

Overview

On June 27, 2018, the Department of City Planning (DCP) and partner City agencies hosted an open house event for the release of *Gowanus: A Framework for a Sustainable, Inclusive, Mixed-use Neighborhood*. The framework is the most recent milestone in the Gowanus Neighborhood Planning Study, which has involved over 100 hours of workshops and meetings, four large public events, and online engagement since October of 2016. It is a roadmap of potential goals and strategies, including recommended land use changes, to be developed and implemented as part of a Neighborhood Plan.

The open house event allowed attendees to discuss the framework's goals and strategies at stations dedicated to key Gowanus issues: Sustainability and Resiliency, Environmental Remediation, Housing, Land Use and Urban Form, Economic and Job Development, Transportation, and Community and Cultural Resources. Attendees met DCP planners and partners from agencies including the Departments of Environmental Protection (DEP), Housing Preservation & Development (HPD), Small Business Services (SBS), Parks and Recreation (DPR), Transportation (DOT), Arts and Cultural

Affairs (DCLA), Emergency Management (NYCEM), and the Human Resources Administration (HRA)'s Tenant Support Unit; the Mayor's Offices of Sustainability (MOS), Recovery and Resiliency (ORR), and Environmental Remediation (OER); along with the NYC Economic Development Corporation (EDC), School Construction Authority (SCA), and New York City Housing Authority (NYCHA).

Electronic copies of the boards and other materials provided at the open house are available at www.nyc.gov/gowanus.

Over 200 people attended the event, and many shared their thoughts on the framework and their recommendations on what steps the City should take next. The comments and ideas generated at the open house, which are shared below, will help in the development of the Gowanus Neighborhood Plan. You can provide additional feedback on the framework through www.PlanGowanus.com or by emailing the DCP team at gowanus@planning.nyc.gov or calling DCP's Brooklyn Office at 718-780-8280.



Sustainability & Resiliency



- “Reopen Gowanus Houses Community Center – Gowanus Houses Community Center is supposed to be a cooling center and there is no AC”
- “Composting education”
- “Composting at NYCHA”
- “Additional opportunities for recycling redemption centers”
- “Expansion of Gowanus WiFi mesh network”
- “More rain gardens/bioswales and opportunities for training to maintain them
 - o “Real metrics on green infrastructure investment
 - o “Planning for zero CSO
 - o “Engage students, public schools, and other public facilities with green infrastructure demonstration projects”
- “Emergency preparedness plan for local NYCHA communities, Gowanus Houses specifically”
- “Strategy is including all people of color with ideas and future endeavors – percentage is key; strategy is a goal because we are not included in major decisions”
- “Distributive energy”
- “Funding for homeowners to install green roofs”
- “Encourage all restaurants to contribute oyster shells, if they serve oysters, to Billion Oyster Project – a billion oysters will clean the harbor”
- “Use permeable road/parking/play area surfaces”

Environmental Remediation

- “Surge barrier is needed”
- “IFP is undefined in framework”
- “What are current uses? How do you envision future uses?”
- “Mitigate the odors at the pumping station/at the head of the canal – floral or natural plants, trees would help”
- “Get rid of Bayside Oil – they continue to recycle metal which pollutes out air, environment, and it must stop”
- “How will remediation processes take into account current infrastructure upgrades (e.g., work on 3rd Avenue)?”
- “How will City help ensure timeline for placement of retention tank?”
- “The sewers along Hoyt Street back up and smell putrid”
- “Sewer upgrade on 10th Street between 2nd and 4th Avenues – prevent flooding of rain water on 9th Street and 2nd Avenue”
- “Use permeable ground covers for roads, parking lots, play areas”



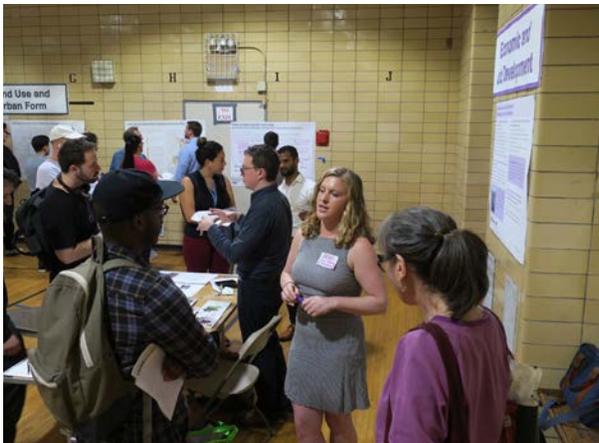
Housing



- “CB6 – Executive, Land Use Committee:
 - o “Extend boundary to Butler at Bond
 - o “Height 10–12 at Union and 3rd
 - o “Clarification of purple strip zone uses and heights”
- “Question about MIH and 421-a and if new buildings get 10+ years of tax relief and yet a flood of new apartments require infrastructure upgrades and that will mean existing residents taxes will go up – how is that fair and how can this be addressed?”
- “What commitment will be made to local NYCHA developments in light of outstanding capital needs?”
- “How will MIH created affordable housing meet local needs for families and not individual households?”
- “What protections are rent stabilized tenants being given before the rezoning process?”
- “What commitments will be given to help rectify failures from 4th Avenue rezoning and the displacement caused by it?”
- “Public housing residents are one of the largest cluster of residents in northern Gowanus are will experience most impact of new construction – want upfront repairs to NYCHA”
- “Network with other NYCHA housing organizations city- and state-wide!”
- “NYCHA needs to become more inclusive in all proceedings and negotiations!”
- “What are we doing about the potential areas for libraries and community centers?”
- “What are you doing additional open and green public spaces and schools?”
- “Waste – recycling not exporting”
- “Need learning community center to give tools to help residents become successful, manpower, contribution to community”
- “Anticipate transportation issues”
- “Gentrification is a haunting and damaging issue in most communities!”
- “Integrity designing all new construction – housing or commercial; all new construction under 6 stories”
- “Require MIH units at 60% AMI!”
- “Divert 421-a proceeds to NYCHA and build new housing on City-owned vacant/parking lots (Housing is a human right)”
- “Circulate info about housing lotteries and affordable housing through the New York Foundation for the Arts and the Brooklyn Arts Council”
- “How can City create oversight to monitor neglectful landlords/property owners and protect rent stabilized tenants’ rights? Could a potential rezoning along 4th Avenue incentivize such landlords to (displace) evict?”

Economic & Job Development

- “Comment about thriving artistic community with 9th St./3rd Ave. artist displacement and Open Source building likely to be torn down is misleading”
- “Framework does not propose creation of any local workforce development programs or support specifically for Gowanus residents, but only references workforce development programs that already exist citywide. What is new?”
- “FAR increase in IBZ to allow growth (more than 2500-5000 sf spaces)” - “Restrict to Use Groups 16, 17, 18”
- “Commitment to prevailing wage jobs in projects”
- “Women- and Minority-Owned Business Enterprises! Local hiring”
- “Support/strengthen local small businesses (especially bodegas near NYCHA and industrial businesses)
 - o “Jobs for local residents!”
 - o “Local construction firms and workers”
- “More cohesive effort to employ local NYCHA residents”
- “Attract and maintain galleries/cultural spaces/arts centers (in vacant storefronts)”



Transportation

- “Accessible subway station (4th Ave/9th St.) & Carroll St.”
- “More turnstiles/another entrance for Union Street R Stop and elevators!”
- “Additional stop on B103 (Union Street)”
- “Priority: B71 accessibility”
- “Bring back the B71”
- “Yes – #B71 or Bust: On large, wide streets not on narrow residential block streets – No rezoning”
- “More trains on the F line”
- “Deeded resident parking”
- “Get trucks off Hoyt Street”
- “Eliminate parking minimums or institute parking maximums”
- “More pedestrian bridges across canal (Degraw St. connection to 2nd Ave. street end)”
- “Improve pedestrian and bike experience along 9th St. (consider including this important corridor in study area) and opportunity to create an open space under rail line at canal”
- “Buses added back to transportation link should support commercial shops and stores”
- “Do not put buses on residential blocks, they should run on main arteries – Smith St., 3rd Ave. – not Sackett St.”
- “Include transportation on canal as part of the transportation analysis/study! Canal taxi!”
- “How can transportation be properly addressed if the MTA stations in the neighborhood are not part of the framework?”
- “We propose removal of carshare spots in view of flooding of new neighbors with cars with a parking problem already”
- “Traffic calming”
- “Bike lanes”
- “Major emphasis on public transit”
- “How do they expect the elderly to travel certain routes?”
- “Participatory budgeting has not been included in most community (public housing)”
- “All land immediately adjacent to the canal should offer public access (i.e. one long green space along the canal)”
- “Bridge from end of 2nd Ave. salt lot across the canal to 3rd St.”
- “Bridge (pedestrian and bike only) across Degraw – Two-way”



Community & Cultural Resources

- “Articulating a thriving cultural and green space-rich community can mislead in view of projected loss of current artist and green space (Thomas Greene)”
- “Incentives for artists space (working, theater, etc.) possibly as community facility, etc. – specific and specialty for density bonus”
- “How do you ensure long-term that artist ownership will continue?”
- “Fran Brady Playground under F/G line 10th Street between 2nd and 3rd avenues: ask MTA to reopen that area for community use”
- “Park used by MTA under tracks (10th St) should be a park again!”
- “Include outdoor performance space (maybe at Powerhouse?)”
- “Slow down current District 15 Diversity Plan timeline, consult people of color/ rent stabilized/NYCHA communities more thoroughly”
- “Make sure City stays to timeline to preserve Douglass & Degraw pool from retention tank siting”
- “Ensure replacement park space during Superfund remediation in Thomas Greene park!”
- “Ensure businesses that serve low-income residents are protected: C-Town, bodegas, laudromats, etc.”
- “We need a supermarket, not another Whole Foods”
- “Make sure funding secured for Pacific Library”
- “Save the Pacific Library!”
- “Identify an accountable timeline for reopening the Gowanus Houses Community Center and a plan for consistent (and financially supported) programming in the interim - work with GNCJ on this”
- “Reopen Gowanus Houses Community Center!”
- “Make it easier for small cultural organizations to access City support, insurance and permits”
- “Build a new cultural center at Old Stone House and Washington Park!”
- “The framework places a lot of emphasis on keeping artists in the neighborhood - the economic reality of the coming changes to the neighborhood is going to make this extremely challenging. We need a lot of subsidized space to make this happen, not just a handful of token spaces.”
- “Save the historic and culturally significant buildings on the Gowanus District List”
- “Provide multiple landings (30+) for access to water”
- “Map street ends as Park”
- “Framework emphasizes cultural spaces - this is important, but much of the culture in the community is not space-based and also needs City support - work with DCLA and BAC on this”
- “Create centralized community resource center/environmental/study center at Carroll Bridge with open space and playground through required community facility space and supplemental public access area in the Waterfront Access Plan!”



Land Use & Urban Form

- “No creation of split zoning lots”
- “Gowanus by Design comments/questions:
 - o “Why are the Con Ed sites excluded?”
 - o “According to map, there may be buildings over 18 or 22 stories. Is this correct?”
 - o “IBZ (Gowanus section) should be included as part of framework”
 - o “Is a 40’ promenade required at sites with no change of use? (Ex: BRT Powerhouse)”
 - o “Vary promenade heights of buildings – if promenade width can reduce”
 - o “Have shading studies been conducted around Thomas Greene Park and Canal?”
 - o “Canal should be considered as part of transportation strategy”
 - o “Requirements for the character of ground floor development around the park should extend to Nevins/CSO Facility”
- “Why allow such heights immediately around Thomas Greene Park (or anywhere in Gowanus)?”
- “Additional connections across Canal needed, especially going west”
- “Landmark more buildings”
- “Setbacks must be varied even within districts (If land permits, allow middle to go higher, edges to go lower)”
- “More waterfront access is vital”
- “Bridge crossing at Degraw to ease traffic”
- “No more buildings above 4 stories”
- “Higher building heights OK with enforcement of varied zone heights”



- “Consider snapping FAR to allow lower and higher”
- “Get rid of Bayside Oil. The pollution generated by this company is ‘SAD’. The metal recycling is continuing to contaminate the air, waterways and our environment”
- “Establish parking minimums – establish low parking maximums”
- “Active ground floor uses”
- “Use WPAA as opportunity for water access”
- “Prioritize mixed use development – not all residential”
- “Open space at Carroll Street Bridge (Supplemental Public Access Area)”
- “The WAP should mandate occupiable spaces along the waterfront for people, fish, birds, and invertebrates. A 21st century urban ecosystem! Today fish, night herons, marsh grasses survive along the Canal – in its remediated, rezoned condition, its edges should support these occupants as well as its human residents!”
- “Due to the overdevelopment of mega-high-rises north of Flatbush/Atlantic, we need a low-rise buffer zone south of Atlantic (3rd Ave and eastward). We have reached a saturation point of high-rises. Atlantic southward to Warren/Prospect should be rezoned to its current low-rise status quo”
- “Mandated community design review process to allow ongoing community input into character of built environment”
- “4th Ave should not be treated as a corridor (it is already feeling like a corridor/tunnel) – it should not feel like a break. It should be integrated, feel as one with both Gowanus and Park Slope.”



Sign-in station



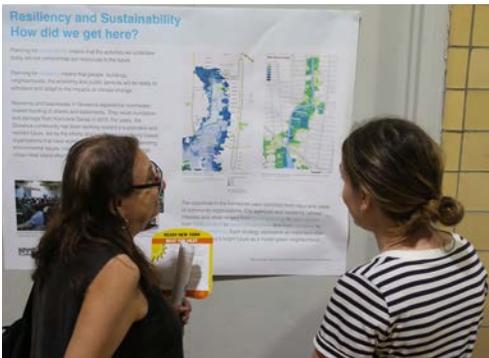
Open house and attendees



Framework chapters



Discussion of land use and urban form



Discussion of sustainability and resiliency



Urban design break-out table