The zoning proposal could facilitate:

- New homes, including thousands for lower-income New Yorkers
- New jobs across a variety of sectors
- Community resources like new open space, parks and schools
- A resilient shoreline & cleaned-up brownfields
- New street trees

Next Steps

Share zoning proposal with community
- February 6, 2019 @ PS 32 | 6:00 PM
- Present to Community Board 6
Begin environmental review process
- Issue Draft Scope of Work
- Hold Public Scoping Meeting
- Receive Community Input on Methodology and Scope of Work for Environmental Review

Continue to work with community partners and stakeholders to advance non-zoning neighborhood priorities

Analysis Framework

The zoning proposal reflects and responds to comments and feedback received through the community planning process, initiated in 2016. The proposal lays the foundation for how the neighborhood can grow and change.

To help support the vision of Gowanus as a sustainable and resilient neighborhood, the zoning proposal includes measures for remediation of brownfield sites to safely accommodate new uses, elevation of the shoreline to protect from future sea-level rise and more stringent standards for climate resilient development.

The proposal would create capacity to accommodate new neighbors, provide new homes - both market rate and a substantial number for lower-income New Yorkers - for existing and future residents to move to and allow more people to share in the prosperity and thinking neighborhoods nearby. It would do this by mapping zoning districts to allow a broader range of uses at moderate and higher densities in areas where industry and commercial businesses are less prevalent and the need for brownfield remediation is high and through applying Mandatory Inclusionary Housing.

The proposal would also harness a strong and diversifying economy to reinforce the local economy and support job growth. Areas will be maintained for non-residential only activity and where new residential is allowed, the proposal will promote integration and a mixing of uses and eliminate onerous parking requirements to help bring people to jobs and jobs to people.

The proposal would capitalize on opportunities through development to create new community resources like new neighborhood parks, waterfront open space, and schools.

The proposal would create special use, floor area, bulk and parking regulations on both waterfront and non-waterfront blocks and establish special height and setback regulations for buildings along the waterfront and on key corridors to manage development responses to adjacent contexts.

This handout summarizes key elements of the Gowanus zoning proposal that has been crafted to support the broader neighborhood plan. More details can be found at nyc.gov/gowanus.
Key aspects of the draft zoning proposal:

**Canal Corridor**
- Create a Waterfront Access Plan to shape a unique esplanade knitting together waterfront parks, bridges and new development
- FAR incentive to encourage a mixing of uses and activate the waterfront and bridge crossings
- Require non-residential ground floors on bridge crossings
- New neighborhood, resilient park on City-owned land
- Elevate shoreline as resilient neighborhood adaptation strategy

**Industrial and Commercial**
- Increase density for industrial, commercial & arts-related spaces
- Eliminate parking & loading requirements for small businesses
- Facilitate modern-day loft buildings that meet & activate street
- Continue to prohibit new residential

**Enhanced Mixed Use**
- Allow for medium to high density housing along major corridors, neighborhood connections and resources
- Require non-residential ground floors on key connectors and around Thomas Greene Park
- FAR incentives to promote the mixing of uses
- Require permanently affordable housing in all new developments - including on previously rezoned portions of 4th Avenue

**Residential Areas**
- Bring cluster of legal non-conforming homes in the flood plain into conformance with zoning
- Facilitate Catholic Charities low-income senior housing proposal
- Contextualize an existing R6 district

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### Key Technical Regulations:

#### Canal Corridor

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**Special Use / FAR Regulations**
- Req. Non-Residential Ground Floor Use
- Yes (Front St, Between 7th Ave & 8th Ave)
- Non-Residential Incentives
- Yes (Front St, Between 7th Ave & 8th Ave)

**Heights (in stories by Location)**
- Bond St. 5.6
- Victory St. 6.6
- Canal Frontage 6.6
- Middletown (over low height and setback) 25-30 (Block 471)

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#### Industrial and Commercial

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**Special Use / FAR Regulations**
- Req. Non-Residential Ground Floor Use
- None for smaller businesses; reduced for larger businesses

#### Enhanced Mixed Use

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**Special Use / FAR Regulations**
- Req. Non-Residential Ground Floor Use
- Yes (Front St, Between 7th Ave & 8th Ave)
- Non-Residential Incentives
- Yes (Front St, Between 7th Ave & 8th Ave)

**Loading Requirement**
- None for smaller businesses; reduced for larger businesses

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*Achieved only through utilizing incentive FAR**

**M1(3) / M1(4)**