

## GOWANUS SUSTAINABILITY AND RESILIENCY - WORKING GROUP RECOMMENDATIONS

**Mutually Supported**

**Needs Further Consideration / Info**

	<p>Develop and maintain an emergency response plan for Gowanus by facilitating engagement of community members and organizations in a community emergency planning process that aims to:</p> <ol style="list-style-type: none"> <li>(1) take inventory of local emergency response capacity and current and future needs, including but not limited to signage and alert mechanisms;</li> <li>(2) establish plans for effective and efficient local response to emergency events in Gowanus; and</li> <li>(3) address evolving community needs, including but not limited to funding sources, independent expertise, and capacity for re-evaluation and updates to plan(s)</li> </ol>
	<p>Consider existing and future flood risk and related issues throughout the area and on NYCHA, including drainage/hydrology, as key inputs to support land use planning and infrastructure investments needed to improve local stormwater management and storm surge risk reduction.</p>
	<p>Encourage active ground floor uses such as commercial, recreational, and light industrial and inviting street-level entrances to flood-resilient spaces where appropriate and possible in the Gowanus floodplain.</p>
	<p>Ensure additional ways in which the citywide zoning Flood Text could allow for feasible flood-resilient retrofitting and construction of the range and diversity of building types seen in Gowanus including: existing residential uses in M-zoned districts, mixed residential and manufacturing/industrial use buildings, and attached/rowhouse homes, to support flood-resilient retrofitting and design.</p>
	<p>Explore opportunities to provide incentives for Gowanus properties to facilitate flood-resilient design and/or retrofitting, stormwater management, in-home sewer overflow reduction, and other on-site flood-related protection needs.</p>
	<p>Support environmental justice through the clean-up of contaminated land and clean-up of the Canal by examining sites' historic uses and pursuing paths to remediation including but not limited to zoning E-designations and community-supported incentives for voluntary cleanup.</p>
	<p>Assist Gowanus community organizations in determining eligibility for brownfield pre-development incentive grants, and support community-driven clean-up efforts including potential opportunities for local employment.</p>
	<p>Promote local environmental sustainability, clean energy and energy efficiency, transportation improvements, waste reduction, and water management opportunities to establish Gowanus as a model green neighborhood including but not limited to: exploring ways to support Gowanus district energy micro-grid development among existing and future area buildings; encouraging the growth of community solar capacity in Gowanus; expanding bicycle infrastructure and safety improvements; and considering opportunities to expand water retention and reuse to reduce CSO in the area.</p>
	<p>Promote connections between NYCHA and other area residents to emerging green jobs opportunities through workforce development strategies focused in the Gowanus neighborhood, including community-driven work related to site remediation, building efficiency, or alternative energy development, to support economic and social resiliency.</p>

**GOWANUS INDUSTRY & ECONOMIC DEVELOPMENT – WORKING GROUP  
RECOMMENDATIONS**

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	Develop a land use and zoning framework with a neighborhood-based, block-by-block approach to mixed use that supports existing concentrations of light industrial, arts-related, and commercial uses, such as certain mid-blocks east of the Canal, and the growth of businesses that want to locate or expand in the rezoning study area.
	Develop a tailored zoning approach with tools and mechanisms that support the neighborhood’s mixed use character, including but not limited to, restricting residential from certain blocks and arterials and considering other use limitations, requirements or incentives within the rezoning area, as appropriate.
	Consider zoning or other tools, like street design or buffer zones, to minimize conflicts between industrial businesses and residents.
	Explore mechanisms to promote job-generating uses throughout the rezoning area including but not limited to reconsidering parking requirements, particularly within the flood zone, and increasing permitted density.
	Restrict self-storage in IBZ and hotels in M-zones, per citywide policy, as appropriate
	Evaluate opportunities for a mix of uses on city-owned sites, including industrial uses
	Study potential short and long-term transportation improvements including but not limited to parking and loading on side streets, transit, and truck routes to reduce conflicts between pedestrians, bicyclists, trucks and other modes of transportation and to support existing and future businesses.
	Provide resources to existing and new businesses in the form of financial assistance and training based on their needs, while ensuring connections to city’s Workforce 1 system and Hire NYC programs, so jobs are accessible to local residents and their skills
	Evaluate and explore other potential infrastructure improvements, like broadband, sewer, sanitation and resiliency-related improvements that support and reinforce industrial, including manufacturing, and commercial businesses.

**GOWANUS HOUSING – WORKING GROUP RECOMMENDATIONS**

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	Explore opportunities to incorporate improvements to community centers, open space, and resiliency investments in NYCHA developments.
	NYCHA will proactively work to improve transparency on how funding for Gowanus Houses, Warren Street, and Wyckoff Houses is spent and distributed.
	NYCHA will explore ways to address safety concerns in Gowanus-area public housing including but not limited to examining ways to better coordinate with public housing watch committees, residents overall, and the police department to tackle physical security, safety, and residents relationships with the local authority.
	NYCHA will address residents’ concerns about housing stability for long term NYCHA residents.
	NYCHA will consider responding to quality of life issues within NYCHA campuses including, reexamining tenant agreement violations that cause problems for “good players”, improving access to grass and open space, reevaluating “house rules”, and uniformly training all housing management staff.
	Continue to provide free legal representation to low-income tenants facing eviction, harassment, and displacement by unscrupulous landlords, and expand services to target low-income tenants in Gowanus, and improve coordination among government agencies, law enforcement, and community-based organizations.
	Investigate and take action against landlords who harass tenants to vacate rent-regulated apartments.
	Continue to promote safe and healthy housing by responding to 311 calls and referrals from community organizations, proactively identify and inspect buildings that are in poor physical condition and improve the code enforcement inspections notification system and language access to create a better experience for tenants.
	Help homeowners at risk of foreclosure with housing counseling and legal services, and assist in critical repairs to their buildings when possible.
	Coordinate with local tenant organizing groups and expand programs that educate tenants, particularly the elderly and non-English speakers, about their rights and resources that are available to prevent displacement and provide dedicated Tenant Support Unit (TSU) staff to conduct door-to-door outreach in private residential buildings, informing tenants of their rights and connecting them to a range of resources, including regular TSU community outreach events and/or office hours for drop-in assistance available to tenants in Gowanus.
	Explore the creation of a Certificate of No Harassment program for Gowanus.
	Implement a targeted outreach strategy to promote loans and tax incentives that can help building owners make repairs and preserve affordability for existing tenants.

	Promote the development of new affordable housing by applying Mandatory Inclusionary Housing (MIH), which ensures that all new medium- and higher-scale residential development includes permanently affordable homes and supports an inclusive neighborhood.
	Consider mapping different MIH options within different portions of the neighborhood to accommodate a broad spectrum of incomes.
	Consider zoning changes that support residential growth, such as focusing medium- and higher-density buildings along major corridors (e.g. 4th, 3rd Ave and Union St.) and the canal, while focusing lower density on mid-blocks and smaller corridors to support the creation of new permanently affordable housing, open space along the Canal, remediation of contaminated brownfields, and a more sustainable neighborhood.
	Explore Zoning and/or other mechanisms to support the mixed-use character of the neighborhood, including, but not limited to, restricting residential uses from certain blocks and requiring or incentivizing non-residential uses on appropriate large sites.
	Develop appropriate mechanisms that promote a balanced mix of local neighborhood businesses, such as supermarkets, which are based on existing needs and projected future development.
	Address existing resident's needs for community facilities and open space by improving community recreational spaces that are open to the public
	On publicly owned sites, promote the creation of affordable housing that exceeds the minimum MIH requirements, with a focus on low and extremely low incomes to support an inclusive neighborhood.
	Better advertise open housing lotteries, and improve residents' ability to understand, prepare for, and complete affordable housing applications by holding information sessions with trained advocates on hand to assist

## GOWANUS ARTS & CULTURE – WORKING GROUP RECOMMENDATIONS

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	Facilitate access to a local community center (including a re-opened Gowanus Houses Community Center) for all NYCHA residents
	Explore opportunities to incorporate arts spaces and increase arts & cultural programming within NYCHA developments and strengthen connections between NYCHA community centers and the broader neighborhood
	Evaluate the feasibility of incorporating artist studios and/or community space into existing or planned City facilities
	Seek opportunities to incorporate local art, historic interpretation, and arts and cultural programming into publicly-owned spaces
	Explore ways to maximize the locations where zoning permits different types of arts and cultural uses to locate
	Explore zoning incentives and requirements to support the creation of space for arts and cultural uses in new development
	Explore how land use changes can support property owners who seek to preserve existing arts & cultural spaces and/or create new arts & cultural spaces in their developments
	Explore ways that publicly-accessible open space along the canal can encourage formal arts and cultural programming and informal gatherings that are welcoming and publicly accessible
	On private property outside of the canal's edge, explore mechanisms to create publicly-accessible space that can support informal gatherings throughout the neighborhood
	Make connections between arts & cultural organizations that need space and property owners who: wish to maintain or expand arts & culture uses/programming; seek to support arts & cultural uses in new development; or have underutilized space. Consider a local stewardship model to provide oversight of these uses.
	Explore funding opportunities to assist artists in Gowanus purchase property
	Explore opportunities for new housing to support artists and arts & culture
	Continue and expand Participatory Budgeting expense funding in order to support arts and cultural projects, many of which do not qualify for capital funding
	Streamline the DYCD and DCLA funding processes

## GOWANUS PUBLIC REALM – WORKING GROUP RECOMMENDATIONS

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	Promote an active , publicly accessible, and lively Canal front with a variety of commercial uses, artist studios and other active uses
	<p>Promote a canal front design that responds to the unique canal condition, including flood risk and sea level rise implications, at various locations, including but not limited to the following potential strategies:</p> <ul style="list-style-type: none"> <li>• promote native planting, when planting is provided</li> <li>• use of materials and lighting that reflect the Gowanus character for waterfront and building design</li> <li>• explore the creation of a bi-level waterfront at certain locations, as appropriate and feasible</li> <li>• create walkways along the canal with varying widths to provide variety and interest</li> <li>• explore opportunities for enclosed and protected spaces along the Canal that protect for a variety of weather conditions</li> <li>• explore locations for additional opportunities to get down to the canal for water related activities</li> <li>• explore the creation of wetland areas and other landscape strategies that respond to the ecological function of the canal's history</li> </ul> <p>ensure developments along the canal have variety in building heights</p>
	<p>Explore the creation of additional connections to and across the Canal, including but not limited to the following:</p> <ul style="list-style-type: none"> <li>• Pedestrian Canal crossings north of Union street bridge (Degraw or Douglass)</li> <li>• from Nevins to 1st street turning basin</li> <li>• through Public Place</li> <li>• from 6th street to Canal turning basin</li> <li>• President Street to Canal</li> <li>• Sackett Street to Canal</li> <li>• 2nd Street from 3rd Ave to Canal</li> </ul> <p>Explore additional connections through developments</p>
	<p>Consider ownership and maintenance for the waterfront open spaces and potential stewardship by local community organizations</p> <ul style="list-style-type: none"> <li>• explore stewardship of street trees, bioswales and greened corridors</li> </ul>
	<p>Explore opportunities for new active and/or passive recreation space outside of the waterfront open spaces to accommodate existing needs of NYCHA and the surrounding community and future anticipated growth.</p> <ul style="list-style-type: none"> <li>• Encourage the creation of a variety of open spaces, plazas (public and privately-owned public spaces) and parklets as part of the overall public realm vision/plan for the neighborhood</li> </ul>
	<p>Explore opportunities for greening streets and corridors and incorporate green infrastructure in street design, particularly at the following streets:</p> <ul style="list-style-type: none"> <li>• canal street ends</li> <li>• Bond Street.</li> <li>• 3<sup>rd</sup> Ave corridor</li> <li>• Nevins Street</li> <li>• 9<sup>th</sup> Street</li> <li>• 3<sup>rd</sup> Street</li> </ul>
	<p>Consider improvements to existing open spaces (including such Thomas Green Park, St. Mary's Playground, Ennis Playground, and the Salt Lot) with better lighting, safety and accessible design features, when planning for existing needs and anticipated growth</p>

	<p>Develop a streetscape plan based on the street typology framework that enhances the pedestrian experience while maintaining the distinctive characteristics of the neighborhood by:</p> <ul style="list-style-type: none"> <li>• establishing design and material requirements for ground floors and street walls, as appropriate</li> <li>• preserving unique features such as the cobblestone at Sackett Street</li> <li>• Exploring street redesign strategies such as curb extensions, planted medians, bike lanes etc. to address mobility and traffic issues</li> <li>• Encouraging more active frontages with commercial uses, cafes and restaurants along key corridors including but not limited to the following streets: Fourth Avenue, Third Avenue, Union Street and Nevins Street.</li> <li>• Adding street amenities such as lighting and trash cans and bike racks throughout</li> </ul>
	Encourage retention and reuse of historic buildings where feasible, particularly for placemaking opportunities, using historic preservation and planning tools.
	LPC should evaluate requests from members of the Public Realm Working Group in addition to its own evaluation of historic resources to identify potentially LPC-eligible properties and other preservation opportunities
	Consider developing an interpretation plan for Gowanus that recognizes and celebrates key themes in the area's history including but not limited to: The Revolutionary War, The History and Engineering of the Gowanus Canal, the history of Manufacturing and Industry.