Facilitate Community Priorities

- **Thousands of new homes**, including thousands for lower-income New Yorkers
- **New jobs** across a variety of sectors
- New _open space_ and new _schools_
- A _resilient_ shoreline and _cleaned-up_ brownfields
- An expanded, _greener urban canopy_
Proposal At a Glance

**Make Broader Investments & Community Goals Possible**

- **Equitable, sustainable future**
  - Planning for climate change
  - Lowering carbon footprint
  - Remediating Land
  - New open spaces and expanded urban tree canopy

- **NYCHA**
  - $4M for Community Center

- **Gowanus IBZ study**

- **Infrastructure**
  - Schools, transit, open space, etc...

“**Housing**
Make improvements to NYCHA campuses by preserving and developing affordable housing

- The City will consider funding improvements to Gowanus Houses, Wyckoff Gardens, and Warren Street Houses during the rezoning process. Capital needs will be evaluated via an assessment of improvements needed in these developments, in the context of broader investments in NYCHA.”
Overview // 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
• How’d we get here?

• What specifically would the zoning proposal do?

• What about the stuff zoning cannot do?

• What work is still ahead of us?
  • Next Steps
Why Act Now?

**Issues and Opportunities**

- City-wide **housing crisis** + thriving and **diversifying economy**
- Thriving nearby neighborhoods **without 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
- A sustainable future requires **more efficient land use** near mass transit

1924 Aerial View of Gowanus Canal
Why Act Now?

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1924 Aerial View of Gowanus Canal
Why Act Now?

Outdated Existing Zoning

• Largely in place since 1961

• Relatively low densities

• Outdated parking & loading requirements

• Limited range of uses permitted

• No new residential uses allowed

• Disincentive to remediate brownfields

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Residential FAR</th>
<th>Industrial/Commercial FAR</th>
<th>Community Facility FAR</th>
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<tbody>
<tr>
<td>M1-1</td>
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<tr>
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<tr>
<td>M3-1</td>
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<td>R8A/C2-4</td>
<td>6.02</td>
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How’d we get here?
Focus of studies for many years

<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
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<tbody>
<tr>
<td>2006</td>
<td>Gowanus Canal Community Development Corporation (GCCDC) Plan</td>
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<tr>
<td>2007</td>
<td>‘Platform’ for Responsible Development of the Gowanus Canal Area</td>
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<tr>
<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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<tr>
<td>2010</td>
<td>EPA designates Canal as a Superfund site</td>
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<tr>
<td></td>
<td>NYC DCP Rezoning Study put on hold</td>
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<tr>
<td></td>
<td>‘Reconsidering Gowanus’ report released</td>
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<tr>
<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>
</tr>
<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>
</tr>
<tr>
<td>2014</td>
<td>Bridging Gowanus</td>
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<tr>
<td>2015</td>
<td>CB6 adopts BG recommendations</td>
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</tbody>
</table>
## What we heard?

- Community and CB6 early input
- Give opportunity for community members to hear and talk about tradeoffs in front of each other
- Be transparent, open and real
- Show us the proposed zoning and density early – before scoping

## What we did

- Working groups deep dives into technical topics (Feb to June ‘17)
- Shared all notes, presentations online and at public meetings
- Held facilitated roundtables and workshops to engage in
- Proposal shared January 2019
A long, robust process with lots of community input and feedback

October 2016
- Update to CB 6 on study launch & process feedback

Next Steps
- Community event on draft zoning proposal
- Gather feedback & ongoing community engagement
- Begin environmental review process
  - Draft Scoping
- Draft Environmental Impact Statement
- Continue to work with community partners and stakeholders to advance non-zoning neighborhood

February 2019
- Presentation to CB 6
- Presentation to CB 6
- Presentation to CB 6
- Presentation to CB 6
- Presentation to CB 6
- WE ARE HERE!
- Develop Planning Framework
- Draft Zoning Proposal and Strategies
- Environmental/Public Review and Review Analysis/Implementation

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:

- Sustainability and Resilience
- Arts and Culture
- Housing
- Industry and Economic Dev.
- Public Realm
Listen and Learn Phase Overview

- 100+ hours of workshops and meetings
- 26 working group meetings
- Large public events
- CB6 Meetings
- NYCHA Tenant Association meetings
- Over 17,000 total page visits on PlanGowanus.com
- Community roundtables and pop-up events
Meetings & Workshops

- Large format events since 2016 gathering input, feedback
- Sharing out results

- March 2017 Urban Design Workshop
- October 2016 Kick-off Meeting
- July 2017 Working Group Summit
- December 2016 Sustainability & Resiliency
NYHCA & Targeted Outreach

- Regularly attended NYCHA Tenant Association Meetings
- Individual and group stakeholders
  - Community-based organizations
  - Elected officials
  - Businesses and property owners
  - Residents and citizens
- CB6 Outreach
Working Groups

• 5 Groups / 5 Meetings – 80+ hours

• Developed mutually shared priorities and objectives

• Discussed tradeoffs and hard questions

• Shared out to community on website and at Fall 2017 public event
• DCP Pilot used during listen and learn phase

• Topical Pages

• Interactive tools to gather feedback / ideas

• >17,000 visitors

• Used to share and archive information with Working Groups
Led to Planning and Land Use Framework

Listen & Learn
- Public Meetings & Workshops
- NYCHA & Targeted Outreach
- Sustainability & Resiliency Industry & Economic Dev. Working Groups
- Public Realm Arts & Culture Housing
- Plangowanus.com

Develop Framework
- Sustainability & Resiliency
- Environmental Remediation
- Community & Cultural Resources
- Housing
- Economic & Job Development
- Transportation
- Land Use & Urban Form

Gowanus: A Framework For A Sustainable, Inclusive, Mixed-use Neighborhood
Gowanus Framework “at a glance”

• Snapshot in time

• Structured around community priorities

• Includes some elements of a nabe plan based on what we heard so far
  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
How is the Framework Used?

- Roadmap to achieving a shared vision
  - Requires collective action
  - All levels of society
    - Agencies, CBs, CBOs, developers, businesses, etc...
- Engagement and organizing around priorities
- Check-in with community on direction
- Alignment of city tools and resources
- In drafting detailed Zoning Proposal
- Tool for evaluating existing and future projects or programs
Since June 2018, the City and community partners have continued to work around community priorities. More details on nyc.gov/gowanus

<table>
<thead>
<tr>
<th>Sustainability &amp; Resiliency</th>
<th>Environmental Remediation</th>
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</thead>
<tbody>
<tr>
<td>• High-level storm sewers</td>
<td>• Support continued Canal &amp; upland remediation efforts</td>
</tr>
<tr>
<td>• Incorporate in draft zoning</td>
<td>• E-designations</td>
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<tr>
<td>• WAP</td>
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<thead>
<tr>
<th>Community &amp; Cultural Resources</th>
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<tbody>
<tr>
<td>• St. Mary’s and Ennis Playgrounds</td>
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<tr>
<td>• Develop supportive zoning proposal</td>
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<tr>
<td>• Evaluate historic resources</td>
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<tr>
<th>Economic Development &amp; Jobs</th>
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<tbody>
<tr>
<td>• Develop supportive zoning proposal</td>
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<tr>
<td>• Advance IBZ vision study</td>
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<tr>
<td>• SBS Mobile Outreach Unit launch</td>
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</tbody>
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<thead>
<tr>
<th>Housing &amp; NYCHA</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Public Place Workshop</td>
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<tr>
<td>• Gowanus Community Center</td>
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<tr>
<td>• Meeting on Fair Housing</td>
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<tr>
<th>Transportation</th>
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<tbody>
<tr>
<td>• Map transit easements along 4th Avenue</td>
</tr>
<tr>
<td>• Assess connectivity across Nevins Street by existing and planned open space</td>
</tr>
</tbody>
</table>
Land Use Framework

**Goals:**

- Support **Sustainability and Resiliency** efforts to make Gowanus a model green neighborhood
- Strengthen / **promote clusters** of non-residential activity
- Allow housing in key areas and **require affordable housing** in new development
- Leverage and focus **density** in appropriate locations
- Promote active, accessible, **resilient waterfront**
- Strengthen / **extend** commercial **corridors**
- Encourage and reinforce a vibrant, **live-work neighborhood**
- Be responsive to key elements of **character/scale**
How // Proposal Overview

**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**
- Incentivise 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
Proposed Zoning: M1(2), M1(3) & M1(4)*

Context:
• Active clusters of non-residential activity
• Near transit and major corridors

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

*Exact Zoning District Names To Be Determined
Proposed Zoning: M1(2), M1(3) & M1(4)*

Key Specs:

- New mid-density loft districts
- Retail/Entertainment at 2 FAR across all
- Other uses increased to 3 or 4 (industrial, community facility, other commercial)
- No parking requirements for non-residential

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.
Proposed Zoning: M1(2)/R6B, M1(3)/R6A, M1(3)/R7A, M1(4)/R7X

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

Goals:
• Encourage vibrant, live-work neighborhood
• Balance neighborhood scale, growth and shared goals
• New mixed-income housing, market-rate and permanently affordable
• Promote a mixing of uses
• Bring existing residences into conformance with zoning

*Exact Zoning District Names To Be Determined
Proposed Zoning: M1(2)/R6B, M1(3)/R6A, M1(3)/R7A

Key Specs:

- Parity with mid-density loft districts
- MIH: 20 to 30% required permanently affordable housing
- Residential FAR:
  - R6B: 2.2
  - R6A: 3.6
  - R7A: 4.6
- Market-rate residential parking requirements to 20%
Proposed Zoning // Enhanced Mixed-Use
Proposed Zoning: M1(4)/R7X

Purpose: 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.
**Proposed Zoning // Enhanced Mixed-Use**

**Proposed Zoning**: M1(4)/R7X

- **Key Specs:**
  - 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 in select areas
  - Market-rate residential parking requirements to 20%

![Diagram of M1(4)/R7X zoning](image-url)
Proposed Zoning // Residential Areas

Proposed Zoning: R6B, R6A

Key Specs:

- Residential FAR:
  - R6B: 2.2
  - R6A: 3.6
- AIRS* FAR: 3.9  (*Affordable Independent Residences for Seniors)

Goals:

- Provide opportunities low-income senior housing on Mary Star of the Sea’s parking lot
- Bring existing residences into conformance with zoning
Proposed Zoning // 4th Avenue
**Proposed Zoning:** C4-4D (R9A equivalent)

**Context:**
- Rezoned in 2003, 2011 – no affordable housing
- Major boro-wide corridor with a mix of uses
- Local R subway stops at Union Street & 4th Avenue/9th St.

**Goals:**
- New mixed income housing, market-rate and affordable
- Allow existing parking to be replaced by active uses
- Apply transit easement zones along 4th Avenue to support new entrances, ADA accessibility and other station improvements
**Proposed Zoning: C4-4D**

**Key Specs:**

- 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 to 20%

---

*Special District modification for an R9A equivalent for a C4-4 District*
Proposed Zoning: Gowanus Mixed-Use Special District

Purpose:
• Create special rules for both waterfront and non-waterfront blocks. Establish special height and setback regulations for buildings on waterfront blocks and key corridors.

Key Specs:
• Use and Floor Area Regulations
  • Ground Floor Requirements
  • Ensure a desirable mix of uses area wide
  • Special regulations to promote schools
• Streetwall Location and Envelopes
  • Sidewalk widenings (Nevins Street and 3rd Avenue)
• Parking and Loading Modifications
Proposed Zoning: M1(3) / R7-2*

Key Specs:

- Parity with mid-density loft districts
- MIH: 20 to 30%
- Residential FAR: 4.4
- Non-Residential FAR: 3.0
- Total Max FAR: 5.0  
  - Achieved only in buildings with non-residential and Gowanus mix of uses
- Required Non-Residential Ground Floor Use at canal crossings
- Market-rate residential parking requirements to 20%

*Exact Zoning District Names To Be Determined
Proposed Zoning: M1(3) / R7-2*

Purpose: 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.

*Exact Zoning District Names To Be Determined
Proposed Zoning // Public Place
Proposed Zoning: M1(3)/R7-2

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

Goals:
- Update vision with community for mixed-use development with affordable housing, community facilities, open space
- Facilitate new waterfront neighborhood parks
- Support remediation of sites adjacent to the Canal
Proposed City Map Changes

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

- Remove Public Place designation on Block 471
- Map parkland on Block 471
- Map new public streets on Block 471
- De-map whole or partial segments of streets
- Map parkland on Bond Street streetend
Waterfront Zoning Goals

Waterfront zoning applies city-wide and has the following over-arching goals:

- Inviting waterfront public access areas
- High-quality design elements
- Greening of our waterfront
- Function ecologically
  - Planting
  - Edge conditions
- Variety of amenities and programs
- Variety of designs
- Improved connectivity to upland streets
Waterfront Zoning

Applicability
What types of development would require waterfront access

Public Access
Creation of publicly accessible open spaces along the waterfront & physical/visual connections to the waterfront

Bulk Controls
How buildings relate to the waterfront

Design Requirements & Standards
Include minimum design requirements and standards to ensure spaces are accessible to a variety of users while allowing for flexibility in design outcomes
Waterfront Zoning

Applicability
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How buildings relate to the waterfront

Design Requirements & Standards
Include minimum design requirements and standards to ensure spaces are accessible to a variety of users while allowing for flexibility in design outcomes
When/Where does Waterfront Zoning Apply?

A “development” includes: new buildings, enlargements; extensions; any change of use; or alterations that increase height or coverage of an existing building.
Public Access is required when:

- Lot Area is greater than 10,000 SF
- Shoreline length is greater than 100 feet in length
Waterfront Zoning

Public Access
Creation of publicly accessible open spaces along the waterfront & physical/visual connections to the waterfront

Applicability
What types of development would require waterfront access

Bulk Controls
How buildings relate to the waterfront

Design Requirements & Standards
Include minimum design requirements and standards to ensure spaces are accessible to a variety of users while allowing for flexibility in design outcomes
Waterfront zoning lots must provide **waterfront yards**

They are typically 40 feet, measured from a stabilized shoreline (or mean high water line)
Waterfront Public Access Area Components

- **Supplemental Public Access Area**: Provide additional public space on the waterfront.

- **Shore Public Walkway**: Create a continuous path along the water.

- **Upland Connection**: Connects the City to the water.

- **Visual Corridor**: Connects visually to the waterfront.
Zoning lots must provide 15-20% of the lot area as WPAA.

If the Shore Public Walkway and Upland Connection do not equal this required amount of WPAA, Supplemental Public Access Areas are required.
Supplemental Public Access regulations:

- Any 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 Zoning

**Applicability**
What types of development would require waterfront access

**Public Access**
Creation of publicly accessible open spaces along the waterfront & physical/visual connections to the waterfront

**Bulk Controls**
How buildings relate to the waterfront

**Design Requirements & Standards**
Include minimum design requirements and standards to ensure spaces are accessible to a variety of users while allowing for flexibility in design outcomes
Design Requirement
The amount of a certain amenity that needs to be provided

Design Reference Standards
The type and shape of each amenity
Waterfront Zoning

Applicability
What types of development would require waterfront access

Public Access
Creation of publicly accessible open spaces along the waterfront & physical/visual connections to the waterfront

Bulk Controls
How buildings relate to the waterfront

Design Requirements & Standards
Include minimum design requirements and standards to ensure spaces are accessible to a variety of users while allowing for flexibility in design outcomes
Height and setback regulations

- **Maximum heights**
  - Height is measured from the Design Flood Elevation when in the flood zone

- **Setbacks**
  - 30’ setback from waterfront yard line

- **Ground floor streetscape requirements** to prevent blank walls
  - Active uses
  - Screening
  - Transparency
What is a Waterfront Access Plan (WAP)?

A Waterfront Access Plan (WAP) is a detailed framework in zoning that tailors waterfront bulk regulations, visual corridors, and public access requirements to the specific conditions of a particular geography.

Development of individual waterfront parcels governed by the plan triggers a requirement to build and maintain public access areas in accordance with the WAP.
It is a plan used to develop specialized requirements along a waterfront area to address unique conditions.
Scale Comparison

Gowanus

Greenpoint-Williamsburg
What guided the development of the Waterfront Access Plan for Gowanus?
Gowanus Waterfront Access Plan Key Principles

- Maintain consistency with city-wide waterfront zoning
- Ensure buildings along the canal complement its open space
- Relate to the unique character of the Canal
- Allow for additional flexibility with public access requirements
  - site constraints and adjacencies
  - Site-planning in flood zones
- Support variety of experiences and programs
- Protect against long-term daily tidal flooding
- Support designs that have ecological and performative benefits
  - softer edge conditions and natural shoreline
  - Interaction with the water’s edge
  - Performative landscapes
  - Storm water management
Generally the canal can be divided into three distinct segments, each providing variety of open space opportunities and experiences along the canal.
Bulk Controls

How buildings relate to the waterfront?
Guiding Principles for Canal Bulk

- Shift bulk away from the canal to ensure light and air.
- Limitations on building form above certain height.
- Provide transition to adjacent lower context.
- Flexibility in built form.
- Keep the base of the building as low as possible.
- Tower locations provide sufficient light and air to inner courts.
- Flexibility of street walls along the canal.
- Buildings may rise sheer if additional open space is provided.
Conceptual Bulk Envelopes

**Upper Canal**

Bond Street

- 225’
- 175’
- 65’
- 65’
- 55’

- 85’
- 85’
- 65’

Nevins Street

- 225’
- 175’
- 65’
- 65’

**Mid Canal**

3rd Street

- 225’
- 65’
- 85’

**Lower Canal**

Huntington Street

- 305’
- 255’
- 225’

- 95’
- 65’

- 95’
- 65’
- 105’

363-365 Bond St.

Whole Foods

Carroll St.

3rd Ave.
Bulk envelopes shaped from the pedestrian perspective:

- Shift bulk away from the canal: portions above the building base set back from the water’s edge
- Façade articulation: break down the scale of the developments
- Footprint controls above certain height thresholds
- Setbacks required on narrow side streets
- Buildings may rise shear only when providing additional setbacks + open space
Design Flexibility Along the Canal

- Encourage excellent and varied building designs
- Encourage a unique 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)
Bulk envelopes with design flexibility:

Allowing for variety in building heights, typologies and uses across the canal

Lower base heights along the shore public walkway

Flexibility with street wall location along the canal

Illustrative sketch looking north from Union Street
Public Access

Where would access be required and how much?
Waterfront Public Access Areas (WPAA)

WPAA Amount

For Canal sites with FAR of 5.0: 20% requirement

For Canal Sites with FAR of 3.0: 15% requirement
Shore Public Walkways:
Create a continuous path along the water

- **Future SPW**
- **Existing SPW**
Public Access Easements and New Streets

Upland Connections, Visual Corridors and Street Mappings

- Upland connections at prolongation of the street grid
- Visual corridors to visual resources such as the turning basin and BRT Powerhouse
- Street mapping on largest sites including public place
Supplemental Public Access Areas

- Over half of sites along the waterfront will require a supplemental public access area.

- Any 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.)
Additional Required Access: 1st St Turning Basin

- Will be excavated and restored as part of the superfund cleanup

- The basin will be 50 feet wide

- Required access: 20’ wide
Street Ends

- Critical connections between properties along the waterfront
- Facilitate its build-out as a continuation of the Shore Public Walkway
- Function as additional resiliency and drainage strategy

City Mapped, built as public street, recently improved by City – Sponge Park

- Upland Connection
- Visual Corridor
- Street Mapping
- Supplemental Public Access Area
- Future SPW
- Existing SPW
How would the waterfront be designed?
Design requirements to promote a resilient waterfront

• Establish elevations along Canal Waterfront blocks to protect against long-term daily tidal flooding

• Ensure physical access to the water’s edge

• Grading controls that ensure buildings can meet higher design flood elevations
Design requirements to promote ecologically sensitive waterfront

• Rightsize planting requirements to accommodate resilient designs associated with grade changes

• Expand definition of planting to encourage softer edge conditions

• Promote vegetation that has ecological benefits

• Allow for flexibility in design outcomes

• Ensure physical access to the water’s edge is achievable
Design requirements to promote variety and other programming

• Rightsize planting requirements to facilitate a variety of experiences

• Allow for flexibility to locate various programs such as:
  • Art
  • Play Areas
  • Water/boat access
  • Dog runs
  • Historic interpretation and placemaking strategies

• Require companion ADA compliant companion seating
Proposed Zoning // Waterfront Access Plan

It is a plan used to develop specialized requirements along a waterfront area to address unique conditions and includes:

• Upland connections & visual corridors
• Requirement for additional access
  • Supplemental access areas
  • Turning basins
• Special design requirements & standards
  • Variety
  • program
• Resiliency measures
  • Elevation (SLR) of portions of shore public walkway
• Continuity across sites and bridges
Overview // 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
Proposal At a Glance

Facilitate Community Priorities

- **Thousands of new homes**, including thousands for lower-income New Yorkers
- **New jobs** across a variety of sectors
- **New open space** and **new schools**
- A **resilient** shoreline and **cleaned-up brownfields**
- An expanded, **greener urban canopy**
Proposal At a Glance

Make Broader Investments & Community Goals Possible

• Equitable, sustainable future
  • Planning for climate change
  • Lowering carbon footprint
  • Remediation of contaminated land
  • New open spaces and expanded urban tree canopy

• NYCHA
  • $4M for Community Center

• Gowanus IBZ

• Infrastructure
  • Schools, transit, open space, etc...

“Housing
Make improvements to NYCHA campuses by preserving and developing affordable housing

• The City will consider funding improvements to Gowan Houses, Wyckoff Gardens, and Warren Street Houses during the rezoning process. Capital needs will be evaluated via an assessment of improvements needed in these developments, in the context of broader investments in NYCHA.”
At the same time that we are working toward a draft Plan, we are about to begin a thorough environmental review to better understand the potential impacts of this rezoning proposal.

**Next Steps**

**Begin Environmental Review**

- Issue Draft Scope of Work
- Hold Public Scoping Meeting – **Tentative April 2019**
- Receive Community Input on Methodology and Scope of Work for Environmental Review

**Gowanus Neighborhood Plan**

- Meet with community stakeholders and property owners to share and learn more about how the proposal can help shape the future of Gowanus
- Continue to work with community partners and stakeholders to advance zoning and non-zoning neighborhood priorities