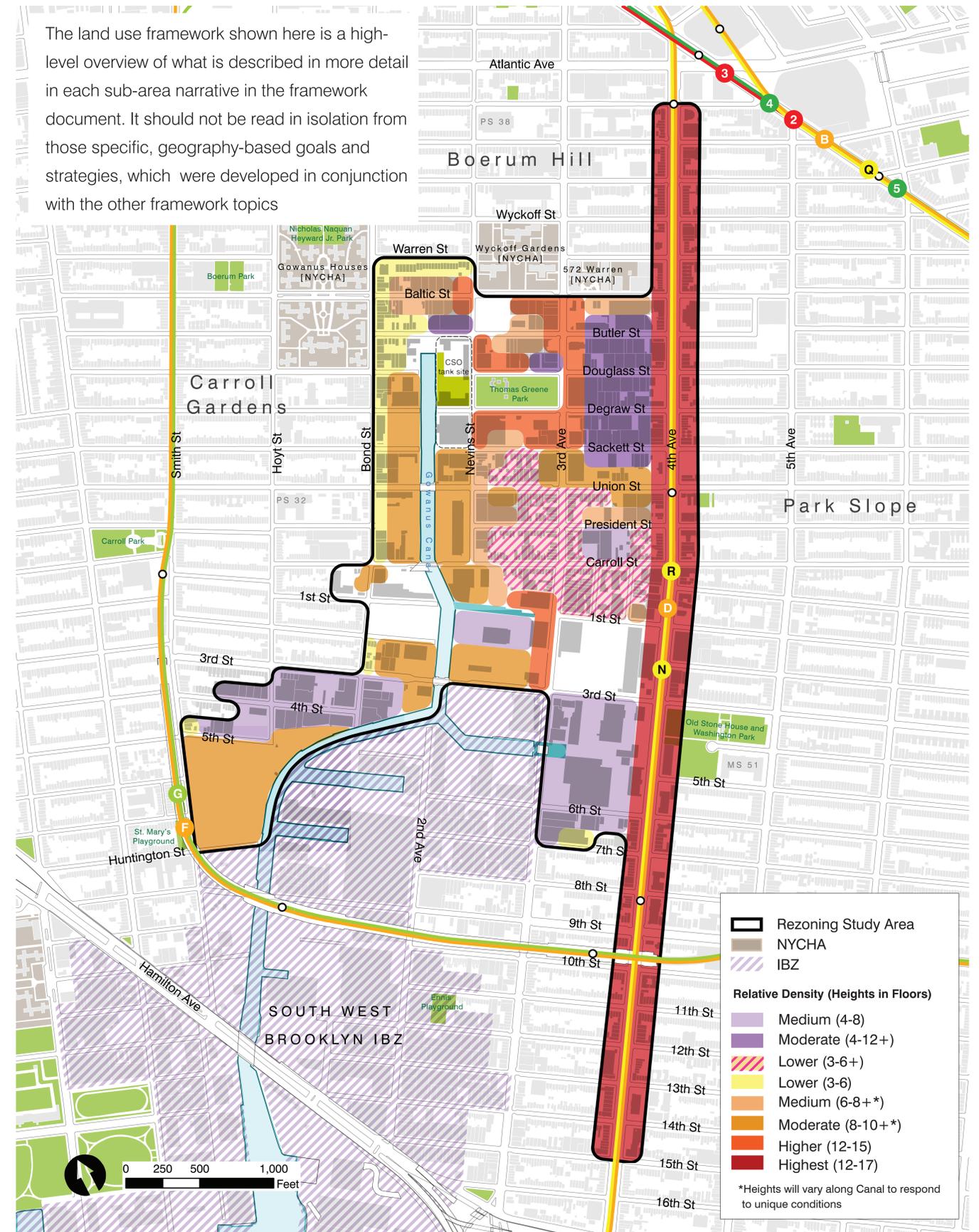


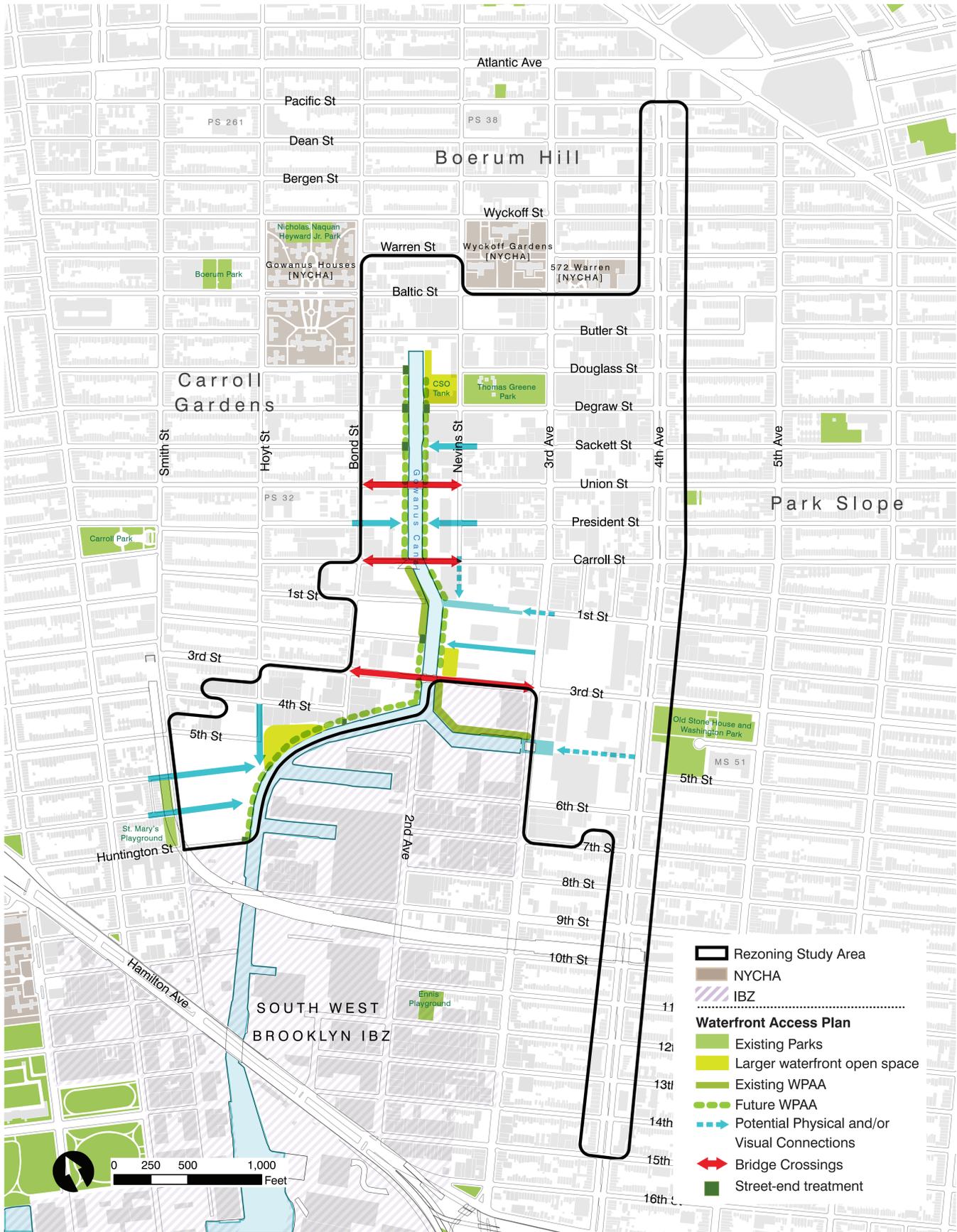
Land Use and Urban Form: Framework Overview Map

The following land use framework seeks to balance the shared priorities, goals and objectives voiced by the community and develop a vision to shape the neighborhood's future. Together, the approaches strategically balance denser, transformative growth with contextually sensitive growth and preservation to reinforce and encourage a mix of job-generating uses.

- | | |
|---|--|
| <ul style="list-style-type: none"> • Increase allowable density for industrial, commercial and arts-oriented uses • Incentivize range of job-generating uses • Create new building envelopes • Promote reuse of loft-style buildings on Bond Street • No new residential uses, except where appropriate, and restriction on new hotels | <ul style="list-style-type: none"> • Allow medium-density, mixed-use development • Allow existing uses to remain and enlarge • New developments or enlargements at a scale of 6-8 stories • Make MIH program applicable |
| <ul style="list-style-type: none"> • Increase allowable density for industrial, commercial and arts-oriented uses • Incentivize range of job-generating uses • Create new building envelopes • Promote reuse of loft-style buildings at key locations • No new residential uses and restriction on new hotels | <ul style="list-style-type: none"> • Allow moderate density mixed-use development • Allow existing uses to remain and enlarge • Promote and incentivize non-residential uses • Create flexible, special bulk envelopes for Canal sites to facilitate superior building and public open space design • Strict base heights (5-7 stories) along Canal and narrow streets and additional height or density (8-10, 18+, 22+) in key locations, where appropriate • Make MIH program applicable |
| <ul style="list-style-type: none"> • Bring existing residences into conformance with zoning • Reinforce mixed-use, industrial and commercial character • Allow existing uses to remain and enlarge • New developments or enlargements at an appropriate scale (3-6+ stories) • Make MIH program applicable | <ul style="list-style-type: none"> • Allow higher density mixed-use development • Allow existing uses to remain and enlarge • New developments at a scale of 12-15 stories • Require active ground floor uses at key locations • Promote and incentivize non-residential uses • Make MIH program applicable |
| <ul style="list-style-type: none"> • Bring existing residences into conformance with zoning • Allow new residential uses and existing uses to remain and enlarge • New developments or enlargements at an appropriate scale (3-6 stories) • Make MIH program applicable | <ul style="list-style-type: none"> • Allow highest density mixed-use development • Allow for multiple-floors of non-residential uses • New developments at a scale of 12-17 stories • Require active ground floor uses • Explore strategies to activate ground floors currently used for parking • Make MIH program applicable, including on previously rezoned 4th Avenue block frontages |

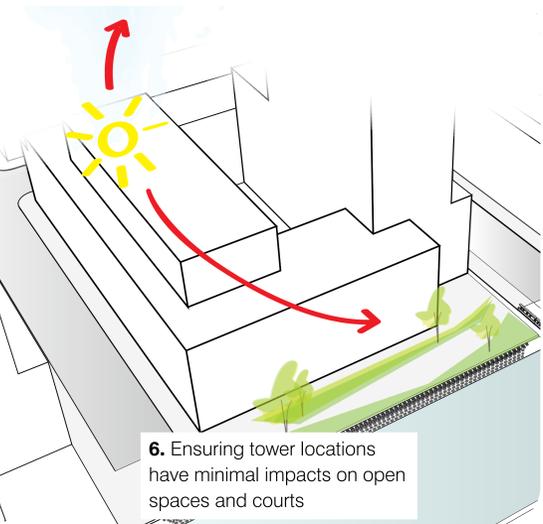
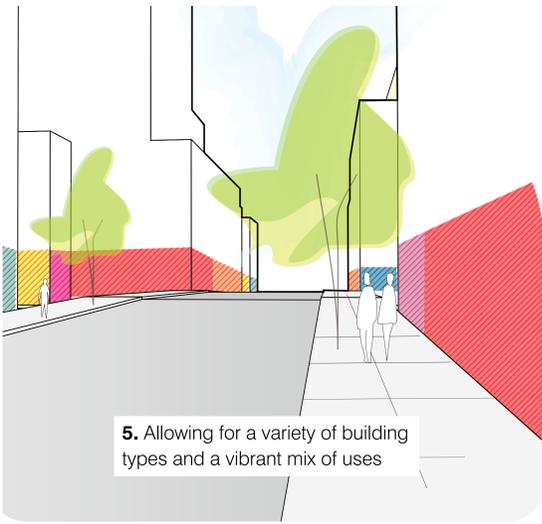
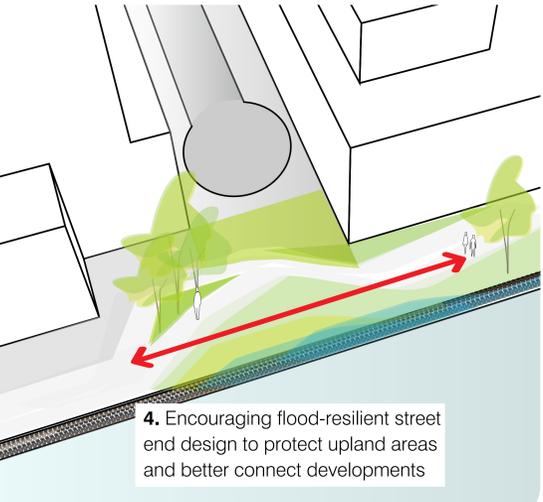
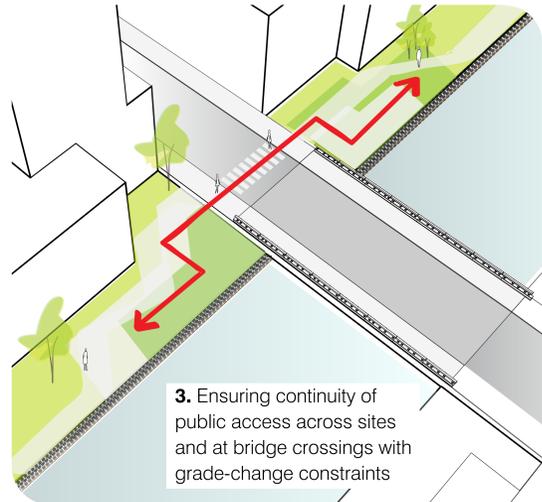
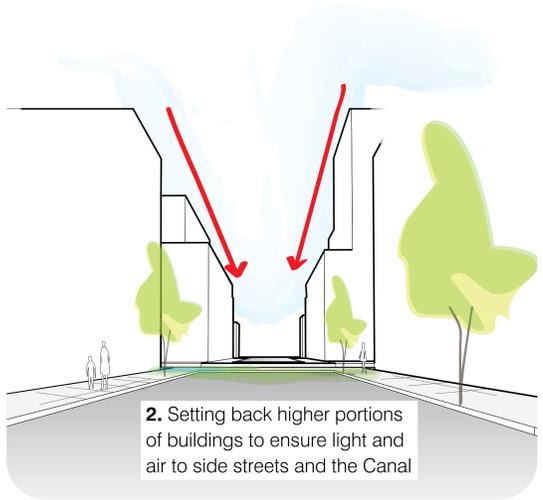
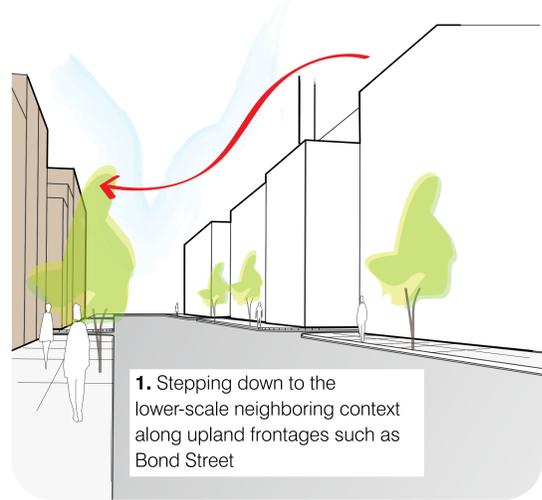


Land Use and Urban Form: Waterfront Access



Map showing potential waterfront public access. Note: Illustrated components of a potential WAP require further study.

A Waterfront Access Plan (WAP) for blocks adjacent to the Canal would modify existing requirements for waterfront public access and identify specific locations for required public walkways along the Canal, upland connections, supplemental public access areas and visual corridors. The WAP would also modify the zoning design standards to suit the unique character of the Canal.



Land Use and Urban Form: Framework Approaches and Subareas

Enhanced Mixed-Use

Encourage and reinforce a vibrant, live-work neighborhood by balancing preserving neighborhood scale and encouraging growth that promotes a mix of uses and allows for improvements to the public realm and local services while affirming the qualities that make the neighborhood distinct.

Upland - NYCHA Adjacent

Revitalize and support the area adjacent to NYCHA communities through growth that encourages neighborhood retail and services, and improves connections for residents to existing and planned public realm improvements and job opportunities.

Upland - Carroll Street and 3rd Avenue

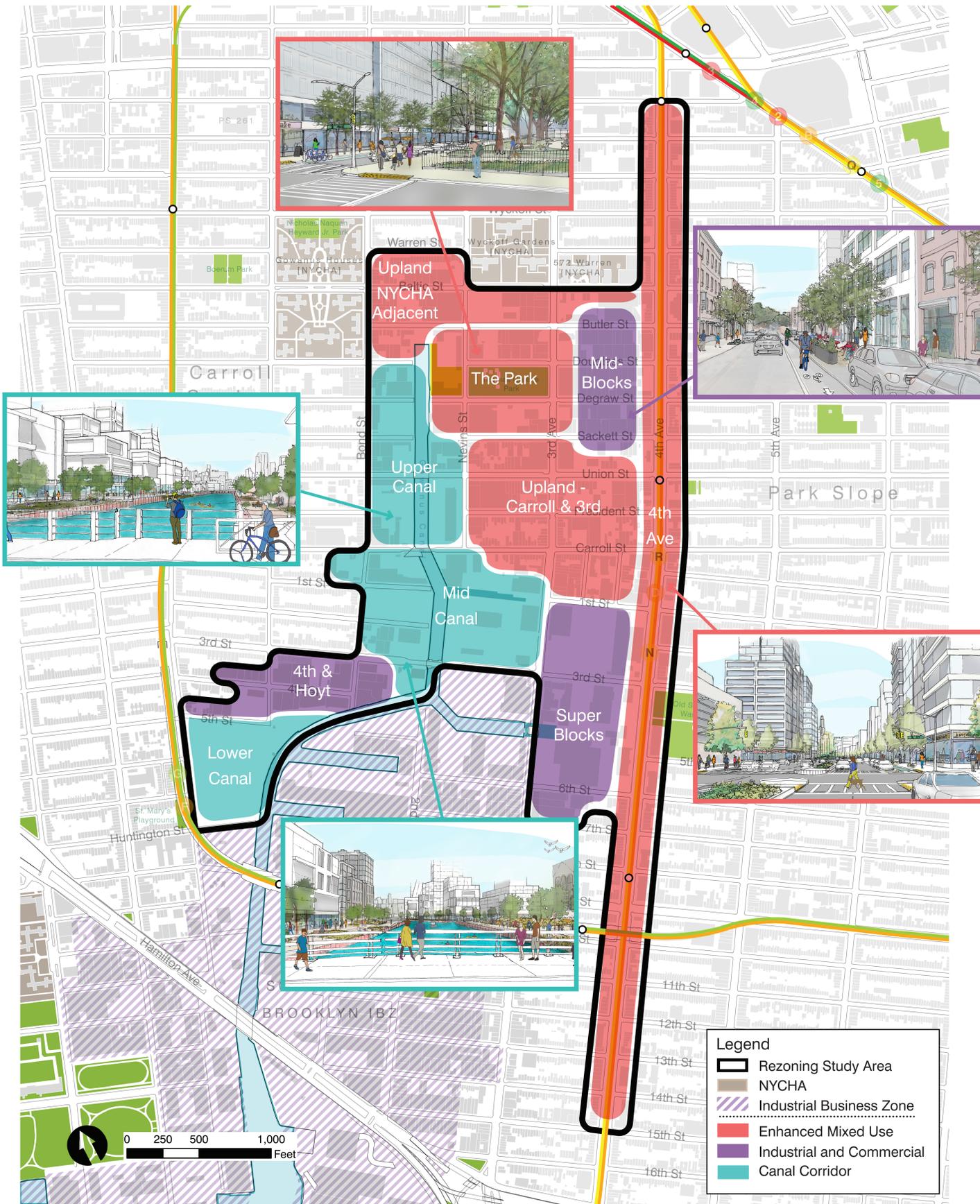
Reinforce distinctive character through contextually sensitive growth with public realm improvements and neighborhood services, while promoting permanently affordable housing and protecting existing tenants.

The Park

Re-envision a new fabric around a remediated and reconstructed Thomas Greene Playground area, while supporting it as an oasis to a diverse and inclusive population by spurring the clean-up of heavily contaminated sites adjacent to NYCHA communities. Encourage the development of mixed-use projects that include new, permanently affordable housing as well as commercial, artist and maker space, connecting to planned major public realm improvements like the DEP Gowanus CSO facilities.

Fourth Avenue Corridor

Enhance and continue to revitalize this major borough thoroughfare through public realm and street improvements and requirements for permanently affordable housing on all new developments – including on previously rezoned portions.



Industrial and Commercial

Strengthen existing clusters of light industrial and commercial activity and promote new, job-generating uses, including industrial, arts and cultural uses.

Midblocks

Reinforce the existing vibrant, mixed commercial and industrial character and strengthen the area as an active hub of economic activity and job opportunity.

Superblocks

Support growth of existing businesses while encouraging better streetscapes, active uses where appropriate and connections to and transition between neighborhoods and the IBZ.

4th Street and Hoyt Street

Reinforce the existing vibrant, mixed commercial and industrial character and strengthen the area as an active hub of economic and job opportunity.

Canal Corridor

Promote the creation of a vibrant, accessible, resilient and diverse waterfront esplanade that celebrates the unique nature of the Canal and is flanked by a mix of uses that includes new permanently affordable housing as well as commercial, artist and maker space.

Upper Canal, Mid-Canal, Lower Canal

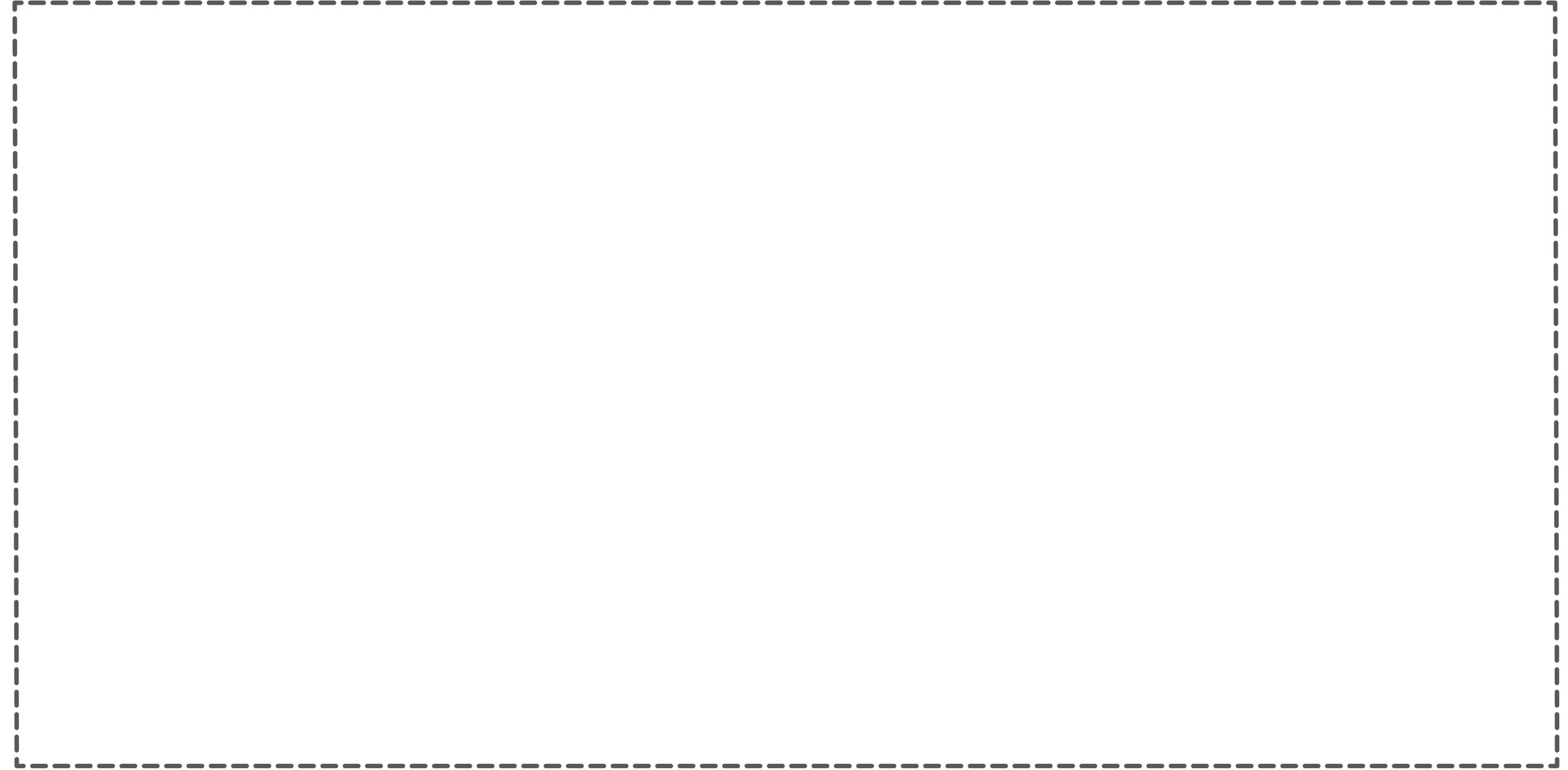
Leverage the unique nature of the Canal to create a vibrant, accessible, resilient and diverse waterfront esplanade with a mix of uses, including new permanently affordable housing, commercial, artist and maker space.

Help us take it to the next step!

Your participation and input will help in the development of the **Gowanus Neighborhood Plan**

Questions to help you get started:

- Are you part of an organization or do you know any partners that could help advance some of these strategies?
- What ideas do you have that can help advance a particular goal or strategy?
- Which strategy or goal is a priority for you and why?



Please visit PlanGowanus.com to continue to provide feedback and input
Stay Involved! Sign up for our mailing list at www.nyc.gov/gowanus