Gowanus Neighborhood Plan

Gowanus Infrastructure Update – December 2, 2020
Planning for Growth

» Sewers and Drainage
» Schools Tool
» Transit Bonus

Q&A
Meeting Format

6 - 8 pm: Presentation followed by Q&A

During the presentation, all microphones will be muted. You will be able to ask questions during the presentation in two ways:

1. **Q&A** – using the Q&A feature on ZOOM
2. **EMAIL** – we are monitoring our email address during the event: gowanus@planning.nyc.gov

During the Q&A following the presentation, we will take questions in three ways:

1. **Q&A** – using the Q&A feature on ZOOM
2. **EMAIL** – gowanus@planning.nyc.gov
3. **ASK** – using raise your hand feature on ZOOM (two-minute time limit to ask question)

If you are dialing in, press *9 to raise your hand. You can unmute yourself when you are called on by the moderator.
Meeting Format

We want to ensure that this conversation is a pleasant experience for all.

All participants will remain muted unless called on by the moderator during the Q&A Session.

Please be respectful of the two-minute time limit on questions if raising your hand so that we may be able to get to as many as possible.

Please take advantage of the Q&A feature and email during the presentation. We will be monitoring these live and will provide responses during the Q&A Session.

If you feel your question was not answered during the event, you can always email gowanus@planning.nyc.gov for more information.
ZOOM tips

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3. **Raised Hand** – to ask a question during the Q&A session (this feature will not be enabled during the presentation)
Public Engagement

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

Develop Framework

Sustainability and Resiliency   Environmental Remediation   Community and Cultural Resources   Housing   Economic and Job Development   Transportation   Land Use and Urban Form

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

- Improve capacity of infrastructure to meet increased demand
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

Progressed planning, design, and property acquisition for CSO reduction infrastructure and new public open space at Gowanus Canal head end
Agenda

• Background – Angela Licata
• Unified Stormwater Rule – Melissa Enoch
• Analysis summary – Angela Licata
NYC Drainage Areas

NYCDEP is responsible for the Combined Sewer and Separate Sewer Areas of the City.

All **new construction** in these areas will be **affected** by the forthcoming Unified **Stormwater Rule** (USWR).

NYSDEC is responsible for the Direct Drainage Areas of the City.
### Existing vs. Proposed Stormwater Rule Summary

#### 2012 Rule (Existing)
- Applies to sites that require Site Connection Proposal (SCP) / Housing Connection Proposal (HCP) only
- No retention requirements
- Total stormwater volume requirements based on 10-yr rainfall intensities
- 5-year peak intensity used for maximum release rate criteria
  - 2-in minimum orifice
- Compliance is primarily detention-based

#### 2021 Unified Stormwater Rule (Proposed)
- Requires Stormwater Management Plans (SMPs) that retain Water Quality Volume (WQv) (1.5”) for sites ≥ 20,000 SF soil disturbance or increase impervious area
- S/HCP stormwater volume requirements have been increased to capture greater than 10-yr rainfall for all sites
- Release rates for volume that is not/cannot be infiltrated have been reduced for all sites
  - 1-inch minimum orifice
- Will lead to more retention and slow release detention practices that have a greater benefit on CSO reductions and sewer operation goals
Unified SW Rule – Overview

*Affects all new and redevelopment sites that drain to a city sewer

Component I: Site/House Connection Permit Requirements (Chapter 31)

- **Why**: maintain optimal stormwater quantity and flow rates
- **When**: all new construction, additions/alterations, agency projects
- **How**: manage Total Storm Water Volume (Vv) on-site by detention or retention systems

Component II: Stormwater Construction Permit Requirements (Chapter 19.1)

- **Why**: water quality requirements
- **When**: sites that disturb ≥ 20,000 SF of soil or create 5,000 SF or more impervious area
- **How**: manage Water Quality Volume (WQv) volume on-site by retention systems
- **Note**: WQv is zero for sites that do not meet threshold or replace/create impervious area

Projects that trigger both requirements receive credit towards total on-site volume requirements (Vv) by using green infrastructure

WQv = Water Quality Volume
Vv = Total Stormwater Volume
Benefits of the USWR

**Resiliency and Sustainability**

- Requires **more on-site** stormwater management
  - improved **water quality**
  - **reduced** urban flooding
  - **lower burden** on public infrastructure
  - **reduced** energy demands

- Provides **CSO reductions** (362 Million Gallons per Year (MGY) CSO volume reduction by 2030) while helping the City to achieve GI Program goal of 1.67 Billions Gallons per year (BGY) CSO volume reduction

- Increases green space and supports 2019 Climate Mobilization Act

**Process and Permitting**

- Allows more flexibility in design options than those previously permitted
- Establishes a new Stormwater Design Manual
- Simpler and more streamlined Site Connection Proposal (SCP) / Housing Connection Proposal (HCP) permit application, design and review processes
- Easier to calculate stormwater formulas
- Provides more consistency between the sewer areas (making it easier for applicants to plan)
- Offers clear credit for infiltration practices and reuse systems
Constrained Site: Green Roof + Blue Roof + Detention Tank

SITE INFORMATION
General:
Lot Area: 40,000 SF
Sewer Type: CSS
Constraints: Space

Site Characteristics:
Rooftop: 40,000 SF
Pavement: 0 SF
Green: 0 SF

2012 STORMWATER RULE (EXISTING)
WATER QUALITY VOLUME (WQv) REQUIREMENT
- None
SEWER OPERATIONS (VV) REQUIREMENT
- Vv = 39,500 gallons (detention tank)
- Release rate = 0.25 cubic feet per second (cfs)

2021 UNIFIED STORMWATER RULE (PROPOSED) RESULT
- 51% increase in total SMP volume
- Detained volume released at a rate 63% slower
WATER QUALITY VOLUME (WQv) REQUIREMENT
- WQv = 35,500 gallons
- Required to use green infrastructure
- Green and blue roofs would be typical SMPs for constrained sites

TOTAL STORMWATER VOLUME REQUIREMENT (Vv)
- Vv = 43,800 gallons
- Credit for green and blue roof = 18,300 gallons
- Release rate = 0.092 cfs
Unified Stormwater Rule - Next Steps

- **March 2020**: Interagency Technical Workshops Completed

- **August 2020**: City Council Hearing and Passage of Intro No. 1851

- **October 2020 – January 2021**: (1) Finalize Draft Rule for Interagency Review
  (2) Industry & Community Stakeholder Outreach

- **February/March 2021**: Draft Rule and Draft Manual Available for Public Review and Comment through the Citywide Administrative Procedure Act (CAPA) Process
DEP evaluated effects of the rezoning on DEP’s infrastructure

CSO Discharge Analyses
Unified Stormwater Rule and Rezoning Analysis

Modeling Assumptions

DEP evaluated the effect of the rezoning on DEP wastewater infrastructure.

- The condition in 2035 without the rezoning (with the Unified Stormwater Rule)
- The condition in 2035 with the rezoning (with the Unified Stormwater Rule)

Unified Stormwater Rule Assumptions

- **Conservatively assumed** all lots connect to combined sewer system in the modeling
- 16% of lots (projected development sites) assumed to trigger new SCP/HCP volume and flow rate requirements (Ch. 31) and volume and infiltration practice requirements (Ch. 19.1)
- 84% of lots (projected development sites) assumed to trigger only SCP/HCP volume and flow rate requirements (Ch. 31)
CSO volumes to the Canal decrease - with the Unified Stormwater Rule (USWR) in place, stormwater controls offset the increase in sanitary flow

- Rezoning is anticipated to add approximately 18,000 new residents to the rezoning area on projected development sites, generating additional sanitary flow of 1.253 Million Gallons per Day (MGD).
- Vast majority of this additional flow is conveyed to the Water Resource Recovery Facility (WRRF) for treatment with exception of during wet weather events
- The anticipated USWR is projected to reduce stormwater runoff to more than offset the increase in sanitary flows and result in approximately 5 MGY CSO reduction to Gowanus Canal
  - Example: large storm event during typical year (2008) - 1.66” over 5 hours:
    - Additional sanitary flow during the event - 0.3 MG
    - Stormwater runoff reduction due to USWR - 0.9 MG
    - Overall net wet weather flow decrease of 0.6 MG

The rezoning does not affect the City’s ability to meet the requirements of the ROD

Rezoning will result in less street flooding due to development sites’ stormwater controls required under Unified Stormwater Rule
Summary of CSO Volumes Change due to Rezoning (MGY)

- Pre-WWFP
- WWFP (No Tanks)
- 2035 Without Rezoning (with Tanks)
- 2035 With Rezoning
CSO Analyses

Summary of CSO Volumes Change due to Rezoning (MGY)

2035 without Rezoning

2035 With Rezoning
Summary of CSO Volumes Change due to Rezoning (MGY)
Schools Tool
Community and Cultural Resources: Goals & Strategies

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.

• Assess existing school capacity and identify opportunities to meet future needs
Background

Schools and Education across rezoning area

- Rezoning area is located across three subdistricts
  - Community School District 15 of Subdistrict 3
  - Community School District 15 of Subdistrict 2
  - Community School District 13 of Subdistrict 1
- Schools capacity analyses typically focus on elementary schools.
Background

Schools and Education in CB6

**District 15 Diversity Plan**

- D15 Plan put forward diversity and inclusion recommendations
- Among most socio-economically and racially segregated school districts in the City
- D15 middle school student residential housing data by race reflects patterns of housing segregation in D15
- New schools in Gowanus would be part of the D15 Diversity Plan
Background

How are schools planned for?

• When conditions require new construction to meet capacity needs the School Construction Authority can add school seats in multiple ways:
  • purchasing property to construct stand-alone schools,
  • leasing and renovating properties,
  • constructing additions to already-existing schools, or
  • working with developers to build schools in mixed-use buildings

Some recent SCA school capacity work in and around the Gowanus rezoning area includes:
• Addition at PS 32 *(school rezoning process underway)*
• IS 653 – new 640 seat school in mixed-use building at 491 Dean Street
• PS 133 – 935 seat new school at 610 Baltic (2013)
How can the zoning proposal help facilitate new schools?

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Proposal Overview

Special District: **Incentivizing Schools**

**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)
Proposal Overview

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**Upper Canal Site Envelope**

- +40 feet height relief only

**As-of-Right**

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

Special District: **Incentivizing Schools**

**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**

**Maximum Permitted Height**

**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)*
Transit Bonus
History

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

Background

Transit Accessibility

Well-served by public transit

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
Support addressing transportation issues and opportunities that can enhance safety, mobility, circulation and safety for pedestrians, cyclists and motorists.

- Improve access to public transit
Current Zoning: M1-2, R8A/C2-4, C8-2
Proposed Zoning: C4-4D/R9A*

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)
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 Improvements

What does this look like in practice?

- Proposed Development includes MTA easement
- Future improvement has planned, dedicated space
- Legally enforceable instrument – runs with the land
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
Recap

- **CSO volumes** to the Canal **decrease**
- **Schools incentivized** in new mixed-use buildings (discretionary actions for additional flexibility needs)
- **Require** transit **easements** and **incentivize** transit **improvements** along 4th Avenue

**Summary of CSO Volumes Change due to Rezoning (MGY)**

![Graph showing CSO volumes change with and without rezoning.]

**As-of-Right**
*(Height relief only on Canal)*
**Next Steps**

**Gowanus Rezoning Certification**

*January*

In January 2021, the Department of City Planning expects to present the Gowanus Neighborhood Plan at a meeting of the City Planning Commission and certify that the application for the Plan is complete and ready for public review.

**MIH and Affordable Housing**

*TBD*

In May 2019, HPD presented and answered questions on MIH and Affordable Housing. HPD will present information and a primer on Mandatory Inclusionary Housing and Affordability in Community Board 6.
5 minute break
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