






The zoning proposal could facilitate:

-  New homes, including thousands for lower-income New Yorkers
-  New jobs across a variety of sectors
-  Community resources like new open space, parks and schools
-  A resilient shoreline & cleaned-up brownfields
-  New street trees

Next Steps

Share zoning proposal with community

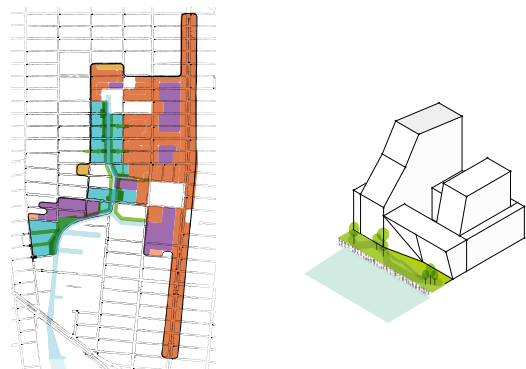
- February 6, 2019 @ PS 32 | 6:00PM
- Present to Community Board 6

Begin environmental review process

- Issue Draft Scope of Work
- Hold Public Scoping Meeting
- Receive Community Input on Methodology and Scope of Work for Environmental Review

Continue to work with community partners and stakeholders to advance non-zoning neighborhood priorities

Analysis Framework

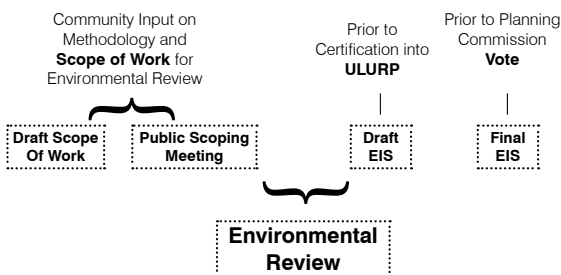


Zoning and Land Use + Urban Form



Analysis of affects on the environment

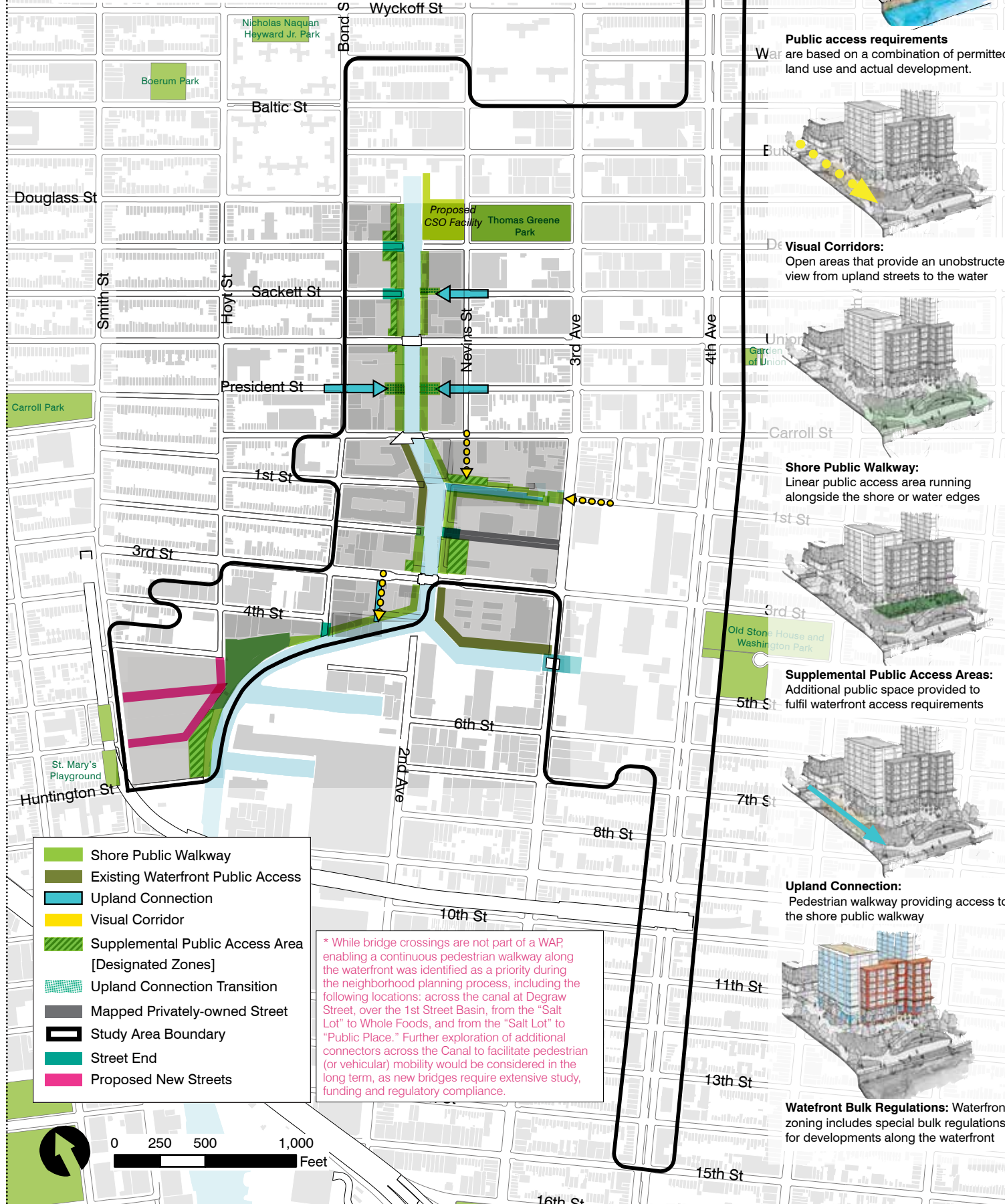
CEQR City Environmental Quality Review



Environmental Review

Draft Gowanus Waterfront Access Plan (WAP)

The WAP 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 and to support a more resilient waterfront.



-  Shore Public Walkway
-  Existing Waterfront Public Access
-  Upland Connection
-  Visual Corridor
-  Supplemental Public Access Area [Designated Zones]
-  Upland Connection Transition
-  Mapped Privately-owned Street
-  Study Area Boundary
-  Street End
-  Proposed New Streets

* While bridge crossings are not part of a WAP, enabling a continuous pedestrian walkway along the waterfront was identified as a priority during the neighborhood planning process, including the following locations: across the canal at Degraw Street, over the 1st Street Basin, from the "Salt Lot" to Whole Foods, and from the "Salt Lot" to "Public Place." Further exploration of additional connectors across the Canal to facilitate pedestrian (or vehicular) mobility would be considered in the long term, as new bridges require extensive study, funding and regulatory compliance.

Public access requirements are based on a combination of permitted land use and actual development.

Visual Corridors: Open areas that provide an unobstructed view from upland streets to the water

Shore Public Walkway: Linear public access area running alongside the shore or water edges

Supplemental Public Access Areas: Additional public space provided to fulfil waterfront access requirements

Upland Connection: Pedestrian walkway providing access to the shore public walkway

Waterfront Bulk Regulations: Waterfront zoning includes special bulk regulations for developments along the waterfront



This handout summarizes key elements of the Gowanus zoning proposal that has been crafted to support the broader neighborhood plan. More details can be found at nyc.gov/gowanus

The zoning proposal reflects and responds to comments and feedback received through the community planning process, initiated in 2016. The proposal lays the foundation for how the neighborhood can grow and change.

To help support the vision of Gowanus as a sustainable and resilient neighborhood, the zoning proposal includes measures for remediation of brownfield sites to safely accommodate new uses, elevation of the shoreline to protect from future sea-level-rise and more stringent standards for climate resilient development.

The proposal would create capacity to accommodate new neighbors, provide new homes - both market rate and a substantial number for lower-income New Yorkers - for existing and future residents to move to and allow more people to share in the prosperity and thriving neighborhoods nearby. It would do this by mapping zoning districts to allow a broader range of uses at moderate and higher densities in areas where industry and commercial businesses are less prevalent and the need for brownfield remediation is high and through applying Mandatory Inclusionary Housing.

The proposal would also harness a strong and diversifying economy to reinforce the local economy and support job growth. Areas will be maintained for non-residential only activity and where new residential is allowed, the proposal will promote integration and a mixing of uses in new buildings through carefully crafted zoning incentives and requirements. The proposal will also increase density for job-generating uses and eliminate onerous parking requirements to help bring people to jobs and jobs to people.

The proposal would capitalize on opportunities through development to create new community resources like new neighborhood parks, waterfront open space and schools.

The proposal would create special use, floor area, bulk and parking regulations on both waterfront and non-waterfront blocks and establish special height and setback regulations for buildings along the waterfront and on key corridors to make ensure development responds to adjacent contexts.

Key aspects of the draft zoning proposal:

Canal Corridor

- Create a Waterfront Access Plan to shape a unique esplanade knitting together waterfront parks, bridges and new development
- FAR incentive to encourage a mixing of uses and activate the waterfront and bridge crossings
- Require non-residential ground floors on bridge crossings
- New neighborhood, resilient park on City-owned land
- Elevate shoreline as resilient neighborhood adaptation strategy



Industrial and Commercial

- Increase density for industrial, commercial & arts-related spaces
- Eliminate parking & loading requirements for small businesses
- Facilitate modern-day loft buildings that meet & activate street
- Continue to prohibit new residential



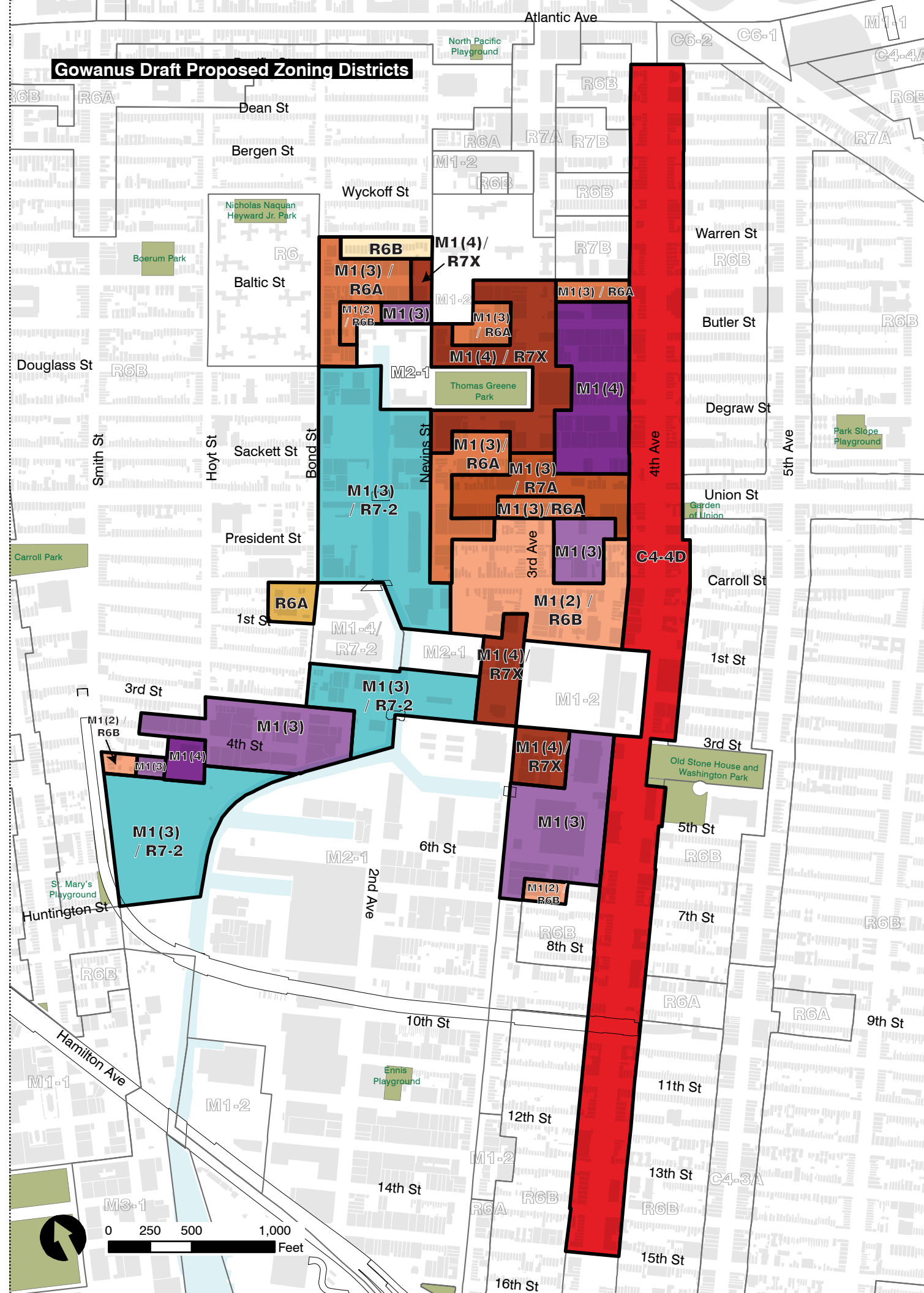
Enhanced Mixed Use

- Allow for medium to high density housing along major corridors, neighborhood connections and resources
- Require non-residential ground floors on key connectors and around Thomas Greene Park
- FAR incentives to promote the mixing of uses
- Require permanently affordable housing in all new developments – including on previously rezoned portions of 4th Avenue



Residential Areas

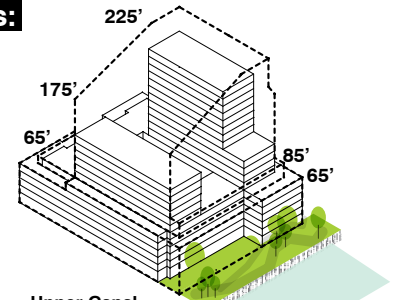
- Bring cluster of legal non-conforming homes in the flood plain into conformance with zoning
- Facilitate Catholic Charities low-income senior housing proposal
- Contextualize an existing R6 district



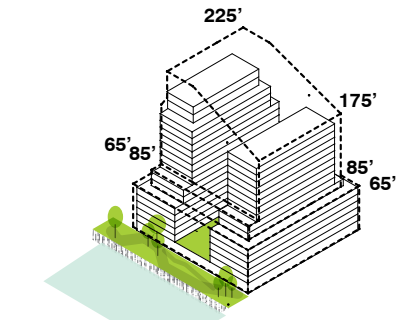
Key Technical Regulations:

Canal Corridor

District	M1(3) / R7-2
Uses	2-14, 16, 17, 18
Max FAR by Use	
Retail/Entertainment	2
Other Commercial	3
Community Facility	3
Industrial	3
Residential	4.4
Total MAX FAR	5*
Heights (in stories) by Location	
Bond Street	5-6
Nevens Street	6-8
Canal Frontage	6-8
Max. Heights [Midblocks (after base heights and setbacks)]	6-8; 17-22; 25-30 [Block 471]
Special Use / FAR Regulations	
Req. Non-Residential Ground Floor Use	Yes (Canal Crossings)
Parking Requirement	
Market Rate Units	20%
Affordable Units	0%
Non-Residential	0%
Loading Requirement	
None for smaller businesses; reduced for larger businesses	



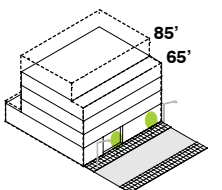
Upper Canal Bond St. Frontage



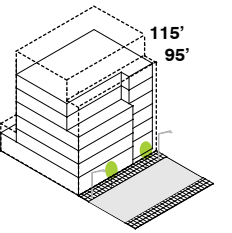
Upper Canal Nevins St. Frontage

Industrial and Commercial

Districts*	M1 (3)	M1 (4)
Uses	3-14, 16, 17, 18	3-14, 16, 17, 18
Residential	Not permitted	Not permitted
Max FAR by Use		
Retail/Entertainment	2 (No-Change)	2 (No-Change)
Other Commercial	3	4
Community Facility	3	4
Industrial	3	4
Total Max FAR	3	4
Heights (in stories)		
Base	6	9
Max	8	12
Other	Addl. 30 feet for larger sites (>20000 SF)	
Parking Requirement		
None		
Loading Requirement		
None for smaller businesses; reduced for larger		



M1(3)



M1(4)

*Exact District Names To Be Determined

Enhanced Mixed Use

Districts	M1(2)/R6B	M1(3)/R6A	M1(3)/R7A	M1(4)/R7X	C4-4D (R9A eqv)**
Uses	2-14, 16, 17, 18				1-6, 8-10, 12
Max FAR by Use					
Retail/Entertainment	2	2	2	2	3.4
Other Commercial	2	3	3	4	6.5
Community Facility	2	3	3	4	6.5
Industrial	2	3	3	4	6.5
Residential	2.2	3.6	4.6	5.6	8.5
Total MAX FAR	2.2	3.6	4.6	6*	8.5
Heights (in stories)					
Base	4	6	7	10	12
Max	5	8	9	14	17
Special Use / FAR Regulations					
Req. Non-Residential Ground Floor Use	-	-	Yes (Union Street)	Yes (Thomas Green Playground & 3rd Avenue)	Yes
Non-Residential Incentives	-	-	-	Yes*	-
Parking Requirement					
Market Rate Units	20%				
Affordable Units	0%				
Non-Residential	0%				
Loading Requirement					
None for smaller businesses; reduced for larger					

*Achieved only through utilizing incentive FAR

** Modified C4-4D District