Gowanus Canal Corridor Rezoning Study
City of New York
Department of City Planning
May 2008
### Recap of Community Meetings:

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<td>Jan. 25, 2007</td>
<td>Introduction: Analysis of land use</td>
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<td>April 19, 2007</td>
<td>Open space at canal’s edge Shared goals</td>
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<td>May 31, 2007</td>
<td>Shaping a planning framework: Opportunities and challenges</td>
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<td>July 30, 2007</td>
<td>Planning framework: Guiding principles</td>
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<td>May 2008</td>
<td>Draft Rezoning Proposal</td>
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Rezoning would:

• Provide consistent, predictable regulations to guide development

• Embody goals and principles established through outreach and framework process
  • Maintain areas for continued industrial as well as commercial activity
  • Achieve cleanup and redevelopment on underutilized sites
  • Consider the scale and context of surrounding neighborhood in creating zoning regulations for the area

• Produce opportunities for affordable housing

• Achieve waterfront public access at the canal’s edge
Rezoning Process:

• Develop a proposal with community input
• Environmental review
  • Issue Scope
  • Public Scoping Meeting
  • Prepare EIS
• ULURP – Public review process
  • Community Board review, hearing and recommendation
  • Borough President review, hearing and recommendation
  • City Planning Commission hearing and vote
  • City Council hearing and vote
AREAS C, D-East and E: MAINTAIN MANUFACTURING DISTRICTS

- Identify areas to reserve for continued industrial as well as commercial activity
AREAS A and B: POTENTIAL FOR NEW MIXED-USE

- Identify areas to reserve for continued industrial as well as commercial activity
- Identify areas where new housing and mixed use would be appropriate
GOWANUS CANAL CORRIDOR STUDY AREA

PUBLIC PLACE: REDEVELOPMENT PROJECT LED BY HPD
Limit rezoning to subareas A and B where a mix of uses, including residential, would be appropriate.

Area of pending private zoning application (Toll Brothers)
FRAMEWORK GOALS

Catalyze Constructive Land Use Change

- Encourage a mix of uses where appropriate
- Support environmental improvement
- Consider neighborhood context and character
- Maintain areas for continued industrial as well as commercial activity
- Promote affordable housing opportunities
- Achieve waterfront public access at canal’s edge
GOWANUS REZONING GOALS

- Allow for a mix of uses at an appropriate scale
GOWANUS REZONING GOALS

- Allow for a mix of uses at an appropriate scale
- Provide public access at the canal’s edge:
  - canal walkway
  - connections to neighborhood
WATERFRONT PUBLIC ACCESS

• Adapt waterfront public access requirements to the unique conditions and scale of the Gowanus Canal

• Require waterfront public access with linkages to upland neighborhoods to be provided on properties that redevelop for residential or commercial use

• Create Waterfront Access Plan (WAP) for the Gowanus Canal with parameters specific to this waterbody and public access goals

• Regulations would outline required materials such as lighting, benches and plantings, chosen with community input to create an identity for the Gowanus Canal waterfront
GOWANUS REZONING GOALS

- Allow for a mix of uses at an appropriate scale

- Provide public access at the canal’s edge:
  - canal walkway
  - connections to neighborhood

- Apply the Inclusionary Housing program where development of a sufficient scale is possible
In exchange for 33% Floor Area bonus,

- 20% of the floor area must be set aside as affordable units
- For those earning **UP TO $61,450** for a family of four (80% of the HUD Income Limits)
- Units are **permanently** affordable
GOWANUS REZONING GOALS

- Allow for a mix of uses at an appropriate scale
- Provide public access at the canal’s edge:
  - canal walkway
  - connections to neighborhood
- Apply the Inclusionary Housing program where development of a sufficient scale is possible
- Activate the pedestrian environment with a mix of uses
GOWANUS REZONING GOALS

SUPPORT ENVIRONMENTAL IMPROVEMENT

• Continue interagency coordination on environmental issues

• Require cleanup of contaminated sites as a condition of redevelopment

• Encourage stormwater Best Management Practices (BMP)

• Explore requirements for bicycle parking in new developments of a certain size
EXISTING ZONING - NEARBY DISTRICTS

Proposed Rezoning Area

2 - 3 FAR

3 - 4 FAR

6+ FAR
**Principles**

**Areawide**

- Mixed use districts to allow variety of uses including residential, light industrial, commercial, community facility, retail and artist spaces

**Upland mixed use blocks** share characteristics of nearby “typical” blocks

→ parameters for height and density should be similar to nearby blocks
Principles

Areawide
- Mixed use districts to allow variety of uses including residential, light industrial, commercial, community facility, retail and artist spaces

Upland mixed use blocks share characteristics of nearby “typical” blocks
  - parameters for height and density should be similar to nearby blocks

Canal mixed use blocks need to address special conditions, as well as multiple community goals
DRAFT ZONING PROPOSAL – M1-4/R6B

M1-4/R6B
- Mixed use district
- 30’ min./40’ max streetwall
- 50’ max. building height
- 2.0 FAR
M1-4/R7A

- Mixed use district
- 3.45 FAR – 4.6 FAR residential
  Inclusionary Housing Bonus
- 2.0 FAR industrial
- 40’ min./65’ max streetwall
- 80’ max building height
R8A/C2-4
- Residential/Commercial District
- Inclusionary Housing bonus: 5.4 to 7.2 FAR
- 60’ min./85’ max. streetwall height
- 120’ maximum building height
Goals: Waterfront Blocks

- Public access to canal’s edge
- Off-street parking in flood zone, with “wrap”
- Inclusionary Housing program
- Consideration of context
- Transitions to neighborhood
DRAFT ZONING PROPOSAL - MX WATERFRONT NORTH

- Mixed use district
- Height limits transition from 55' to 65' and 85' after setback
- 40' waterfront esplanade
- 2.5 to 3.3 FAR (Inclusionary Housing Bonus)
- Mixed use district
- Maximum height 125' on limited portions
- Portion of building over 85' facing canal limited to 110' wide
- 40' waterfront esplanade + supplemental access on certain larger sites
- 2.7 to 3.6 FAR (Inclusionary Housing Bonus)
TYPICAL CONDITION:
40' Public Access required along canal
Setbacks required above the base height along the public walkway
Larger sites: additional public access provided.

Additional public access required on larger sites.
Activate pedestrian environment with a mix of uses – residential, commercial, retail, light industrial, community facility, artist studios

- **Upland Blocks** – require active non-residential ground-floor use for a percentage of frontage on important corridors:
  - 3rd Avenue
  - 4th Avenue
  - Union Street

- **Canal Blocks** – require active ground-floor use for a percentage of each street frontage, screening along public walkway
Next Steps

• Discussion of Draft Rezoning Proposal – Spring 2008
• Refine proposal with community input – Spring/Summer 2008
• Issue draft scope of work – Late Summer/Early Fall 2008
• Public Scoping Meeting on Draft EIS – Early Fall 2008
• Certification of Rezoning/Begin ULURP – Early 2009

** Ongoing community outreach meetings as needed throughout process**