

# ***Gowanus Canal Corridor Rezoning Study***

*City of New York  
Department of City Planning*

**May 2008**



CITY OF NEW YORK  
DEPARTMENT OF CITY PLANNING

BROOKLYN OFFICE



## Recap of Community Meetings:

Jan. 25, 2007

Introduction:

Analysis of land use

April 19, 2007

Open space at canal's edge

Shared goals

May 31, 2007

Shaping a planning framework:

Opportunities and challenges

July 30, 2007

Planning framework:

Guiding principles

**May 2008**

**Draft Rezoning Proposal**



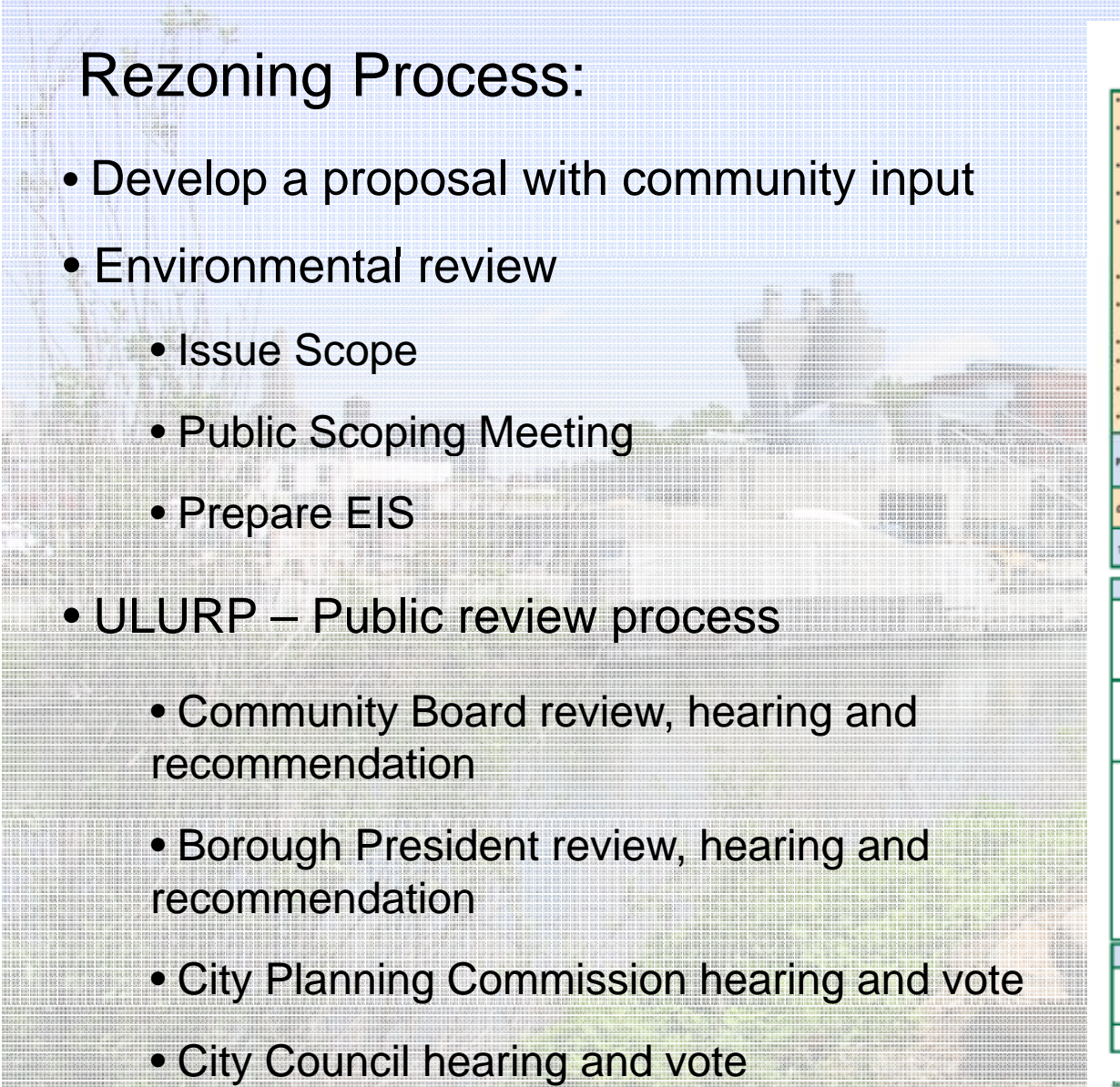
# FROM FRAMEWORK TO REZONING

## Rezoning would:

- Provide consistent, predictable regulations to guide development
- Embody goals and principles established through outreach and framework process
  - Maintain areas for continued industrial as well as commercial activity
  - Achieve cleanup and redevelopment on underutilized sites
  - Consider the scale and context of surrounding neighborhood in creating zoning regulations for the area
  - Produce opportunities for affordable housing
  - Achieve waterfront public access at the canal's edge







# Rezoning Process:

- Develop a proposal with community input
- Environmental review
  - Issue Scope
  - Public Scoping Meeting
  - Prepare EIS
- ULURP – Public review process
  - Community Board review, hearing and recommendation
  - Borough President review, hearing and recommendation
  - City Planning Commission hearing and vote
  - City Council hearing and vote

- City Council hearing and vote





# GOWANUS CANAL CORRIDOR STUDY AREA

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## AREAS C, D-East and E : MAINTAIN MANUFACTURING DISTRICTS

- Identify areas to reserve for continued industrial as well as commercial activity



Baltic Street



2nd Avenue near 7th Street



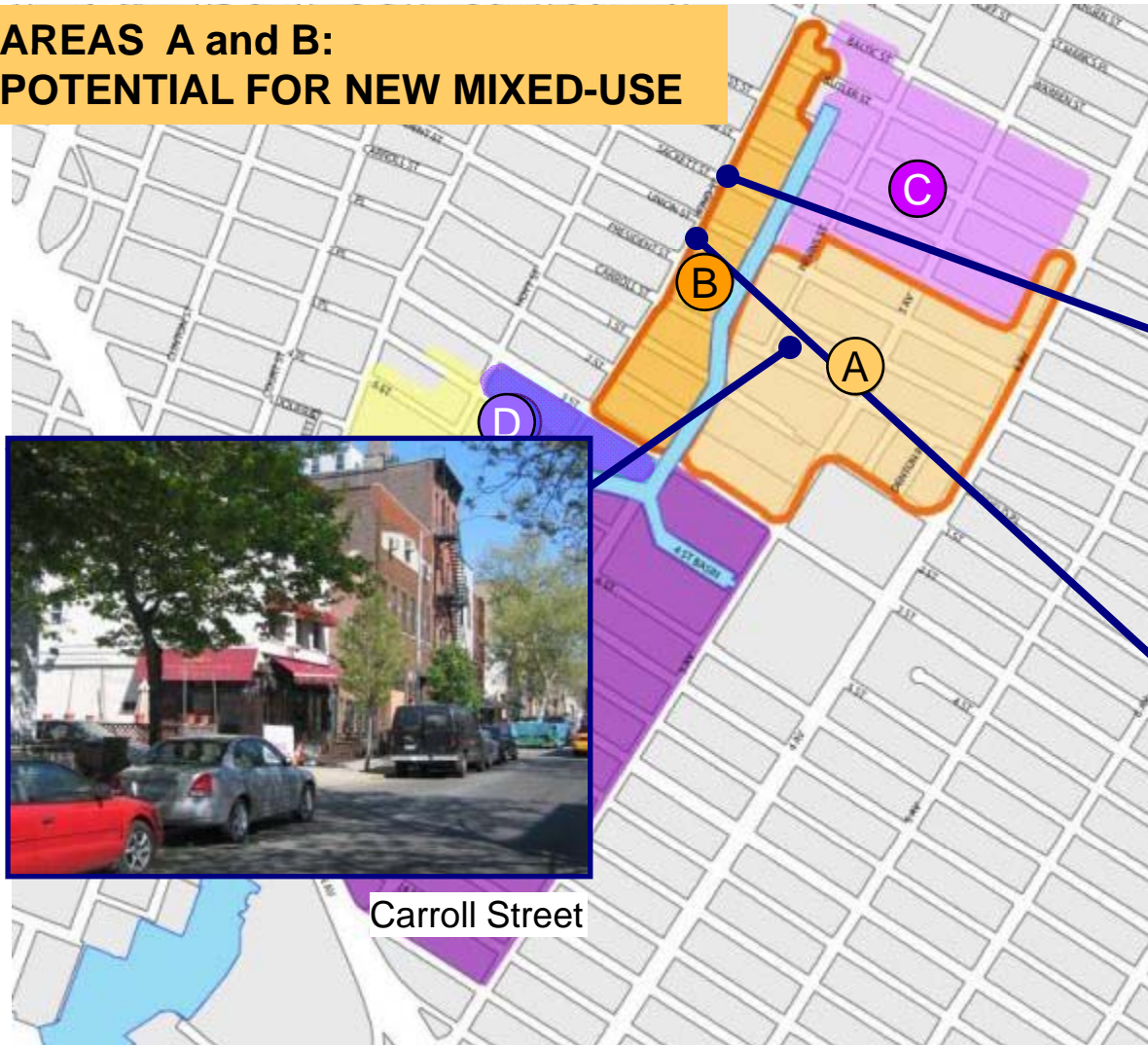
4th Street



# GOWANUS CANAL CORRIDOR STUDY AREA

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## AREAS A and B: POTENTIAL FOR NEW MIXED-USE



Sackett Street

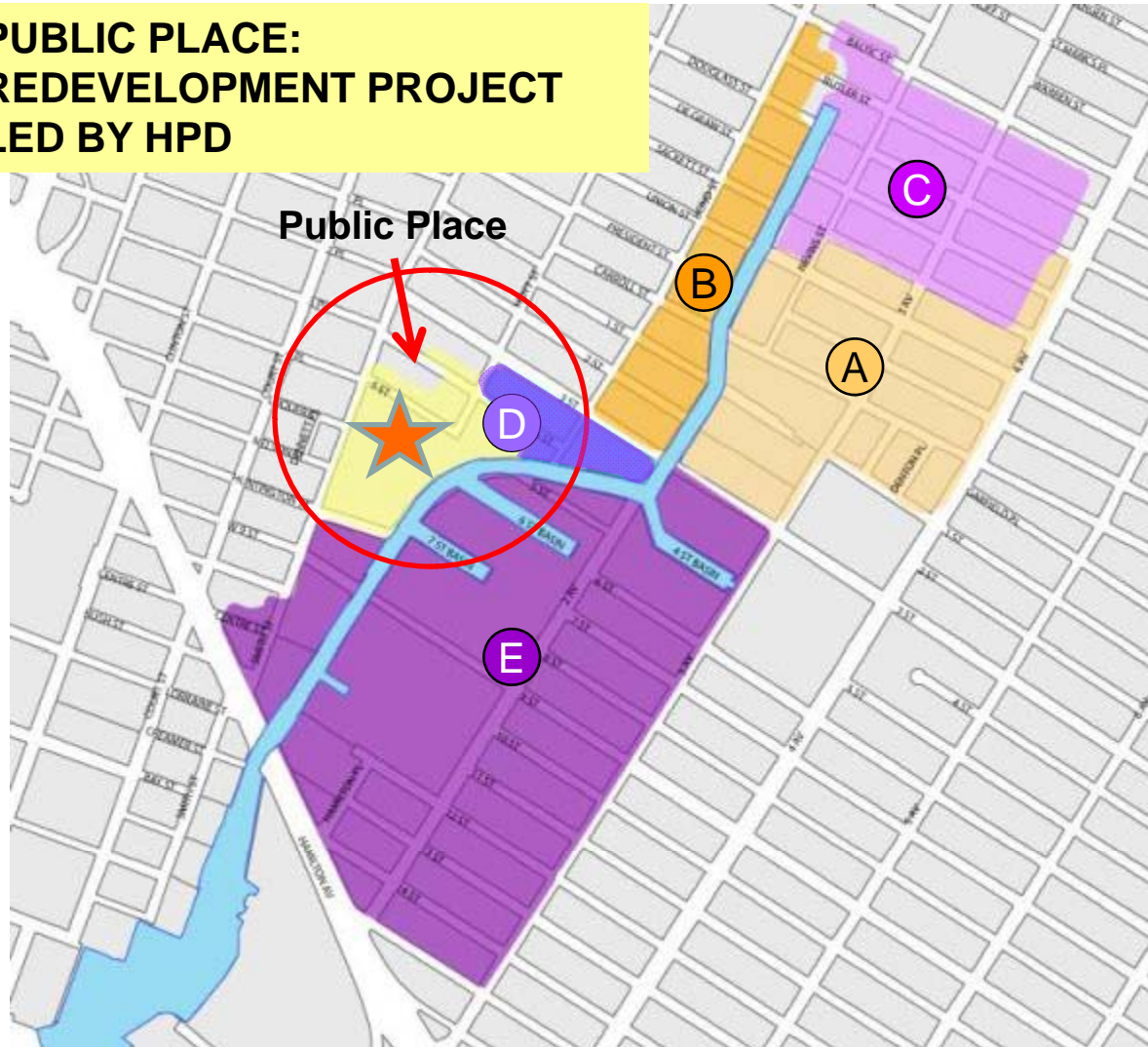


Bond Street @ Union-President



Carroll Street

**PUBLIC PLACE:  
REDEVELOPMENT PROJECT  
LED BY HPD**





# GOWANUS CANAL REZONING AREA

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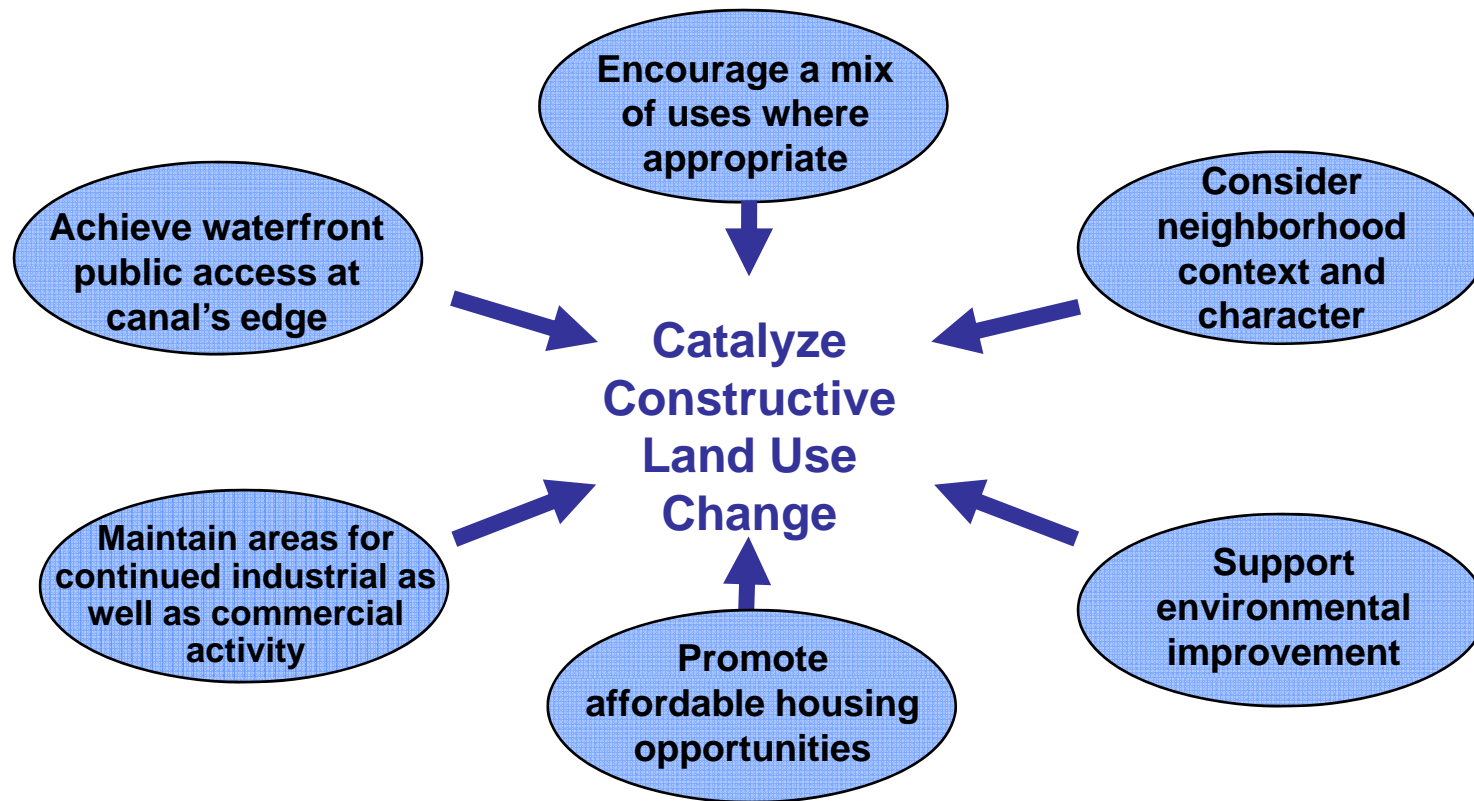
Limit rezoning to subareas A and B where a mix of uses, including residential, would be appropriate

— Area of pending private zoning application (Toll Brothers)



# FRAMEWORK GOALS

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# GOWANUS REZONING GOALS

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- Allow for a mix of uses at an appropriate scale





# GOWANUS REZONING GOALS

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- **Allow for a mix of uses at an appropriate scale**
- **Provide public access at the canal's edge:**
  - canal walkway
  - connections to neighborhood



# WATERFRONT PUBLIC ACCESS

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Riverside South, Manhattan



Gantry State Park, Queens

- Adapt waterfront public access requirements to the unique conditions and scale of the Gowanus Canal
- Require waterfront public access with linkages to upland neighborhoods to be provided on properties that redevelop for residential or commercial use
- Create Waterfront Access Plan (WAP) for the Gowanus Canal with parameters specific to this waterbody and public access goals
- Regulations would outline required materials such as lighting, benches and plantings, chosen with community input to create an identity for the Gowanus Canal waterfront



# GOWANUS REZONING GOALS

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- Allow for a mix of uses at an appropriate scale
- Provide public access at the canal's edge:
  - canal walkway
  - connections to neighborhood
- Apply the Inclusionary Housing program where development of a sufficient scale is possible

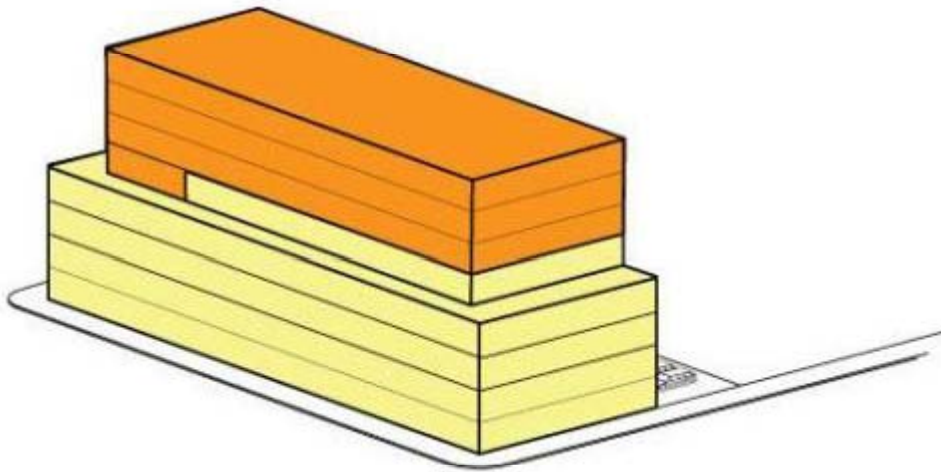
# INCLUSIONARY HOUSING PROGRAM

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In exchange for 33% Floor Area bonus,

- 20% of the floor area must be set aside as affordable units
- For those earning **UP TO** \$61,450 for a family of four (80% of the HUD Income Limits)
- Units are **permanently** affordable



Sample R7A site



# GOWANUS REZONING GOALS

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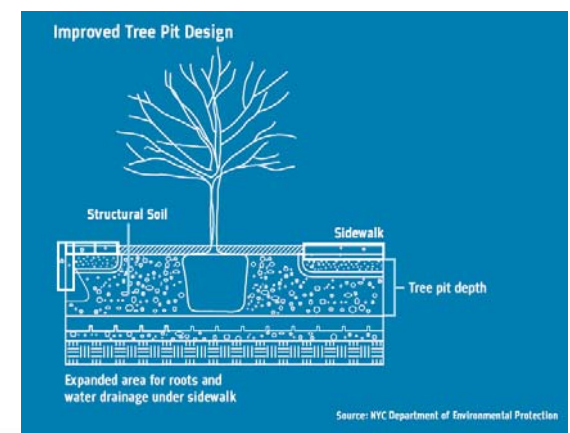
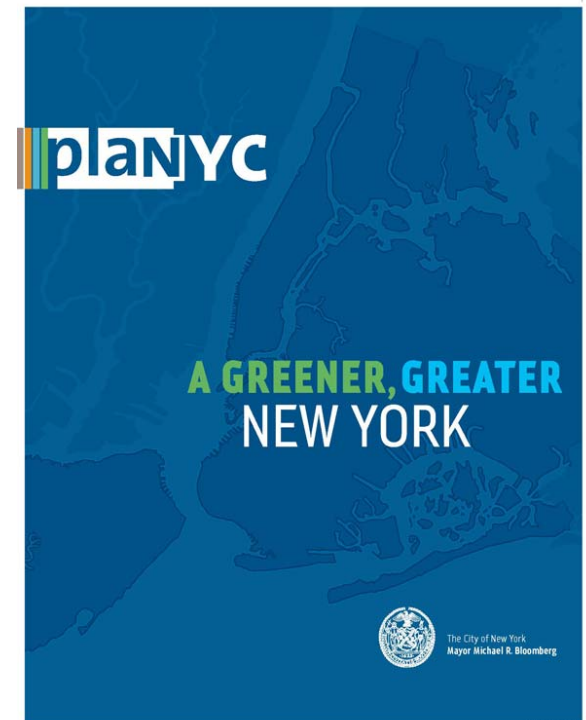
- Allow for a mix of uses at an appropriate scale
- Provide public access at the canal's edge:
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  - connections to neighborhood
- Apply the Inclusionary Housing program where development of a sufficient scale is possible
- Activate the pedestrian environment with a mix of uses

# GOWANUS REZONING GOALS

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## SUPPORT ENVIRONMENTAL IMPROVEMENT

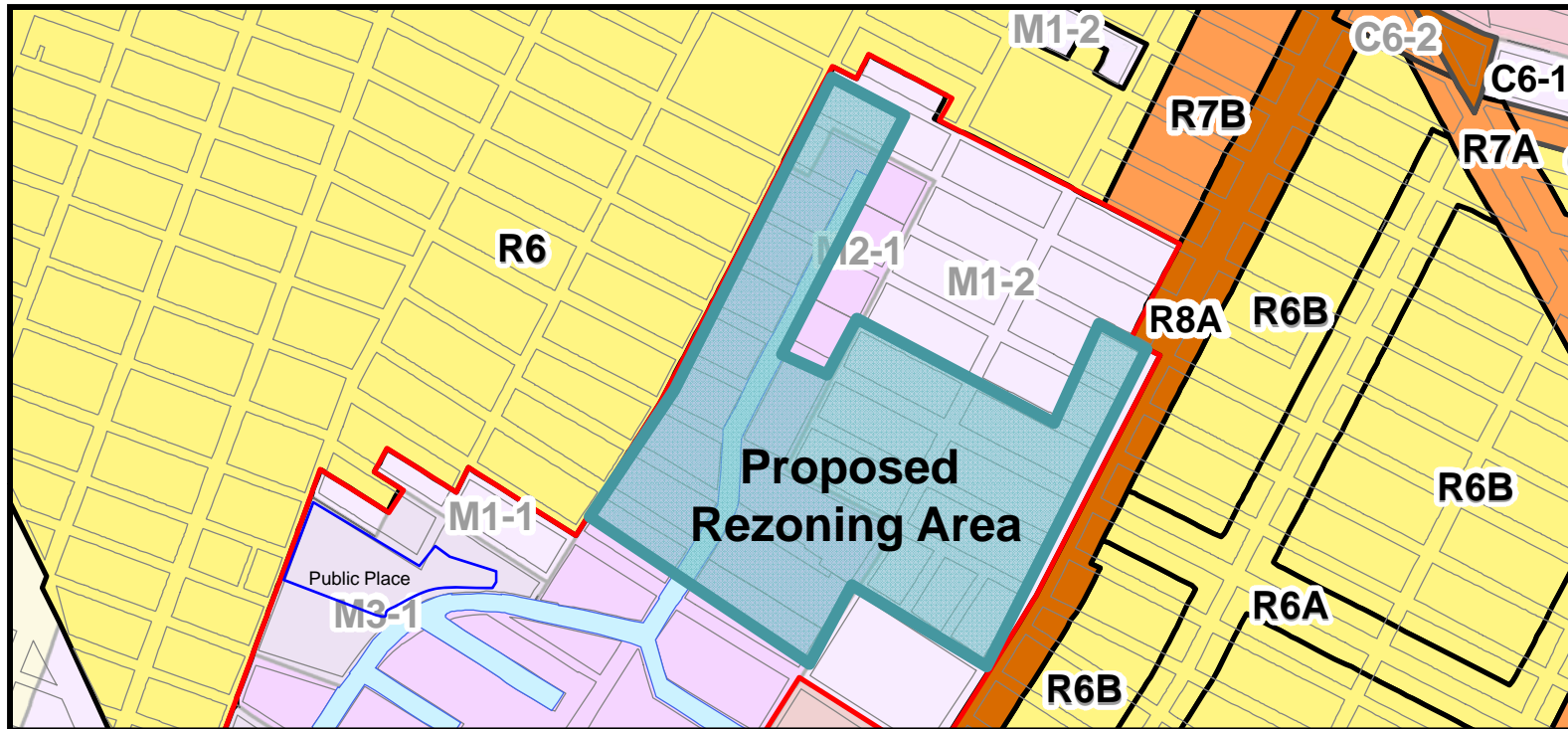
- Continue interagency coordination on environmental issues
- Require cleanup of contaminated sites as a condition of redevelopment
- Encourage stormwater Best Management Practices (BMP)
- Explore requirements for bicycle parking in new developments of a certain size





# EXISTING ZONING - NEARBY DISTRICTS

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2 - 3 FAR

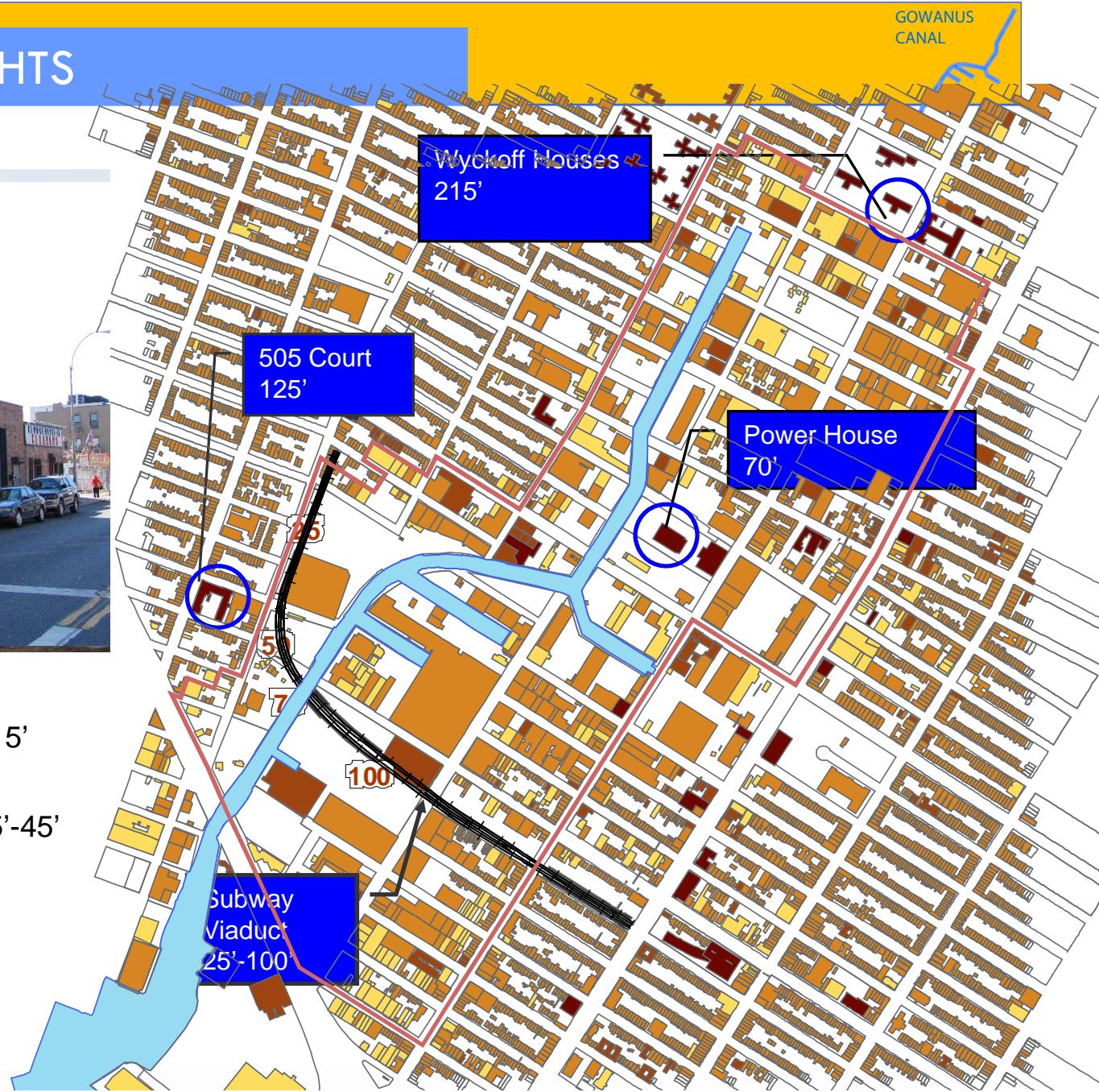
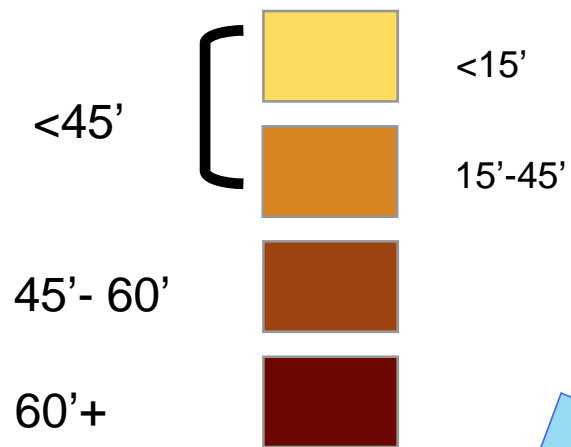


3 - 4 FAR



6+ FAR

# NEARBY BUILDING HEIGHTS





# CANAL AND UPLAND BLOCKS

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## Principles

### Areawide

- Mixed use districts to allow variety of uses including residential, light industrial, commercial, community facility, retail and artist spaces

Upland mixed use blocks share characteristics of nearby “typical” blocks  
→ parameters for height and density should be similar to nearby blocks

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Upland mixed use blocks share characteristics of nearby “typical” blocks

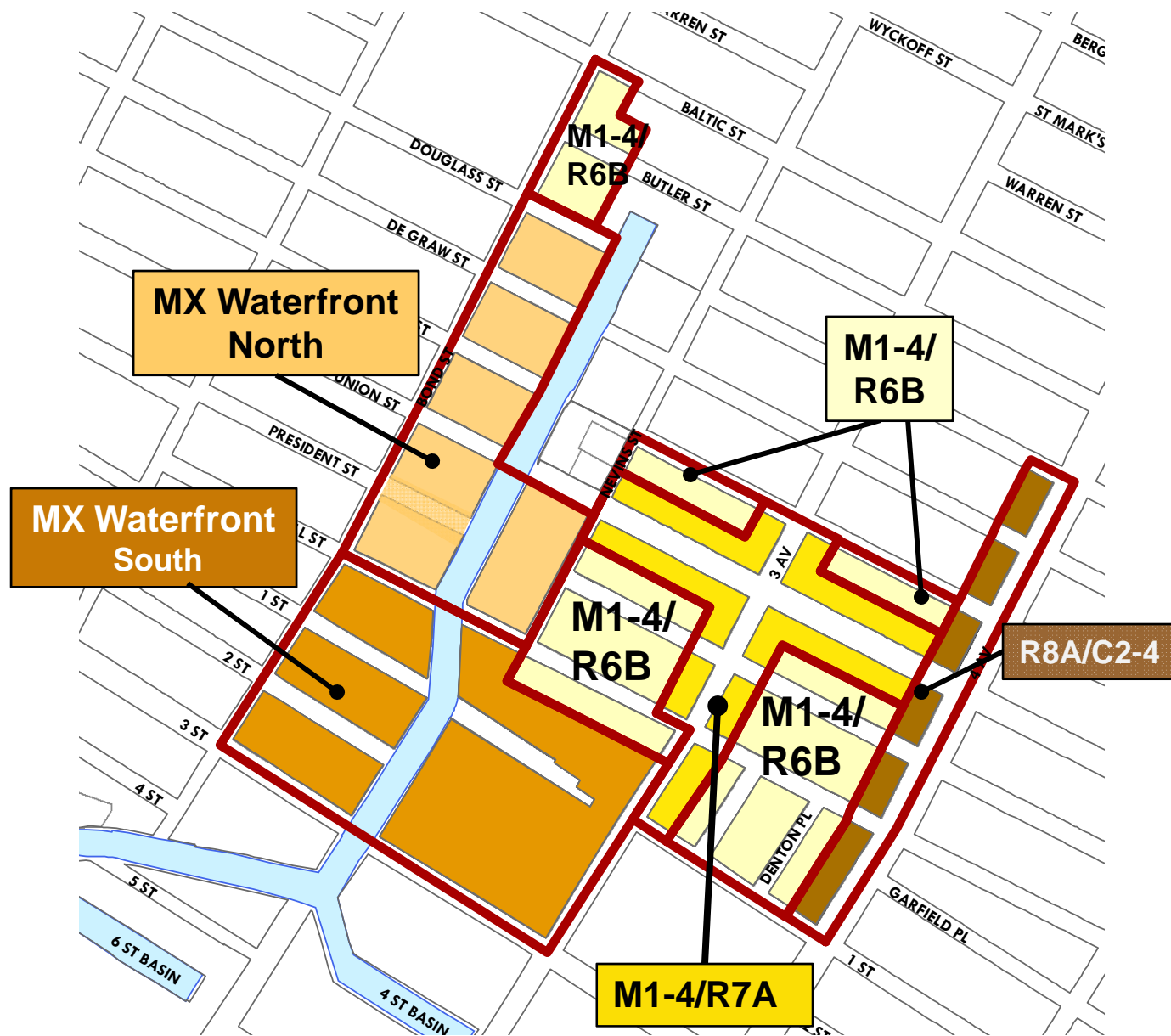
→ parameters for height and density should be similar to nearby blocks

Canal mixed use blocks need to address special conditions, as well as multiple community goals



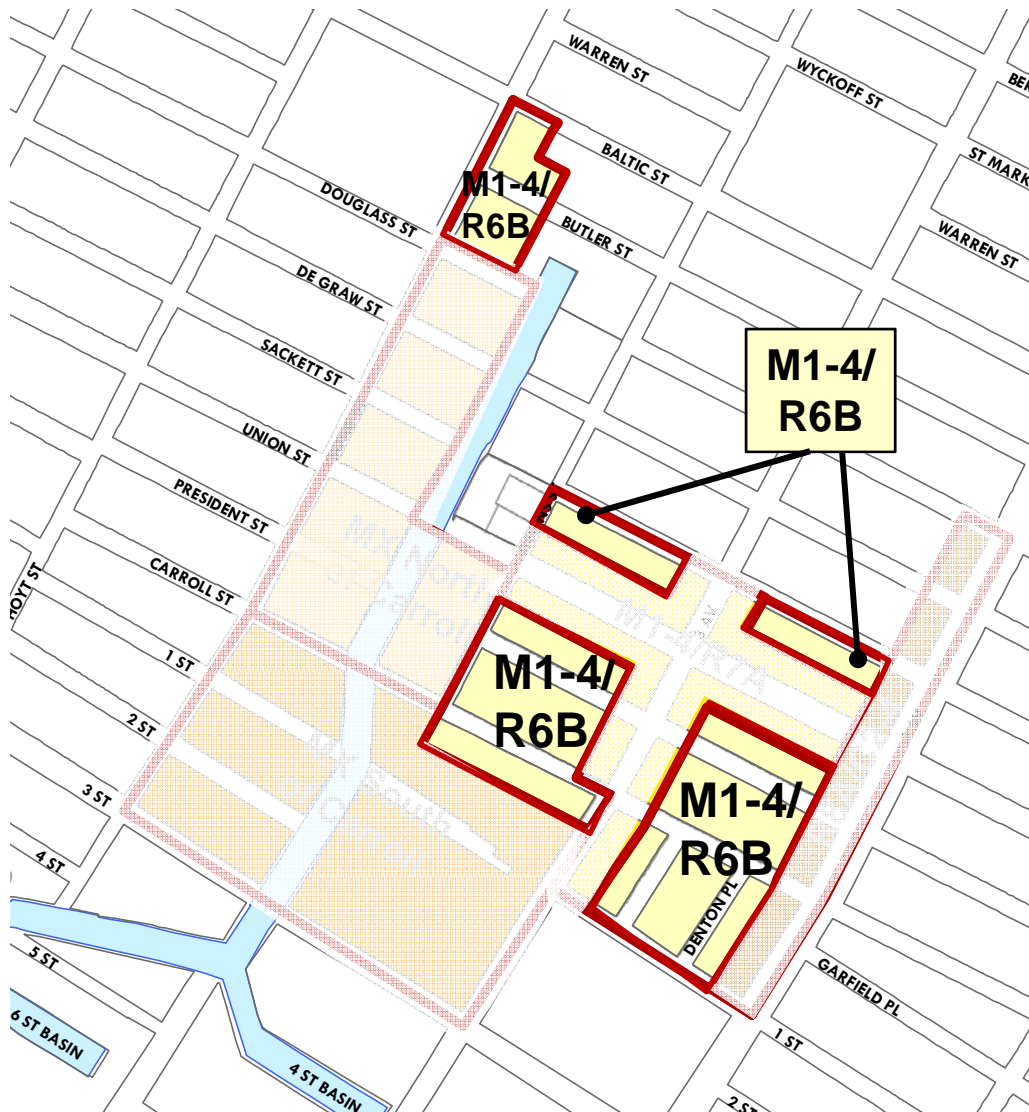
# DRAFT ZONING PROPOSAL

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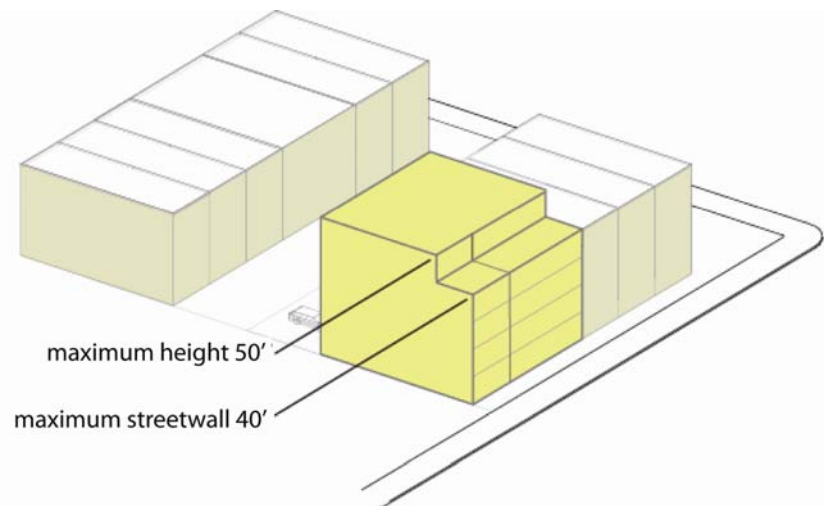
# DRAFT ZONING PROPOSAL – M1-4/R6B

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## M1-4/R6B

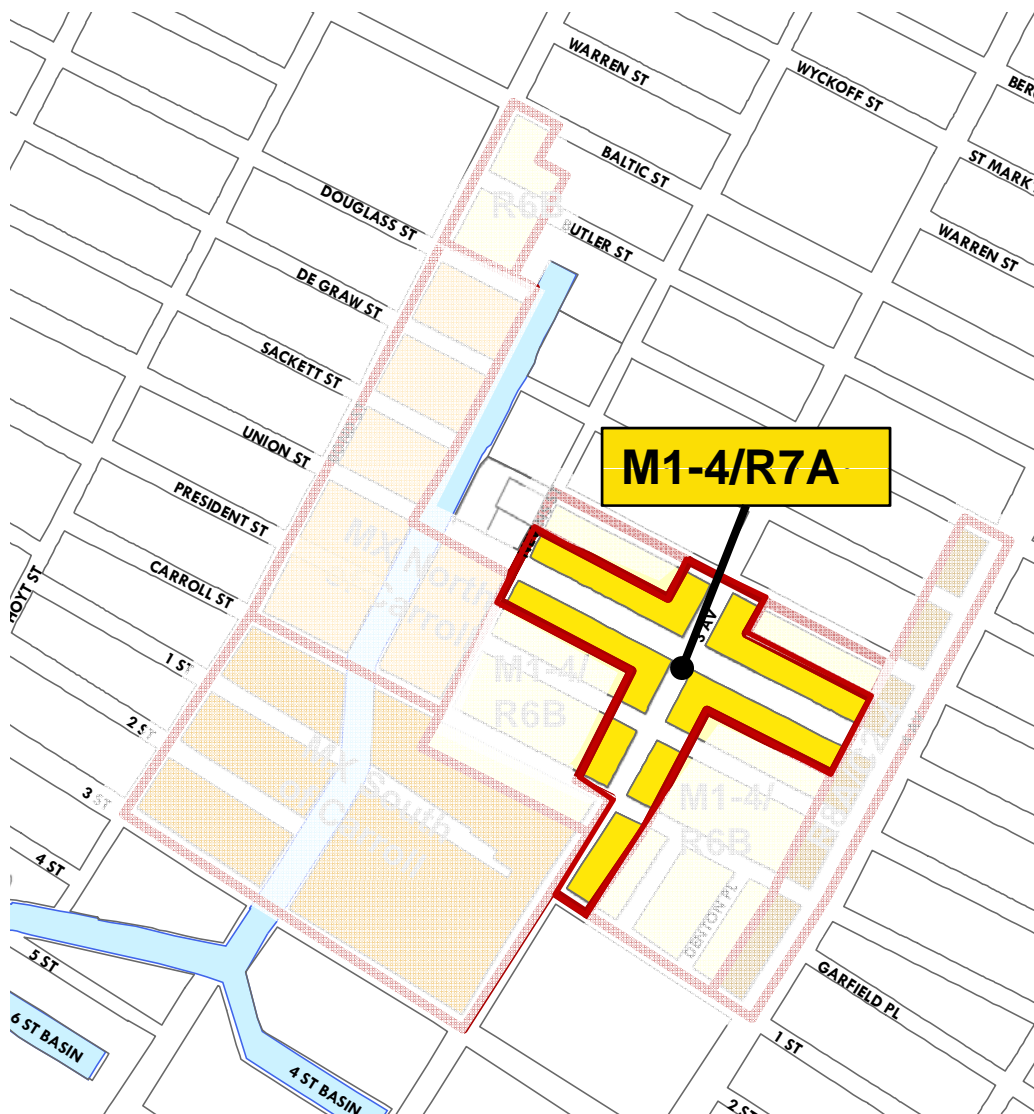
- Mixed use district
- 30' min./40' max streetwall
- 50' max. building height
- 2.0 FAR





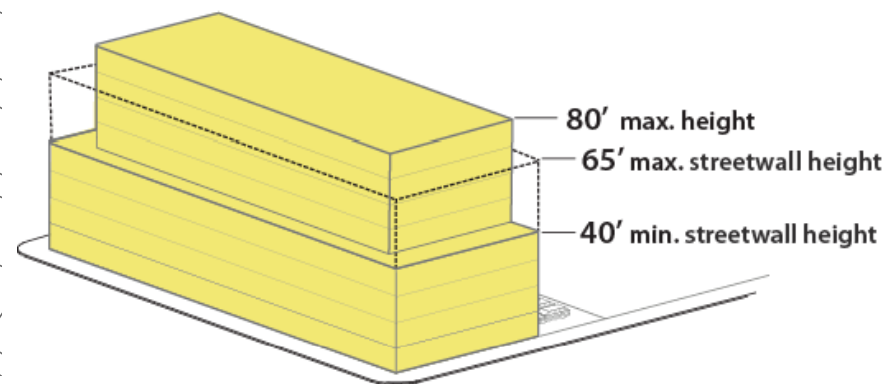
# DRAFT ZONING PROPOSAL – M1-4/R7A

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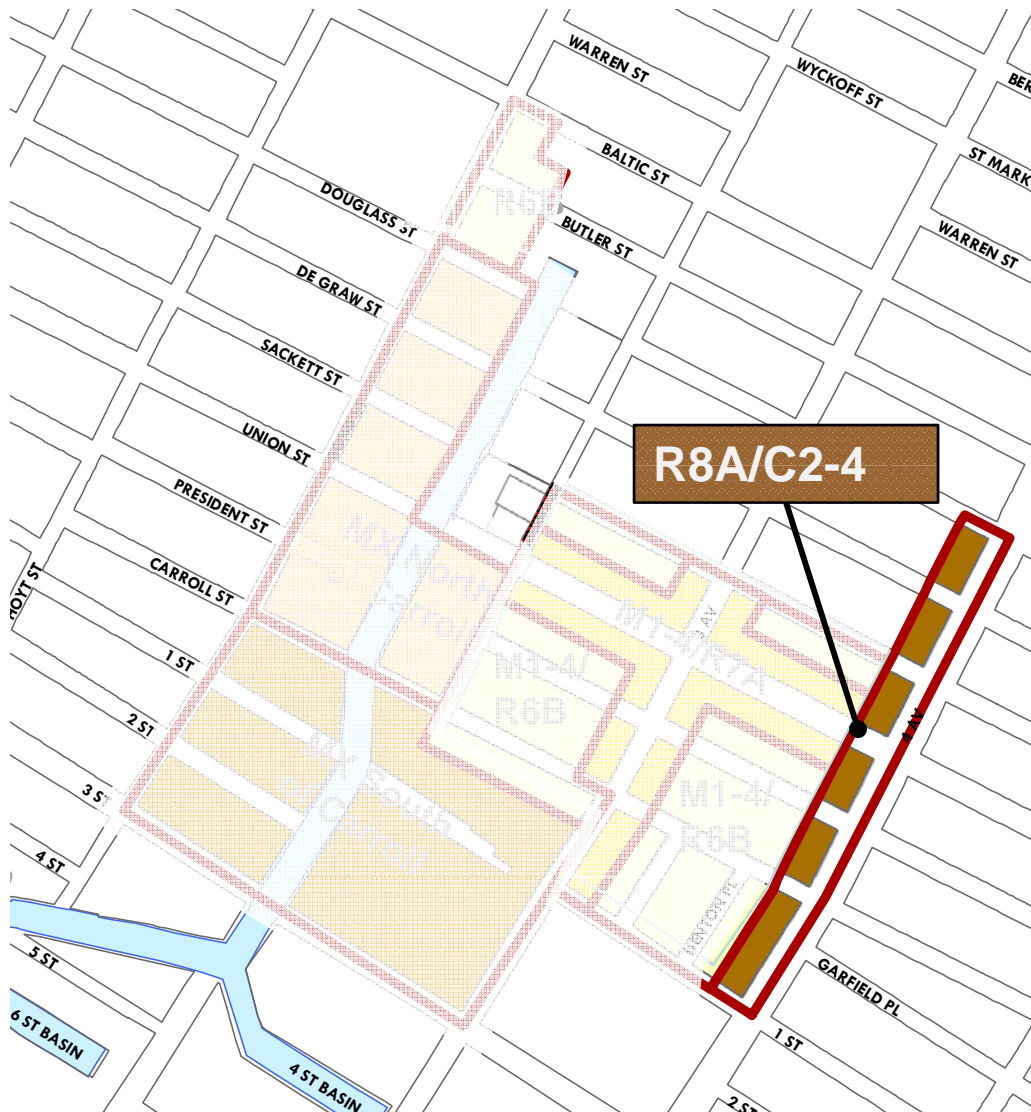
## M1-4/R7A

- Mixed use district
- 3.45 FAR – 4.6 FAR residential  
Inclusionary Housing Bonus
- 2.0 FAR industrial
- 40' min./65' max streetwall
- 80' max building height



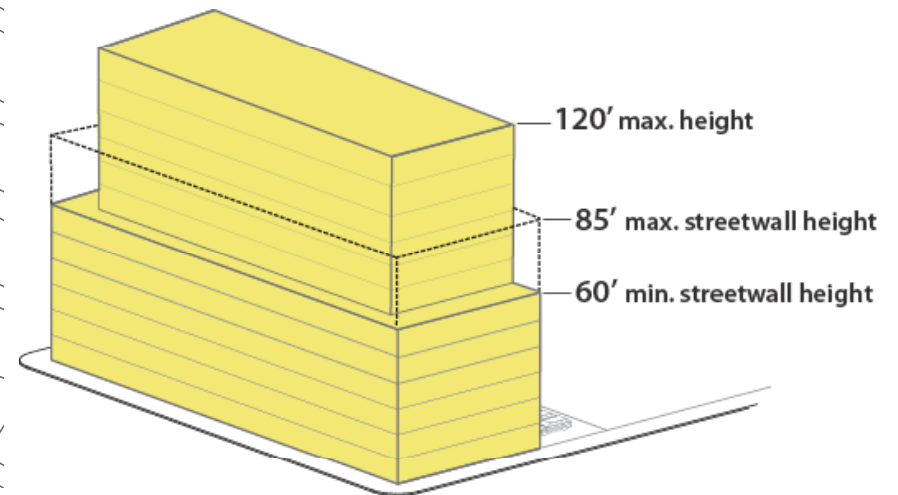
# DRAFT ZONING PROPOSAL – R8A/C2-4

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## R8A/C2-4

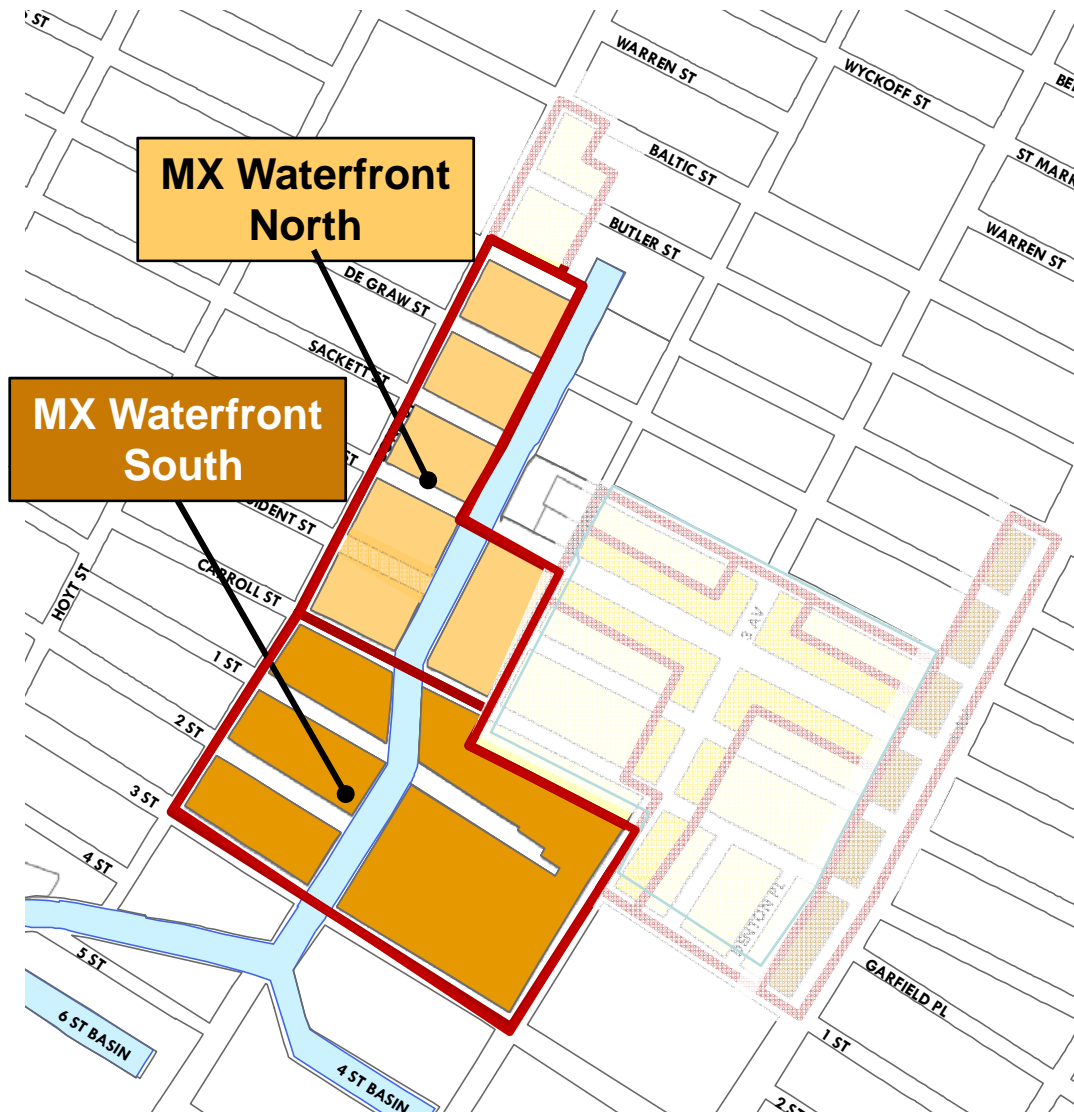
- Residential/Commercial District
- Inclusionary Housing bonus: 5.4 to 7.2 FAR
- 60' min./85' max. streetwall height
- 120' maximum building height





# DRAFT ZONING PROPOSAL - WATERFRONT

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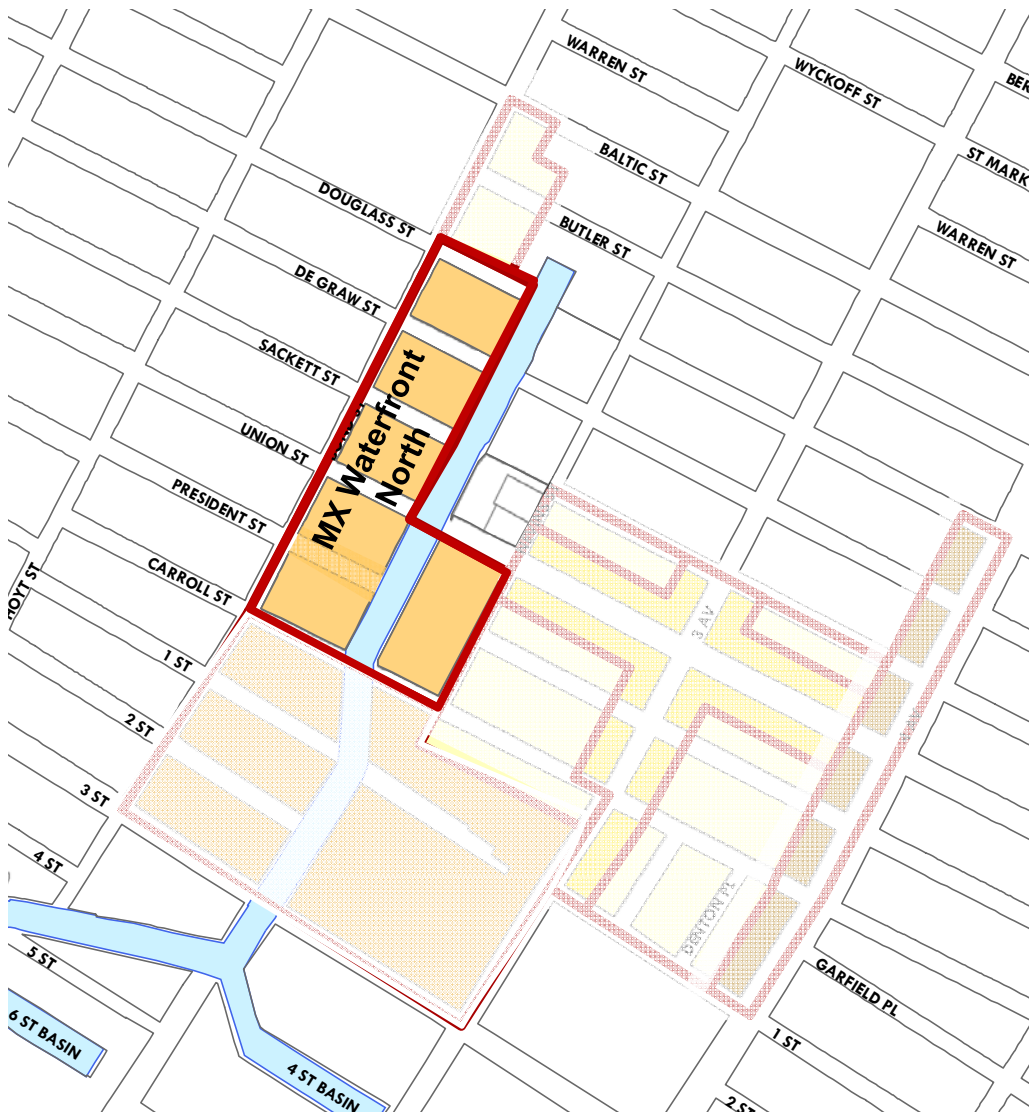


## Goals: Waterfront Blocks

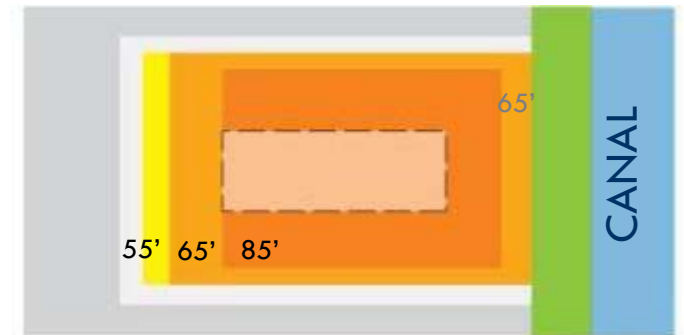
- Public access to canal's edge
- Off-street parking in flood zone, with "wrap"
- Inclusionary Housing program
- Consideration of context
- Transitions to neighborhood

# DRAFT ZONING PROPOSAL - MX WATERFRONT NORTH

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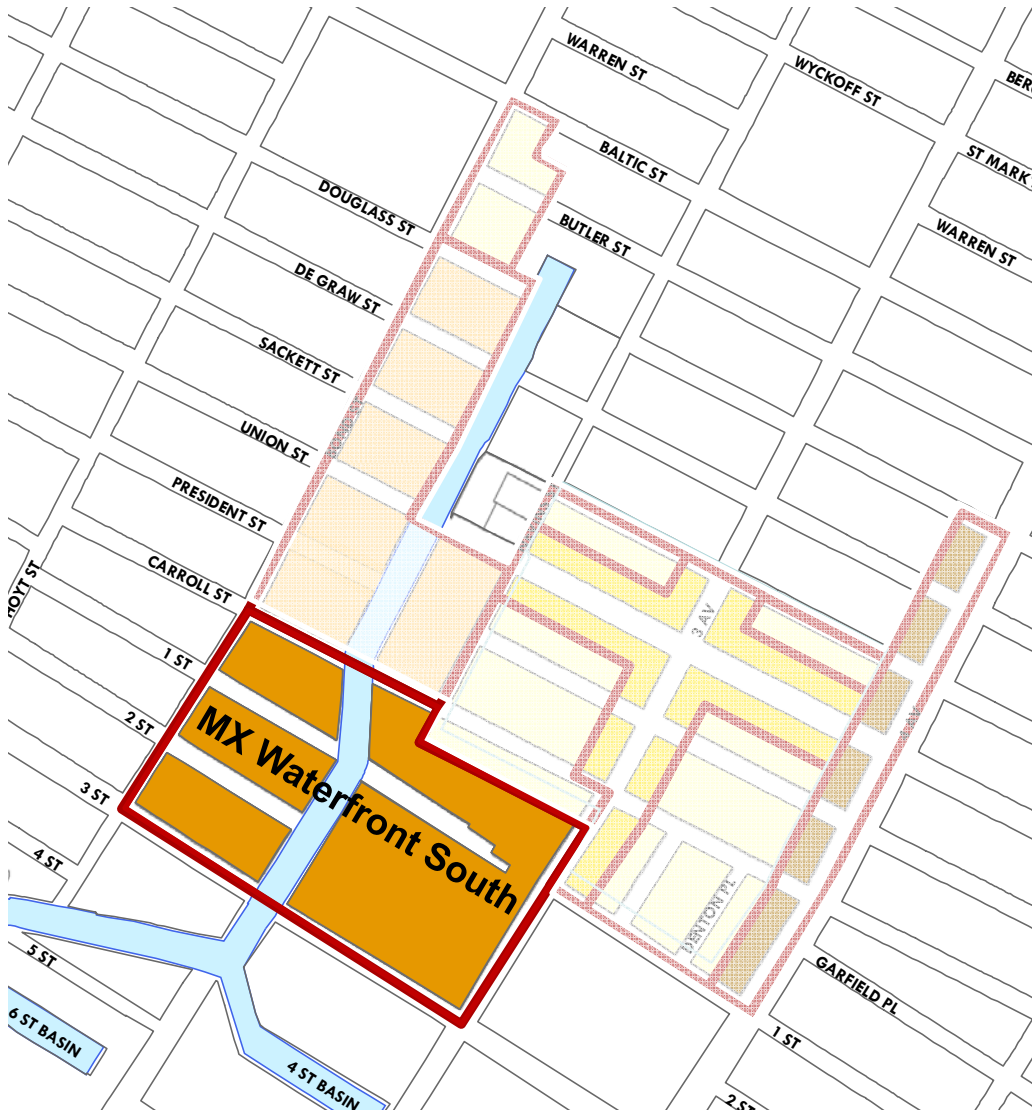
- Mixed use district
- Height limits transition from 55' to 65' and 85' after setback
- 40' waterfront esplanade
- 2.5 to 3.3 FAR (Inclusionary Housing Bonus)



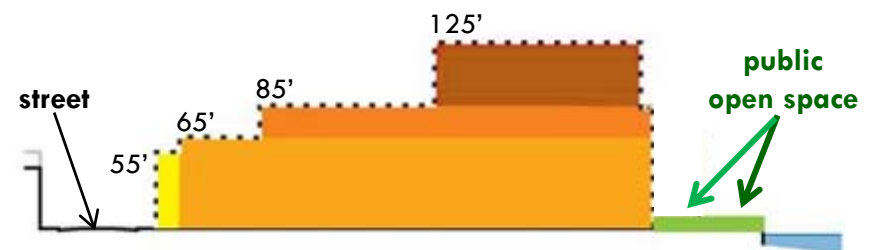
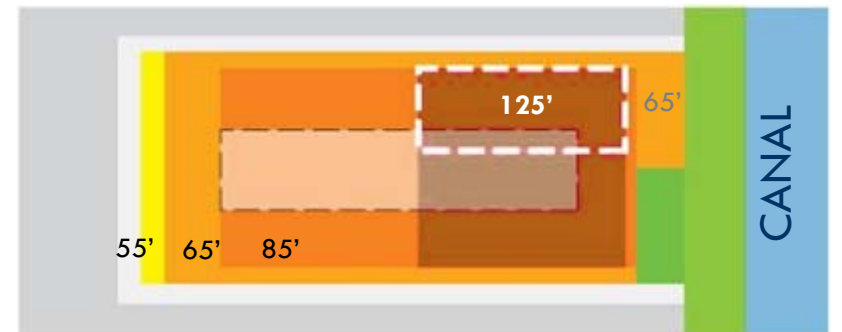


# DRAFT ZONING PROPOSAL - MX WATERFRONT SOUTH

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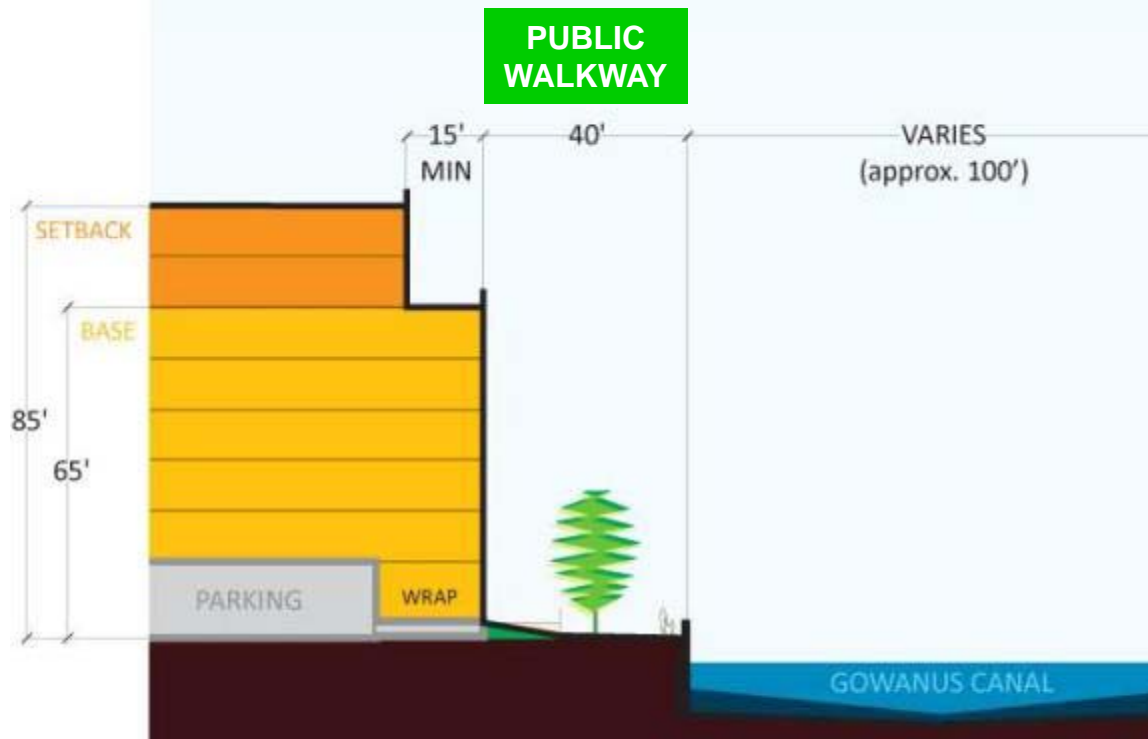
- Mixed use district
- Maximum height 125' on limited portions
- Portion of building over 85' facing canal limited to 110' wide
- 40' waterfront esplanade + supplemental access on certain larger sites
- 2.7 to 3.6 FAR (Inclusionary Housing Bonus)



# CANAL BLOCKS – PUBLIC ACCESS

## TYPICAL CONDITION:

40' Public Access required along canal  
Setbacks required above the base  
height along the public walkway



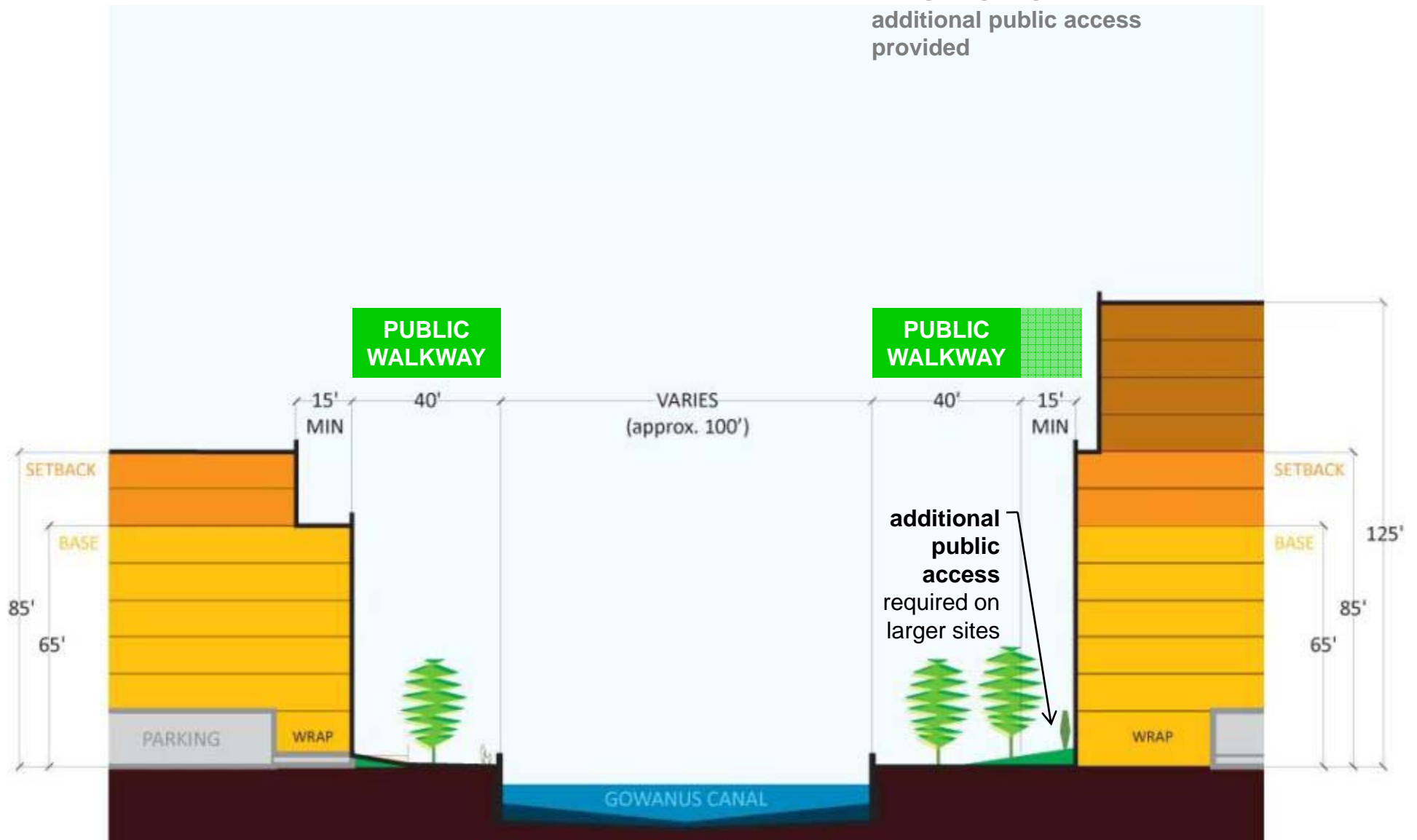


# CANAL BLOCKS – PUBLIC ACCESS

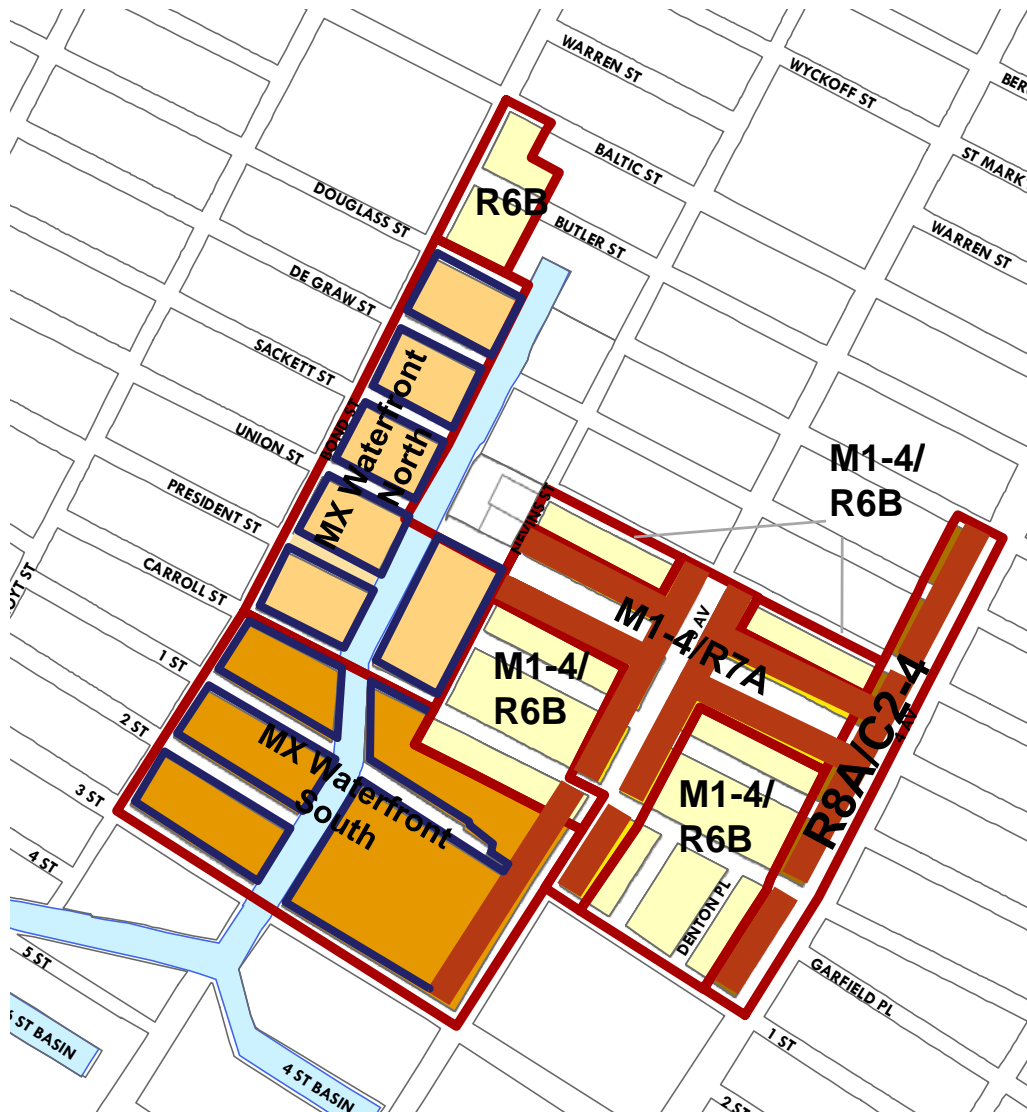
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**LARGER SITES:**  
additional public access  
provided



# ACTIVE STREETSCAPE PROVISIONS



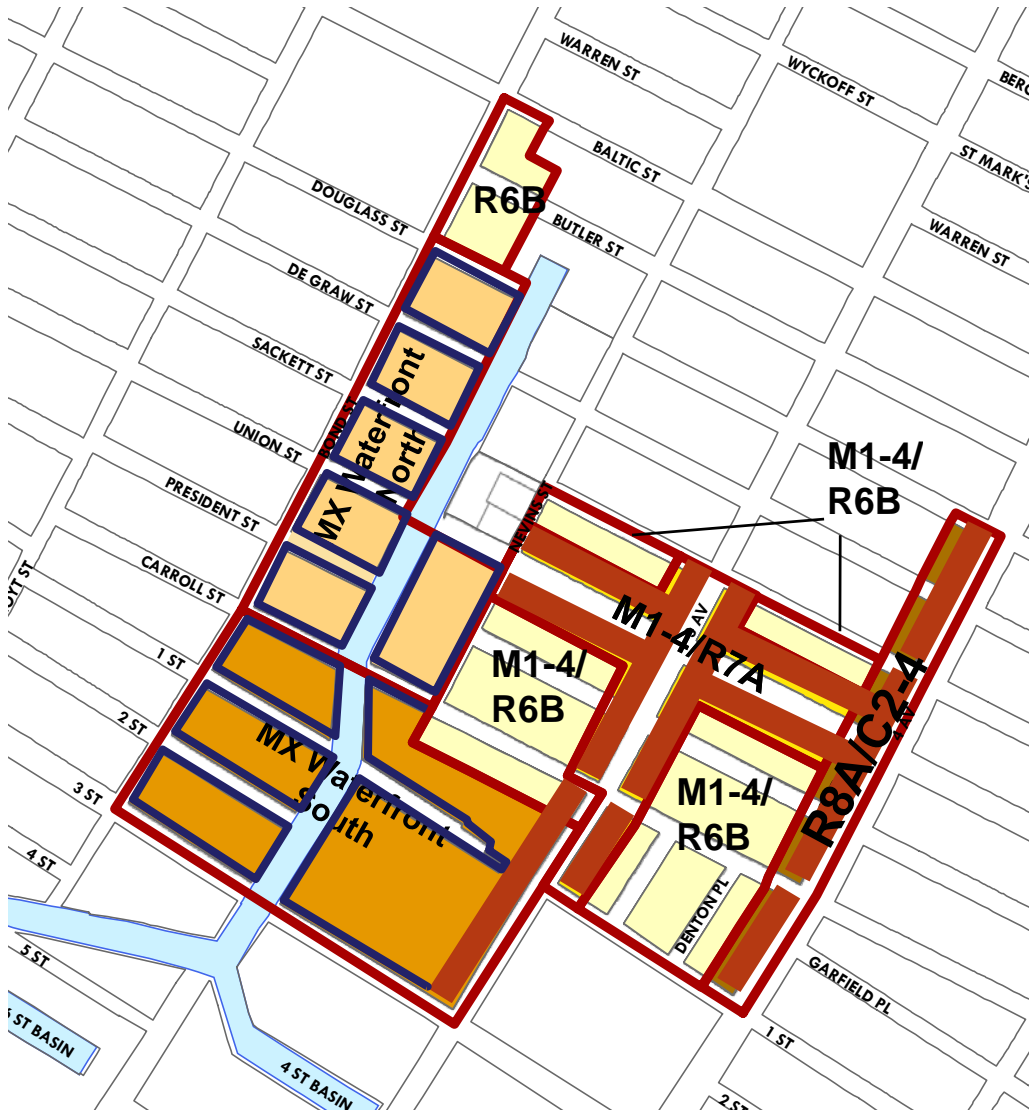
Activate pedestrian environment with a mix of uses – residential, commercial, retail, light industrial, community facility, artist studios

- **Upland Blocks** – require active non-residential ground-floor use for a percentage of frontage on important corridors:
  - 3<sup>rd</sup> Avenue
  - 4<sup>th</sup> Avenue
  - Union Street
- **Canal Blocks** – require active ground-floor use for a percentage of each street frontage, screening along public walkway



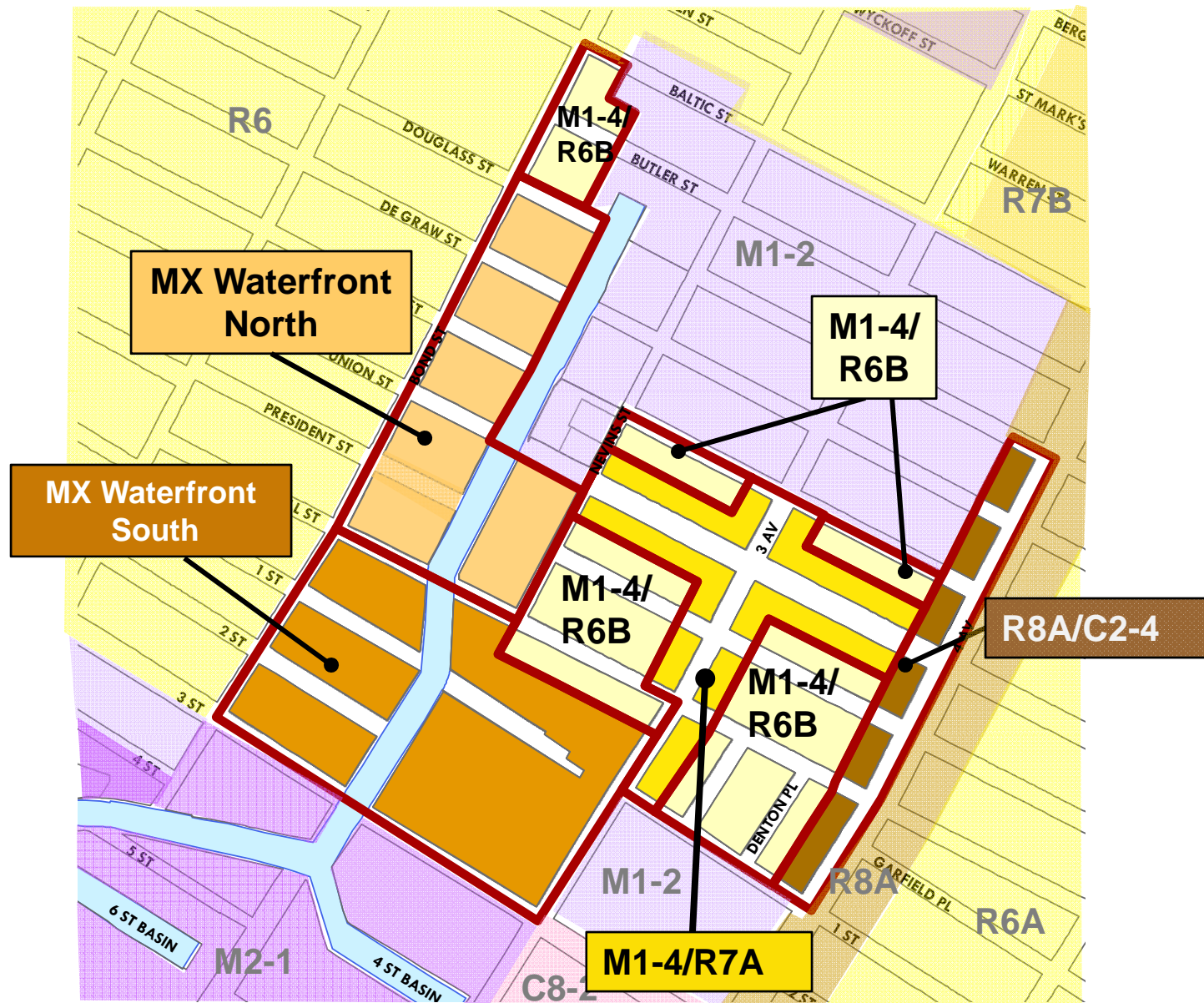
# ACTIVE STREETSCAPE PROVISIONS

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# DRAFT ZONING PROPOSAL

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## Next Steps

- Discussion of Draft Rezoning Proposal – Spring 2008
- Refine proposal with community input – Spring/Summer 2008
- Issue draft scope of work – Late Summer/Early Fall 2008
- Public Scoping Meeting on Draft EIS– Early Fall 2008
- Certification of Rezoning/Begin ULURP – Early 2009

**\*\* Ongoing community outreach meetings as needed throughout process\*\***