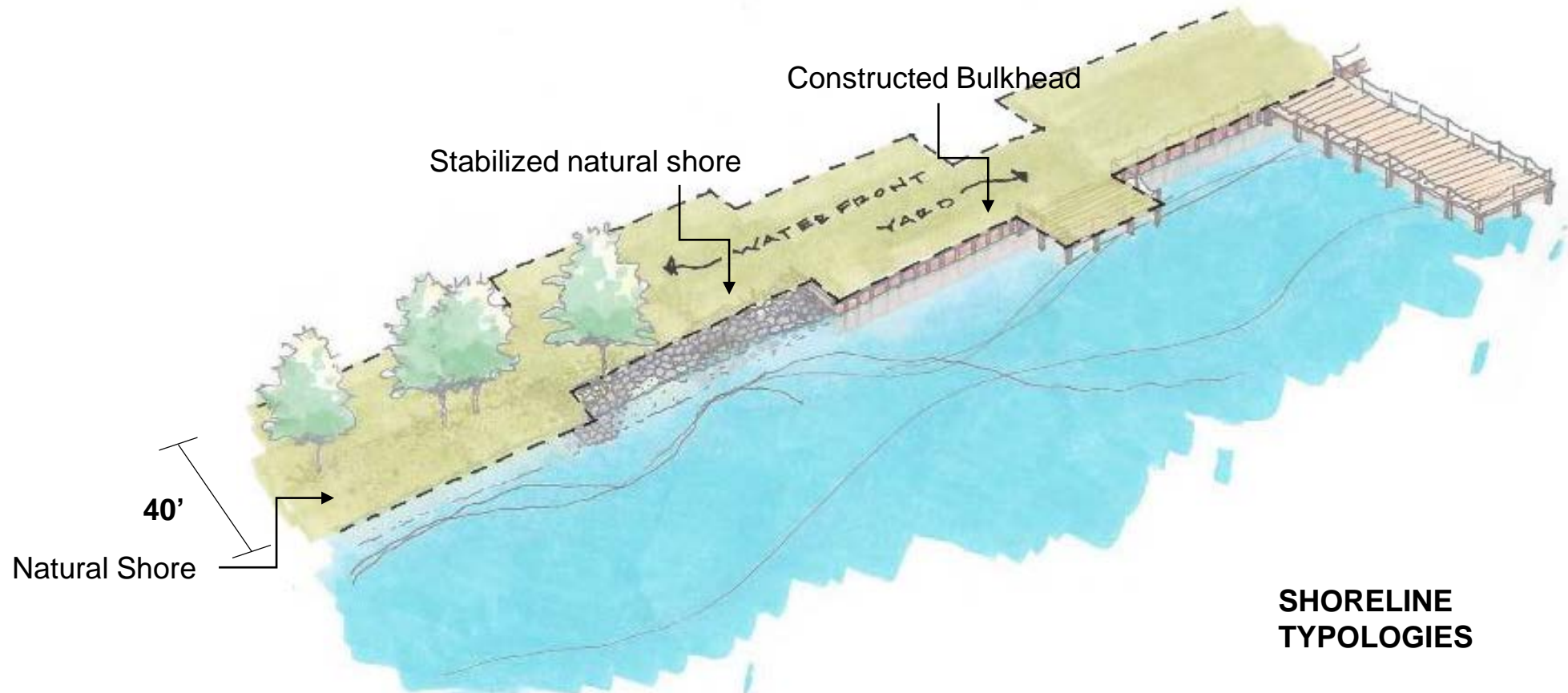




# Waterfront Public Access Area Components

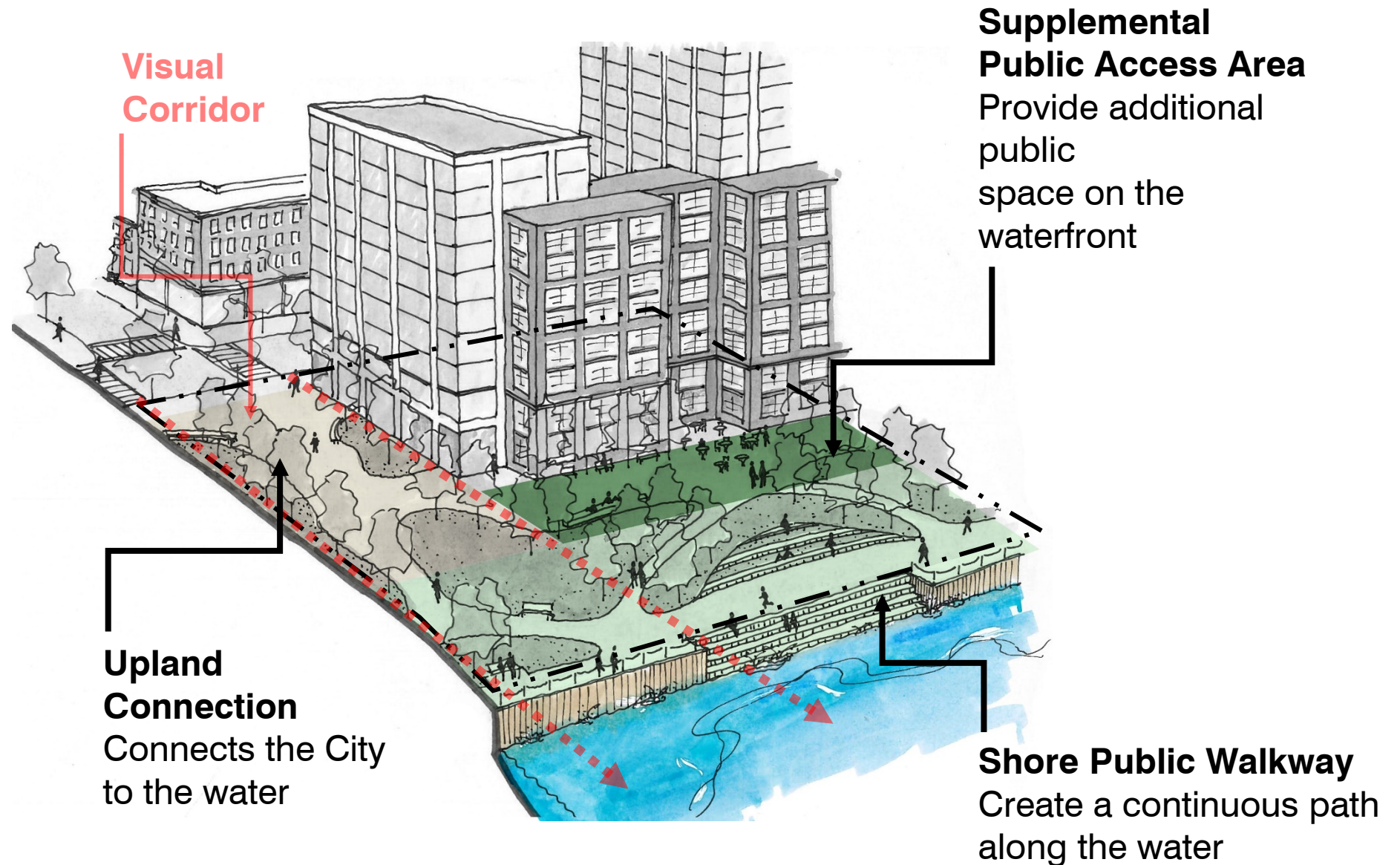
Waterfront zoning lots must provide **waterfront yards**

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





# Waterfront Public Access Area Components

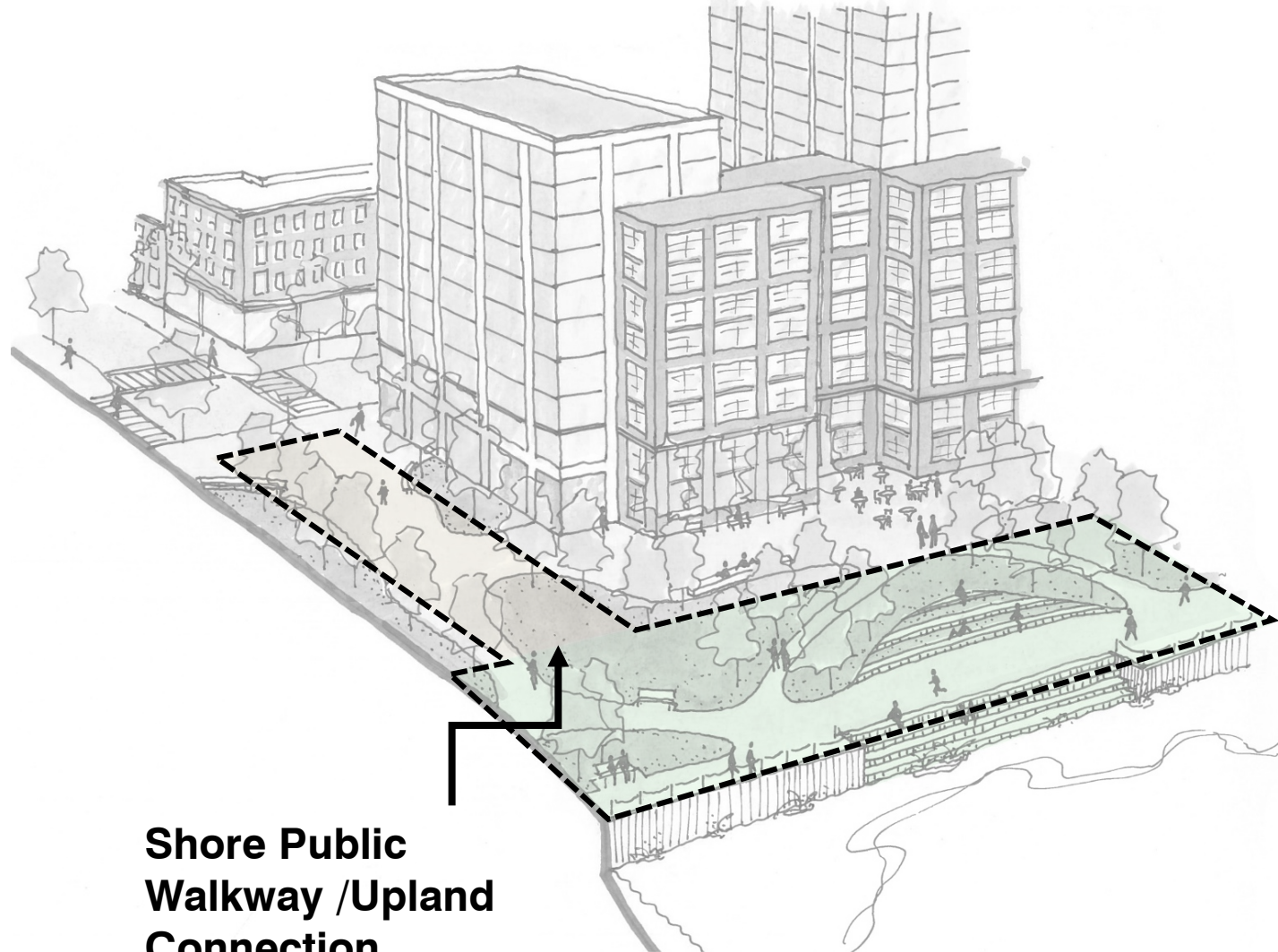




# Waterfront Public Access Area Components

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.



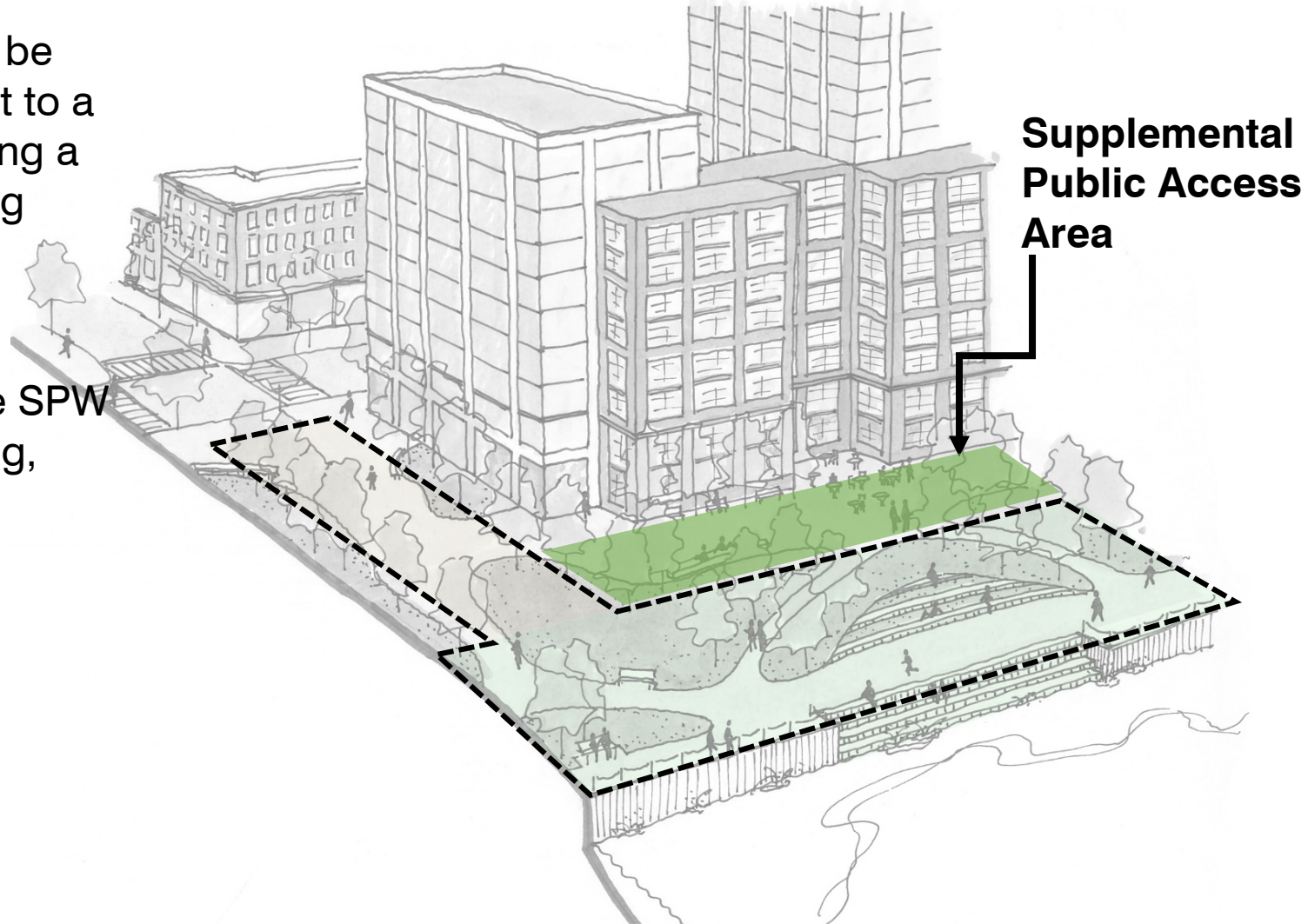
**Shore Public  
Walkway /Upland  
Connection**



# Waterfront Public Access Area Components

## 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.)





# Waterfront Zoning

## Applicability

What types of development would require waterfront access

## Bulk Controls

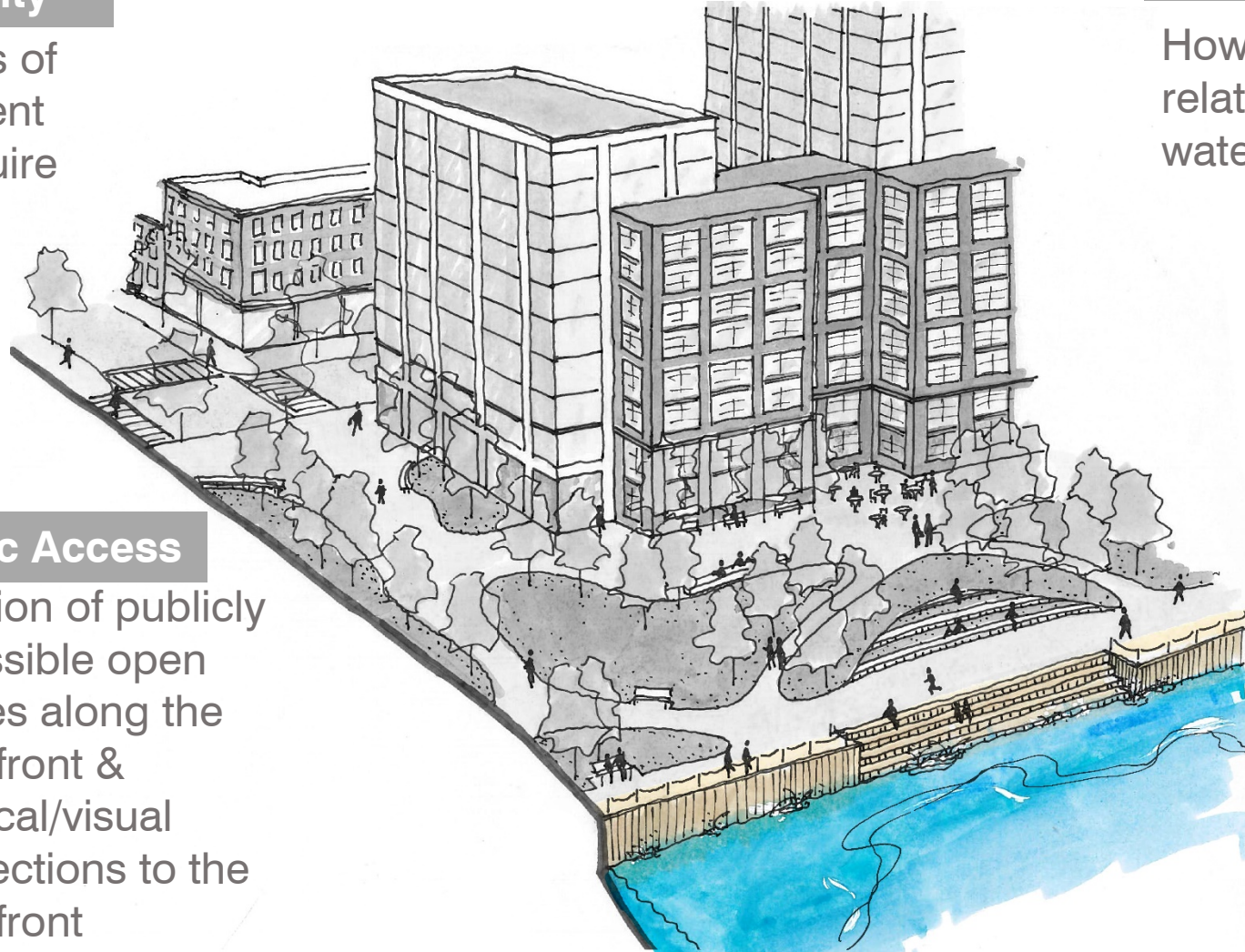
How buildings relate to the waterfront

## 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





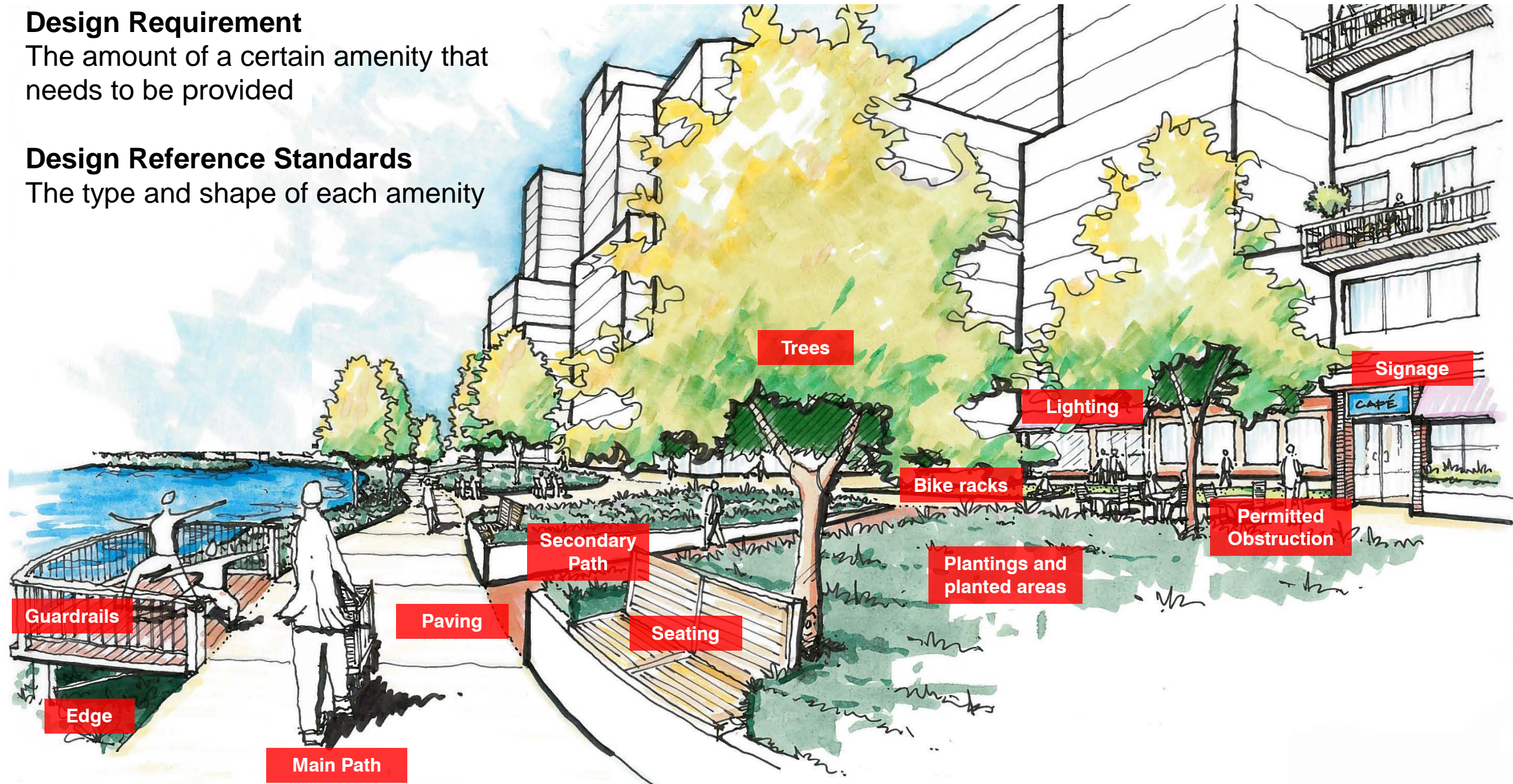
# Waterfront Public Access Design Requirements

## Design Requirement

The amount of a certain amenity that needs to be provided

## Design Reference Standards

The type and shape of each amenity





# Waterfront Zoning

## Applicability

What types of development would require waterfront access

## Public Access

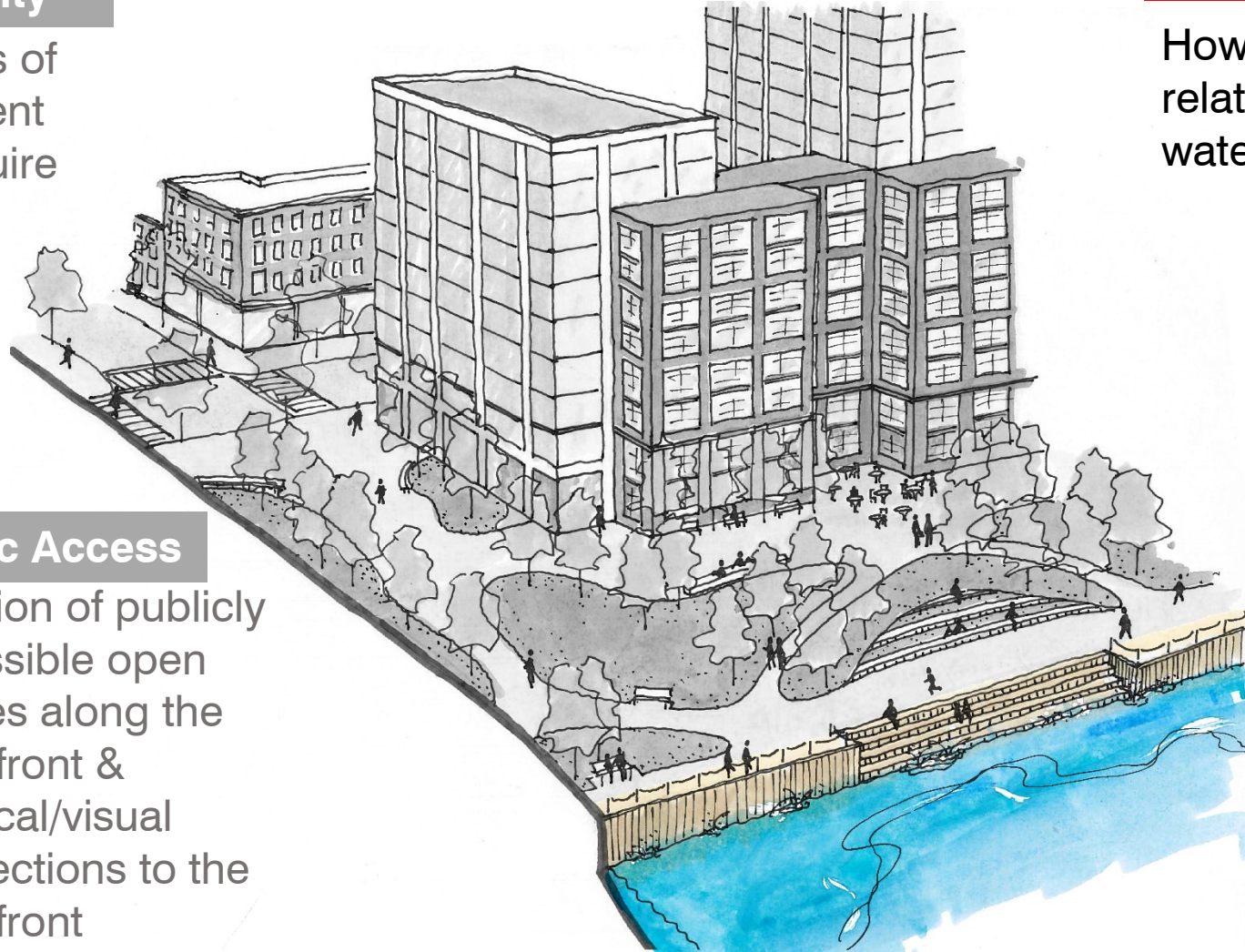
Creation of publicly accessible open spaces along the waterfront & physical/visual connections to the waterfront

## Bulk Controls

How buildings relate to the waterfront

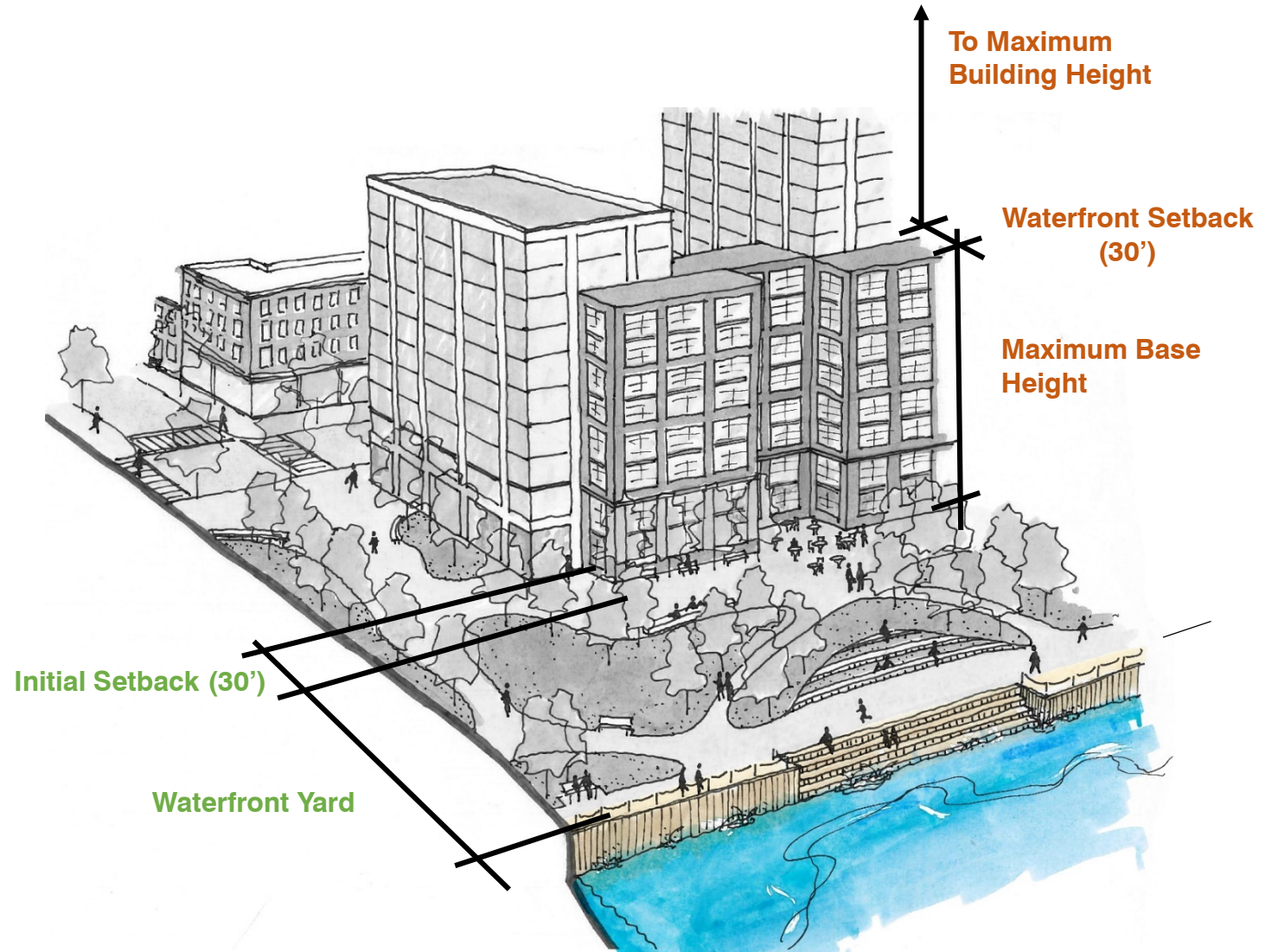
## Design Requirements & Standards

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



## Height and setback regulations

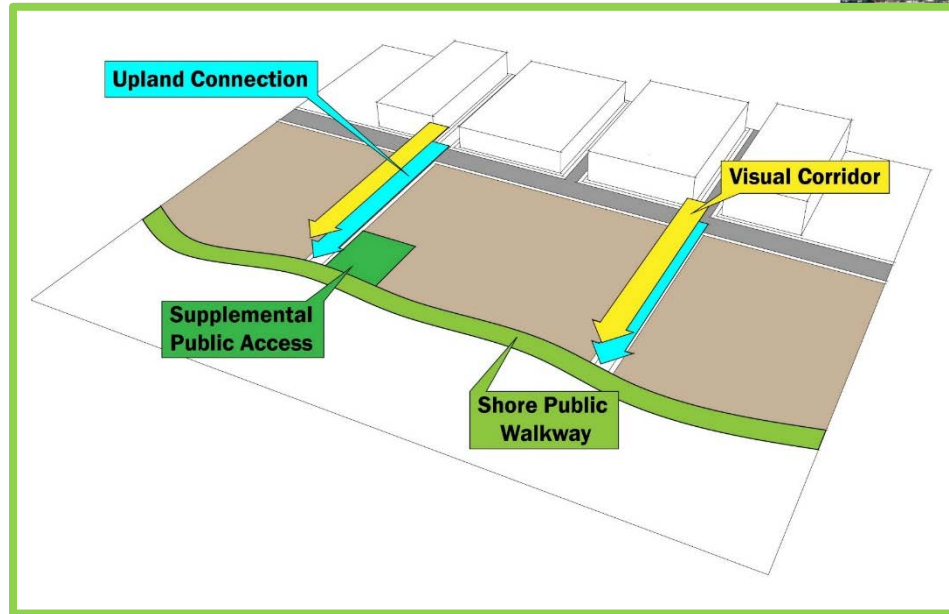
- **Maximum heights**
  - Height is measured from the Design Flood Elevation when in the flood zone
- **Setbacks**
  - 30' setback from waterfront yard line
- **Ground floor streetscape requirements** to prevent blank walls
  - Active uses
  - Screening
  - Transparency





# What is a Waterfront Access Plan (WAP)?

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

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

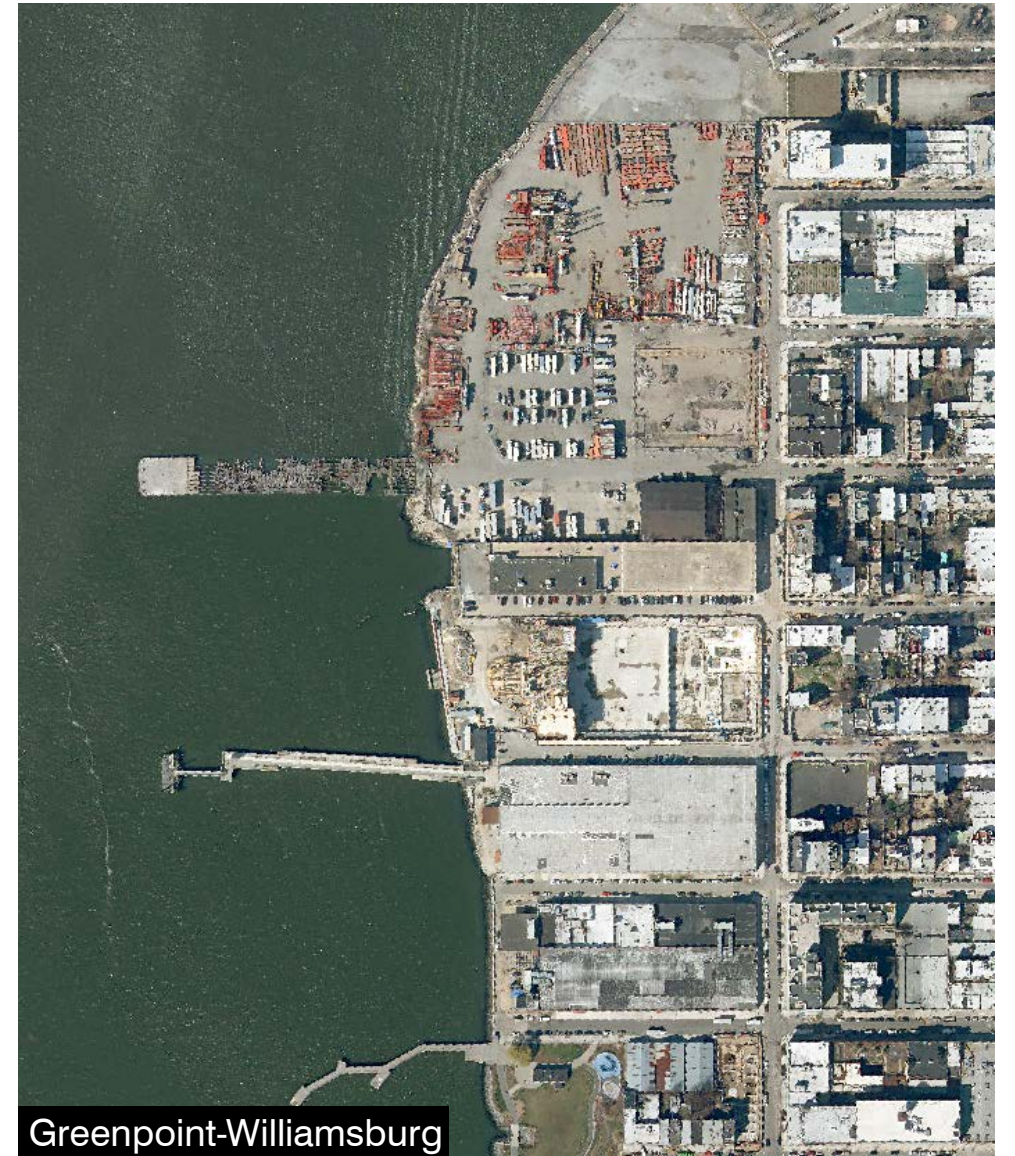




# Scale Comparison



Gowanus



Greenpoint-Williamsburg



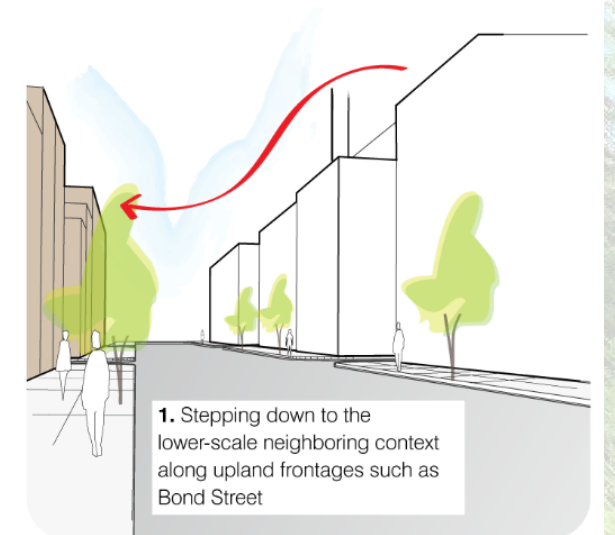
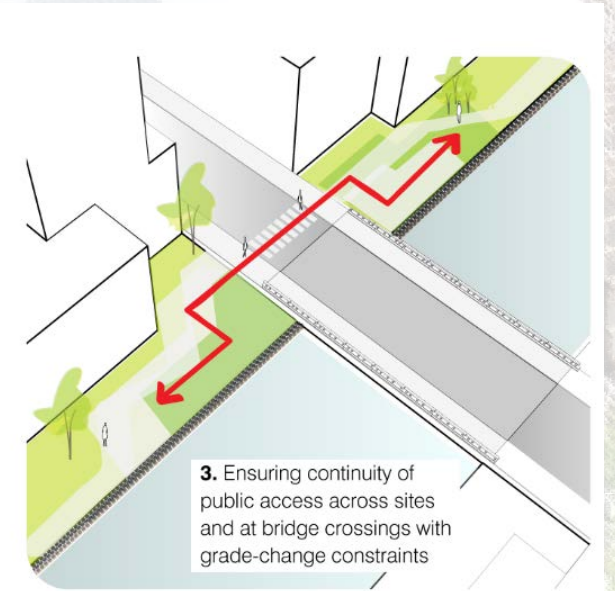
# What guided the development of the Waterfront Access Plan for Gowanus?





# Gowanus Waterfront Access Plan Key Principles

- 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

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





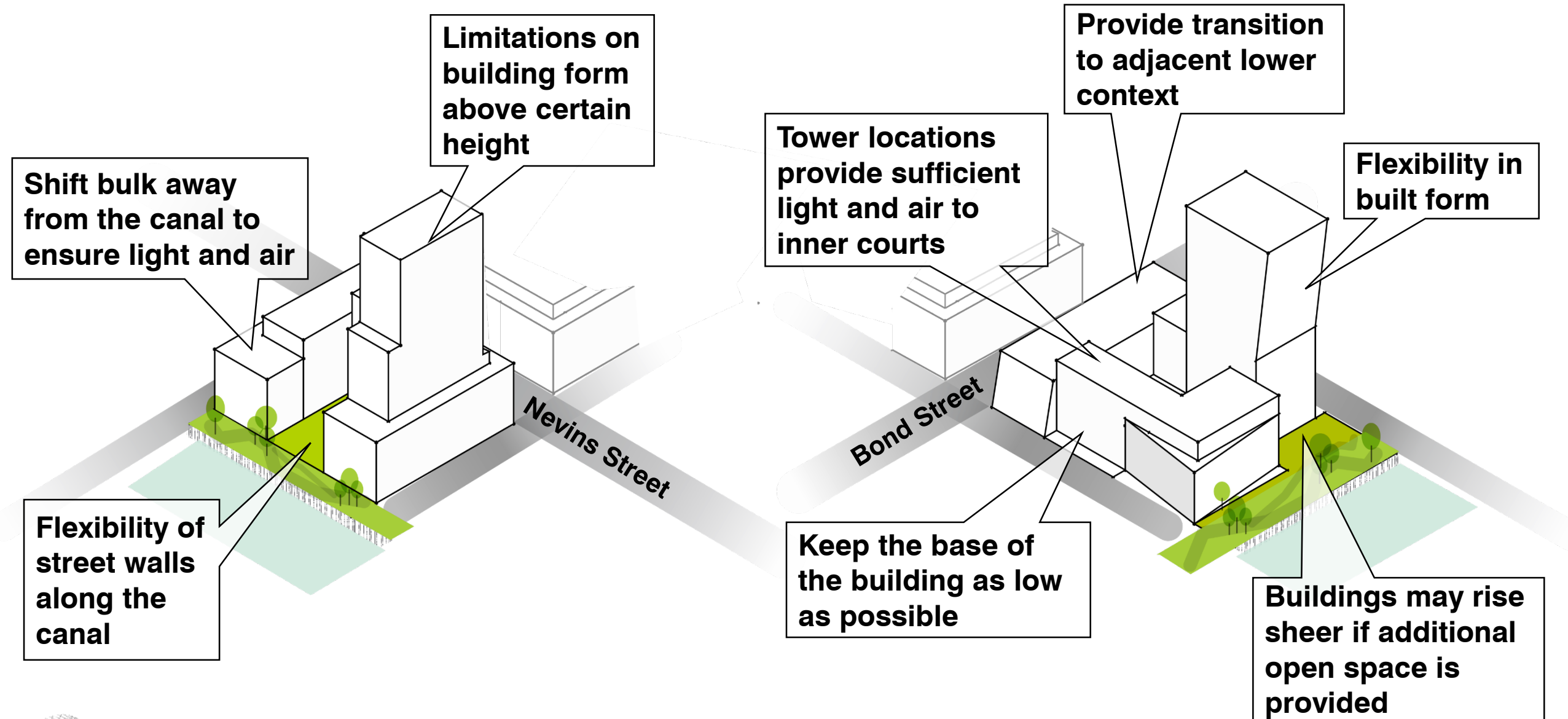
## Bulk Controls

How buildings  
relate to the  
waterfront ?





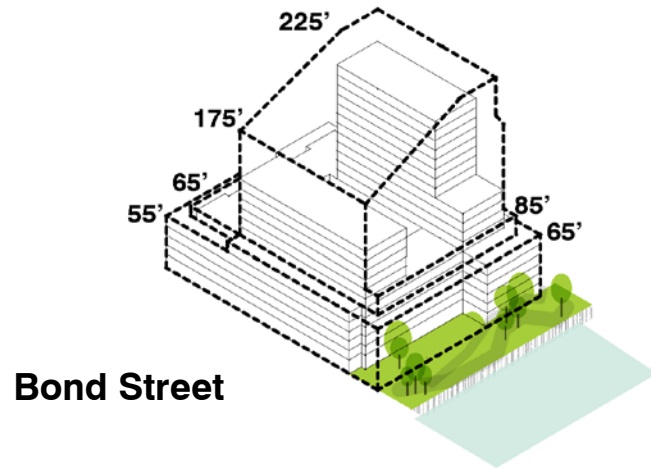
# Guiding Principles for Canal Bulk



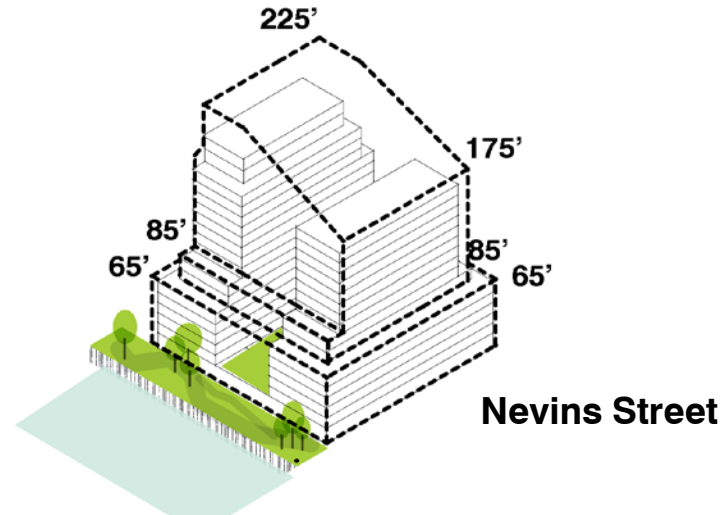


# Conceptual Bulk Envelopes

## Upper Canal

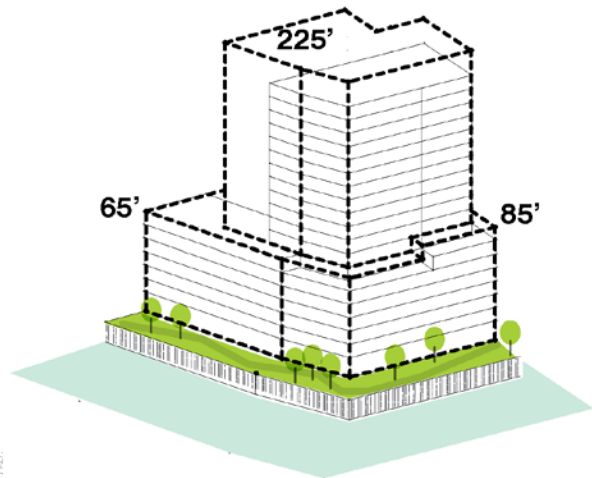


Bond Street



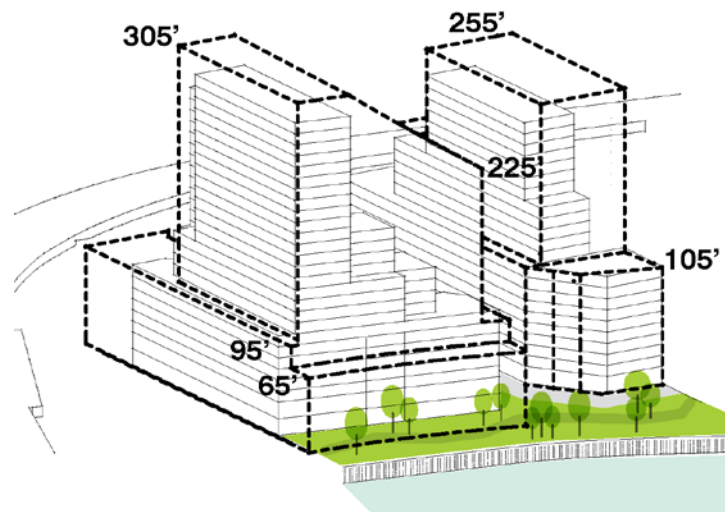
Nevins Street

## Mid Canal

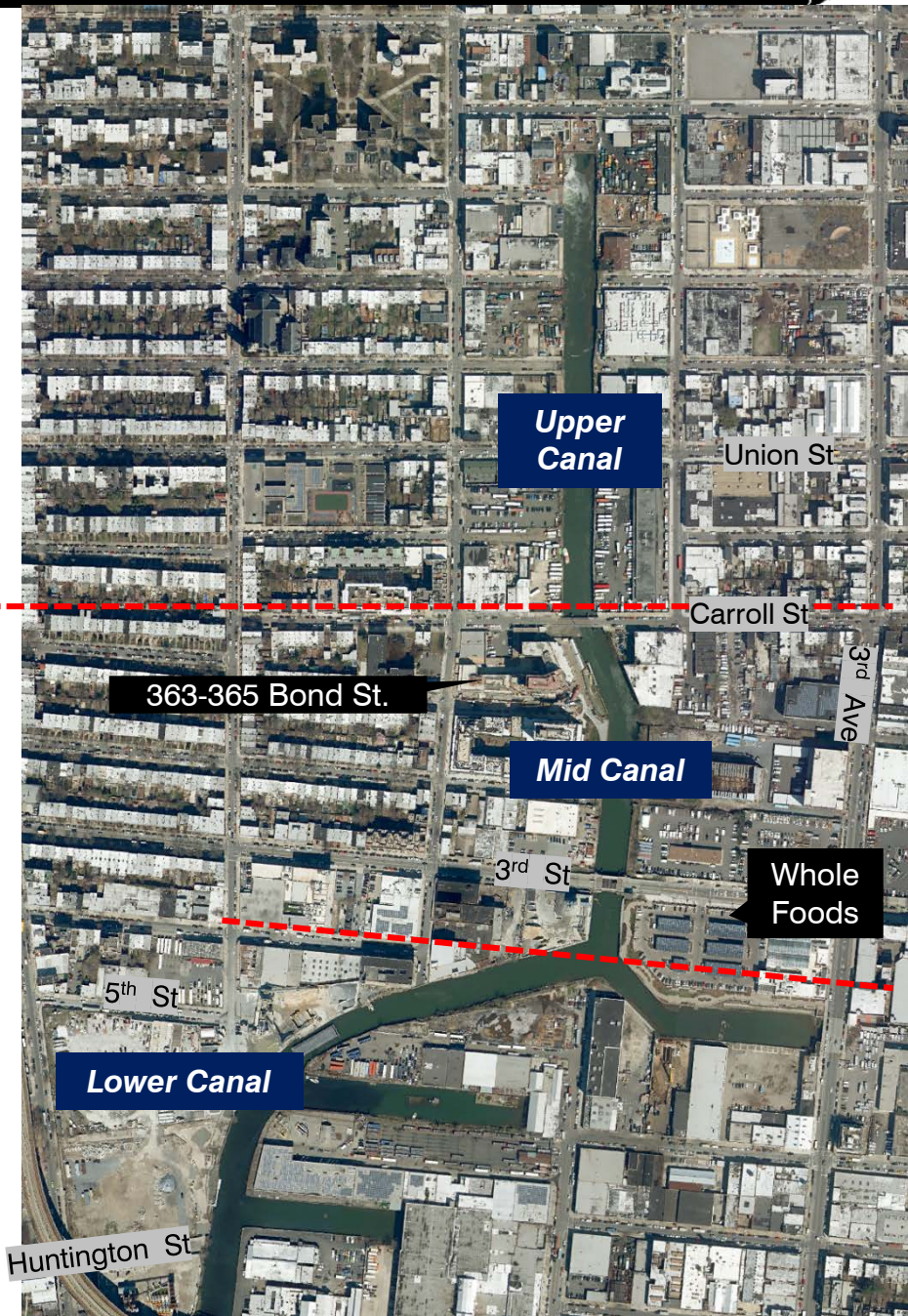


3rd Street

## Lower Canal



Huntington Street





# Pedestrian Experience

Bulk envelopes shaped from the pedestrian perspective:

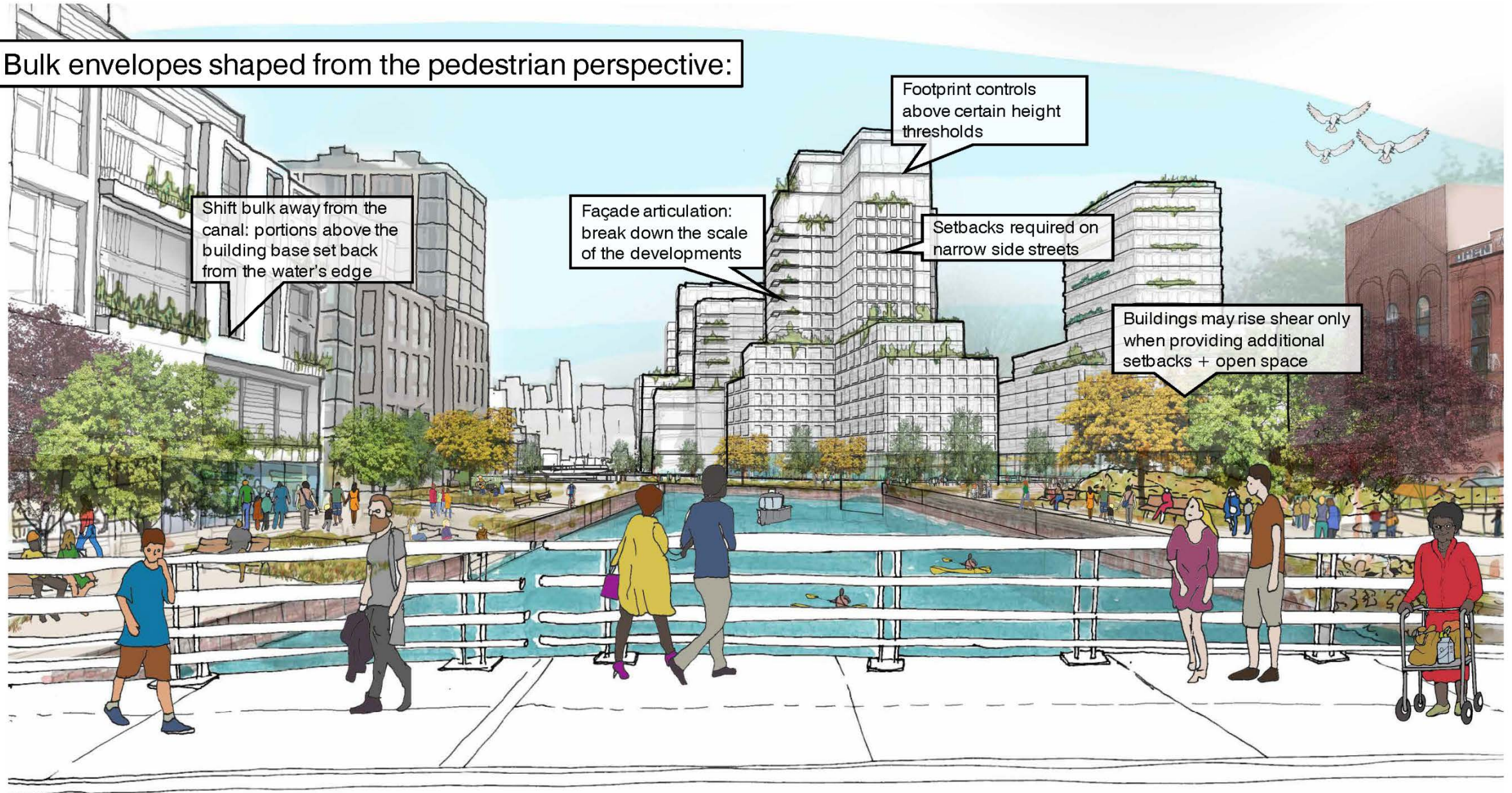
Shift bulk away from the canal: portions above the building base set back from the water's edge

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

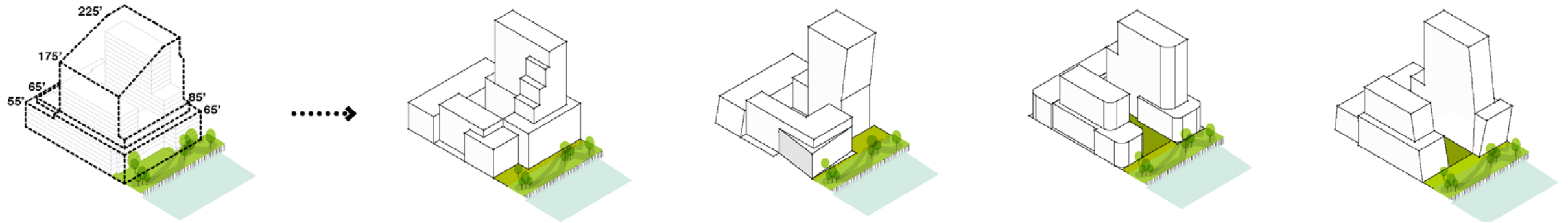


Illustrative sketch looking north from 3rd Street

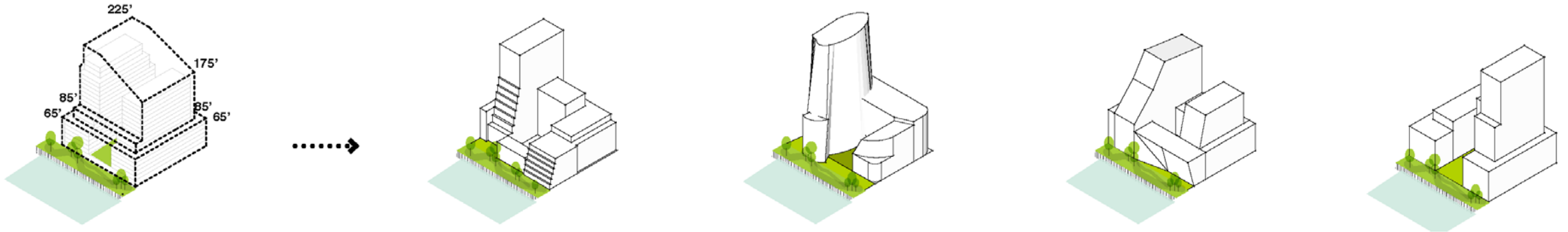


# Design Flexibility Along the Canal

- 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)



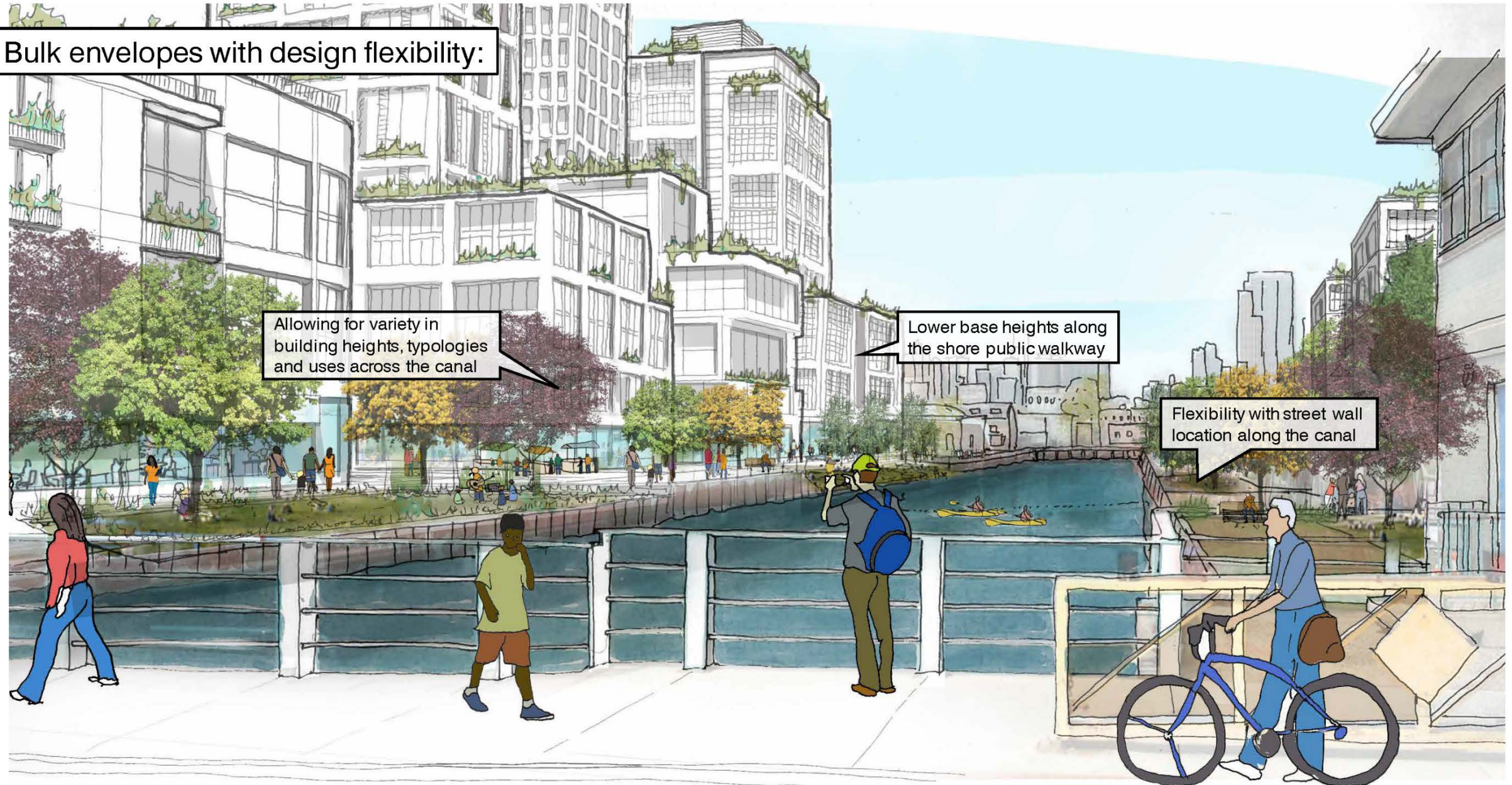
# Pedestrian Experience

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 ?



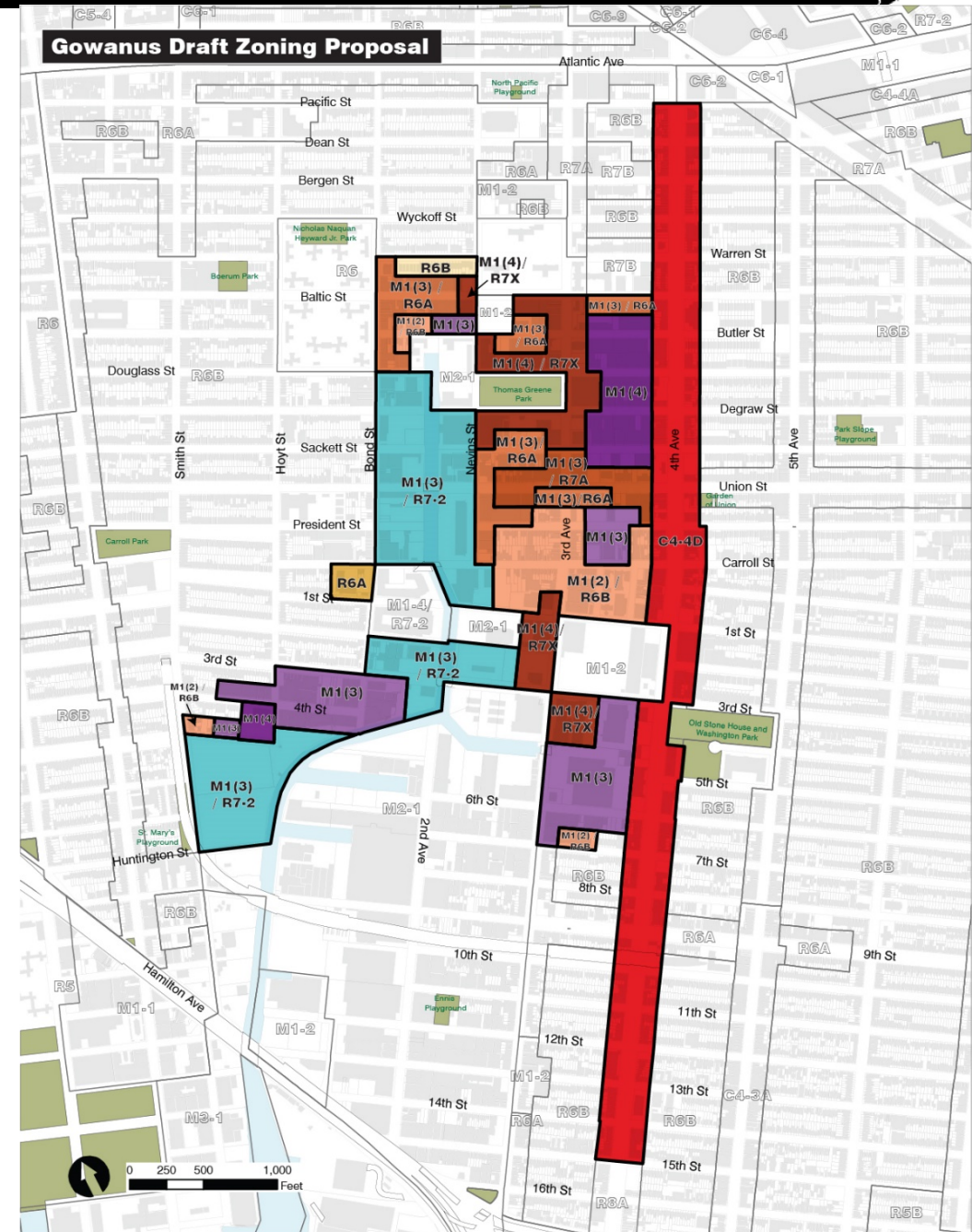


# Waterfront Public Access Areas (WPAA)

## WPAA Amount

**For Canal sites with FAR of 5.0:  
20% requirement**

**For Canal Sites with FAR of 3.0:  
15% requirement**







# WPAA Location and Dimensional Requirements

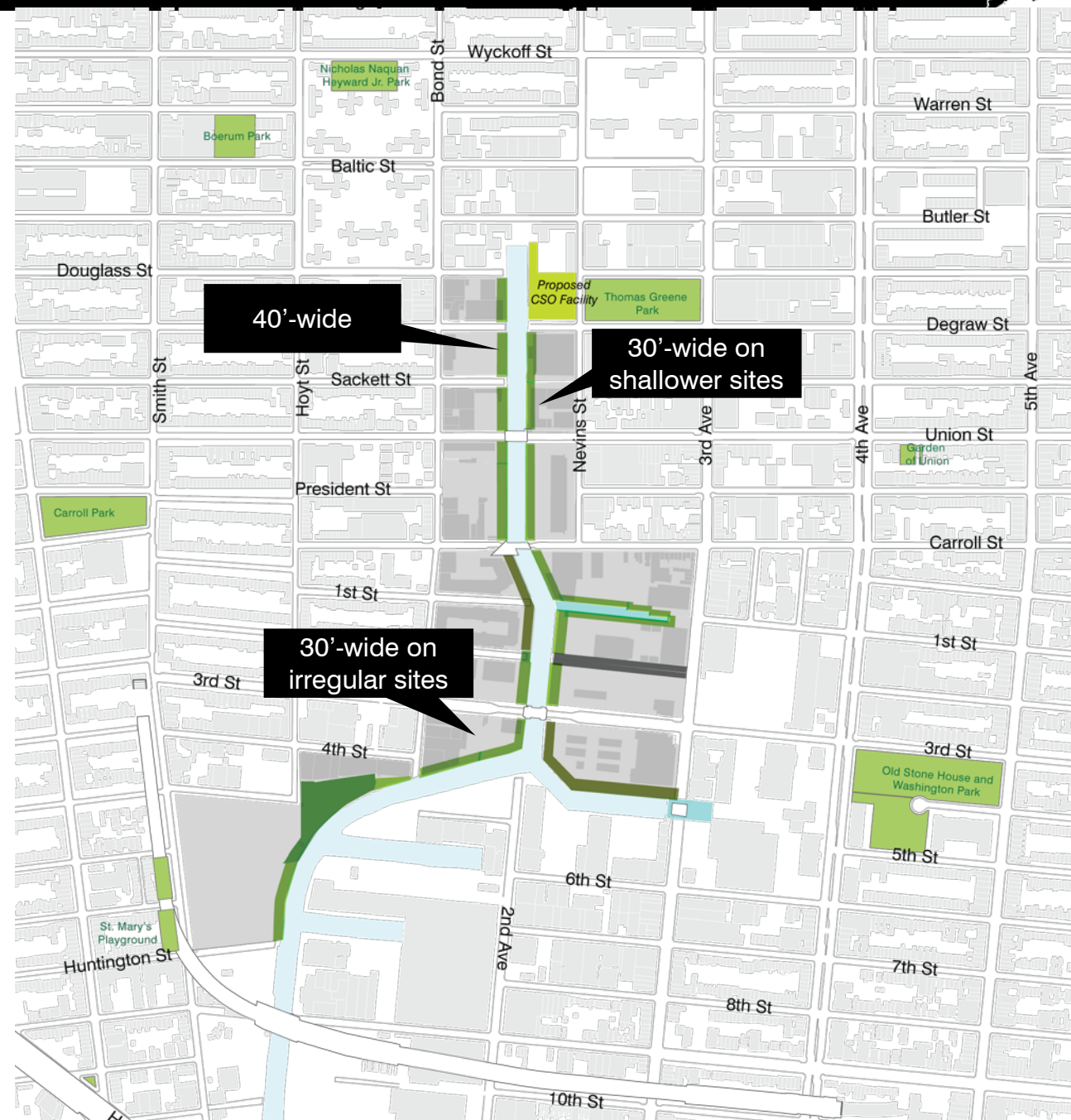
## Shore Public Walkway

### Shore Public Walkways:

Create a continuous path along the water



-  Future SPW
-  Existing SPW

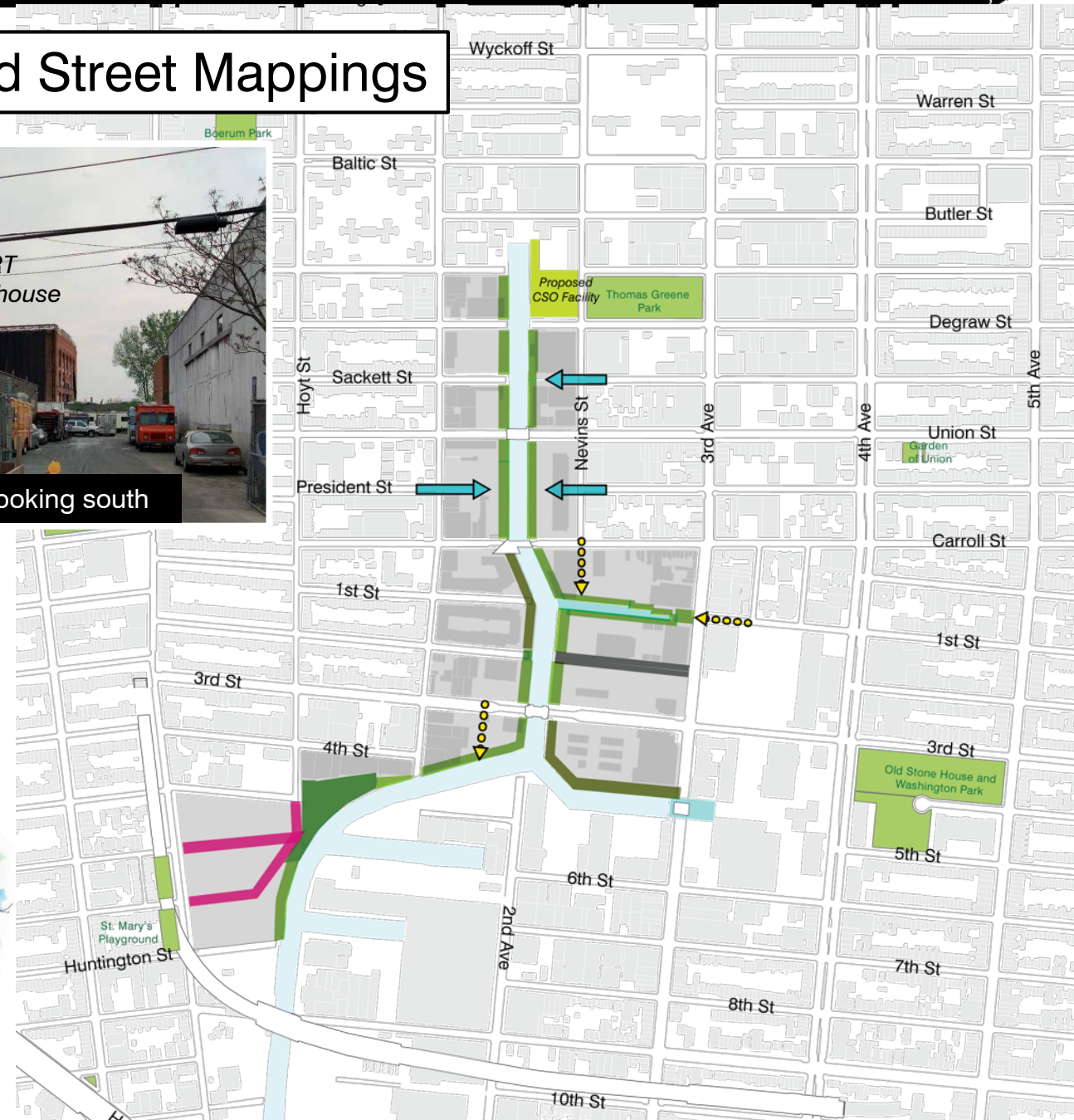
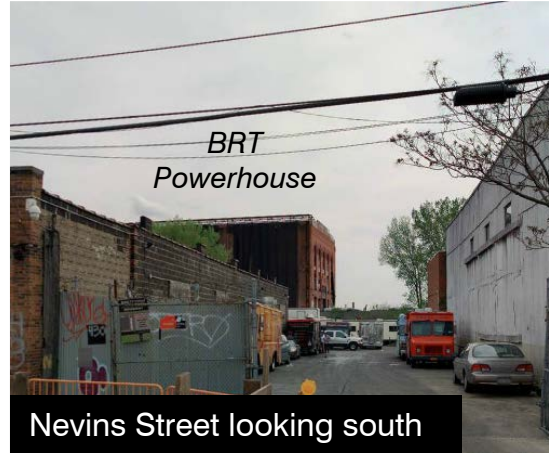
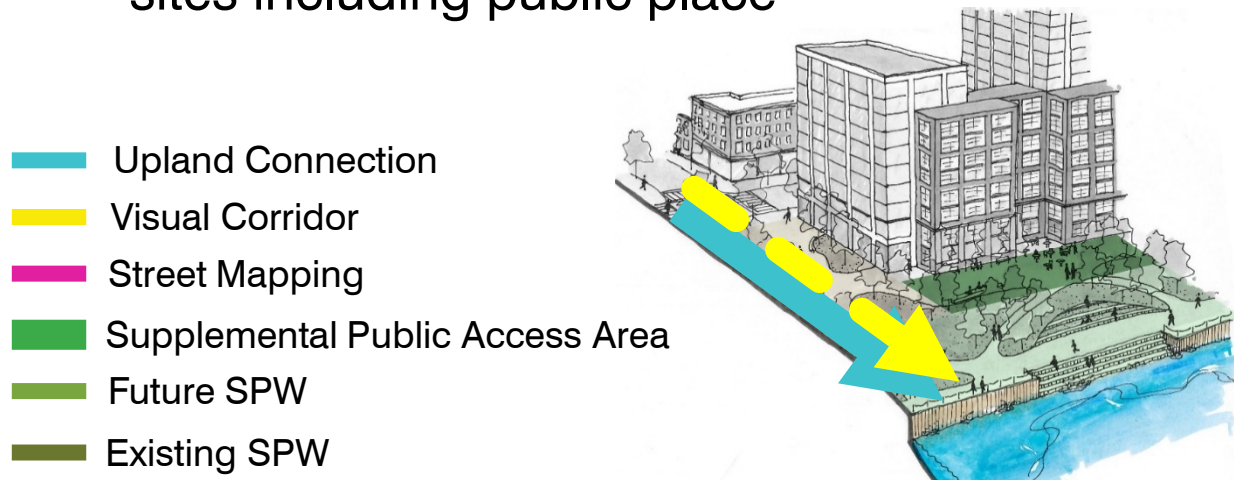




# Public Access Easements and New Streets

## 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

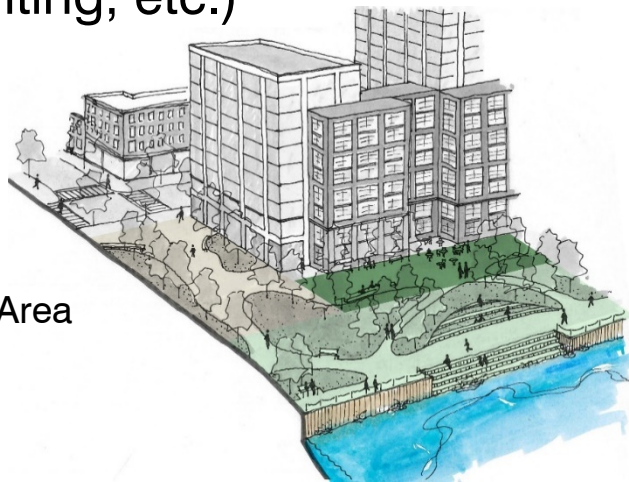







# WPAA Location and Dimensional Requirements

## 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



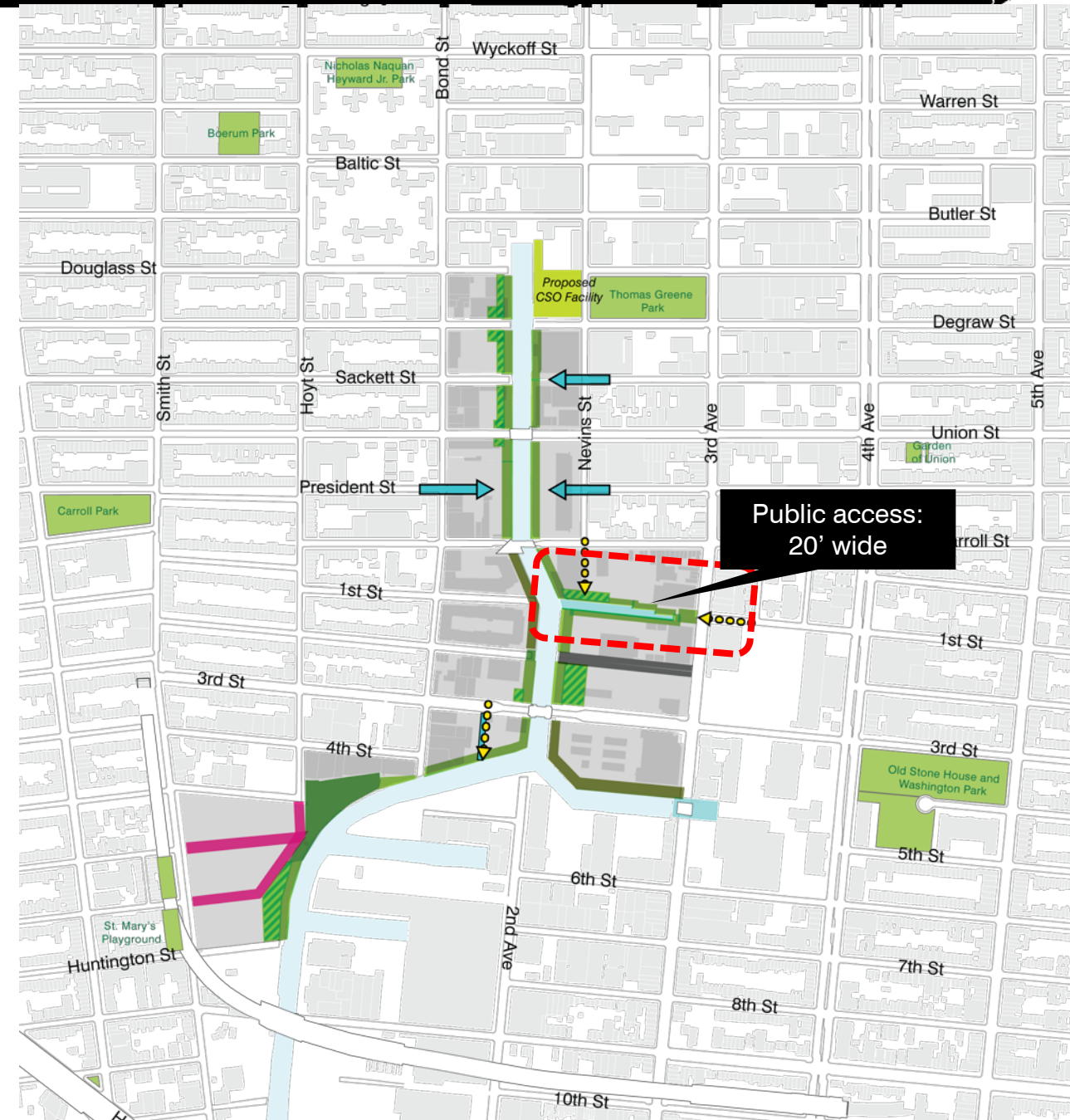


# Additional Required Access: 1<sup>st</sup> St Turning Basin

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



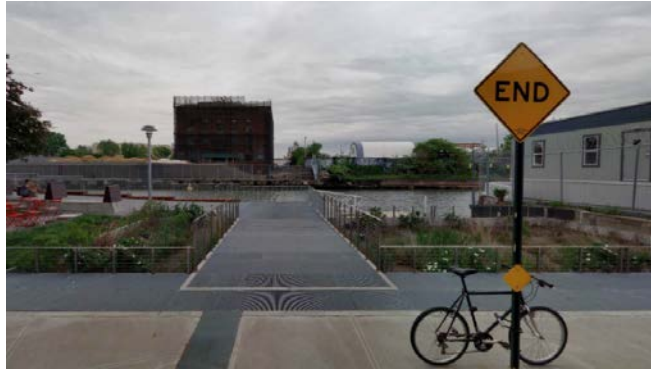
- Upland Connection
- Visual Corridor
- Street Mapping
- Supplemental Public Access Area
- Future SPW
- Existing SPW



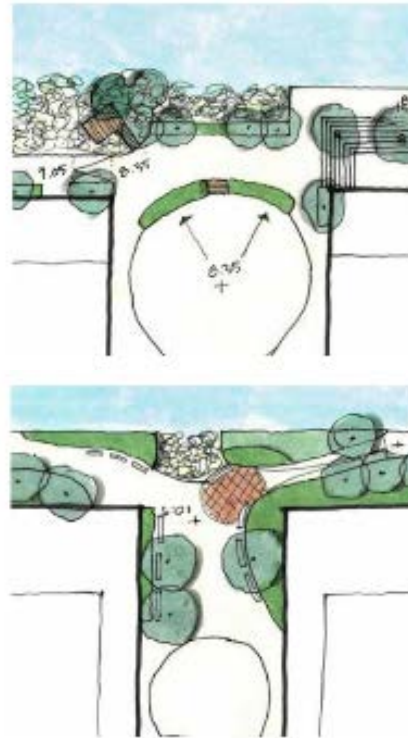


# Street Ends

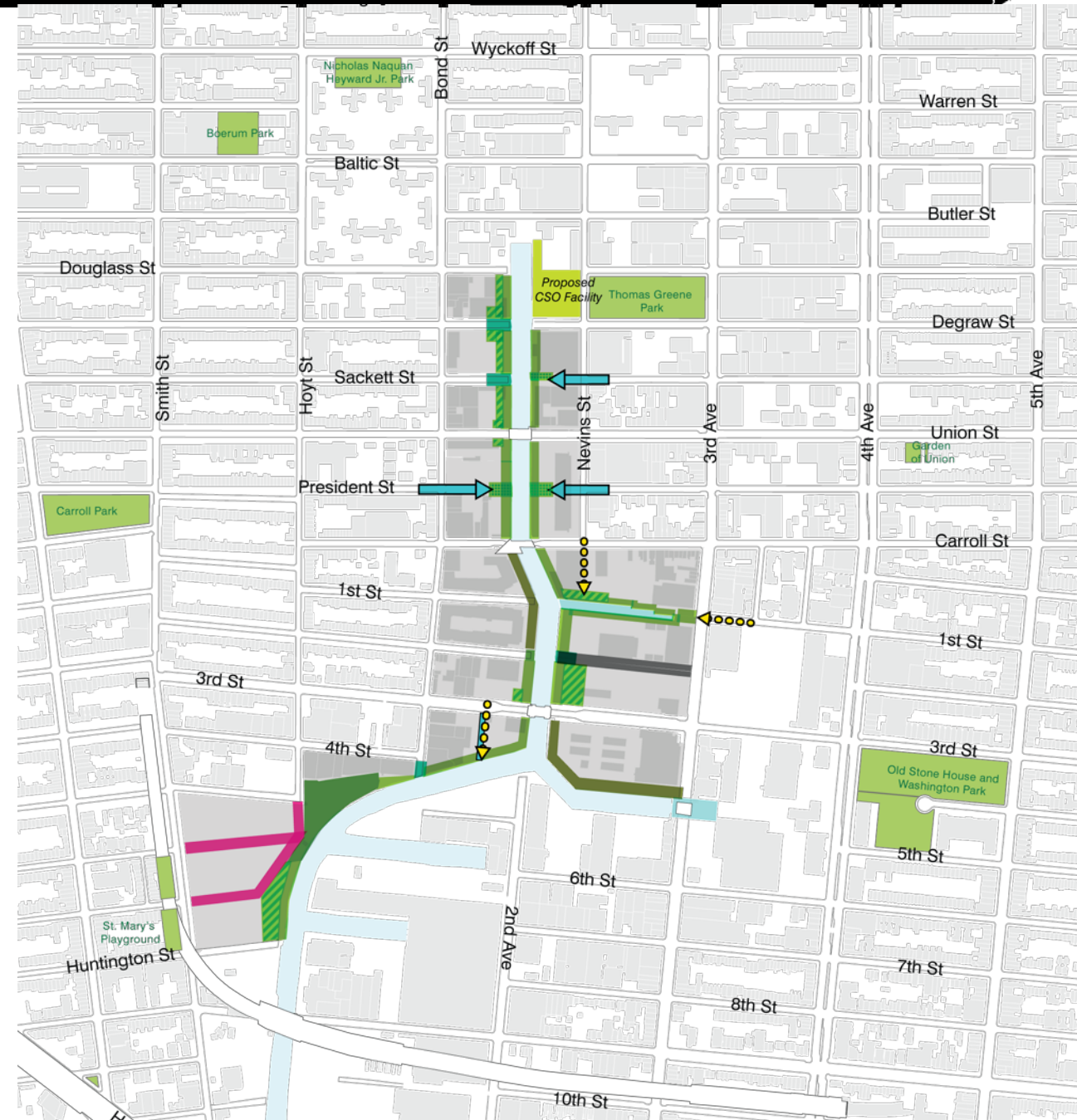
- Critical connections between properties along the waterfront
- Facilitate its build-out as a continuation of the Shore Public Walkway
- Function as additional resiliency and drainage strategy



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

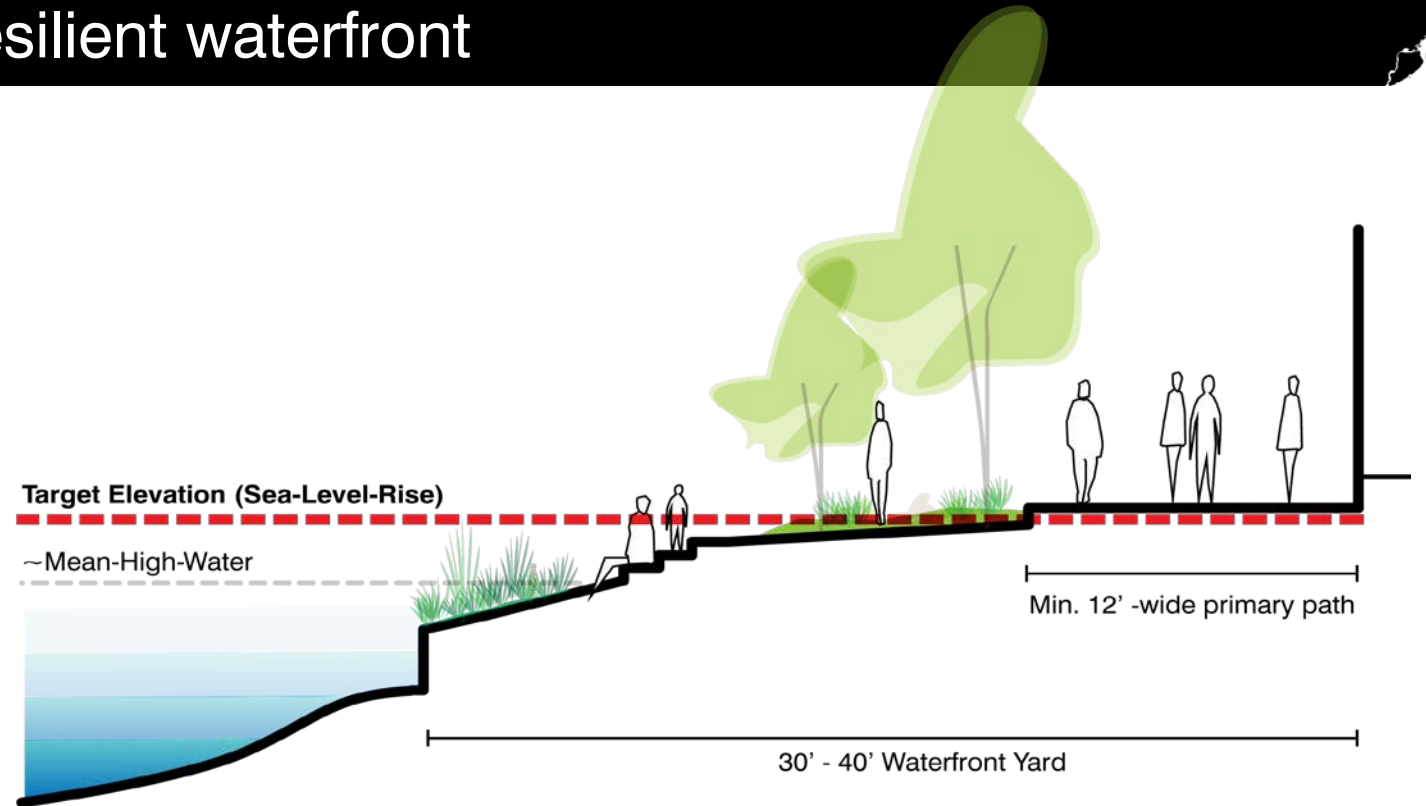
How would the waterfront be designed?



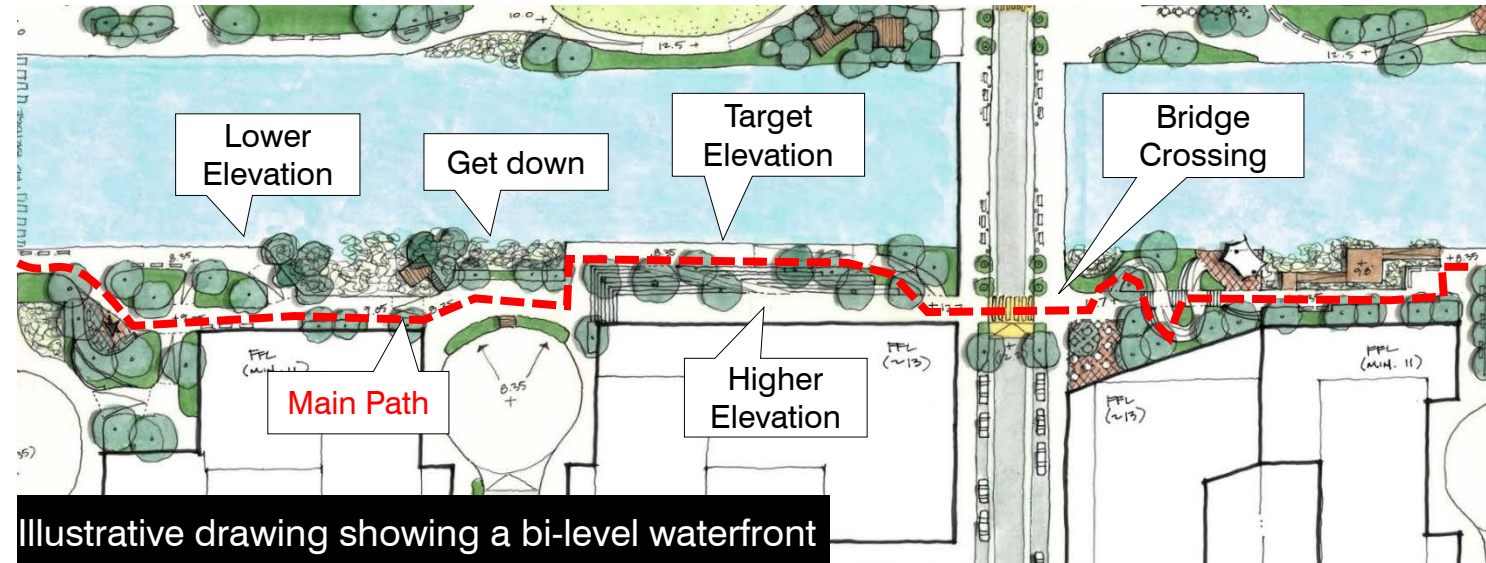


# Design requirements to promote a resilient waterfront

- 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

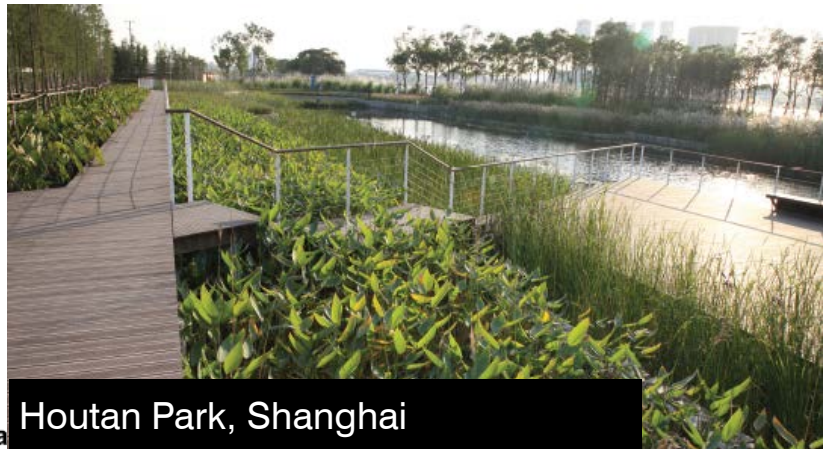


Illustrative drawing showing a bi-level waterfront



# Design requirements to promote ecologically sensitive waterfront

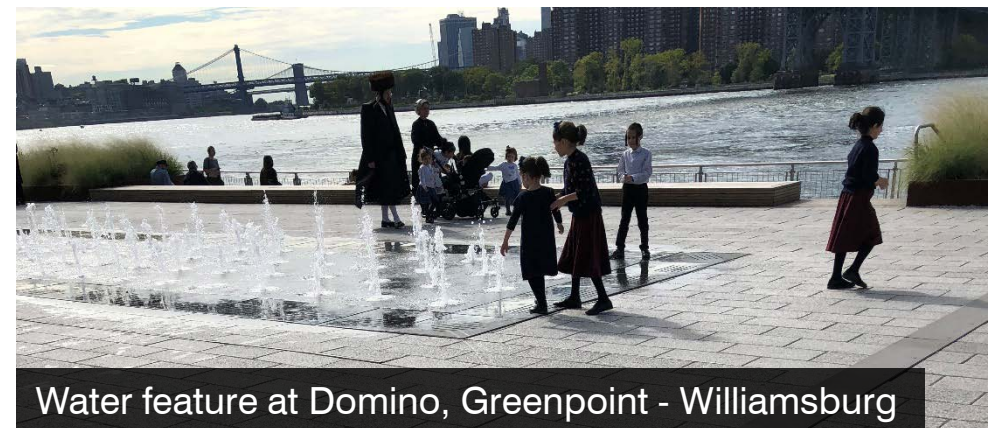
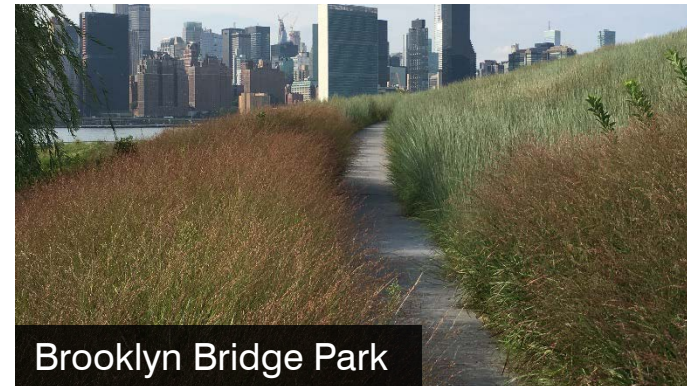
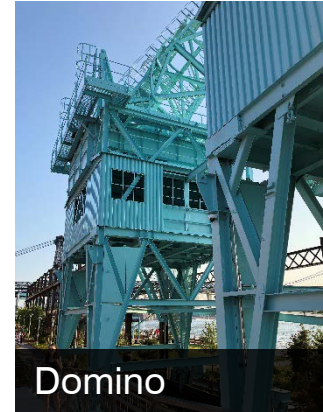
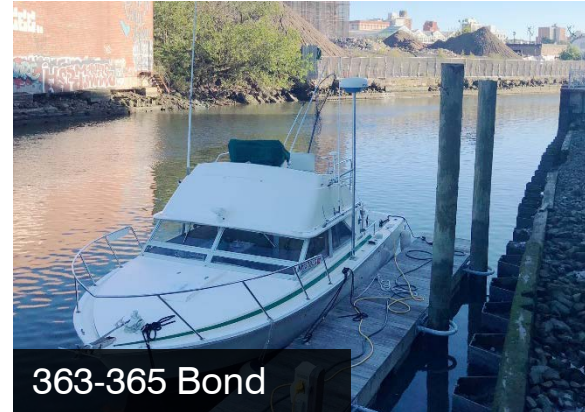
- Rightsize planting requirements to accommodate resilient designs associated with grade changes
- Expand definition of planting to encourage softer edge conditions
- Promote vegetation that has ecological benefits
- Allow for flexibility in design outcomes
- Ensure physical access to the water's edge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





# Design requirements to promote variety and other programming

- 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

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

