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**
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**

- **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
Neighborhood Snapshot

- Mixed-use neighborhood - growth in a variety of sectors
- Industrial decline since 2000 - though stabilized recently
- Recent hotels, restaurants, entertainment & recreation, offices, and “maker” uses
- Non-government Canal users include local water-based recreational enthusiasts
- Existing residential around Carroll and 3rd

3 NYCHA communities:
- Gowanus Houses (1,139 units); 4 - 14-stories high
- Wyckoff Gardens (529 units); 21-stories
  - Warren Street Houses (200 units); 6-stories
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
Focus of studies for many years

- **2006**: Gowanus Canal Community Development Corporation (GCCDC) Plan
- **2007**: ‘Platform’ for Responsible Development of the Gowanus Canal Area
  - NYC DCP Rezoning Study Begins
- **2008**: NYC DEP Waterbody/Watershed Report
- **2010**: EPA designates Canal as a Superfund site
  - NYC DCP Rezoning Study put on hold
  - ‘Reconsidering Gowanus’ report released
- **2011**: Gowanus Works: Preserving Place and Production (Pratt Institute)
- **2012**: *Superstorm Sandy*
- **2013**: Brownfield Opportunity Area (BOA) Nomination Study
  - *A Stronger, More Resilient New York report*
- **2014**: Bridging Gowanus
- **2015**: CB6 adopts BG recommendations
How’d we get here?
Started by asking how to shape the Engagement Approach

<table>
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<th>What we heard?</th>
<th>What we did</th>
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<tbody>
<tr>
<td>• Community and CB6 early input</td>
<td>• Working groups deep dives into technical topics (Feb to June ‘17)</td>
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<tr>
<td>• Give opportunity for community members to hear and talk about tradeoffs in</td>
<td>• Shared all notes, presentations online and at public meetings</td>
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<td>front of each other</td>
<td>• Held facilitated roundtables and workshops to engage in</td>
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<td>• Be transparent, open and real</td>
<td>• Proposal shared January 2019</td>
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<td>• Show us the proposed zoning and density early – before scoping</td>
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A long, robust process with lots of community input and feedback

- Update to CB 6 on study launch & process feedback
  - DEC 2016
- Update and gather input on working group process from CB
  - DEC 2016
- Listen + Learn
  - Land Use and Urban Design Committee
  - Land Use and Urban Design Committee
  - WORKING GROUP MEETINGS
  - WORKING GROUP MEETINGS
- Governor EXPO Event
  - MAY 2017
- Presentation to CB 6
  - JUNE 2017
- Presentation to CB 6
  - NOV 2017
- Presentation to CB 6
  - JUNE 2018
- Develop
  - Draft Zoning Proposal and Strategies
  - Planning and Land Use Framework
  - June 2018
- Next Steps
  - Community event on draft zoning proposal
  - Gather feedback & ongoing community engagement
  - Begin environmental review process
  - Draft Environmental Impact Statement
  - Continue to work with community partners and stakeholders to advance non-zoning neighborhood

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 Resiliency
- Arts and Culture
- Housing
- Industry and Economic Development
- Public Realm

October 2016

February 2019
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
Listen and Learn Phase Overview

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

Gowanus Framework Open House

March 2017 Urban Design Workshop

October 2016 Kick-off Meeting

July 2017 Working Group Summit

December 2016 Sustainability & Resiliency
Listen and Learn Phase Overview

- Regularly attended NYCHA Tenant Association Meetings
- Individual and group stakeholders
  - Community-based organizations
  - Elected officials
  - Businesses and property owners
  - Residents and citizens
- CB6 Outreach
Listen and Learn Phase Overview

• 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
Listen and Learn Phase Overview

- 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
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
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

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What progress has been made since it was released?

**Since June 2018,** the City and community partners have continued to work around community priorities. More details on nyc.gov/gowanus

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

• Redevelopment is critical to brownfield clean-ups

• Balance growth while responding to surrounding context and shared goals

• Apply MIH including on previously rezoned portion of 4th Avenue

• Assess regulations toward helping businesses remain, expand, and flourish

• Support a model green neighborhood, which means creating a livable, safe, and productive neighborhood for generations to come

Graphics TBD
Key Considerations:

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Graphics TBD
Evolution of Zoning Proposal

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
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- Economic & Job Development
- Transportation
- Land Use & Urban Form

Gowanus: A Framework For A Sustainable, Inclusive, Mixed-use Neighborhood

Develop Zoning Proposal
- Land Use & Urban Form

Patterns And Trends
- Existing Zoning Issues
- Land Use Goals And Sub-area Approaches

Draft Zoning Proposal
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 // Industrial and Commercial

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)
- Eliminate parking requirements

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 uses, vacancies
- Existing residences & adjacent NYCHA communities
- Upland brownfields outside EPA or DEC jurisdiction

Goals:
- Encourage vibrant, live-work neighborhood
- Balance neighborhood scale, encouraging growth and achieving shared goals and objectives
- New mixed-income housing, including market-rate and permanently affordable units
- 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
- Reduce market-rate residential parking requirements to 20%
Proposed Zoning // Enhanced Mixed-Use
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.

Incentive FAR by Use [Total 0.4]

0.2 FAR Light-industrial, arts-related, cultural, civic and repair and production service

0.2 FAR All Non-Residential Uses

Baseline Mixed Building
Max 5.6 FAR

Enhanced Mixed-Use Scenarios
Max 6.0 FAR

Non-Residential Building
Max 4.0 FAR

Active GF Use requirement in addition to incentive (Park Frontage)

Max 5.6 Residential

Max 5.6 Residential + Active GF

0.4 Incentive Non-Residential

2.0 Residential + Active GF

Max 4.0 Non-Residential (Commercial, Industrial or Community Facility)
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
  - Reduce market-rate residential parking requirements to 20%

3rd Avenue and Degraw Street @ Thomas Greene Playground
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: 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:
- Apply MIH to generate new mixed income housing, including market-rate and permanently affordable units
- Allow existing ground-floor parking to be replaced by active ground-floor uses to further improve the streetscape and safety along 4th Avenue
- 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
- Reduce market-rate residential parking requirements to 20%

*Special District modification for an R9A equivalent for a C4-4 District
**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
**Proposed Zoning // Special 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 // Canal Sub-District

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: 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
- Reduce market-rate residential parking requirements to 20%

*Exact Zoning District Names To Be Determined*
Our 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
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
What types of development would require waterfront access

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Include minimum design requirements and standards to ensure spaces are accessible to a variety of users while allowing for flexibility in design outcomes

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

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How buildings relate to the waterfront

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Include minimum design requirements and standards to ensure spaces are accessible to a variety of users while allowing for flexibility in design outcomes
What does Waterfront Zoning Regulate?

Waterfront zoning lots must provide waterfront yards, which are typically 40 feet, measured from a stabilized shoreline (or mean high water line).

The waterfront yard begins at the shoreline.
Waterfront Public Access Area Components

Supplemental Public Access Area
Provide additional public space on the waterfront

Visual Corridor

Upland Connection
Connects the City to the water

Shore Public Walkway
Create a continuous path along the water
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 or along a SPW, maximizing open areas.
- Requires same amenities as the SPW (planting, seating, lighting, etc.)
**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 Public Access Area Components

Design Standards

- Trees
- Plantings and planted areas
- Guardrails
- Paving
- Seating
- Bike racks
- Lighting
- Signage
- Permitted obstruction
- Main path
- Secondary path
Waterfront Zoning

Applicability
What types of development would require waterfront access

Bulk Controls
How buildings relate to the waterfront

Public Access
Creation of publicly accessible open spaces along the waterfront & physical/visual connections 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.
Gowanus Waterfront Access Plan Key Principles

- 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
Waterfront Access Plan Key Principles

1. Stepping down to the lower-scale neighboring context along upland frontages such as Bond Street

2. Setting back higher portions of buildings to ensure light and air to side streets and the Canal

3. Ensuring continuity of public access across sites and at bridge crossings with grade-change constraints

4. Encouraging flood-resilient street and design to protect upland areas and better connect developments

5. Allowing for a variety of building types and a vibrant mix of uses

6. Ensuring tower locations have minimal impacts on open spaces and courts
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.
- Buildings may rise sheer if additional open space is provided.
- Flexibility of street walls along the canal.
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)
Conceptual Bulk Envelopes

Upper Canal
- Bond Street
- Nevins Street

Mid Canal

Lower Canal
- 3rd Street
- Huntington Street

363-365 Bond St.

Upper Canal

Mid Canal

Lower Canal

Whole Foods

3rd St

5th St

Carroll St

3rd Ave

Union St

Huntington St
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
Pedestrian Experience

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?
Shore Public Walkway

Shore Public Walkways:
Create a continuous path along the water

Future SPW
Existing SPW
WPAA Location and Dimensional Requirements

**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.).

[Map with markings for Widened SPW or along street ends, Along Turning Basin, Mapped Park on Public Place, Opportunity for larger open space, and Widened SPW or along street ends.]
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
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

- 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

Upland Connection
Visual Corridor
Street Mapping
Supplemental Public Access Area
Future SPW
Existing SPW
Design Requirements
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

Houtan Park, Shanghai  
Harlem River Park  
Riverside South
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
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

- 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
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
- Continue multi-agency work on community priorities identified in the **Framework**