

Draft Zoning Proposal: Waterfront Access Plan

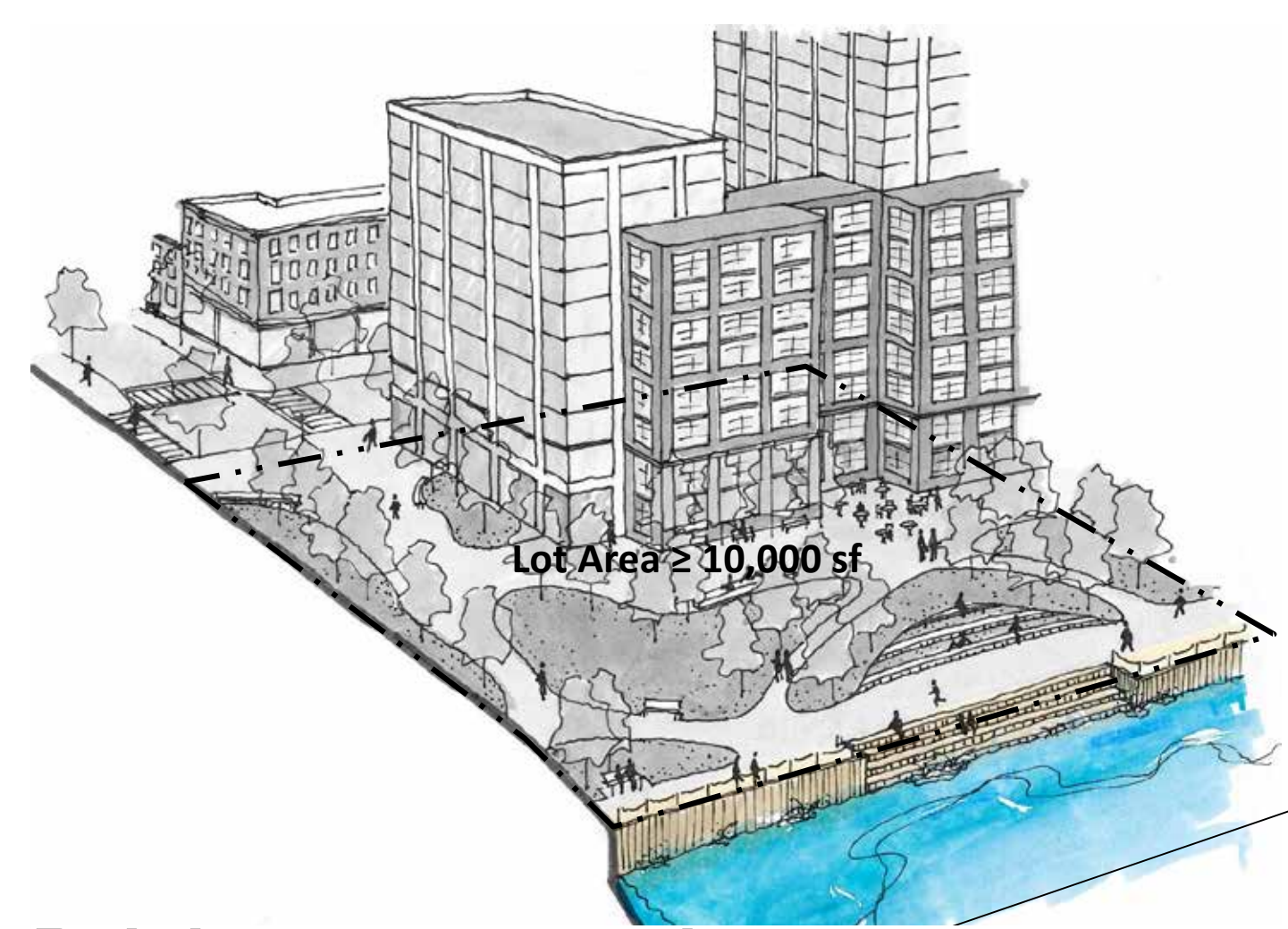
Purpose:

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. Tailor zoning design standards to suit the unique character of the Canal.

Considerations and Guiding Principles:

- Adapt waterfront regulations to better suit the unique character of the Gowanus Canal
- Allow for flexibility with public access requirements to address:
 - » site constraints and adjacencies
 - » site-planning challenges in flood zones (which include a higher base plane to accommodate flood-resilient construction)
- Help facilitate a variety of design outcomes and site-specific programming of public open spaces
- Plan for sea-level rise adaptation to protect against long-term daily tidal flooding
- Incentivize strategies that provide ecological benefits such as softer edge conditions and natural shoreline treatments
- Encourage interaction with the water's edge and promote diverse shoreline edge treatments
- Ensure that zoning does not preclude the integration of performative landscapes and storm water management strategies

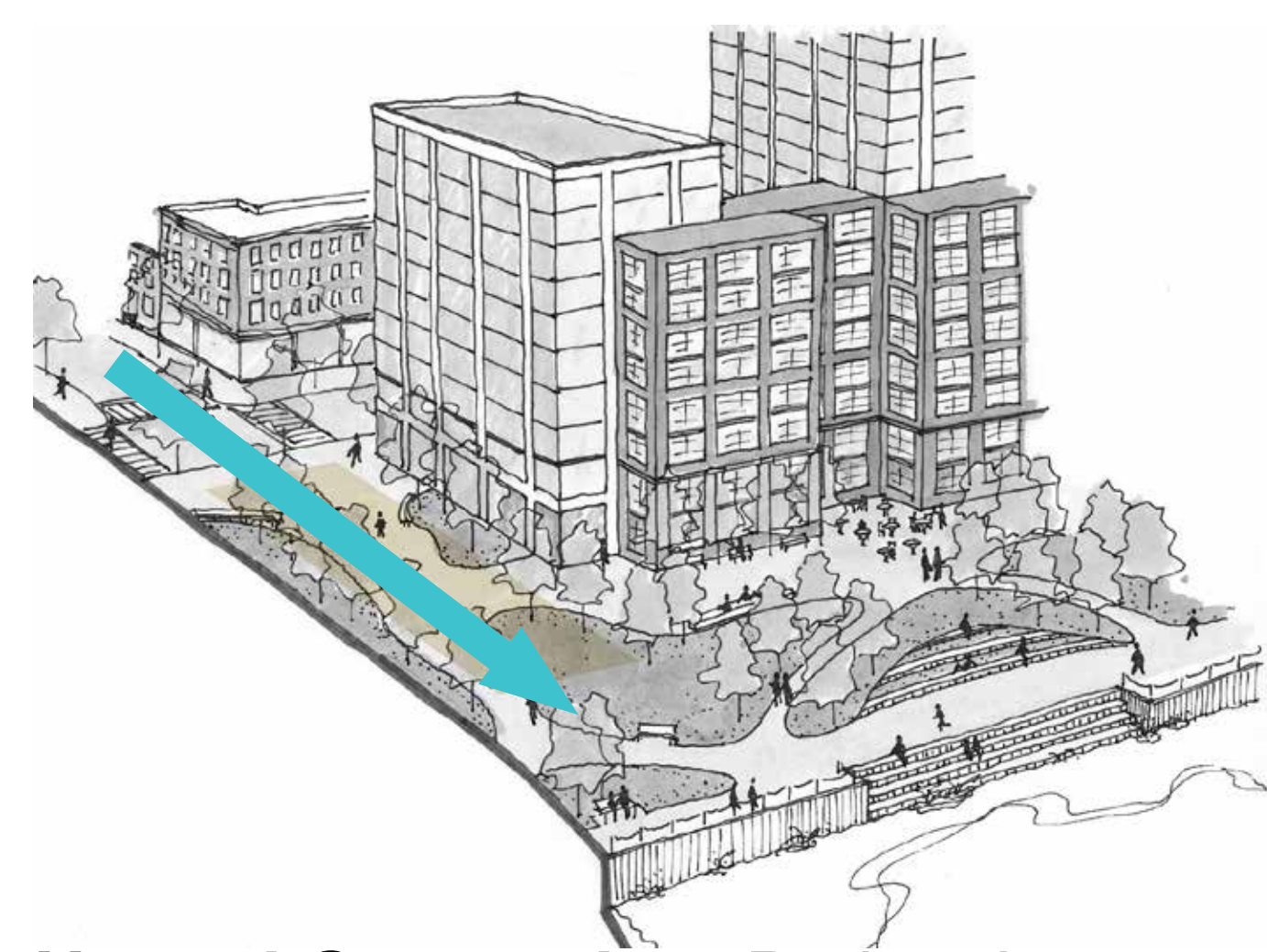
Waterfront Zoning Terms:



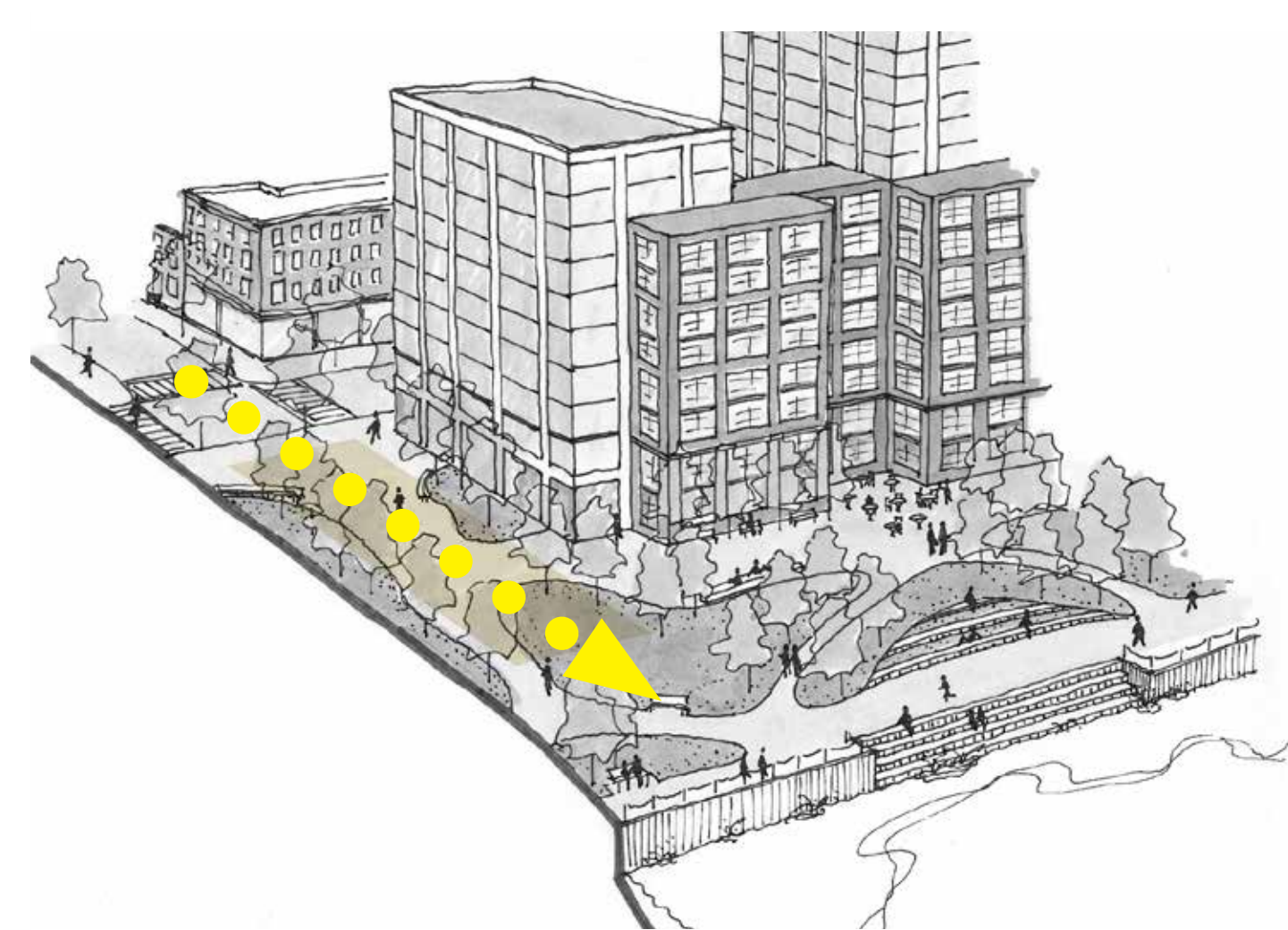
Public access requirements are based on a combination of permitted land use and actual development.



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



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



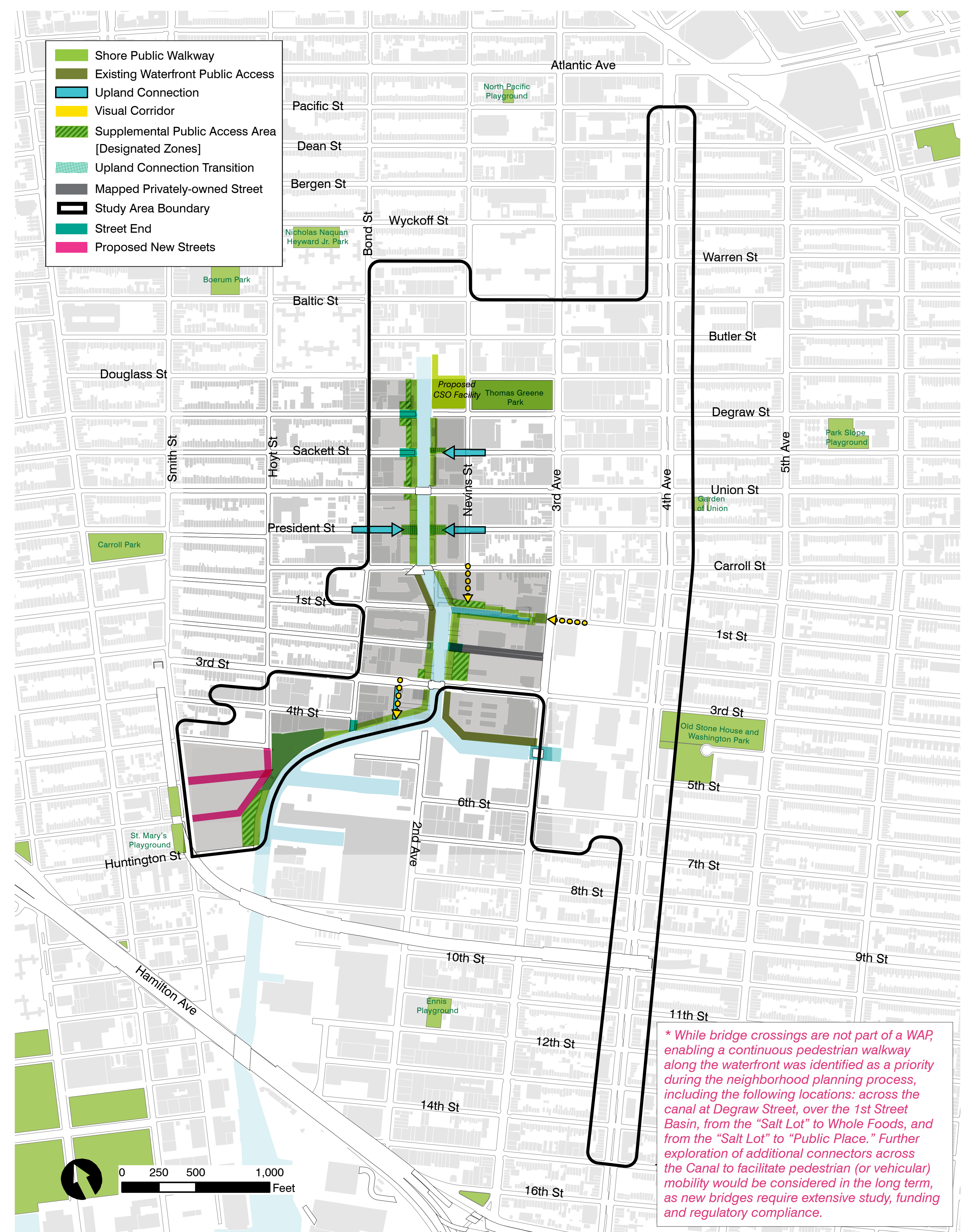
Visual Corridors: Open areas that provide an unobstructed view from upland streets to the water



Supplemental Public Access Areas: Additional public space provided to fulfill waterfront access requirements on certain large sites

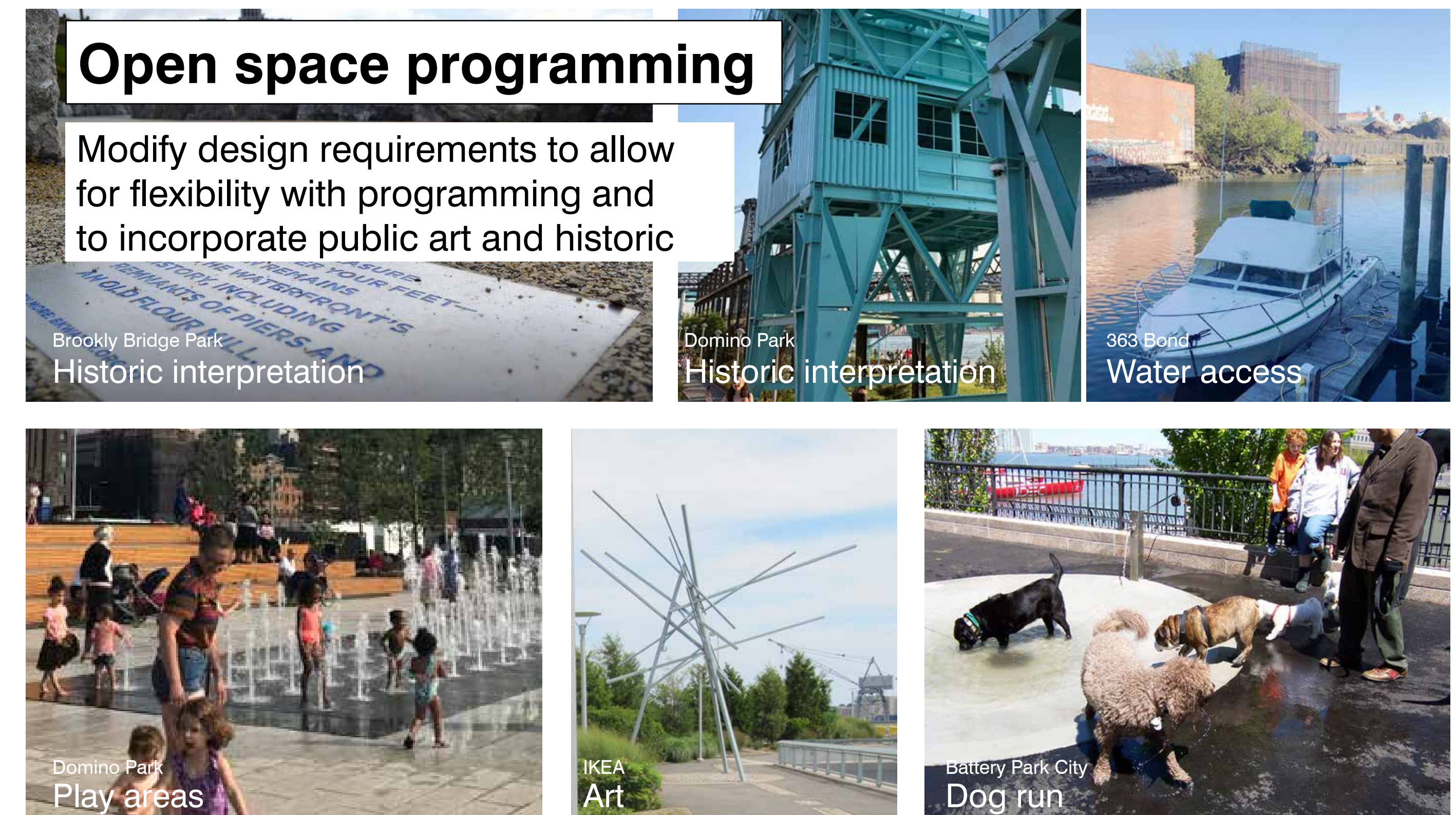
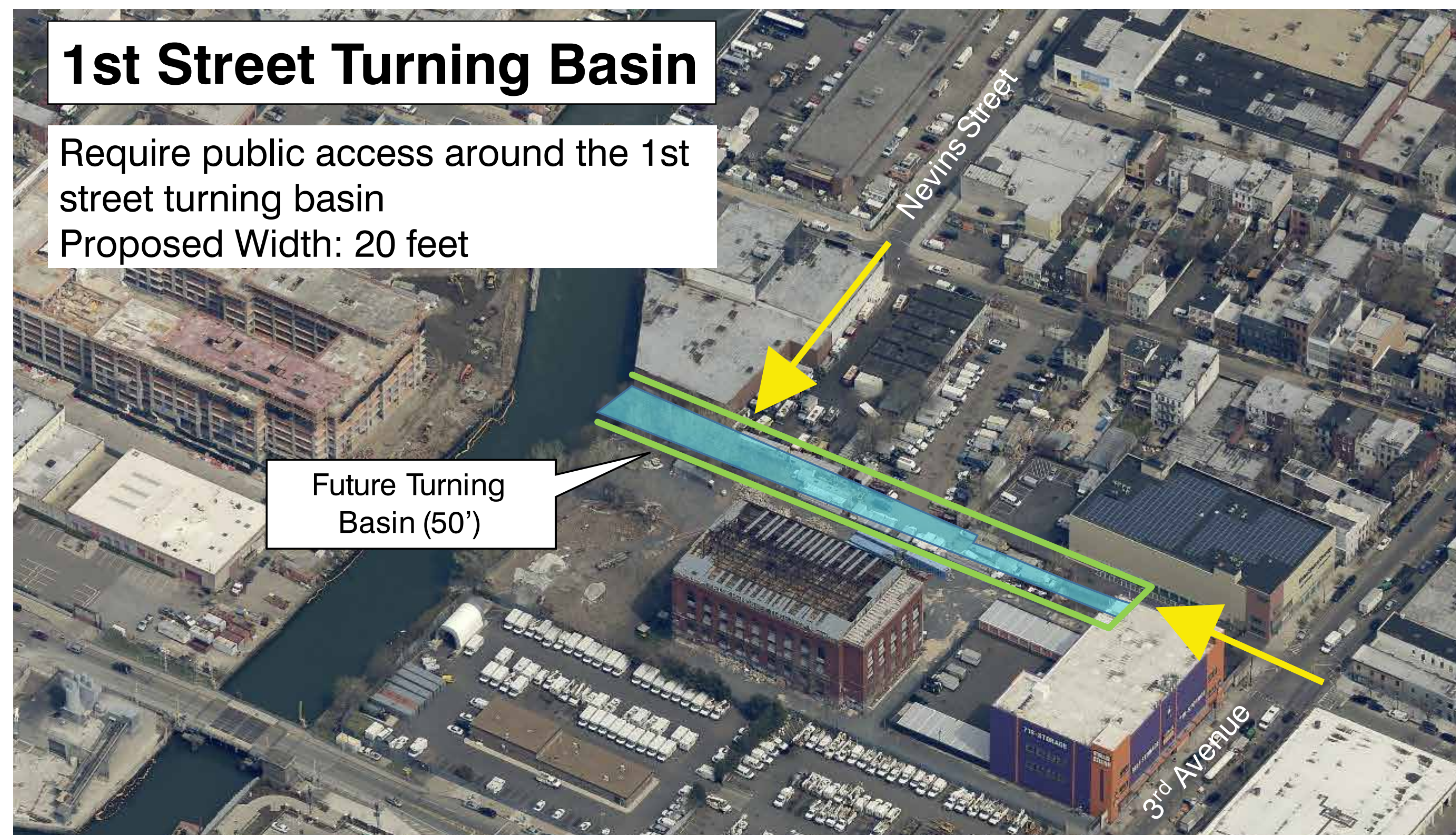


Waterfront Bulk Regulations: Waterfront zoning includes special bulk regulations for developments along the waterfront

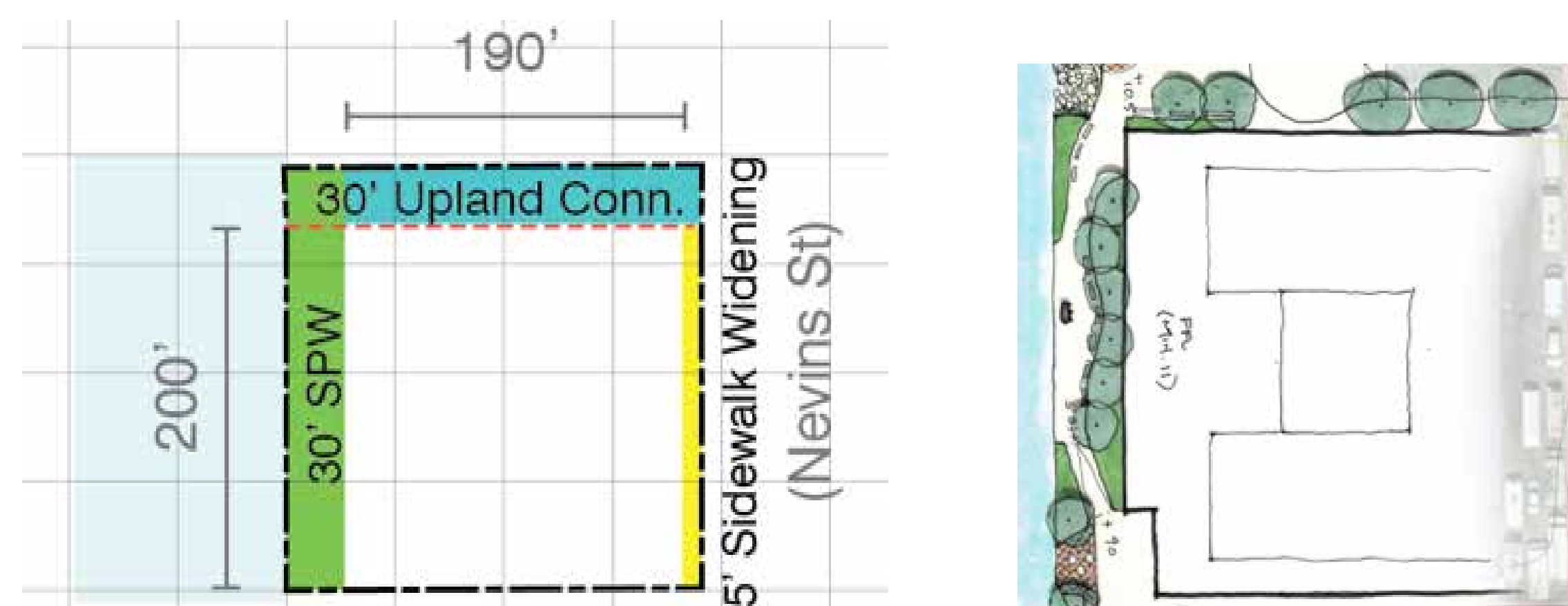


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Strategies to facilitate continuity of public access and encourage a variety of open space experiences:



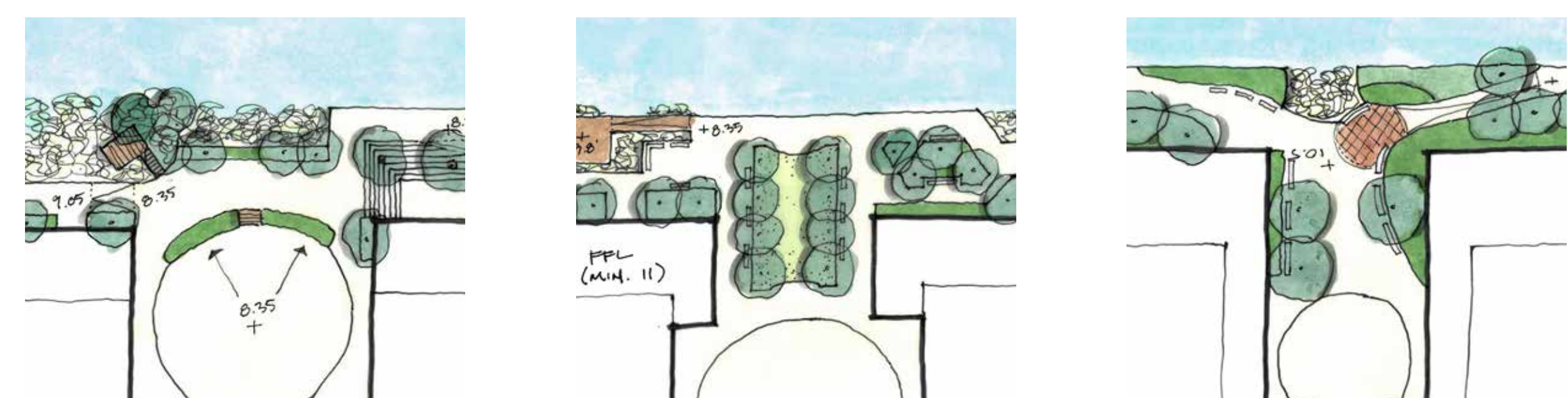
Shore Public Walkway width



- Reduce* minimum width of Shore Public Walkway on certain sites to 30 feet to:
- Alleviate bulk constraints on sites with limited depth.
 - Accommodate for a 5-foot sidewalk widening along the 50'-wide Nevins St – an important neighborhood transition point
 - Allow for a slightly deeper courtyard and helps mitigate light and air issues

** Reduction in width would not reduce overall 20% open space requirement, but would allow for flexibility or reallocation based on site needs*

Street ends



Street ends are critical connections between properties along the waterfront; build-out and public access are necessary for the creation of a continuous waterfront esplanade. Street ends together with other resiliency strategies along the waterfront and at building scale could help alleviate drainage issues at key locations

Strategies to promote resiliency and address site planning constraints in flood zones:

