This presentation was given to the City Planning Commission on April 19, 2021. A video recording of the presentation can be accessed at the following link: https://youtu.be/74tHjpZoAEI?t=630
Gowanus Neighborhood Plan

City Planning Commission Review Session: April 19, 2021
Novel coronavirus has up-ended life as we knew it

Attacks the most vulnerable physically, socially, economically
  - Essential workers who cannot work from home
  - Those who live in tight proximity
    - Crowded housing units
    - Large families – multi-generational households
  - Underlying health conditions
    - Elderly
    - Diabetes, hypertension, immunocompromised, obesity
  - Those dependent on institutions
    - Government, non-profit, faith-based services
    - Family help
    - Businesses
  - Exploits and exacerbates racial injustices and inequities
How must we respond?

**FUNDAMENTAL QUESTIONS**

» Has the crisis changed **underlying principles of city planning?**
  » Equity, Inclusion, Urban Form, etc...

» Has the crisis changed the need for the Gowanus Plan?
  » Today, even more urgent
  » Highlighted desperate need for more housing, jobs, open space in high opportunity and healthy neighborhoods
Proposal at a Glance

» Over 8,500 **new homes** (3,000 affordable)
» **New jobs** across a variety of sectors
» 1.5 -acre **new neighborhood park**
» **New waterfront** open spaces and **new streets**
» **New schools**
» **Support** for existing **businesses** to grow
» **Protection** for existing **tenants**
» **Improvements** to local parks and NYCHA communities
» Support major **transit improvements**
» Vibrant and **safer streets**
» A **resilient shoreline** and an expanded, **greener urban** canopy
» Support the **continued cleanup** of Canal and adjacent brownfields
Proposed Actions

Zoning Map Amendment
• Promote mixed-use growth in key areas
• Preserve and strengthen clusters of non-residential activity

Zoning Text Amendment
• Establish the Special Gowanus Mixed-Use District
• Create the Gowanus Waterfront Access Plan
• Apply Mandatory Inclusionary Housing (MIH)

City Map Changes
• New parkland and streets

Disposition Approval and Urban Development Action Area Project (UDAAP)
• Facilitate redevelopment on city-owned sites

Disposition of City-owned Property
• Facilitate sale of development rights
Presentation Outline

» Introduction & Background
» Neighborhood Plan
» Zoning Proposal
» Proposed Actions
» Environmental Review
“Out of a legacy of industrial pollution, we can create one of NYC’s greenest and most resilient neighborhoods, with the highest standards for new development. The denser, livable, walkable neighborhood envisioned by the Gowanus Rezoning, with a mix of opportunities to live, work, and build community and close to transit”.

Brad Lander, March 2019
Battle of Brooklyn (1776)

Old Stone House (1776)
View from Battle Hill (1851)
History

Gowanus Creek and Bay (1894)

Source: NYPL Digital Collection

Gowanus Canal and upland areas (1898)

Source: NYPL Digital Collection
History

Source: BPL Digital Collection

Source: NYPL Digital Collection


(1910)

(1920)

(1930)

(1950s)

(1952)
A Mixed-Use Community

Fourth Avenue from Baltic Street (1933)

Old Stone House (1946)
History

Construction of the Subway System

Fourth Avenue Line during construction (1909)

Culver Line structure during construction (1917)

Fourth Avenue - 9th Street (1931)

Source: NYCSubway.org

Source: Building the Independent Subway
Citizens Gas Light Works (1920s)

Fulton Manufactured Gas Plant (1924)
History

Gowanus Expressway

Fort Hamilton Bridge (1933)

BQE Viaduct construction (~1941 - 1955)

Gowanus Expressway widening (1959)
City Planning News

At a special meeting in June our Committee voted on a motion that found the M-5-1 use inappropriate for the site, and that felt any reuse should be consistent with the long range plans for the area after the Gowanus Canal is cleaned up. The decision as to the appropriate use was left to the Planning Commission and the Board of Estimate because the Committee was divided as to whether R-6 or M-1 was the best interim use. At the special meeting, 9 of the 19 people present were in favor of rezoning the parcels to R-6.

NEW YORK CITY PLANNING COMMISSION
2 LAFAYETTE STREET, NEW YORK, NY 10007 / OFFICE OF PUBLIC AFFAIRS (212) 566-7800

From: Donald H. Elliott

Seven members of your committee and I met with General Kelly and six other officials of the Corps of Engineers in Washington yesterday to try and convince them that the Corps should dredge the Gowanus Canal. Unfortunately I must report that the meeting was disappointing. The Corps does not believe that the economic benefits equal the cost. We argued that economic and environmental gains that they did not take into account would shift the balance. General Kelly did agree to review all his cost and benefit figures with us in detail and reevaluate their results if we could prove any of their estimates are in error.

However, even more discouraging was the judgment of the Corps of Engineers officials that even if we succeeded in proving the economic feasibility of the project and succeeded in getting the Congress to pass a bill authorizing the project, the President would refuse to permit the design to be done. And further, we must assume that if we do it will take many years before the Corps could take any action to actually clean up the Canal.

As economic development policy must be viewed in sound planning,” said Corr: “This requires that no sound decision be taken, and a useful model, that results of of sound planning must be present.”

Corr called for linkage between school programs and social development considerations, so that the investment may be properly trained for the jobs created by downtown development. He said that further economic development and new residential pressures on the city’s development, and development must take place in areas that can support the building of high-rise modern urban housing.

“NYC is on the verge of becoming five cities, one for the rich, the other for the poor,” he said. “Bringing such workers into the borough will mean more congestion. Instead, it is a waste to use the resources. Instead, every large developer should consider, to fund affordable housing.

Port Said and the Gowanus Canal, at a factor in the recovery of neighborhood. Seven’s sights cause all are in place to stop such a site or effort that all of the demodernization that can be done by the people is for the neighborhood communities, and that the only real way to make those efforts possible is to make them voluntary in nature.”

O’Donnell’s bill calls for 450 units of rental housing to be built on the waterfront.

714-971-1858

The Gowanus Canal, a man-made waterway through Brooklyn, which once was a haven for industry, is now a boon to residential and recreational use. By Anne Myrick

Scotto pushes for housing along the Canal in Gardens

By Anne Myrick

1960 - 1990
Recent Planning Efforts
## Gowanus Planning Processes and Milestones

<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>Gowanus Canal Community Development Corporation (GCCDC) Plan</td>
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<td>2007</td>
<td>‘Platform’ for Responsible Development of the Gowanus Canal Area</td>
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<td></td>
<td>NYC DCP Rezoning Study Begins</td>
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<td>2008</td>
<td>NYC DEP Waterbody/Watershed Report</td>
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<td>2010</td>
<td>EPA designates Canal as a Superfund site</td>
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<td></td>
<td>NYC DCP Rezoning Study put on hold</td>
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<td></td>
<td>‘Reconsidering Gowanus’ report released</td>
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<td>2011</td>
<td>Gowanus Works: Preserving Place and Production (Pratt Institute)</td>
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<tr>
<td>2012</td>
<td>Superstorm Sandy</td>
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<tr>
<td>2013</td>
<td>Brownfield Opportunity Area (BOA) Nomination Study</td>
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<td></td>
<td>A Stronger, More Resilient New York report</td>
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<td>2014</td>
<td>Bridging Gowanus Launched by Local Electeds &amp; Community Members</td>
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<tr>
<td>2015</td>
<td>CB6 adopts Bridging Gowanus recommendations</td>
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</tbody>
</table>
Nearby Growth Discouraged by Recent Downzonings and Historic Districts
Planning Processes and Milestones

Contextual Rezonings (Carroll Gardens 2009)
Planning Processes and Milestones

DCP 2009 Gowanus Rezoning Proposal

2009 Zoning Proposal

2009 Proposal Community Event
Planning Processes and Milestones

Public Place Proposal 2009
Planning Processes and Milestones

Superfund Designation and Remediation
Planning Processes and Milestones

Bridging Gowanus

Emerging Sense of Shared Values

- Address the social, cultural, and environmental infrastructure
- Keeping a mix of uses of the area and keep mixed-use buildings
- Preserving and creating affordable housing
- Need for more community amenities
- The canal as a publicly accessible, open body of water
- Thriving local businesses should remain and expand
Background

Existing Land Uses

- Canal prominent feature – bisects neighborhood
- Former industrial buildings and lots reused
- **Mix of uses**
- Pockets of **non-conforming residential**
- **Variety of commercial uses**
Background

Existing Zoning

- Existing zoning in place since 1961
- Relatively low densities
- Outdated parking & loading requirements
- Limited range of uses permitted
- No new residential allowed
- Disincentive to remediate brownfields
Background

Existing Land Uses

1. Residential across from Industrial
2. Food and Beverage
3. Hotel
4. Entertainment Uses

[Map showing land use categories such as One And Two Family, Multifamily, Mixed Use, Commercial, Industrial, Open Space, Parking Facilities, and Vacant.]
The study area is well-served by public transit and connected to major corridors

Public transit access in project area or within one quarter of a mile:

- **Subway stations**
  - Atlantic Terminal transit Hub (9 lines/LIRR)
  - Union St (R)
  - 4th Ave and 9th St (R/F/G)
  - Carroll St (F)
  - Smith/9th St (F/G)
- **Bus lines**
  - B37, B57, B61, B63, and B103
- **Major corridors**
  - North/south: 4th Ave
  - East/west: Union St, 3rd St, and 9th St
Background

**Flood Risk: Preliminary FIRMs**

A portion of Gowanus is mapped within FEMA-designated 1% and 0.2% annual-chance flood zones.

Base flood elevations (above grade) generally range anywhere from 1 to 6 feet
October 29th 2012, Hurricane Sandy’s floodwaters reached an average of 3 feet above the level of the streets in Gowanus, up to 6 feet in the most vulnerable areas.

- Damage occurred in ground floors and basements in Gowanus
- Structural damage was minimal
- Flooding of basements predominantly present in non-conforming residential and mixed use buildings
- Businesses suffered from damage to stock and equipment on ground floors
Background

Median Household Income

Median household income is $115,300*  

Median income for Gowanus NYCHA is $39,568**

Source: 2014-2018 American Community Survey (ACS)  
*Census Tracts 121, 137, 139, 133, 131, 135, 77, 75, 127, 71, 129.01, 119, 117;  **Census Tracts 71 and 127
Background

Median Household Income

Median household income is $115,300*  

Median income for Gowanus NYCHA is $39,568**

In comparison, the median income of Brooklyn is $56,015 and of New York City is $60,762.

Source: 2014-2018 American Community Survey (ACS)  
*Census Tracts 71, 75, 77, 119, 121, 127, 129.01, 131, 133, 135, 137, 139 were aggregated to approximate the Gowanus Study Area;  **Census Tracts 71 and 127
Gowanus and surrounding neighborhoods are healthier and wealthier than other New York neighborhoods.

- Residents in CB6 are lowest rent burdened (29%)† in the city
- 57% are white compared to 32% city-wide
- Residents die prematurely at lower rates than other New Yorkers‡
- Nearly 71%* of residents have at least a college degree
CB6 2000s downzonings (Carroll Gardens, Boerum Hill and Park Slope) limited access to opportunities including housing, schools and jobs

- D15 middle school student residential housing data by race reflects patterns of housing segregation in D15
- 2.5% of renters live in severely crowded housing
- Poverty rate was 12.3% in 2018; compared to 17.3% city-wide

Sources: *2014-2018 American Community Survey Census Tracts: 121, 137, 139, 133, 131, 135, 141, 77, 75, 127, 71, 39, 129.01, 119, 117; †2013-2017 ACS PUMA 4005; ‡2018 Community Health Profiles; §American Community Survey & NYU Furman Center; 2018 D15 Diversity Plan
Background
Existing Conditions

Union Street Bridge
Background

Existing Conditions
Background

Existing Conditions

E. Degraw street end
Background

Existing Conditions

3rd Avenue and Degraw St
Background

Existing Conditions

Thomas Greene Park
Background

Existing Conditions

3rd Avenue and Butler St.
Background

Existing Conditions

Abbortsford Road Coffee
Background

Existing Conditions

3rd Avenue and 3rd Street
Background

Existing Conditions

Carroll Street
Background

Existing Conditions
Background

Existing Conditions
Background

Existing Conditions

Gowanus Green Site
Background

Existing Conditions

365 Bond Street Esplanade
Background

Why Act Now?

- City-wide housing crisis + a once thriving and diversifying economy in crisis

- Adjacent to built-up neighborhoods that have strong access to public transit and central employment areas, but with limited room to grow

- Former industrial waterway and surrounding area lacks critical infrastructure, and floods regularly

- Market pressure and development interest around Canal

- Infrastructure needed to support growth, which is typically ad hoc

- Encouraging greater density of jobs and housing near public transit supports more a sustainable neighborhood.
Public Engagement

Working Groups
The Department of City Planning and relevant City agencies worked with residents and community stakeholders to develop specific recommendations that meet Study goals in five Working Groups. Above, each dot represents a working group meeting.
Public Engagement

Public Meetings & Workshops

October 2016 Kick-Off Meeting

Working Groups

December 2016 Sustainability & Resiliency

NYCHA & Targeted Outreach

March 2017 Urban Design Workshop

plangowanus.com

CB 6 Meetings

October 2016 Onwards

July 2017 Working Group Summit

Gowanus Framework Open House

Nov 2018 Gowanus Green Workshop
Public Engagement

Working Groups

- 5 Groups / 5 Meetings – 80+ hours

- Developed mutually shared priorities and objectives. Discussed tradeoffs and challenges

- Used to share and archive Working Group information with the public

NYCHA & Targeted Outreach

plangowanus.com

CB 6 Meetings

March – July 2017
Public Engagement

Public Meetings & Workshops

Working Groups

NYCHA & Targeted Outreach

plangowanus.com

CB 6 Meetings

Through 2017 - 2018

Gowanus Houses – Tenant Association Meeting
Public Engagement

- DCP pilot used during listen and learn phase
- Topic Pages
- Interactive tools to gather feedback / ideas
- >17,000 visitors providing over 250 comments
- Used to share and archive information with Working Groups

* April 2019 onwards – used as a study archive
Public Engagement

- Public Meetings & Workshops
- Working Groups
- NYCHA & Targeted Outreach
- CB6 Meetings
- plangowanus.com

Ongoing Outreach

Draft Zoning Release – Feb 2019
Public Engagement

- Public Meetings & Workshops
- Working Groups
- NYCHA & Targeted Outreach
- plangowanus.com
- Virtual Meetings

Gowanus Neighborhood Plan
Status Update

Community Board 6 – Land Use Committee: October 22, 2020

Gowanus Neighborhood Plan
Gowanus Infrastructure Update – December 2, 2020

Gowanus Neighborhood Plan
Gowanus Green Project Update – November 19, 2020
Gowanus: A Framework for a Sustainable, Inclusive, Mixed-Use Neighborhood
• Structured around community priorities

• Includes some elements of a neighborhood plan based on what was heard

1. Sustainability & Resiliency
2. Environmental Remediation
3. Community and Cultural Resources
4. Housing
5. Economic and Job Development
6. Transportation
7. Land Use and Urban Form

• Organized by goals and strategies
Land Use and Urban Form

Gowanus Framework

Industrial and Commercial
- Maintain for non-residential use only
- Increase density
- Rightsize parking and loading

Housing
- Allow for medium to high density housing
- Require permanently affordable housing through MIH

Waterfront Access
- Shape a unique, resilient waterfront open space

A True Mix of Uses
- Incentivize non-residential uses
- Create and enhance key corridors and nodes
- Activate the canal

Built Form
- Relate to neighbourhood context
- Allow for an architectural variety along the canal
- Maintain light and air to the future waterfront
- Promote resiliency and sustainability

*Canal sites subject to special waterfront bulk rules
Public Engagement

Throughout the engagement process we have also had multiple meetings with various stakeholders:

- Wyckoff Gardens Tenant Association
- Gowanus Houses Tenant Association
- Warren Street Houses Tenant Association
- Arts Gowanus
- Avery Hall Investments
- Carroll Gardens Association
- Catholic Charities
- Con Edison
- Fifth Avenue Committee (FAC)
- Friends and Residents of Greater Gowanus (FROGG)
- Friends of Thomas Greene Park Families United for Racial & Economic Equality (FUREE)
- Gowanus Alliance
- Gowanus by Design
- Gowanus EPA Community Advisory Group (CAG)
- Gowanus Canal Conservancy
- Gowanus Green
- Hudson Companies
- LIVWRK
- Metropolitan Waterfront Alliance
- Monadnock
- Park Slope Civic Council and Forth on Fourth Avenue Committee (FOFA)
- Park Slope Neighbors
- Property Markets Group (PMG)
- BRT Powerhouse
- Riverkeeper
- Southwest Brooklyn Industrial Development Corporation (SBIDC)
- Urban Land Institute (ULI)
- The Gowanus Dredgers Canoe Club
- Two Trees
- The Old American Can Factory - XO Projects
Neighborhood Plan

Interagency Coordination
» Introduction & Background
» Neighborhood Plan
» Zoning Proposal
» Proposed Actions
» Environmental Review
Resiliency and Sustainability: Goals & Strategies

Support existing and future sustainability efforts to make Gowanus a model green neighborhood, and encourage flood-resilient buildings and community preparedness

- Foster building and site-scale efficiency and alternative energy
- Improve capacity of infrastructure to meet increased demand
- Update regulations to reduce risk of damage to homes and businesses in floodplain
- Engage community members and organizations in a community emergency response planning process
Neighborhood Plan

Resiliency and Sustainability: Progress

Completed first phase of installing high-level storm sewers along 3rd Avenue, and progressed sewer and water main upgrades in the Gowanus IBZ.

Incorporated sustainability and resiliency guiding principles in the Special District and Waterfront Access Plan.

Advanced innovative city-wide stormwater rules that would result in a decrease in CSOs to the Canal over both the existing conditions and the no-action future.

Summary of CSO Volumes Change due to rezoning (MGY)

Progressed planning, design, and property acquisition for CSO reduction infrastructure and new public open space at Gowanus Canal head end.
Support the growth and maintenance of parks and open space, promote arts and cultural uses for all community members and develop strategies to recognize, interpret and celebrate the neighborhood’s history.

- Connect parks and public areas through an open space green network
- Assess existing school capacity and identify opportunities to meet future needs
- Identify historic interpretation and placemaking strategies to reflect Gowanus’ rich history
- Expand space opportunities for art and cultural uses and leverage new publicly accessible open space along the waterfront for programming
In April 2018, NYC Parks completed phase I of a $3 million renovation of St. Mary’s Playground.

DCLA is proceeding with a plan to transform the city-owned space at the former Degraw St firehouse into a music education center.

Landmark Designations presented to Landmarks Preservation Commission on Sep 24 and voted on Oct 29.
Neighborhood Plan

Community and Cultural Resources: Progress

- Gowanus Flushing Tunnel Pumping Station and Gate House
  - 165 Baltic Street, Brooklyn
  - Tax Map Block 44 Lot 14 (in part)
  - Built: 1913
  - Architect: Vines & King
  - Estimated Cost: $300,000
  - Style: Colonial Revival

- Brooklyn Rapid Transit Company (BRT) Central Power Station Engine House
  - 165 Baltic Street (aka Sixth Avenue, 387 Third Avenue)
  - Tax Map Block 71 Lot 1 (part)
  - Built: 1907
  - Architect: Thomas A. Small
  - Estimated Cost: $100,000

- Somers Brothers Tinware Factory
  - (Later American Can Company)
  - 395-399 Sixth Street (aka 255-265 Sixth Street, 391-395 Third Avenue, 381-383 Ninth Avenue, 52-58 Ninth Avenue, Brooklyn)
  - Tax Map Block 99 Lot 11 (in part)
  - Built: 1905
  - Architect: Andrew McCormick

- American Society for the Prevention of Cruelty to Animals (ASPCA) Rogers Memorial Building
  - 250 Baltic Street (aka 251-257 Baltic Street, Brooklyn)
  - Tax Map Block 445 Lot 2 (part), and a portion of the Baltic Street sidewalk in front of said lot
  - Built: 1913, expanded 1922
  - Architect: Heim, Heim, & Trelfa (1913) and IAC

- Montauk Paint Manufacturing Company Building
  - 1757 Avenue, Brooklyn
  - Tax Map Block 1035 Lot 48
  - Built: 1924
  - Architect: Haven & Haven
  - Style: Art Deco

- Montauk Paint Manufacturing Company Building, 1757 Avenue, 2017, LIC
Support and assist the EPA in its coordination of dredging and restoration of the Gowanus Canal under the Superfund program

- Use grey and green infrastructure to reduce local combined sewer overflows entering the canal

- Leverage redevelopment to provide brownfield remediation
Environmental Remediation: Progress

(E) designations would be finalized through the CEQR process on the proposed Gowanus land use actions.

Remediation of City-owned sites Public Place and First Street Turning Basin have progressed.

APPENDIX C, TABLE 1 — CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) ENVIRONMENTAL REQUIREMENTS: (E) DESIGNATIONS

CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) ENVIRONMENTAL REQUIREMENTS

Table 1 - (E) Designations

Tax lot changes that may have occurred since the establishment of a particular (E) Designation may not be reflected in the designation; review of the related CEQR documentation is recommended. For convenience, the (E) designation of the individual condominium unit tax lot numbers.

Application No. — refers to a ULURP or non-ULURP application (containing six numbers followed by a threecertification or to a Board of Standards and Appeals application (containing the letters “BZ”) for a specific

Lot Remediation Date — refers to the date of the duly issued notice from the NYC Office of Environmental development of the lot.

* Underground gasoline storage tanks included in category of hazardous materials contamination as of 6
** indicates that a tax lot with multiple development sites is partially remediated.
Support individuals and families achieve economic stability, live in safe and healthy homes, and enjoy a sense of community that allows people of all different backgrounds to call Gowanus home

- Advance affordable housing development on publicly-owned land
- Educate tenants about their rights and available resources to prevent displacement
- Educate and engage residents on fair housing issues
HPD, in collaboration with the designated development team and City agencies, shared an update on the Gowanus Green proposal at Community Board 6 at two meetings.

Council Member Lander, NYC HPD, and DCP held a meaningful community conversation about fair housing, race, place, equity, and Gowanus.
• Plan includes six goals with associated strategies and actions to fair housing.

• Includes a set of strategies to increase housing opportunities, particularly for low-income New Yorkers, in amenity-rich neighborhoods

• 2.1.3 Advance proposals for neighborhood rezonings in Gowanus and SoHo/NoHo to expand the housing stock, add new affordable housing, and increase neighborhood diversity, among other neighborhood planning objectives.
Support NYCHA residents and to strengthen the Gowanus Houses, Wyckoff Gardens and Warren Street Houses NYCHA communities through better integrating them with the Gowanus neighborhood through improved physical, social and economic connections to other neighborhood resources.
Economic and Job Development: Goals & Strategies

Promote economic development, increase access to jobs and workforce development opportunities, align land use strategies with a vision that balances a mix of uses and remove barriers in zoning that limit the growth of businesses.

- No new residential use in certain areas
- Partner with community-based organizations to promote customized job training and apprenticeship programs
- Rightsize parking requirements and adjust loading regulations to allow more flexibility for business redevelopment and expansion
- Create a “contextual,” “mid-density” building envelope in commercial and industrial areas, along with increases in allowable density
In 2019, DCP led a study and public outreach process in collaboration with agency partners, businesses, owners and community members to develop a vision for the Gowanus portion of the Southwest Brooklyn Industrial Business Zone (IBZ), along with neighboring blocks.

The goal of the study is a vision plan with a land use framework to guide private applications and targeted recommendations for infrastructure improvements and workforce development.
Support addressing transportation issues and opportunities that can enhance safety, mobility, circulation and safety for pedestrians, cyclists and motorists.

- Improve pedestrian safety and access, including cross canal connectors
- Enhance mobility for roadway users and connectivity
- Improve access to public transit
- Enhance pedestrian connectivity on Nevins Street between Thomas Greene Playground and future open space at the CSO facility
DOT is investing more than $200 million on capital projects to build out corridor-wide bike and pedestrian improvements and ADA upgrades, along with 4 new miles of protected bike lanes connecting 64th Street to Atlantic Ave, from northern Bay Ridge and Sunset Park to Gowanus and Park Slope.
Neighborhood Plan

Transportation: Progress

Progress in planning for waterfront open space and connections north-south and east-west
Neighborhood Plan

Land Use and Urban Design: Principles and Considerations

• Catalyzing redevelopment key to a complete cleanup

• Balance transformative growth at a scale that enforces a sense of place and responds to surrounding context

• MIH throughout area including on previously rezoned portion of 4th Avenue

• Define where new residential uses would remain prohibited and rethink certain regulations can help businesses remain, expand and flourish

• Becoming a model green neighborhood means creating a livable, safe and productive neighborhood for generations to come
Land Use and Urban Design: **Goals and Strategies**

**Industrial and Commercial**
- Maintain for non-residential use only
- Increase density
- Rightsize parking and loading

**Housing**
- Allow for medium to high density housing
- Require permanently affordable housing through MIH

**Waterfront Access**
- Shape a unique, resilient waterfront open space

**A True Mix of Uses**
- Incentivize non-residential uses
- Create and enhance key corridors and nodes
- Activate the canal

**Built Form**
- Relate to neighbourhood context
- Allow for an architectural variety along the canal
- Maintain light and air to the future waterfront
- Promote resiliency and sustainability

*Canal sites subject to special waterfront bulk rules*
» Introduction & Background
» Neighborhood Plan
» **Zoning Proposal**
» Proposed Actions
» Environmental Review
Zoning Proposal

- Special District
- Industrial and Commercial
- Upland Mixed Use
- Residential Areas
- Enhanced Mixed Use
- Fourth Avenue
- Canal Corridor
- Waterfront Access Plan
Zoning Proposal

Neighborhood Level
Maintain Key Side Streets As ‘M’ only

Block Level
New M/R Districts with innovative regs

Building Level
Non-residential incentives & ground floor requirements
Zoning Proposal

**Neighborhood Level**

Maintain Key Side Streets As ‘M’ only

**Block Level**

New M/R Districts with innovative regs

**Building Level**

Non-residential incentives & ground floor requirements
Zoning Proposal

**Neighborhood Level**
Maintain Key Side Streets As ‘M’ only

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Zoning Proposal

**Neighborhood Level**
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**Block Level**
New M/R Districts with innovative regs

**Building Level**
Non-residential incentives & ground floor requirements
Zoning Proposal

**Neighborhood Level**
Maintain Key Side Streets As ‘M’ only

**Block Level**
New M/R Districts with innovative regs

**Building Level**
Non-residential incentives & ground floor requirements
**Incentive FAR By Use**

Total 0.4 FAR

- Light industrial, arts-related, cultural, civic and repair, and production service

**Incentive Structure:**

**Zoning Proposal**

**Current Zoning:** M1-1, M1-2, C8-2

**Proposed Zoning:** M1-4/R7X

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**Baseline Mixed Building**

Max 5.6 FAR

**Enhanced Mixed-Use Scenarios**

Max 6.0 FAR

Active GF Use requirement in addition to incentive (Park Frontage)

**Non-Residential Building**

Max. 4.0 FAR

**Building Level**

- MIH units

Max 5.6

- Residential

Max 5.6 + Active GF

Total 6.0

- Residential + Active GF

0.4 Incentive Non-Residential

Max 4.0

Non-Residential

Commercial, Industrial or Community Facility
Land Use Outcomes

**MIH + Mix of Uses**
- 8,500 new homes; 3,000 affordable

**Reinforce Industrial and Commercial**
- 3,500 jobs across a variety of industries

**Waterfront Access Plan**
- 4 acres of esplanade & 1.5-acre park on Gowanus Green
Industrial and Commercial
**Zoning Proposal**

**Industrial and Commercial**

**Current Zoning:** M1-1, M1-2, M3-1, C8-2

**Proposed Zoning:** M1-4*

**Goals:**

- Maintain the prohibition on residential use
- Promote non-residential in new mixed-use developments
- Make off-street parking regulations more flexible
- Update bulk regulations
- Encourage retention and reuse of key loft buildings

*as modified by the Special Gowanus District (GSD)
Zoning Proposal

Industrial and Commercial

Current Zoning: M1-1, M1-2, M3-1, C8-2
Proposed Zoning: M1-4*

Context:

• A hub of economic activity and jobs.
• Malleable spaces of former warehouse buildings,
• Adjacency to thriving residential populations near mass transit.
• A mix of low-scale warehouses and multi-story, loft-style buildings contain a variety of commercial and light-industrial uses.

*as modified by the Special Gowanus District (GSD)
Zoning Proposal

Industrial and Commercial

Current Zoning: M1-1, M1-2, M3-1, C8-2
Proposed Zoning: M1-4*

Summary of tools:
- New mid-density districts that support loft-style buildings
- Retail/Entertainment at 2 FAR across all
- Other uses increased to 3 or 4 FAR (industrial, community facility, other commercial)
- No parking requirements

For sites over 20,000 sf in area, an additional 30 feet in height will be provided for added flexibility to accommodate office and other job-generating uses

*as modified by the Special Gowanus District (GSD)
Zoning Proposal

Industrial and Commercial

Current Zoning: M1-1, M1-2, M3-1, C8-2
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*as modified by the Special Gowanus District (GSD)
Zoning Proposal

Upland Mixed Use

**Current Zoning:** M1-1, M1-2, M3-1, C8-2

**Proposed Zoning:** M1-4/R6B, M1-4/R6A, M1-4/R7A *

**Goals:**
- Encourage a vibrant, live-work neighborhood
- Balance neighborhood scale, growth and shared goals
- Promote new mixed-income housing with permanently affordable homes
- Promote a mix of uses in developments and throughout sub-area
- Bring existing residences into conformance with zoning

*as modified by the Special Gowanus District (GSD)
**Zoning Proposal**

**Upland Mixed Use**

**Current Zoning:** M1-1, M1-2, M3-1, C8-2  
**Proposed Zoning:** M1-4/R6B, M1-4/R6A, M1-4/R7A *

**Context:**
- Mix of uses, open storage, parking, vacancies
- Existing residences & NYCHA communities
- Upland brownfields outside EPA or DEC jurisdiction

**M1-4 (2 FAR)/R6B** is proposed in areas where existing context is proposed to be preserved and enhanced

**M1-4 (3 FAR)/R6A** is proposed along secondary corridors & narrower streets

**M1-4 (3 FAR)/R7A** is proposed along Union street to support the creation of an east-west commercial spine

*as modified by the Special Gowanus District (GSD)*
Zoning Proposal

Upland Mixed Use

Current Zoning: M1-1, M1-2, M3-1, C8-2

Summary of Tools:
• Parity with mid-density loft districts
• MIH: 20 to 30% required permanently affordable housing
• Residential FAR/Non-Residential FAR:
  o R6B: 2.2/2.0
  o R6A: 3.6/3.0
  o R7A: 4.6/3.0
• Market-rate residential parking requirements to 20%

*as modified by the Special Gowanus District (GSD)
**Zoning Proposal**

**Enhanced Mixed Use**

**Current Zoning:** M1-1, M1-2, C8-2  
**Proposed Zoning:** M1-4/R7X *

**Goal:**
Incentivize the development of mixed-use projects that include new, permanently affordable housing as well as commercial, artist, civic, and cultural space.

Re-envision a new fabric around a remediated and reconstructed Thomas Greene Playground.
Zoning Proposal

Enhanced Mixed Use

Current Zoning: M1-1, M1-2, C8-2
Proposed Zoning: M1-4/R7X *

Proposed along 3rd Avenue’s wider sections and around Thomas Greene

*as modified by the Special Gowanus District (GSD)
Summary of Tools:

- Parity with mid-density loft districts
- MIH: **20 to 30%** permanently affordable housing
- Residential FAR:
  - R7X: **5.6**
- **Total Max FAR: 6.0**
  - *Achieved only in buildings with non-residential and Gowanus mix of uses*
- **Required Non-Residential Ground Floor Use** along 3**rd** Avenue and around the park
- Market-rate residential parking requirements: **20%**

*as modified by the Special Gowanus District (GSD)*
Current Zoning: M1-1, M1-2, C8-2
Proposed Zoning: M1-4/R7X *

Incentive Structure:

Incentive FAR By Use
0.2 FAR Light-industrial, arts-related, cultural, civic and repair, and production service
0.2 FAR All Non-residential Uses

*as modified by the Special Gowanus District (GSD)
Residential Areas
Zoning Proposal

Residential Areas

Current Zoning: R6B, R6
Proposed Zoning: R6B, R6A

Goals:
• Provide redevelopment opportunities on Mary Star of the Sea’s parking lot
• Bring existing residences into conformance with zoning

Summary of Tools:
• Residential FAR:
  • R6B: 2.2
  • R6A: 3.6 [AIRS* FAR: 3.9]
Goals:
• New mixed income housing, market-rate and affordable
• Allow existing parking to be replaced by active uses
• Facilitate better connectivity and accessibility to subways stops along the corridor

Context:
• Rezoned in 2003 & 2011 – no affordable housing required
• Widest major corridor with a mix of uses
• Local R subway stops at Union Street & 4th Avenue/9th St.

*as modified by the Special Gowanus District (GSD)
Zoning Proposal

Fourth Avenue

Current Zoning: M1-2, R8A/C2-4, C8-2
Proposed Zoning: C4-4D/R9A*

Summary of Tools:

- Max FAR by Use:
  - Commercial: 3.4
  - Community Facility FAR: 6.5
  - Residential FAR: 8.5
- MIH: 20 to 30% required permanently affordable housing
- Required Non-Residential Ground Floor Use
- Market-rate residential parking requirements: 20%

*as modified by the Special Gowanus District (GSD)
Canal Corridor
Zoning Proposal

Canal Corridor

Current Zoning: M2-1, M3-1
Proposed Zoning: M1-4/R7-2*

Goal:
Leverage the unique nature of the Canal to create a vibrant, accessible, resilient and diverse waterfront esplanade with a mix of uses, new housing, including new permanently affordable housing, commercial, artist and maker space.

*as modified by the Special Gowanus District (GSD)
Canal Corridor

Current Zoning: M2-1, M3-1
Proposed Zoning: M1-4/R7-2*

Summary of Tools:
- Parity with mid-density Manufacturing districts
- MIH: 20 to 30%
- Residential FAR: 4.4
- Non-Residential FAR: 3.0
- Total Max FAR: 5.0
  - Achieved only in buildings that include Incentive FAR
- Required Non-Residential Ground Floor Use at canal crossings
- Market-rate residential parking requirements: 20%

*as modified by the Special Gowanus District (GSD)
Canal Corridor

Upper Canal
- Smaller and more regularly shaped blocks
- Surrounding streets are generally narrow

Mid Canal
- Larger blocks, Some irregular
- Most surrounding streets are narrow
- 3rd street is a wide street
- Canal turns north within this portion

Lower Canal
- One large super block
- Consists of two of the largest and deepest waterfront properties, one is city owned (aka Public Place)
- Cut off from Carroll Gardens by the elevated rail along Smith Street
Stepping down to the lower Scale neighborhood context along upland frontages such as Bond Street.

Bond Street Looking to Carroll Gardens Context
Zoning Proposal

Canal Corridor

2 Setting back tower portion of buildings to ensure light and air to narrow side street and the canal

2nd Street
Zoning Proposal

Canal Corridor

3 Ensure tower locations have minimal impact on open spaces, internal courts and the pedestrian experience

365 Bond Street Esplanade
Zoning Proposal

Canal Corridor

4 Ensure continuity of public access across sites and at bridge crossings with grade change constraints and bridge operations
Zoning Proposal

Canal Corridor

Encourage flood-resilient street end design to protect upland areas

Better connect open spaces across developments along the canal

Degraw Street End
**Buildings:**

Flexible bulk regulations, in conjunction with additional relief provided by *Zoning for Coastal Flood Resiliency*, will ensure that buildings are able to meet the flood resilient construction standards.

**The Public Realm:**

The Gowanus Waterfront Access Plan would facilitate site-scale resiliency strategies, while ensuring a vibrant public realm.

**The Shoreline:**

The Gowanus Waterfront Access Plan encourage soft edge conditions and resilient shorelines.
Zoning Proposal

Canal Corridor

Proposed Envelopes:
- Crafted to support the urban design principles
- Respond to existing and proposed context
- Respond to specific site configurations
- Provide sufficient flexibility
- Work in harmony with proposed Waterfront Access Plan

Illustrative building showing key bulk principles
Zoning Proposal

Canal Corridor – Upper Canal

Upper Canal
- Smaller and more regularly shaped blocks
- Surrounding streets are generally narrow
Flexible building envelopes for Canal sites aim to encourage excellent building designs, and a unique, varied and resilient waterfront.

Proposed envelopes along the western side of the canal (Bond Street)

Proposed envelopes along the eastern side of the canal (Nevins Street)

Base Height:
- Bond Street: 55’
- Nevins Street: 65’
- Side Streets: 65’
- Canal: 65’

Max Height:
- Bond Street: 65’
- Nevins Street: 85’
- Side Streets: 85’
- Canal: 85’

Tower Heights:
- 175-225’

Tower Setback:
- From SPW: 30’
- From Bond: 65’
- From Nevins: 30’

For illustrative purposes only
Zoning Proposal

Canal Corridor – Mid Canal

Mid Canal

- Some irregular and larger blocks
- Most surrounding streets are narrow with the exception of 3rd street
- Canal turns within this portion
Zoning Proposal

Canal Corridor – Mid Canal

Illustrative view of potential full build out of Mid Canal
Zoning Proposal

Canal Corridor – Mid Canal

Illustrative view of potential full build out of Mid Canal
Canal Corridor – Mid Canal

Tower relationship to existing development

Single Tower

Corner Anchor

Higher Base Height

Large WPAA

Illustrative view of potential full build out of Mid Canal
Zoning Proposal

Canal Corridor – Mid Canal
Zoning Proposal

Canal Corridor – Mid Canal
Zoning Proposal

Canal Corridor – Lower Canal

Lower Canal

- Consists of two of the largest and deepest waterfront properties, one is city owned (aka Public Place)
- Cut off from Carroll Gardens by the elevated rail along Smith Street
Zoning Proposal

Canal Corridor – Lower Canal

- Only city-owned site
- 1.5 Acre new mapped park
- Sewer Easement traverses the private site
- Elevated rail slopes up along Smith Street
Zoning Proposal

Canal Corridor – Lower Canal

Proposed mapped streets:

- Luquer Street
- Hoyt Street
- Nelson Street
Future Waterfront Public Access:
- Will be required as part of the Gowanus WAP
- Will connect to the future park
- Will likely be deeper than 40’ due to an SPAA requirement
Zoning Proposal
Canal Corridor – Lower Canal

Base heights:
• 75’-105’ along Smith Street
• 85’ towards the mapped streets along the waterfront
• 65’ along the Shore Public Walkway
Zoning Proposal

Canal Corridor – Lower Canal

Transition heights:
• 95’-115’ along Smith Street
• 95’ along 5th Street
• 145’ in all other areas
Zoning Proposal
Canal Corridor – Lower Canal

Tower heights:
- Northern block: 2 towers up to 285’
- Middle block: 2 towers up to 245’
- Southern block: 1 tower up to 305’

Tower locations:
- Northern block: mid block
- Middle block: towards the water
- Southern block: towards the water
Zoning Proposal
Canal Corridor – Lower Canal

Envelope Principles:
• Step down to Smith Street and away from Elevated
• Step down to Park
• Relate to slope of elevated rail
• Accommodate a site for school fronting the park
• Maintain key setbacks from side streets and waterfront

Illustrative view of potential full build out of Lower Canal
Zoning Proposal

Canal Corridor – Lower Canal

Tower Zone

Hoyt Street

New Park

Smith Street

Mid-block open space

Elevated Rail

SPW

Easement

SPAA

For illustrative purposes only
Lower Canal: City-Owned Site

Gowanus Green

Context:
- City-owned site
- Brownfield, National Grid is remediating
- Currently vacant
- F/G stations at Carroll Street & Smith/9th Street

*as modified by the Special Gowanus District (GSD)
5.8-acre City-owned site
Only City-owned affordable housing site in Brooklyn CD 6
2007 - HPD released a Request for Proposals to develop mixed-use, mixed-income affordable housing
2008 – HPD selected current development team for a project called Gowanus Green (Approx. 775 homes, 75% affordable and 25% market-rate)
Also 2008 - Gowanus Canal nominated to be designated a Superfund site.
2010 - EPA designated Canal a Superfund site

Development team has remained actively engaged in site planning with the City since 2008
Site Goals

Gowanus Green

Presented for feedback at HPD/DCP at Community Workshop - November 1, 2018

Topics Covered:
• Community goals and priorities
• Site massing
• Open space programming
Project Goals:
1. Create a **sustainable**, resilient, environmentally **healthy** community
2. Support clean up and **remediation**
3. Create and preserve **affordable housing** for all people, especially those with the lowest incomes
4. Build a network of **parks** and open spaces in Gowanus
5. Create an **inclusive** neighborhood that is integrated and accessible for all
6. Support community and economic development for a **thriving neighborhood**
Lower- Canal: City-Owned Site

Gowanus Green

**Project program:**
- ~950 Affordable housing units
- ~500 -seat School
- ~36,500 SF of Community Facility, Commercial & Retail Space
- No required parking spaces
Lower-Canal: City-Owned Site

Gowanus Green

A: 10 FLOORS, 187 UNITS
B: 28 FLOORS, 300 UNITS
C: 19 FLOORS, 208 UNITS
D: 11 FLOORS, 73 UNITS
E: 14 FLOORS, 115 UNITS
F: 10 FLOORS, 67 UNITS

PUBLIC SCHOOL
5 FLOORS

SCHOOL YARD/
PLAYGROUND

PUBLIC PARK

SHORE PUBLIC
WALKWAY

SUBWAY

NELSON STREET

HOYT STREET
Lower Canal: City-Owned Site

Gowanus Green

- 10 FLOORS 67 UNITS
- 14 FLOORS 115 UNITS
- 11 FLOORS 73 UNITS
- 19 FLOORS 208 UNITS
- 28 FLOORS 300 UNITS
- 10 FLOORS 187 UNITS
Lower-Canal: City-Owned Site

Gowanus Green
Lower-Canal: City-Owned Site

Gowanus Green

View along proposed extension of Luquer Street
Lower- Canal: City-Owned Site

Gowanus Green

View from 5th Street looking South East

For illustrative purposes only
Gowanus Green Park

Union Street Bridge

3rd Street Bridge

For illustrative purposes only
Waterfront Access Plan

Respond to the Canal’s unique built context and scale

Inwood

Gowanus

Greenpoint-Williamsburg
Waterfront Access Plan

Consider relationship to the Canal and to future developments across the Canal
Waterfront Access Plan

Respond to distinctive neighborhood characteristics
Waterfront Access Plan
Guiding Principles

- Adapt existing waterfront zoning to better suit the unique character of the Gowanus Canal and facilitate a variety of design outcomes
- Allow for design flexibility to address site-planning challenges in flood zones
- Incentivize strategies that provide ecological benefits
- Plan for sea-level rise adaptation to protect against long-term daily tidal flooding
Waterfront Access Plan

The Vision

Social spaces and program  Active edges and recreation  Passive open space  Natural and resilient edges
Waterfront Access Plan

Scales of Applicability

**Canal -scale**
Ensure a cohesive public realm experience

**Parcel -specific**
Tailor requirements to location-specific conditions and adjacencies

**Site -scale**
Provide site planning flexibility while ensuring a vibrant building edge condition
Buildings:
Flexible bulk regulations, in conjunction with additional relief provided by Zoning for Coastal Flood Resiliency, will ensure that buildings are able to meet the flood resilient construction standards.

The Public Realm:
The Gowanus Waterfront Access Plan would facilitate site-scale resiliency strategies, while ensuring a vibrant public realm.

The Shoreline:
The Gowanus Waterfront Access Plan would address daily tidal inundation expected with future sea-level rise.
For Canal sites with an FAR of 5.0:
20% of Lot Area is required as WPAA

For Canal Sites with an FAR of 3.0:
15% of Lot Area is required as WPAA
Waterfront Access Plan

Public Access Elements: **Shore Public Walkway**

**Shore Public Walkways:**
Create a continuous path along the water

[Map showing shore public walkways and their widths on different sites]

[Map highlights 40'-wide paths on shallower sites and 30'-wide paths on irregular sites]
Waterfront Access Plan

Public Access Elements: **Upland Connections andVisual Corridors**

- Upland connections at prolongation of the street grid
- Visual corridors to the Canal
- Visual access to 1st Street Turning Basin
Public Access Elements: **Supplemental Public Access Areas**

- Over half of the sites along the Canal would have required Supplemental Public Access Areas (SPAA)
- SPAA must be located adjacent to a street end or along a SPW -> maximizing open areas
- Requires same amenities as the SPW (planting, seating, lighting, etc.)
Waterfront Access Plan

Public Access Elements: Supplemental Public Access Areas

Parcel-Specific SPAA requirements
Modify location and proportion requirements for SPAAs to allow for flexibility with placement based on unique site conditions

Required location and modified proportion for SPAA to address grade differential

Required SPAA along 1st Street Turning Basin – 20’ width

Required SPAA as a path to connect to 3rd Street – 8’ width

Parcel 12
Parcel 8
Parcel 14
**Waterfront Access Plan**

**Public Access Elements: First Street Turning Basin**

- Excavated and restored as part of the superfund cleanup - 50 feet wide
- Required access: 20’ width
- Design requirements similar to Shore Public Walkways
Waterfront Access Plan

Public Access Continuity: Street Ends

- Street ends would be required to be improved as a continuation of the Shore Public Walkway

- Parks and DOT Memorandum of Understanding to facilitate planting, seating, pedestrian paths, and safety features
Waterfront Access Plan

**Encourage variety, activation & quality design**
- Planting requirement
- Circulation and Access
- Screening Buffers

**Incentivize community amenities**
- Amenity Incentive
- Lawn Requirement
- Kiosks

**Promote resiliency and sustainability**
- Expanded Planting Types & Soft Shoreline
- Grading and Sea-level Rise Adaptation
- Sun control Devices
Objective

*Promote resiliency and sustainability*

*Encourage variety, activation & quality design*

Rightsize planting requirements to facilitate site planning flexibility in flood zones and promote a variety of design features

**Proposed**
Reduce minimum required planting from 50% to 35%

» Further reductions to 30% with Amenity SF reduction
**Waterfront Access Plan**

**Design Requirements: Lawns and Active Recreation**

**Objective**

- Encourage variety, activation & quality design
- Incentivize community amenities

Tailor requirements for larger sites and expand the menu of options for programming

**Proposed**

Eliminate lawn requirement for smaller sites

Require lawns on larger sites* where SPAA is greater than 15000 SF

- Incentivize active recreation by allowing substitution of lawns with active recreation
Objective

*Encourage variety, activation & quality design*

Facilitate larger kiosks where appropriate to encourage activate of larger public spaces

Proposed

Baseline kiosk limitation to remain 150 SF.

When SPAA is greater than 15,000 SF, a kiosk of up to 400 SF is allowed

* Applicable to two large sites in Gowanus WAP where additional programming is feasible within the WPAA
Objective

*Encourage variety, activation & quality design*

*Promote resiliency and sustainability*

Allow for site planning flexibility and creation of more immersive landscape experiences while also ensuring ADA accessibility

**Proposed**

Reduce width of primary circulation path from 12 feet to **10 feet**

Reduce secondary path from 6 feet to **4 feet 6 inches**
Objective

Promote resiliency and sustainability

Expand definition of planting to promote softer edge conditions with water-tolerant species and intertidal planting areas

Proposed

Up to 30% of minimum planting required may be provided as intertidal planting (dimensional requirements would apply)
Waterfront Access Plan

Grading Requirements: **Level of paths adjacent to planting**

**Objective**

*Promote resiliency and sustainability*

Provide additional flexibility with grading requirements on sites being designed to meet higher flood elevations

**Proposed**

Modify grading requirements for pathways adjoining planted areas to more easily mitigate grade changes – allow **up to 3 feet** above or below adjacent planted area
Objective

Promote resiliency and sustainability

Establish elevations along canal blocks to protect against long-term daily tidal flooding, while allowing for flexibility with design to encourage interaction with the water’s edge.
Objective

*Promote resiliency and sustainability*

Establish elevations along canal blocks to protect against long-term daily tidal flooding, while allowing for flexibility with design to encourage interaction with the water’s edge

**Proposed**

A minimum of **80 percent** of the required circulation path shall be located **no less than 6 feet** above the shoreline (**8.35’ NAVD 88**)

Additional flexibility when providing access to a “get-down”
**Waterfront Access Plan**

**Design Requirements: Building Interface**

**Objective**

*Encourage variety, activation & quality design*

Promote active frontages along the shore public walkway and enhance connectivity with the building interface

**Proposed**

Reduce the required minimum width of screening buffers from 10 feet to 4 feet

Remove screening buffer requirement when seating areas are proposed active use ground floor frontages
Waterfront Access Plan

Design Requirements: **Illumination Requirements**

**Objective**

*Encourage variety, activation & quality design*

Modify illumination requirements to respond to the two-sided narrow Canal context and ambient light from buildings along the SPW

**Proposed**

Lower illumination requirements **consistent with DOT standards** for sidewalks

- Average level of illumination not less than **0.5 horizontal fc** (lumens per foot) for all walkable areas
- Average uniformity ratio no greater than **6:1**
Waterfront Access Plan

Incentives: *Public Restrooms / Comfort Stations*

**Objective**

_Incentivize community amenities_

Incentivize the provision of an essential public amenity along future esplanades

**Proposed**

Exempt *double* the floor area of the comfort station or public restroom

The amount of Supplemental Public Access Area may be *reduced by an amount equal to the size of the comfort station*
Waterfront Access Plan

Permitted Obstructions: *Building Elements*

**Objective**

*Encourage variety, activation & quality design*

*Promote resiliency and sustainability*

Encourage façade articulation/activation through elements such as balconies and promote sustainable building features

**Proposed**

Allow balconies to project up to **4 feet** when located at or above the third story.

Allow sun control devices as permitted obstructions above Shore Public Walkway per *Zone Green* provisions – up to **2 feet 6 inches**
Waterfront Access Plan

Required Fixtures: **Railing**

*Railing design developed by the Gowanus Canal Conservancy*

**Option 1: Mesh Panel**

**Option 2: Vertical Rail**
Waterfront Access Plan

Required Fixtures: **Lighting**

- TBTA Pole - Black
- Teardrop Luminaire

![Diagram of TBTA Pole and Teardrop Luminaire](image)
Waterfront Access Plan

Illustrative Vision
Waterfront Access Plan

Illustrative Vision

A variety of built forms

Ecologically sensitive street end design

Flood-resilient site and building design

Interaction with the water

Active uses
Special District
The Gowanus Special District would include special rules for both waterfront and non-waterfront blocks to ensure a mix of uses and quality public realm.

**Proposal Overview**

Special District

**Bulk, Use, and Floor Area Regulations**

- Ground floor use requirements
- Rules to ensure a desirable mix of uses
- Special regulations to promote schools
- M1 Hotel Special Permit
- Sidewalk widenings
- Parking and Loading Modifications

**Transit Improvements**

**Sustainability (Solar Panels)**

**Authorization for Mixed-Use Sites**
Proposal Overview

Special District: **Ground Floor Use Requirements**

**Purpose**: To ensure retail continuity, an active and vibrant streetscape, and active bridge crossings

- Non-residential uses are required along major corridors: 4th Avenue, 3rd Avenue, Union Street and around Thomas Greene Park

- Commercial requirement at Canal’s Bridge Crossing to ensure that the entrance to the Waterfront remains active and lively
Proposal Overview

Special District: **Mixed-Use Incentives**

**Purpose:** To ensure a desirable mix of residential, commercial, light industrial, arts-related, and production uses

*Applicable in higher density M/R districts primarily around the Canal and Thomas Green Playground*

- **Non-residential uses incentive**
  - All underlying non-residential uses
    - .3 FAR in M1-4/R7-2
    - .2 FAR in M1-4/R7X

- **Gowanus mix incentive**
  - Focused on light industrial, arts-related, cultural, and civic uses; and repair and production services
    - .3 FAR in M1-4/R7-2
    - .2 FAR in M1-4/R7X
Proposal Overview

Special District: *Schools Incentive & Authorization*

**Purpose:** To support the creation of new neighborhood schools as the neighborhood grows

**As-of-right within Special District**

- **Floor Area Exemption**
  - Applicable to zoning lots > 30,000 square feet
  - Floor area exempted up to 60K square feet

**Applicable to Canal Sites only**

- **Height increase up to 4 floors to accommodate School use (As-of-right)**

---

*As-of-Right*

(Applicable to Canal Sites: Height relief only)
Proposal Overview

Special District: **Schools Incentive & Authorization**

**Purpose:** To support the creation of new neighborhood schools as the neighborhood grows

**Discretionary City Planning Commission Authorization (Special District-wide)**
- Special District-wide
- Allow school floor area to be exempt
- Modify bulk regulations to accommodate

**Prototypical Upland Lot**

- Height relief
- Yards, street wall location and other bulk relief
- Rooftop play on constrained sites

**Authorization**

(Applicable to all sites and to obtain additional bulk relief beyond height)
Proposal Overview

Special District: Transit Improvements

**Purpose:** To ensure coordination and encourage development to support major transit improvements for a growing neighborhood

1. Transit Easement Zones

2. Transit Bonus City Planning Commission Authorization
Proposal Overview

Special District: **Transit Easement Requirements**

**Purpose:** To ensure coordination and encourage development to support major transit improvements for a growing neighborhood

- **Transit Easement Zones**
  - Requirements for all redevelopment **within 50 feet** of a subway station
  - 4th Avenue subway stations
  - Determine if easement is needed
  - Before Department of Building permits can be issued
Proposal Overview

Special District: *Transit Bonus for Improvements*

**Purpose:** To ensure coordination and encourage development to support major transit improvements for a growing neighborhood

- **Transit Bonus City Planning Commission Authorization**
  - 4th Avenue
  - Allows CPC to:
    - Increase density & height **up to 20 percent**
      - Height up to 3 stories
    - Applicable **within 500 feet** of a subway station
    - Off-site improvements permitted
  - Referral of application to Community Board
  - Bonus commensurate with improvements
    - Determined by MTA and CPC
Proposal Overview

Special District: *Transit Bonus for Improvements*

**Purpose:** To ensure coordination and encourage development to support major transit improvements for a growing neighborhood

- **Transit Bonus Chair Certification**
  - Union Street Southbound Entrance
  - Ministerial approval for site at Union St. and 4th Avenue
    - Increase density **up to 20 percent**
    - Increase height **up to 30 feet**
**Zoning Proposal**

**Special District: Mixed-Use Sites Authorization**

**Purpose:** To support integration of new development on large sites with an existing non-residential buildings

- **CPC Authorization**
  - Required Ground Floor Uses
  - Height and Setback Regulations
  - Parking Regulations (Curb Cuts)

- **Key Findings include:**
  - Promote mixed-use developments
  - Better site plan
  - Traffic and congestion
Proposal Overview

Special District: **Sidewalk Widenings**

**Purpose:** Ensure key streets and corridors can accommodate projected growth while facilitating a quality public realm (wider sidewalks and street tree planting)

- 5’ sidewalk widening will be required along **3rd Avenue** between Union Street and Baltic Street
- 5’ sidewalk widening will be required along both sides of **Nevins Street** from Carroll Street to Degraw street, along east side of Nevins Street between Douglass and Butler Street and along the west side between Butler and Baltic Streets
- 3’ Sidewalk widening will be required along southern side of **5th Street** between Smith Street and Hoyt Street
Proposal Overview

Purpose: To address site and environmental conditions, encourage a more vibrant, active, and safe streetscape and encourage alternative modes of transportation

- Reduction of residential parking requirements to 20%
- **Elimination** of non-residential parking requirements
- Flexibility to site required parking spaces
  - **Off-site & joint** parking facilities
- Increase cap allowed for **car share vehicles** in required spaces
- **Flexibility for Public Parking** facilities
Introduction & Background

Neighborhood Plan

Zoning Proposal

Proposed Actions

Environmental Review
Proposed Actions

Zoning Map Amendment
• Promote mixed-use growth in key areas
• Preserve and strengthen clusters of non-residential activity

Zoning Text Amendment
• Establish the Special Gowanus Mixed-Use District
• Create the Gowanus Waterfront Access Plan
• Apply Mandatory Affordable Housing (MIH)

City Map Changes
• New parkland and streets

Disposition Approval and Urban Development Action Area Project (UDAAP)
• Facilitate redevelopment on city-owned sites

Disposition of City-owned Property
• Facilitate sale of development rights
Proposed Actions

- Promote mixed-use growth in key areas
- Preserve and strengthen clusters of non-residential activity
Proposed Actions

Zoning Text Amendment

- Establish the Special Gowanus Mixed-Use District
- Create the Gowanus Waterfront Access Plan
- Apply Mandatory Affordable Housing (MIH)
  - Map Options 1, 2, & 3
Proposed Actions

Urban Development Action Area Project Designation and Disposition Approval

**Purpose:** Facilitate the development of an affordable mixed-use project on the City-owned site located on Block 471

- Allow uses per new zoning
- M1-4/R7-2 zoning will allow light industrial, residential, commercial, or community facility use
- Block 471, p/o Lots 1 and 100 will be conveyed to a developer to be selected by HPD.
Purpose: Reconnect the community to the Gowanus Canal and improve neighborhood livability by increasing access to publicly accessible open space and the waterfront, and facilitate public realm improvements in connection with planned private and public investments.

Goals:

- Remove Public Place designation on Block 471 to facilitate development of housing, community resources, and new open space.
- **Demap 7th Street** between Smith Street and the Gowanus Canal.
- Map new streets on Block 471.
- Map parkland on Block 471.
Proposed Actions

City Map Changes

- **Phase 1**: Map New Streets to reconnect the community to the Gowanus Canal
  - Extension of Luquer, Hoyt and Nelson Streets

- **Phase 2**: Map new parkland on City owned site to provide approximately 1.5 acres of new neighborhood open space
  - New parkland would connect waterfront esplanades to the north and south along Canal

- **Phase 2 Alternative**: Portion reserved for potential school playground
  - Not an explicitly allowed park use
  - Alternative map allows flexibility in planning for potential school across Hoyt Street
Proposed Actions

Disposition of City-owned Property

**Purpose:** To facilitate a sale of development rights pursuant to the proposed zoning.

- Located at 276 4th Avenue (Block 456, Lot 29)
- City-owned and under master lease to MTA for NYCTA substation
- Proposed C4-4D zoning will allow approximately 51,000 sf of floor area.
- Allow the sale of development rights to adjacent, privately-owned tax lot(s) that will comply with the proposed zoning
- Substation would remain
Presentation Outline

» Introduction & Background
» Neighborhood Plan
» Zoning Proposal
» Proposed Actions
» Environmental Review
A Draft Environmental Impact Statement (DEIS) was prepared and analyzed the following subjects:

- Land Use, Zoning, and Public Policy
- Socioeconomic Conditions
- Community Facilities and Services
- Open Space
- Shadows
- Historic and Cultural Resources
- Urban Design and Visual Resources
- Hazardous Materials
- Water and Sewer Infrastructure
- Solid Waste and Sanitation Services
- Energy
- Transportation
- Air Quality
- Greenhouse Gas Emissions
- Noise
- Public Health
- Neighborhood Character
- Construction
Of these, the analysis found the potential for significant adverse impact in the following categories:

- Community Facilities
- Open Space
- Shadows
- Historic and Cultural Resources
- Transportation
- Construction

Mitigation measures will be further studied between the draft and final EIS.

In order to completely avoid significant adverse impacts, the amount of development would have to be so limited that the goals and objectives of the Proposed Actions would not be achieved.