

# Waterfront Zoning along the Gowanus

## What is it?

NYC Zoning includes a set of regulations that require property owners to provide public access (visual and physical) to the waterfront. These areas are called Waterfront Public Access Areas (WPAAs). WPAAs must meet specific design requirements in order for property owners to get building permits.

IKEA, Red Hook



IKEA, Red Hook



## What do these regulations produce?

In Gowanus there are two Waterfront Public Access Areas that have been produced as a result of these regulations. The first is at Whole Foods and the second is at 365 Bond Street. Another example nearby is at Ikea in Red Hook.

Whole Foods



365 Bond Street



## To which properties does it apply?

Properties with at least 100 feet of shoreline on the Gowanus Canal are subject to these regulations (frontage along the turning basins are not). When these properties are developed with commercial or residential uses or if there is a change of use, the waterfront access requirements are triggered. These regulations also kick in if a property changes use from one commercial use to another or from an industrial use to a non-industrial use.

## How can the community have a say in the design of open space along the Canal?

Unless the property owner chooses to consult the community or requests a zoning authorization to deviate from the design regulations that apply to their site, public input is not required.

However, this study provides an opportunity for the community to consider creating a unique plan for the canal with custom design regulations. This is called a Waterfront Access Plan (WAP).

**What would you like to see in Gowanus?  
Give us your thoughts and suggestions!**

A large dashed blue rectangular box intended for community input and suggestions.